



## AGENDA

CITY OF SEASIDE  
BOARD OF ARCHITECTURAL REVIEW

SPECIAL MEETING  
COUNCIL CHAMBER  
440 Harcourt Avenue  
Wednesday, November 30, 2016  
5:30 PM

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*PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING*

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

### **BOARD OF ARCHITECTURAL REVIEW**

|                      |              |
|----------------------|--------------|
| Toby Keller          | Chair        |
| Mitsugu Mori         | Board Member |
| Ken Rudisill         | Board Member |
| Kathleen Ventimiglia | Board Member |
| Bani Khalsa          | Board Member |

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**

*Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.*

5. **BUSINESS ITEMS**

**A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-16:  
DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF AN 880  
SQUARE-FOOT DRIVE-THROUGH RETAIL COFFEE SHOP LOCATED AT  
1742 FREMONT BOULEVARD (APN 012-072-001) IN THE COMMUNITY  
COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS  
CATEGORICALLY EXEMPT CLASS 32 (IN-FILL DEVELOPMENT  
PROJECTS), SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT GUIDELINES**

**PURPOSE:** Design review approval of a new drive-through retail coffee shop with outdoor walk-up window.

**RECOMMENDATION:** Approve architectural design in accordance with conditions of approval provided as Exhibit "A" and project plans provided as Attachment 1 to Exhibit "A".

**6. REPORTS FROM BOARD MEMBERS**

**7. REPORTS FROM STAFF**

**8. ADJOURNMENT**

Next Regularly Scheduled Meeting:

December 7, 2016

Seaside City Hall

5:30 p.m.

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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:** Board of Architectural Review

**BY:** Rick Medina, Senior Planner

**DATE:** November 30, 2016

**SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-16: DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF AN 880 SQUARE-FOOT DRIVE-THROUGH RETAIL COFFEE SHOP LOCATED AT 1742 FREMONT BOULEVARD (APN 012-072-001) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32 (IN-FILL DEVELOPMENT PROJECTS), SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES**

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**PURPOSE**

Design review approval of a new drive-through retail coffee shop with outdoor walk-up window.

**RECOMMENDATION**

Approve architectural design in accordance with conditions of approval provided as Exhibit "A" and project plans provided as Attachment 1 to Exhibit "A".

**BACKGROUND**

The applicant, California Gold Development, is proposing the redevelopment of an existing vacant, undeveloped parcel that was previously developed with a 1,500 square foot fast food restaurant in order to construct a new drive-through retail coffee shop. On November 16, 2016, the Planning Commission approved Use Permit Application No. UP-16-06 to allow for the drive-through retail component of the coffee shop. Prior to the issuance of a Building Permit, the applicant must receive design review approval for the following aspects of the project:

- **Architectural Considerations.** Architectural considerations include character, quality and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.
- **Landscape Considerations.** Landscape considerations include the color, coverage, location, size, texture, type of plant materials, provisions of irrigation, maintenance, and the protection of landscaped areas.
- **Lighting.** Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

**Background Information**

1. Project Address: 1742 Fremont Boulevard
2. Property Area: 9,581 sq. ft. (0.22 ac.)
3. Property Zoning: Community Commercial
4. Adjacent Land Uses: The site borders Phoenix Avenue (Local Street) to the north, a commercial business center to the east, a two-story commercial building to the south, and Fremont Boulevard (Arterial) to the west. The Fremont Boulevard corridor is a heavily commercialized area of the City. A location map is provided as Attachment 3. Photographs of the project site are provided as Attachment 4.

#### **PROJECT DESCRIPTION**

The proposed project includes an approximately 880 sf building to be located in the central portion of the site. The building would contain the operations for the coffee shop with employee areas, production areas, an exterior pedestrian walk-up counter service, an outdoor patio area up to 250 sf with associated tables and seats, and a drive-through window to serve drive-through customers. There would be no indoor seating. A 12 foot wide drive-through lane would extend northward around the proposed building on the site. The proposed building would be approximately 20 feet in height. The setback from the drive-through lane and Fremont Boulevard and Phoenix Avenue would be six feet. Other site features include a utility enclosure, menu board and order screen, bike rack, and a trash enclosure. The project plans are provided as Exhibit A to Attachment 1.

Typical operations for the coffee shop would be the preparation of coffee beverages on the site for sale to patrons. Additionally, light snack foods would be available for purchase to patrons; however, no initial food preparation would be conducted on site. Food preparation would be limited to the warming up of food items inside the building. Hours of operation for the coffee shop are estimated to be 4:30 AM to 11:00 PM Monday through Thursday, and 4:30 AM to 11:30 PM Friday through Sunday.

The site has an existing confirmed water credit from the Monterey Peninsula Water Management District (MPWMD) and the site is connected to existing water service connections. The MPWMD has determined that for a Group II use, as the proposed coffee shop would be designated, up to a 1,600 sf new building could be established on the project site. Therefore, the proposed project would be within the water credit for the site.

No existing vegetation is located on the site and there would be no tree-removal associated with the proposed project. Drought-tolerant landscaping is proposed for areas of the site bordering Fremont Boulevard and Phoenix Avenue.

The project site is designated Community Commercial by the City's General Plan and is located within the City's Community Commercial (CC) zoning district. The Community Commercial land use designation and CC zoning designation allow for coffee shop use as proposed by the proposed project. Therefore, the proposed project would be consistent with existing City land use and zoning designations for the project site.

#### **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332 (Infill Development). Class 32 consists of projects characterized as infill development meeting the following conditions.

##### **Evidence**

*The project is consistent with the applicable General Plan designation and all applicable General Plan Policies as well as with applicable zoning designation and regulations.*

*The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

*The project site has no value as habitat for endangered, rare, or threatened species.*

*Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.*

*The site can adequately be served by all required utilities and public services.*

*An Initial Study has been prepared for the project to demonstrate that the project will not result in any significant impact to the environment and will be implemented in a manner that would*

*comply with the conditions listed above. The Initial Study is provided as Attachment 2.*

**STAFF ANALYSIS**

Architectural

Considerations

The proposed building design will consist of modern design that will include exterior metal cladding and reclaimed wood cladding siding, prefinished metal coping, white powder coated aluminum storefront system with clear glazed windows, and metal canopies over the walk-up window and drive-through window. There will be a breakup of vertical lines achieved through the use of the metal and horizontal reclaimed wood cladding, different paint colors, and cantilevered pre-finished metal canopies above the walk-up window areas and the drive through window. A landscape screen will also be provided in front of the drive through window pick-up area to breakup up the appearance and add visual interest from Fremont Boulevard. Outdoor seating will be provided within the patio area in front of the walk-up windows.

Landscaping

A landscape buffer is proposed along street frontages on Fremont Boulevard and Phoenix Avenue. The width of the landscape area will vary between five feet and eight feet on the street frontages and two feet on the interior side property lines. In accordance with Section 17.30.040.C.1 of the Seaside Municipal Code, minimum landscape dimensions shall be five feet unless the review authority determines that a five foot wide planter is infeasible. In this case, in order to accommodate the drive through lane and off-street parking areas, the Planning Commission deemed that reduced landscape widths along the interior east and south sides would be acceptable. The design for the site will include a six foot tall wood fence with horizontal reclaimed wood siding and a coastal grass (Gulf Coast Muhly) at the base of the fence to enhance the appearance of the vertical fence and comply with the intent of the landscaping requirements. Two Aloe trees will be planted at the rear of the building facing Phoenix Avenue. The project site will meet minimum landscape area requirements.

Lighting

Exterior lighting will be limited to four freestanding light standards at 16 feet in height and five exterior wall sconces to maintain minimum lighting requirements.

**SUMMARY**

The project site is an infill opportunity along an existing commercial corridor. By utilizing the site and the available existing infrastructure, the project promotes more efficient use of existing development resources and expands options for the consuming public. Construction of the new coffee shop is compatible with nearby commercial properties.

**FINDINGS**

It is recommended that the Board consider the following findings in making a Motion for the final architectural design approval of the project:

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations.

*Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning*

*Code, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings takes into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design.*

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the project site and neighboring commercial properties.

*Evidence: The proposed site plan and building elevations provide all design elements required by the Community Commercial Zoning Standards, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.*

3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

*Evidence: The proposed project will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.*

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. Attachment 1 - Conditions of approval
  2. Attachment 1 - Exhibit A Site Plan
  3. Attachment 1 - Exhibit A Landsacapr Plan
  4. Attachment 1 - Exhibit A Irrigation Plan
  5. Attachment 1 - Exhibit A Floor Plan
  6. Attachment 1 - Exhibit A Roof Plan
  7. Attachment 1 - Exhibit A Elevations
  8. Attachment 1 - Exhibit A Lighting Luminaire
  9. Attachment 1 - Exhibit A Material Board
  10. Attachent 1 \_ Exhibit B Public Works Comments
  11. Attachment 2 - Initial Study
  12. Attachment 3 - Location Map
  13. Attachment 4 - Site Photographs
-

**Conditions of Approval**  
**File No. BAR-16-16**  
**November 30, 2016**

**Project Specific:**

***Planning Division:***

General

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Seaside Drive Through Coffee Shop” consisting of the project plans included as Exhibit A and submitted on November 9, 2016.
2. Prior to the issuance of a Building Permit, the applicant shall pay any required TAMC fees.

Landscaping

3. Deceased plant materials must be removed and replaced by the property owner within one (1) month with the same species and size specified in the BAR approved plans unless the BAR approves a change in the new species.
4. Replacement of any existing mature trees shall be transplanted from a minimum 15-gallon size container.
5. All trees shall be adequately supported by the installer when planted. The supports shall be maintained by the property owner until the trees are capable of withstanding the force of wind on their own and removed before damage could potentially occur to the tree trunk.
6. The property owner shall maintain all landscaping in a healthful and thriving condition at all times and in perpetuity, free of weeds, debris, and deceased plants.
7. Irrigation systems and their components shall be maintained by the property owner in a fully functional manner consistent with the originally approved design.
8. Regular landscape maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas.
9. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
10. Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.
11. All landscaping located within the traffic safety visibility areas along Fremont Boulevard must be maintained by the property owner at a height of below four (4)

feet in height or trimmed to a minimum canopy height of six (6) feet as measured from the finished grade.

12. Failure to maintain landscape areas in compliance with the Conditions shall be deemed a public nuisance, and shall be subject to abatement in compliance with the Municipal Code, and/or the applicable planning permit may be revoked in compliance with Chapter 17.69 (Enforcement and Penalties).
13. Prior to final inspection or occupancy approval, all required landscaping shall pass an inspection to be performed by the Planning Division.
14. Any proposed sign(s) shall be located out of the Traffic Safety Visibility Area.

***Building Division:***

15. The applicant shall comply with the 2013 California Building Code for the issuance of a Building Permit.

***Fire Department:***

16. The applicant shall comply with the 2013 California Fire Code for the issuance of a Building Permit.

***Public Works Division:***

22. The Applicant shall receive an encroachment permit from the Public Works Division for any work done within the public right-of-way.
23. The applicant must adhere to the Public Works Department Plan Check comments included as Exhibit B.

**Standard:**

1. Board of Architectural Review approval shall not be valid until the Applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the effective date of approval of this project. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval. The Applicant shall notify the City at least 30 days prior to the one (1) year expiration date to request an extension approval by the Board of Architectural Review.

3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Zoning Administrator as outlined in Seaside Zoning Code Section 17.64.090.
4. The Applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The Applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of his obligations under this condition. The City shall promptly notify the Applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
7. Storm water quality, treatment, runoff retention and peak management performance shall be consistent with Tier 4 project requirements of the Regional Water Quality Control Board, and the storm water retention system shall be reviewed and approved by the Public Works Department.
8. A foundation and soils investigation report shall be submitted with all required construction plans and documentation to the Building Official for plan review prior to obtaining a building permit as required by section 1802.2.7 of the 2007 California Building Code.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.
12. Prior to issuance of a building permit locate or set all of the property corners. File a Record of Survey Map or Corner Record, if required by the State Professional Surveyor's Act.

**BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-16**

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant and property owner(s).

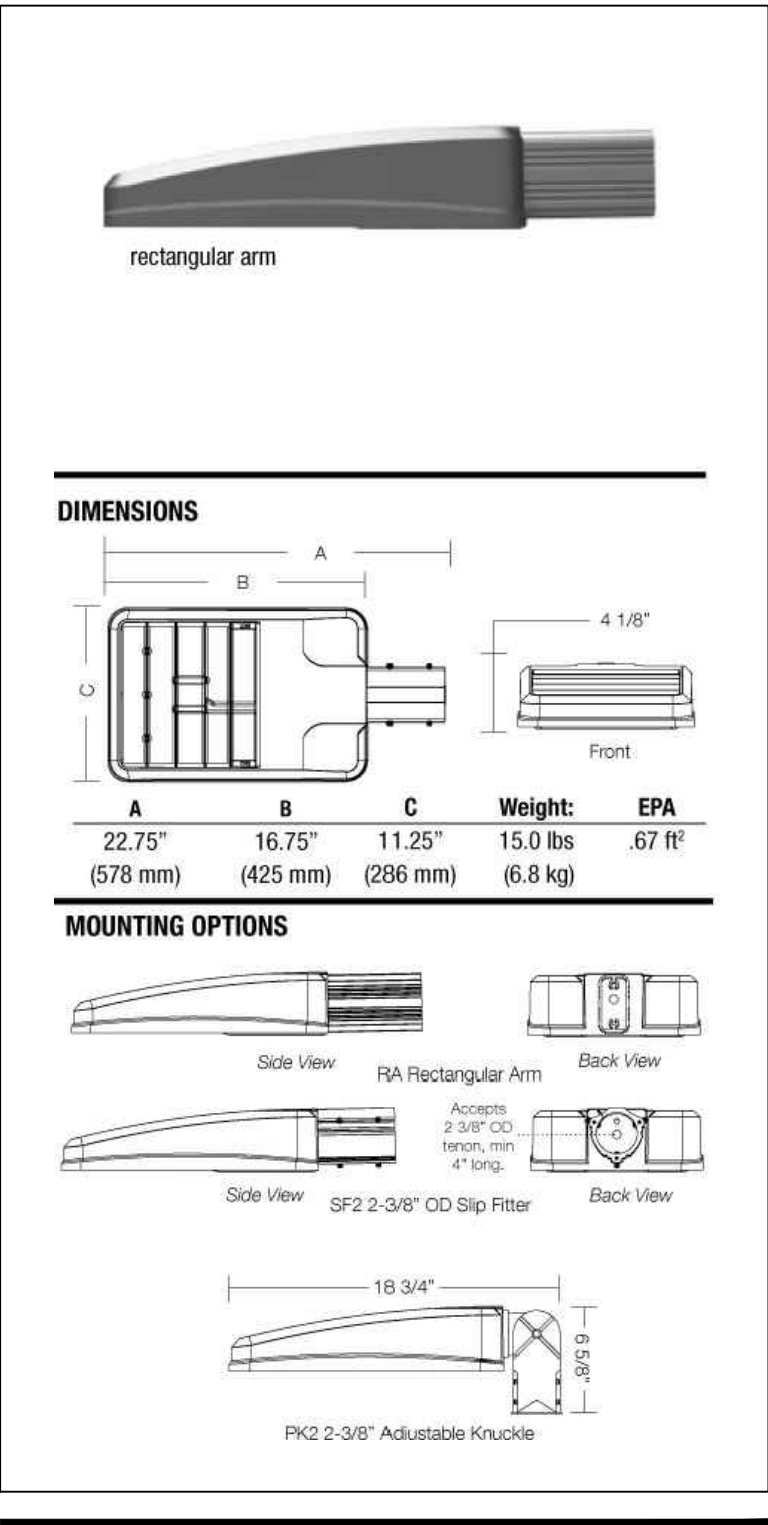
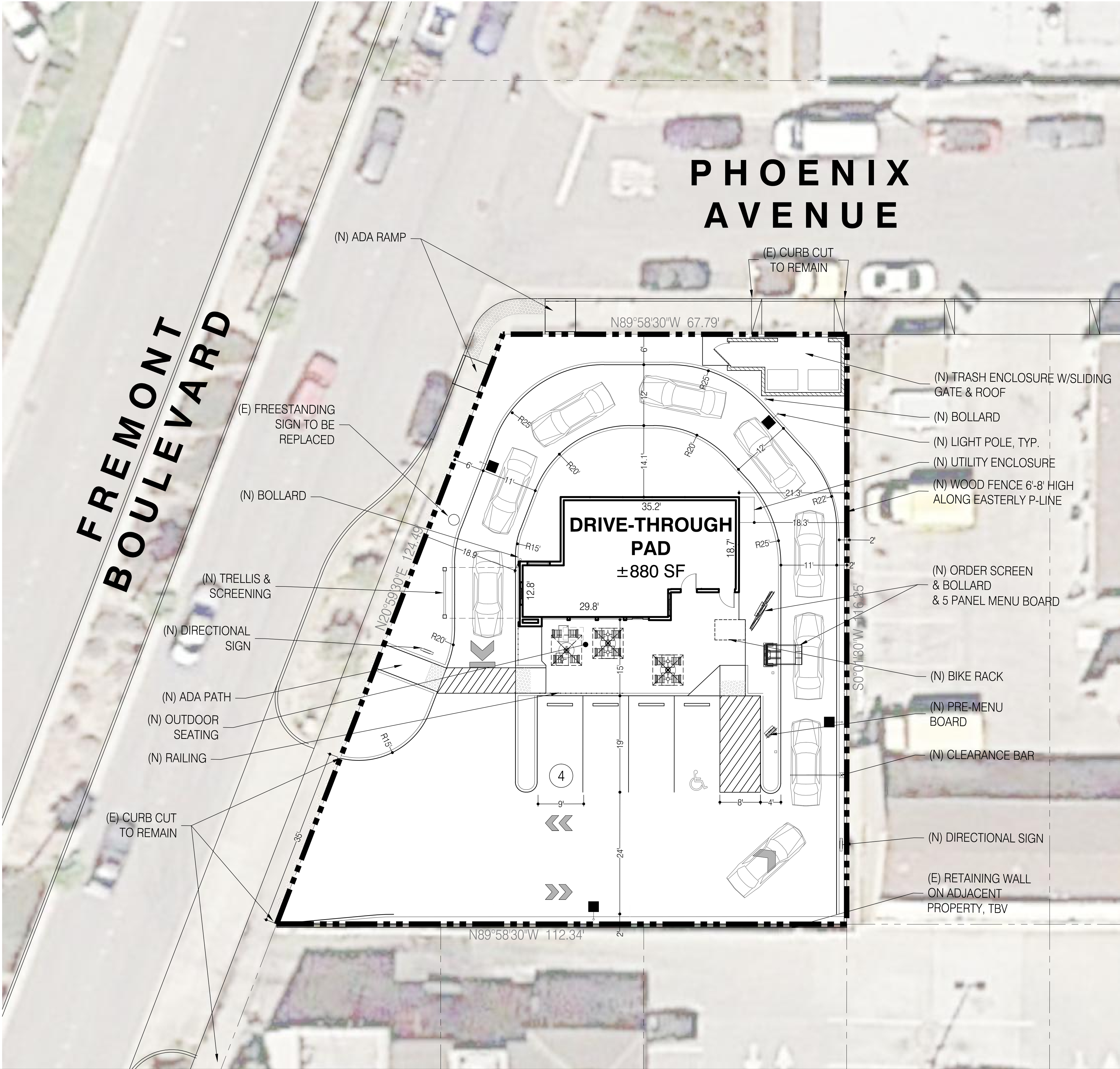
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

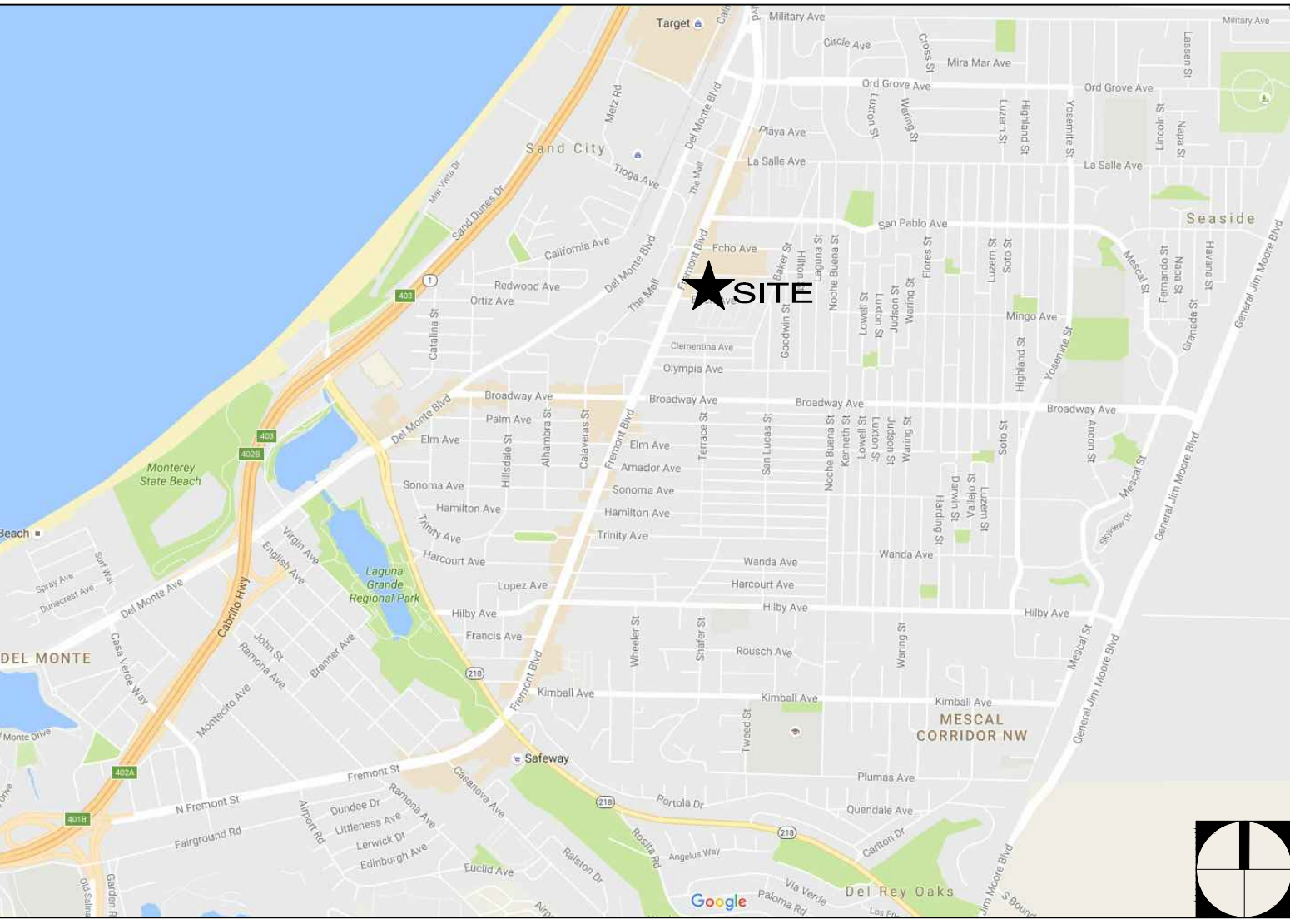
\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

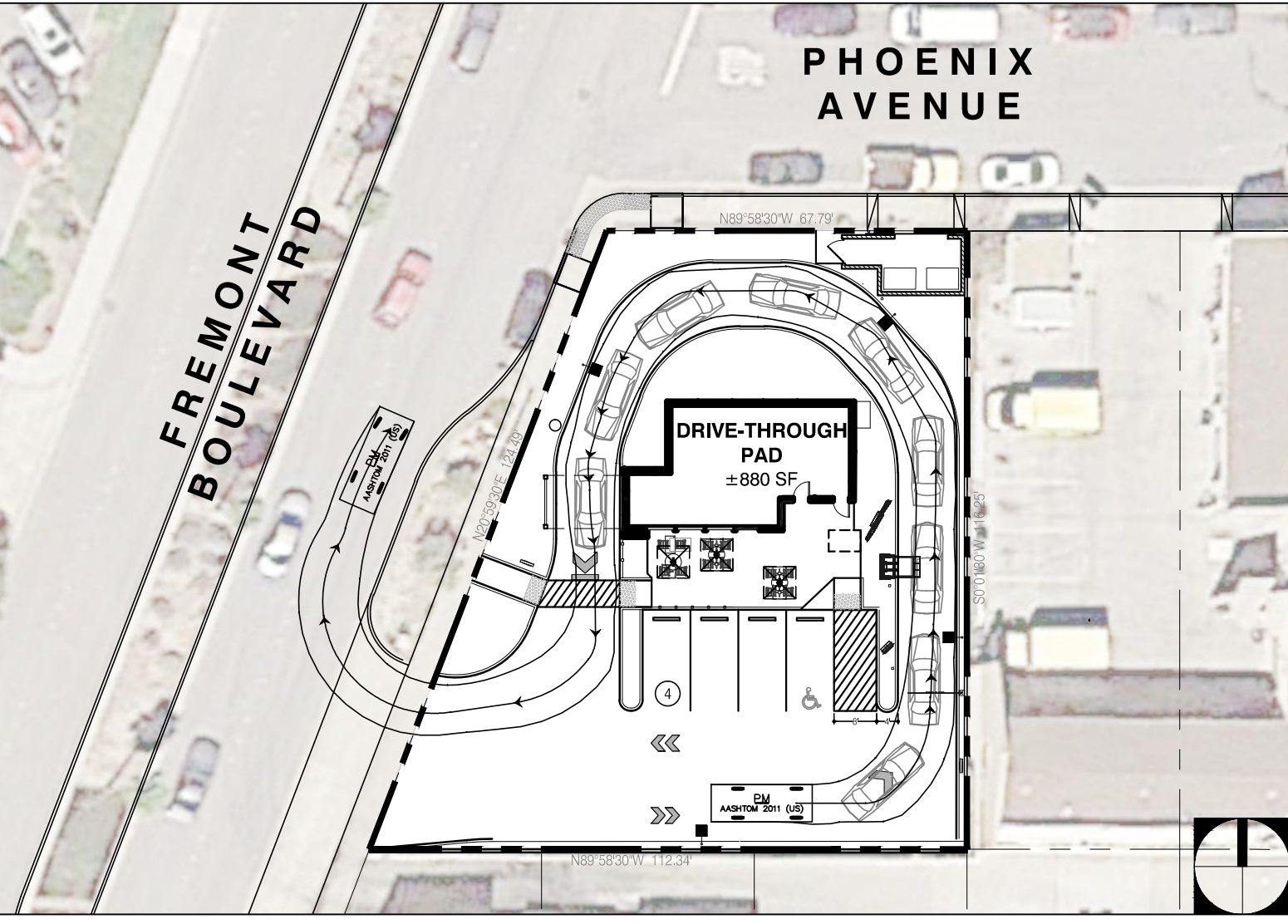


SITE LIGHTING, TYP. NTS

|                   |                   |
|-------------------|-------------------|
| LIGHT HEAD        |                   |
| TYPE:             | LED               |
| MATERIAL:         | DIE CAST ALUMINUM |
| COLOR:            | WHITE             |
| LIGHT POLE        |                   |
| MAX MOUNTING HT.: | 16'               |
| MATERIAL:         | ALUMINUM          |
| COLOR:            | WHITE             |



LOCATION MAP



CAR-TURN EXHIBIT

PROJECT INFORMATION

ZONING CLASSIFICATION

|               |                            |
|---------------|----------------------------|
| JURISDICTION  | CITY OF SEASIDE, CA        |
| EXISTING ZONE | C C - COMMUNITY COMMERCIAL |
| REQUIRED ZONE | C C - COMMUNITY COMMERCIAL |

SITE AREA

|                              |          |
|------------------------------|----------|
| DRIVE-THROUGH PAD SITE AREA: | ±0.24 AC |
|------------------------------|----------|

BUILDING INFORMATION

|                             |         |
|-----------------------------|---------|
| DRIVE-THROUGH BUILDING AREA | ±880 SF |
|-----------------------------|---------|

|               |                        |
|---------------|------------------------|
| SITE COVERAGE | ±8.42 % (±3,666 SF/AC) |
|---------------|------------------------|

PARKING SUMMARY

| USER                | RATIO REQUIRED | SPACES REQUIRED | SPACES PROVIDED |
|---------------------|----------------|-----------------|-----------------|
| DRIVE-THROUGH PAD   | 1 SP/200 SF    | 4               |                 |
| STANDARD ACCESSIBLE |                | 1               | 3               |
| TOTAL               |                | 4               | 1               |

|                          |            |
|--------------------------|------------|
| TOTAL STACKING PROVIDED: | 9 VEHICLES |
|--------------------------|------------|

PROJECT NOTES

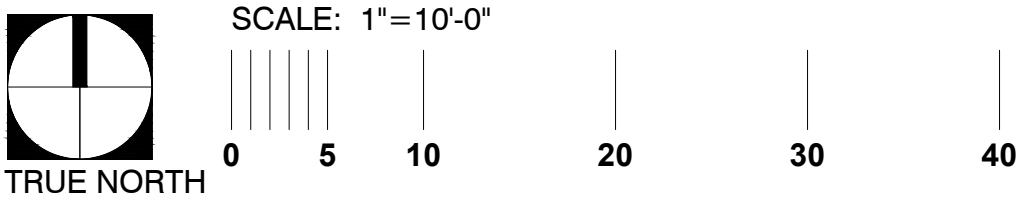
- THIS CONCEPTUAL SITE PLAN IS FOR PLANING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF THE BOUNDARY SURVEY RECEIVED FROM CLIENT ON 11.03.2016 AND AN AERIAL.

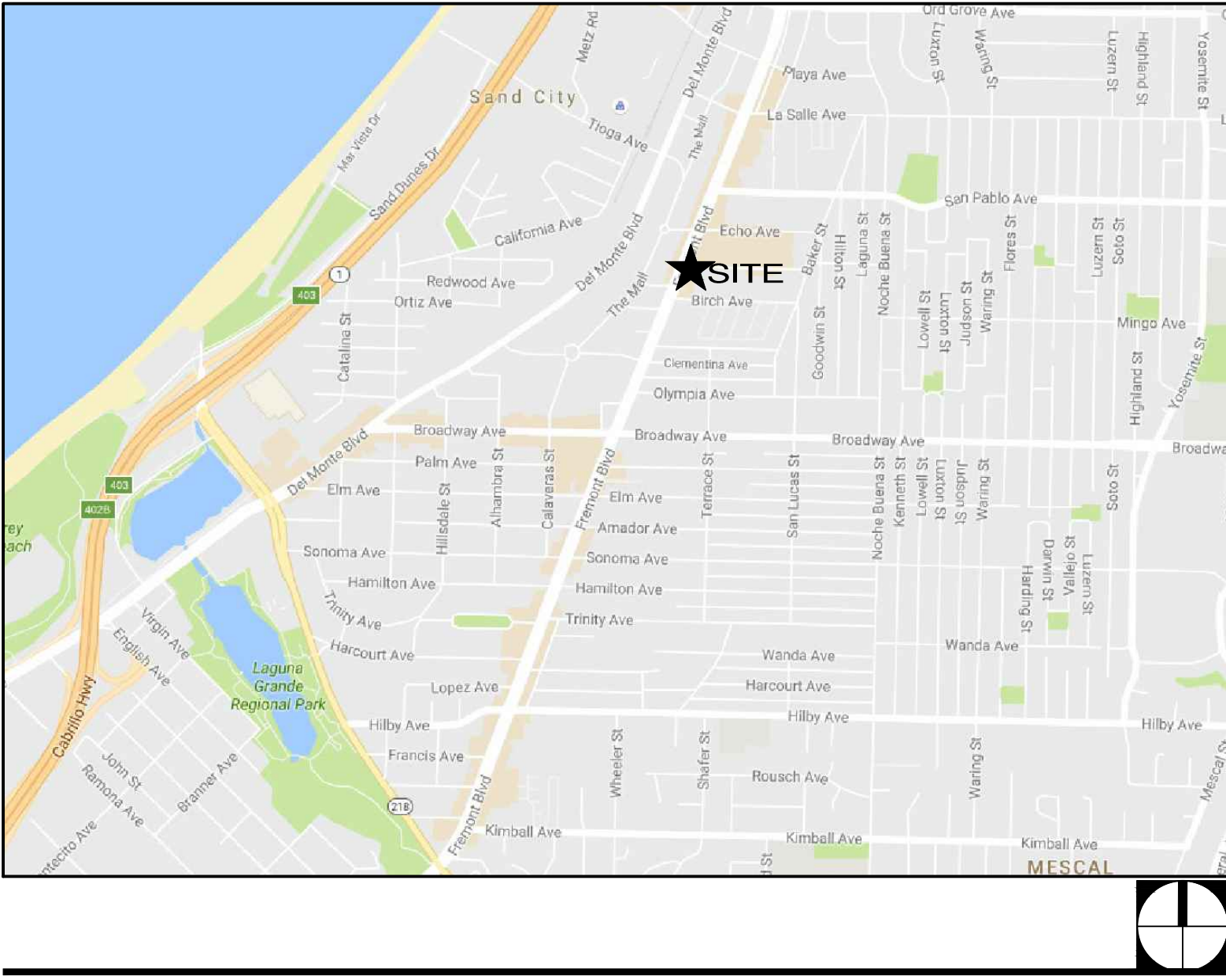
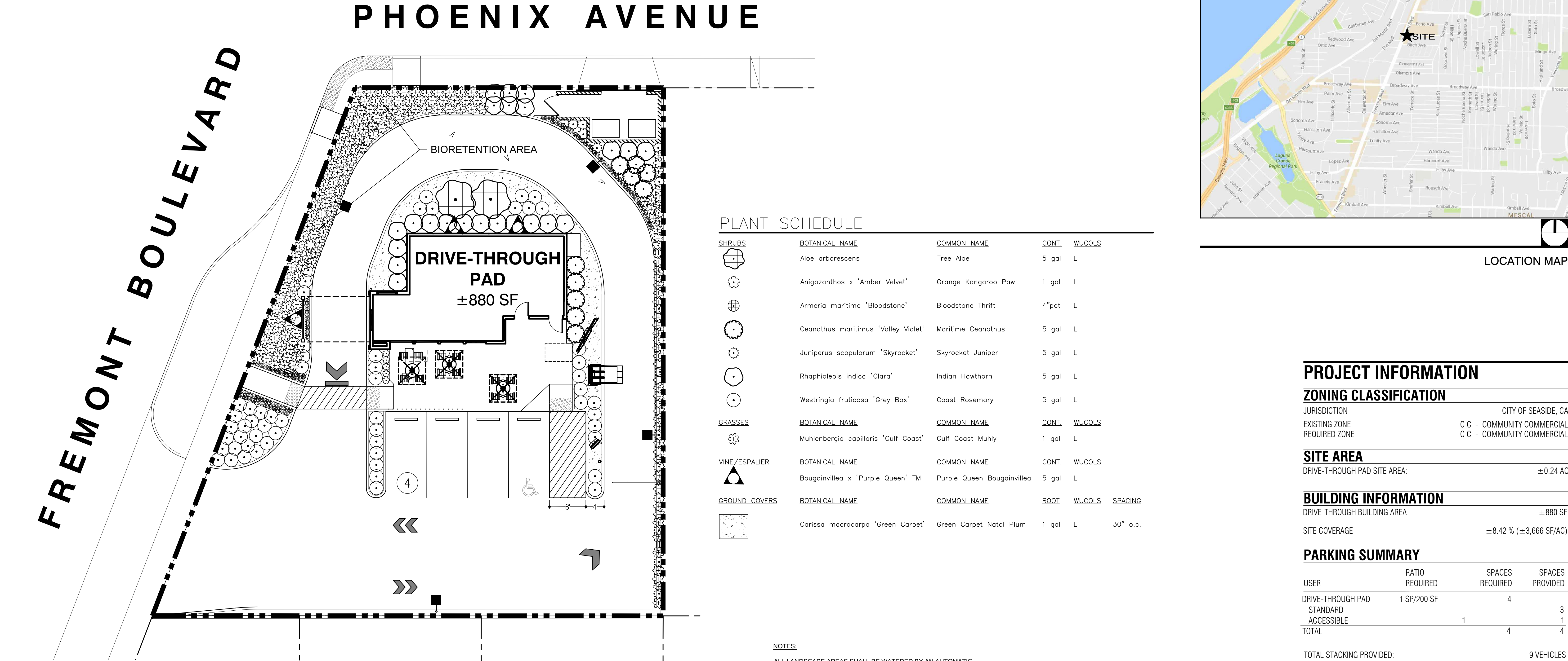
DRAWING ISSUE/REVISION RECORD

| DATE       | NARRATIVE | INITIALS |
|------------|-----------|----------|
| 10.05.2016 | PREP SP-1 | II       |
| 10.31.2016 | PREP SP-4 | II       |
| 11.04.2016 | PREP SP-5 | II       |

GREENBERG FARROW CONTACTS

|                       |                 |
|-----------------------|-----------------|
| SITE PLANNER/DESIGNER | I.BRAHIMBEGOVIC |
| SITE DEV. COORDINATOR | F.CODA          |





PROJECT INFORMATION

ZONING CLASSIFICATION

|               |                            |
|---------------|----------------------------|
| JURISDICTION  | CITY OF SEASIDE, CA        |
| EXISTING ZONE | C C - COMMUNITY COMMERCIAL |
| REQUIRED ZONE | C C - COMMUNITY COMMERCIAL |

SITE AREA

|                              |          |
|------------------------------|----------|
| DRIVE-THROUGH PAD SITE AREA: | ±0.24 AC |
|------------------------------|----------|

BUILDING INFORMATION

|                             |                        |
|-----------------------------|------------------------|
| DRIVE-THROUGH BUILDING AREA | ±880 SF                |
| SITE COVERAGE               | ±8.42 % (±3,666 SF/AC) |

PARKING SUMMARY

| USER              | RATIO REQUIRED | SPACES REQUIRED | SPACES PROVIDED |
|-------------------|----------------|-----------------|-----------------|
| DRIVE-THROUGH PAD | 1 SP/200 SF    | 4               |                 |
| STANDARD          |                |                 | 3               |
| ACCESSIBLE        |                | 1               | 1               |
| TOTAL             |                | 4               | 4               |

|                          |            |
|--------------------------|------------|
| TOTAL STACKING PROVIDED: | 9 VEHICLES |
|--------------------------|------------|

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF THE BOUNDARY SURVEY RECEIVED FROM CLIENT ON 11.03.2016 AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

| DATE       | NARRATIVE | INITIALS |
|------------|-----------|----------|
| 10.05.2016 | PREP SP-1 | II       |
| 10.31.2016 | PREP SP-4 | II       |
| 11.04.2016 | PREP SP-5 | II       |

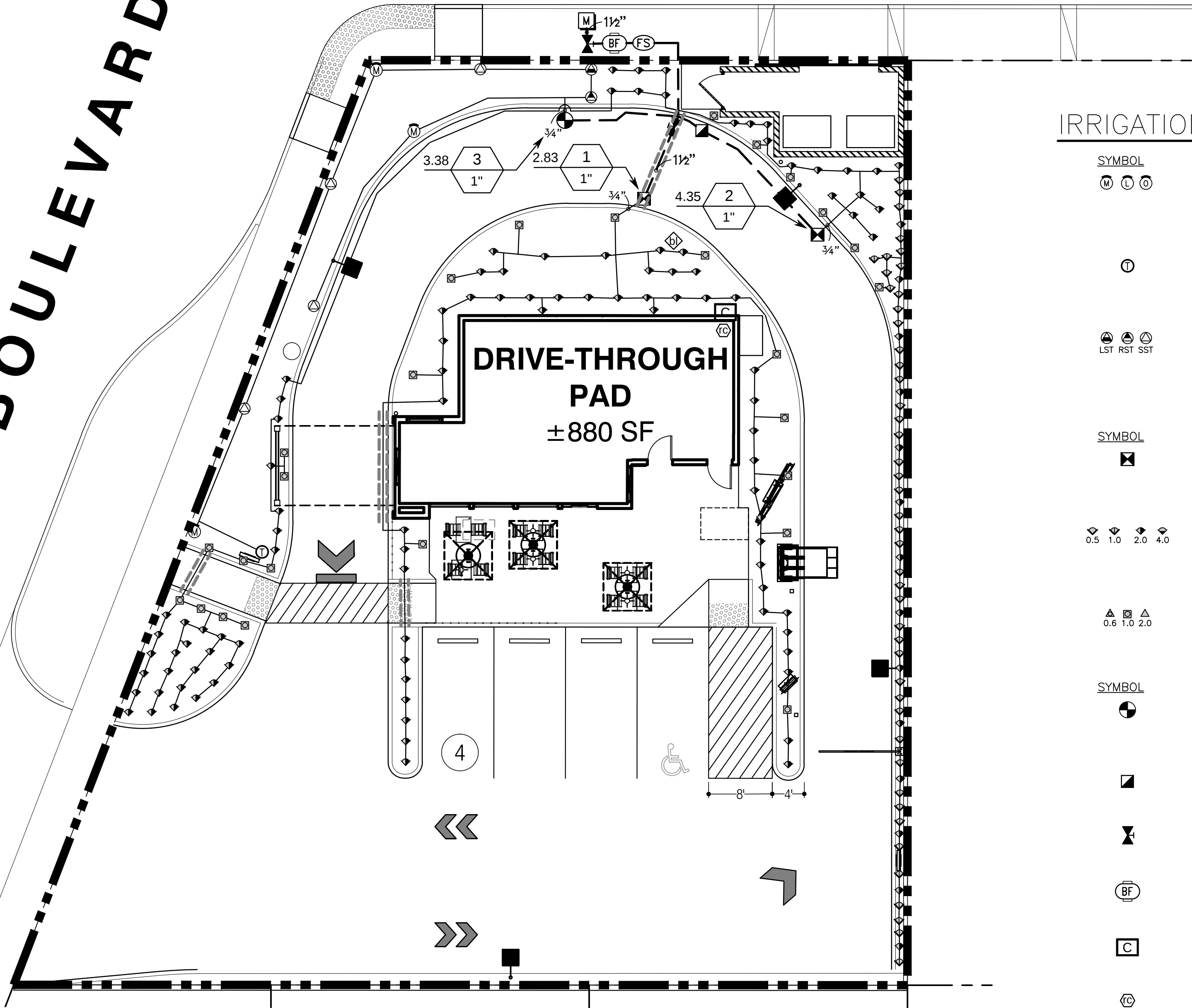
GREENBERG FARROW CONTACTS

|                       |                 |
|-----------------------|-----------------|
| SITE PLANNER/DESIGNER | I.BRAHIMBEGOVIC |
| SITE DEV. COORDINATOR | F.CODA          |

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approval. No warranties or guarantees are given or implied by the Architect.

PHOENIX AVENUE

FREMONT BOULEVARD



MAWA:  
(Eto) (0.62) (ETAF x LA)  
36.0 x 0.62 x (0.45 x 2140)  
22.32 x 963  
21,494.16 gallons per year

ETWU:  
(Eto) (0.62) (ETAF x LA)  
36.0 x 0.62 x (.37 x 2140)  
22.32 x 791.8  
17,672.98 gallons per year

NOTES:

ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

A LANDSCAPE DOCUMENT PACKAGE AS PER A.B.1881 SHALL BE PROVIDED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5 FEET OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

ON-SITE LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNER(S).

IRRIGATION SCHEDULE

SYMBOL

○

⊙ ⊙ ⊙  
LST RST SST

SYMBOL

0.5 1.0 2.0 4.0

△ 0.6 1.0 2.0

SYMBOL

■

⌵

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MANUFACTURER/MODEL/DESCRIPTION

Hunter MP1000 PROS-12-PRS40-CV  
Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.

Hunter MP Corner PROS-12-PRS40-CV  
Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.

Hunter MP Strip PROS-12-PRS40-CV  
Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip, on PRS40 body.

MANUFACTURER/MODEL/DESCRIPTION

Netafim LVCZS8010075-LF  
Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and Low Flow Pressure Regulator 0.25GPM to 4.4GPM.

Salco Pro-Spec SLV-PSTM-CV or GPH Irr. GPST-CV-M Threaded Drip Emitter  
Threaded pressure compensating drip emitter with 1/2" (1.27cm) PIFT inlet and Diffuser Cap. Outlet in Mulch Camo Color. Spring Check Valve Technology. 0.5gph (1.8925lph); 1.0gph (3.785lph); 2.0gph (7.57lph); 4.0gph (15.14lph).

Bowsmith ML200 Series Multi-Outlet Emitter  
Multi Outlet Emitter, six open outlets, 1/2" FPT inlet, 0.6-2.0 gph flows, Green=0.6gph, Blue=1.0gph, Red=2.0gph.

MANUFACTURER/MODEL/DESCRIPTION

Hunter ICV-G-FS  
1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.

Hunter HQ-33DLRC  
Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body.

Matco-Norca 770S  
PVC White Ball Valve for Sch 40 and Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. 1/2" to 4".

Zurn 375XL 1"  
Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".

Hunter IC-0600-M  
Modular Controller, 6 stations, Outdoor Model, Metal Cabinet. No Module Required. Commercial Use.

Hunter WR-CLIK  
Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount sensor where it will be exposed to unobstructed rainfall and out of the way of vandalism. Install per manufacturer's instructions and specifications.

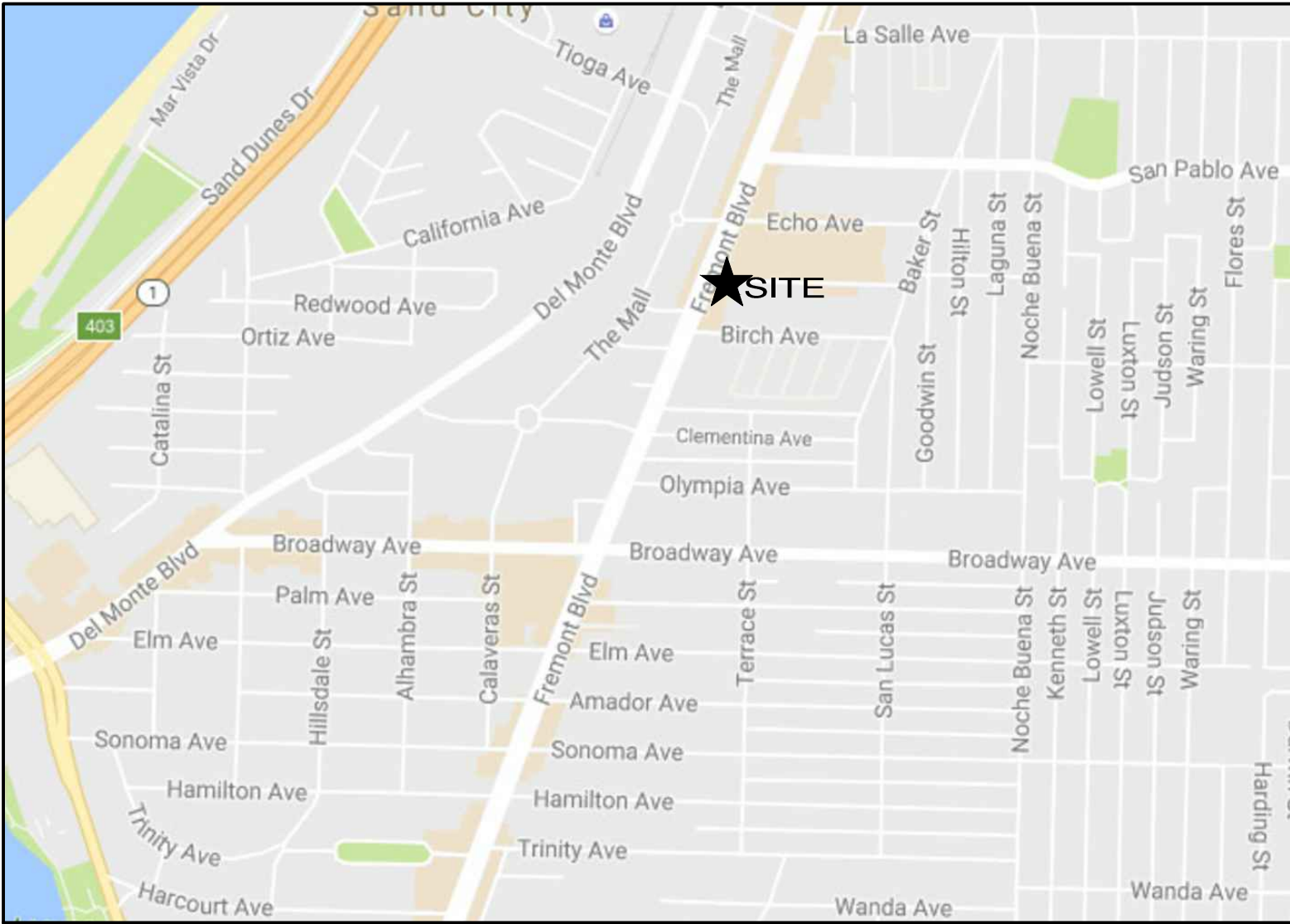
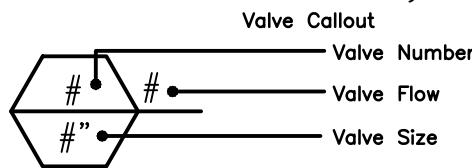
Baseline BL-WTS100KIT  
Soil moisture monitor. Includes biSensor and S100 Monitor. Install per manufacturer's instructions and specifications. See manufacturer's specification sheet for installation details.

Netafim Photo Diode Register 1-1/2  
1-1/2" Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, Photo Diode Register, High Frequency.

Irrigation Lateral Line: PVC Class 200 SDR 21  
PVC Class 200 irrigation pipe.

Irrigation Mainline: PVC Schedule 40 and Class 315  
PVC Schedule 40 to 1-1/2", PVC Class 315 SDR 13.5 for pipes 2" and larger.

Pipe Sleeve: PVC Schedule 40  
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.



LOCATION MAP

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION CITY OF SEASIDE, CA  
EXISTING ZONE C C - COMMUNITY COMMERCIAL  
REQUIRED ZONE C C - COMMUNITY COMMERCIAL

SITE AREA

DRIVE-THROUGH PAD SITE AREA: ±0.24 AC

BUILDING INFORMATION

DRIVE-THROUGH BUILDING AREA ±880 SF

SITE COVERAGE ±8.42 % (±3,666 SF/AC)

PARKING SUMMARY

| USER              | RATIO REQUIRED | SPACES REQUIRED | SPACES PROVIDED |
|-------------------|----------------|-----------------|-----------------|
| DRIVE-THROUGH PAD | 1 SP/200 SF    | 4               |                 |
| STANDARD          |                |                 | 3               |
| ACCESSIBLE        |                | 1               | 1               |
| TOTAL             |                | 4               | 4               |

TOTAL STACKING PROVIDED: 9 VEHICLES

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF THE BOUNDARY SURVEY RECEIVED FROM CLIENT ON 11.03.2016 AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

| DATE       | NARRATIVE | INITIALS |
|------------|-----------|----------|
| 10.05.2016 | PREP SP-1 | II       |
| 10.31.2016 | PREP SP-4 | II       |
| 11.04.2016 | PREP SP-5 | II       |

GREENBERG FARROW CONTACTS

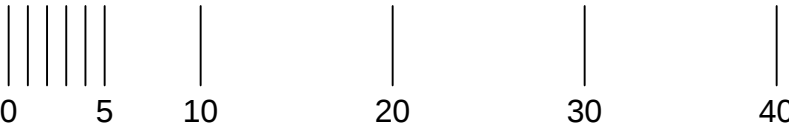
SITE PLANNER/DESIGNER I.IBRAHIMBEGOVIC  
SITE DEV. COORDINATOR F.CODA

GreenbergFarrow

19000 MacArthur Blvd, Suite 250  
Irvine, CA 92612  
t: 949 296 0450 f: 949 296 0479



SCALE: 1"=10'-0"



CALIFORNIA GOLD DEVELOPMENT CORP

DRIVE-THROUGH PAD

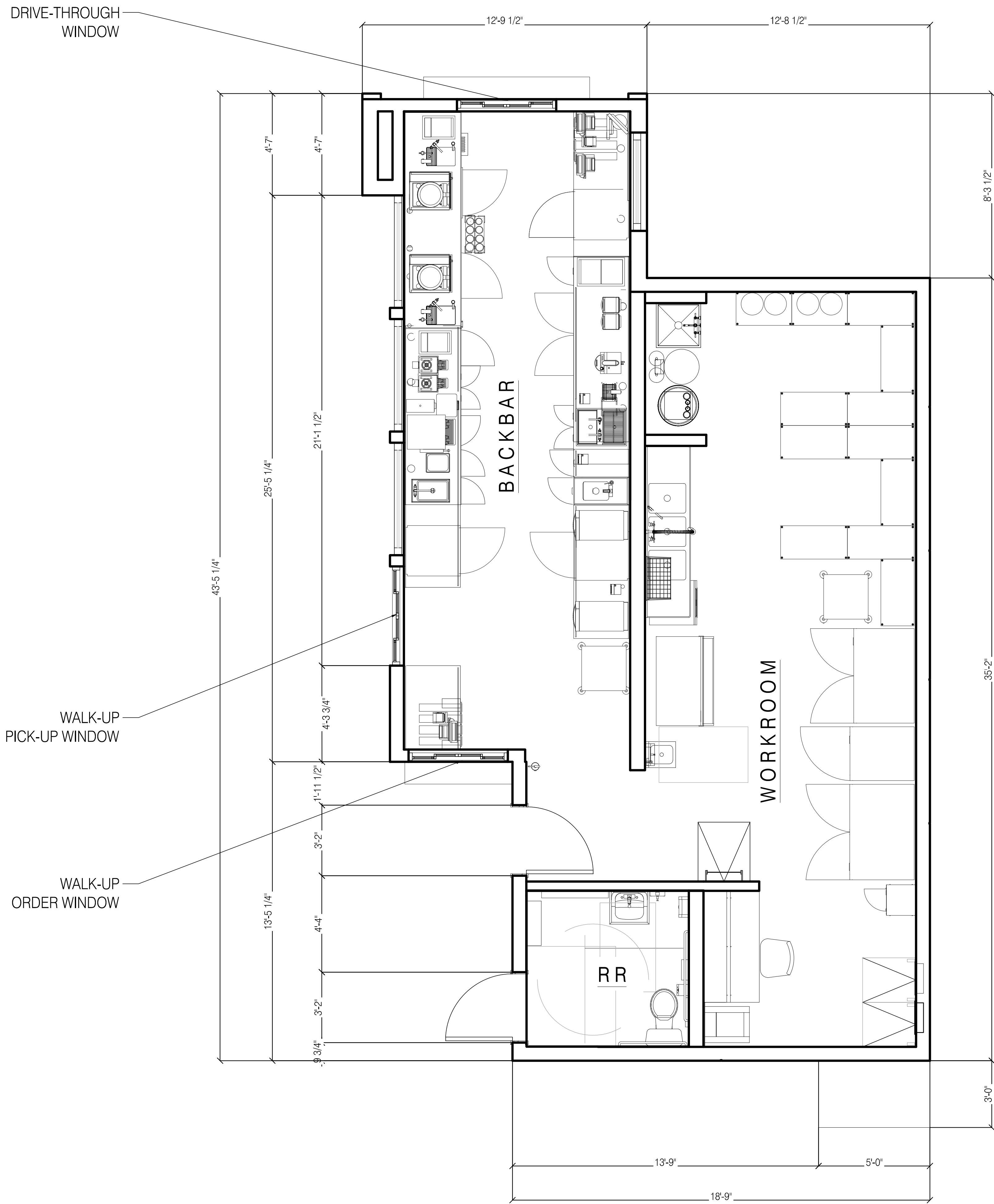
SEC FREMONT BLVD & PHOENIX AVE, SEASIDE, CA

20161489.0

IRRIGATION CONCEPT PLAN

ICP-1

11.08.2016





- 1 NEW PARAPET WALL
- 2 STEEL FRAMED CANOPY - PAINT, SEE STRUCTURAL
- 3 METAL ROOF DECK- SEE STRUCTURAL
- 4 CONTINUOUS GUTTER FLASHED WATER TIGHT WITH TPO MEMBRANE ROOFING.
- 5 REMOTE CONDENSING UNIT FOR ICE MACHINE ON CAPPED ROOF CURB, SEE MECHANICAL
- 6 LINE OF EXTERIOR FACE OF WALL BELOW
- 7 HVAC UNIT ON 14" CURB BY RTU MFR. SEE MECHANICAL
- 8 ROOF WALKWAY PADS.
- 9 METAL PARAPET SCREEN - PAINT, SEE STRUCTURAL
- 10 LED LIGHT FIXTURES AS SCHEDULED MOUNTED TO INNER PARAPET WALL AND DIRECTED UP TO DECORATIVE PARAPET SCREEN, SEE ELECTRICAL
- 11 VTR PER PLUMBING SANITARY PLAN
- 12 ROOF DRAINAGE SUMP PAN
- 13 NEW ROOF DRAINAGE SYSTEM, SEE 3/A-4004
- 14 ROOF OVERFLOW DRAIN, SEE 3B/4-4004
- 15 NOT USED
- 16 30"X36" ROOF HATCH WITH INSULATED DOOR
- 17 GATE TO SCREENED ROOF EQUIP. AREA. DOOR TO BE FRAMED WITH TS AND CLAD WITH RECLAIMED WOOD PLAN SIDING
- 18 TPO ROOFING OVER 5.2" RIGID INSULATION (MIN R-30) OVER EXTERIOR GRADE PLYWOOD DECKING - ICC EVALUATION REPORT # ESR-1660. ROOF COVERING TO HAVE MINIMUM CLASS-C FIRE CLASSIFICATION.
- 19 PROVIDE CRICKET AS REQUIRED AT ALL ROOF EQUIPMENT WITH SLOPE 1/4" PER 12"



**CALIFORNIA GOLD DEVELOPMENT CORP**  
**DRIVE-THROUGH PAD**  
 SEC FREMONT BLVD & PHOENIX AVE, SEASIDE, CA

# ROOF PLAN

SCALE: 3/8" = 1'-0"

20161489.0

11.08.2016

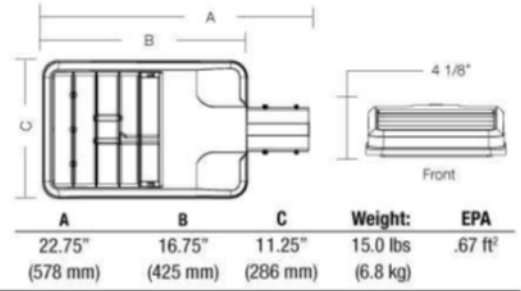


LIGHTING LUMINAIRE FOR FREESTANDING LIGHT AND WALL LIGHTS

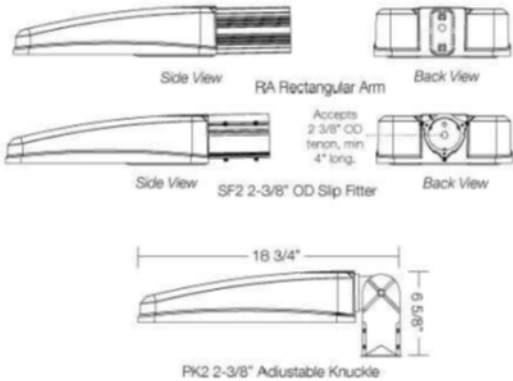


rectangular arm

DIMENSIONS

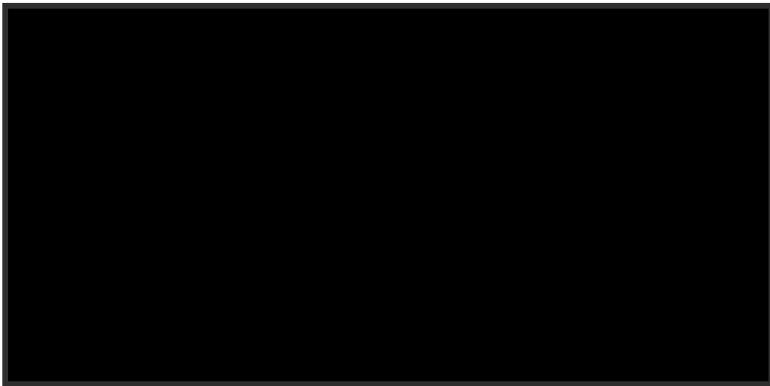


MOUNTING OPTIONS

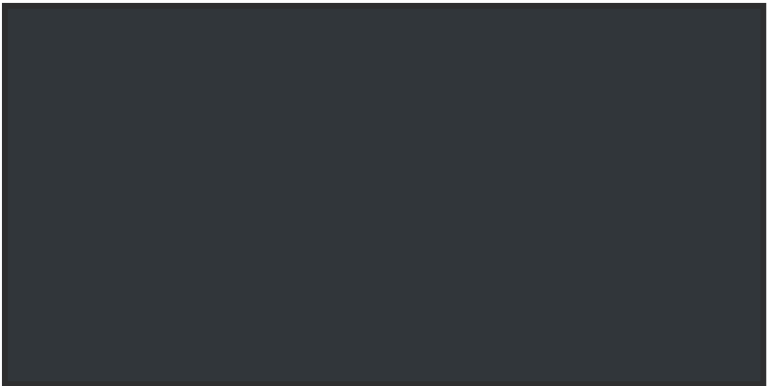




PAINT - SHERWIN WILLIAMS -  
SW 6992 - INKWELL



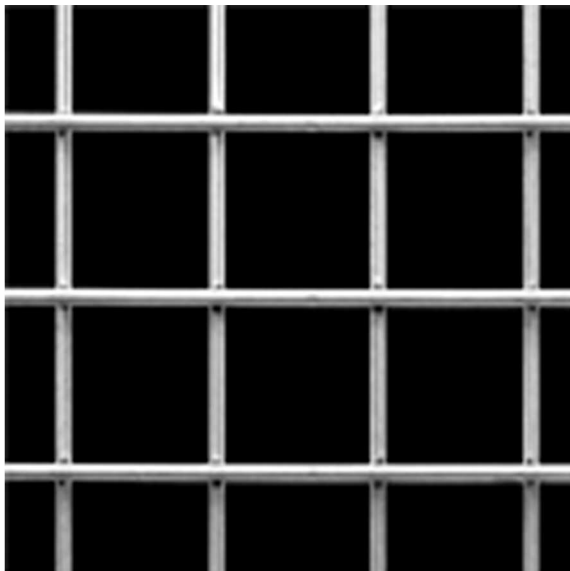
METAL AWNING - POWDER COAT BLACK



WINDOW - POWDER COAT TO MATCH SW 6992



CLEAR INSULATED GLASS WINDOWS



SCREENS - McNICHOLS -  
QUALITY SQUARE WELDED MESH  
POWDER COAT WHITE



RECLAIMED WOOD CLADDING



## COMMENT SHEET PUBLIC WORKS-ENGINEERING DIVISION

Project Address: 1742?? Fremont Blvd Date Applied: ???????  
Project Number: UP?????? APN: ???????  
Applicant: Starbucks  
Description: Construct a drive through Starbucks coffee shop on an empty lot.

### ***APPROVED - with REQUIRED ACTION***

|                                                                                                                                                                                                                     |                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Post Construction Requirement Initial Review (LID)                                                                                                                                                                  | Single Family Dwelling <input type="checkbox"/> or Commercial <input checked="" type="checkbox"/> |
| Impervious Area: ( $\geq 2,500$ sf-new/replaced) <input type="checkbox"/> ( $\geq 5,000$ sf-net) <input checked="" type="checkbox"/> ( $\geq 15,000$ sf-net) <input type="checkbox"/> ( $\geq 22,000$ sf-net)       |                                                                                                   |
| Performance Requirement: Exempt <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input checked="" type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> (#2-#4 require stormwater plan) |                                                                                                   |
| Erosion Sediment Control Plan                                                                                                                                                                                       | <input checked="" type="checkbox"/> (addition?)                                                   |

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated within your building plans.

#### ***REQUIRED ACTION***

1. Applicant to obtain encroachment permit for construction or repair of proposed sidewalk and driveway approaches.
  - a. Civil public improvement plans shall provide an ADA compliant path of travel across existing and proposed driveway approaches along Fremont Boulevard and Phoenix Avenue (proposed trash enclosure). Path shall be minimum of 4 feet wide with a cross slope less than 2%.
  - b. Civil public improvement plans shall identify portion(s) of sidewalk adjacent to the property along Fremont Boulevard that have displacements exceeding  $\frac{1}{4}$ " and replace in accordance engineering standards.
  - c. Civil public improvement plans shall provide an ADA compliant curb return at the corner of Fremont Boulevard and Phoenix Avenue.
  - d. Driveway approach shall provide a 35 foot turning radius for vehicles exiting the drive-thru onto Fremont Boulevard.
    - i. Any landscaping removed from public right of way to accommodate turning radius shall be replaced in-kind in adjacent to parcel along Fremont Boulevard.
2. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)
  - a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.

Prepared by: Scott Ottmar, P.E.  
Project Address: 1742 Fremont Blvd

■ Original Signed: 10/27/16  
Staff Time (hrs): 1

If you have any questions, please contact Scott Ottmar, Associate Civil Engineer, at the Public Works Department, Engineering Division, at (831) 899-6825 or fax at (831) 899-6311, or email [sottmar@ci.seaside.ca.us](mailto:sottmar@ci.seaside.ca.us).



- b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
3. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
  - a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
  - b. Drainage shall not be directed to adjacent properties. See item 4 for further requirements.
4. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Stormwater Control Plan demonstrating compliance with performance requirements #1, #2.(SMC 8.46.130)
  - a. Applicant shall submit a Stormwater Control Plan prior to finalizing site plan or civil grading and drainage plans. Stormwater Control Plan shall be approved prior to finalizing project civil grading and drainage plans.
  - b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Stormwater Control Plan.
  - c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
    - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
    - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all stormwater control measures (SCMs), and
    - iii. include a legal description of the property, and
    - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
    - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Stormwater Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
    - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
5. Applicant to include a grease trap or interceptor meeting sizing requirements of the Uniform Plumbing Code. Provide calculations substantiating size of grease trap or interceptor.
6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable

Prepared by: Scott Ottmar, P.E.  
Project Address: 1742 Fremont Blvd

■ Original Signed: 10/27/16  
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engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Prepared by: Scott Ottmar, P.E.

Project Address: 1742 Fremont Blvd

■ Original Signed: 10/27/16

Staff Time (hrs): 1

If you have any questions, please contact Scott Ottmar, Associate Civil Engineer, at the Public Works Department, Engineering Division, at (831) 899-6825 or fax at (831) 899-6311, or email [sottmar@ci.seaside.ca.us](mailto:sottmar@ci.seaside.ca.us).

## A. BACKGROUND

|                                             |                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Project Title                               | Drive-Through Coffee Shop                                                                                         |
| Lead Agency Contact Person and Phone Number | Rick Medina, Senior Planner<br>City of Seaside Resource Management Services,<br>Planning Division, (831) 899-6825 |
| Date Prepared                               | November 8, 2016                                                                                                  |
| Study Prepared by                           | EMC Planning Group on Behalf of the Applicant                                                                     |
| Project Location                            | 1742 Fremont Boulevard, City of Seaside, CA                                                                       |
| Project Sponsor Name and Address            | California Gold Development Corporation                                                                           |
| General Plan Designation                    | Community Commercial                                                                                              |
| Zoning                                      | CC- Community Commercial                                                                                          |

### Setting

The project site (Assessor's Parcel Number 012-072-001) is located at the intersection of Fremont Boulevard and Phoenix Avenue at 1742 Fremont Boulevard in the City of Seaside (the City). It is a vacant lot surrounded by commercial development which has historically been used for restaurant uses. The previous building on the site was demolished in 2012. It was one story and approximately 1,500 to 1,600 square feet. The entire project site is paved and there is no vegetation present on site. While the site is currently developed with paved areas and a parking lot, the site is vacant. The site is bordered by paved areas on all fronts and public roadways are located adjacent to the west and north of the site. The site borders Phoenix Avenue to the north, commercial business to the east and south, and Fremont Boulevard to the west. The Fremont Boulevard corridor is a commercialized area of the City. The site is not located within the coastal zone and is not located within the proximity of any water bodies.

### Description of Project

California Gold Development Corporation (the applicant) has proposed the construction and operation of a coffee shop at the intersection of Fremont Boulevard and Phoenix Avenue (proposed project) in the City of Seaside. The approximately 9,581 square foot (approximately 0.22 acre) site is located at 1742 Fremont Boulevard (the project site). The site was the former location of a restaurant, most recently Roger's Taqueria.

The proposed project includes the construction of an approximately 880 square foot building to be located in the central portion of the site. The building would contain the operations for a coffee shop with employee areas, production areas, exterior pedestrian counter service, an outdoor patio area up to 250 square feet with associated tables and seats, and a drive-through window to serve drive-through customers. There would be no indoor seating. The proposed building would be approximately 20 feet in height. A 12-foot drive-through lane would extend northward around the proposed building on the site. The setback from the drive-through lane and Fremont Boulevard and Phoenix Avenue would be six feet. Other site features include a utility enclosure, menu board and order screen, bike rack, and a trash enclosure area.

Typical operations for the coffee shop would be the preparation of coffee beverages on the site for sale to patrons. Additionally, light snack foods would be available for purchase to patrons. However, no initial food preparation would be conducted on site. Food preparation would be limited to warming up food items inside the building. Hours of operation for the coffee shop are estimated to be 4:30 AM to 11:00 PM Monday through Thursday, and 4:30 AM to 11:30 PM Friday through Sunday.

The project site would be accessed by a joint entrance/exit to be located on Fremont Boulevard and would provide vehicle stacking for a total of nine vehicles accessing the drive-through service. A total of five parking spaces would be provided on the site, including one designated handicapped parking space. Total employees would be two to four employees. The site would also be accessible for pedestrian patrons via a marked pedestrian walkway connecting the site to the existing sidewalk on Fremont Boulevard.

The site has an existing confirmed water credit from the Monterey Peninsula Water Management District (water district) and the site is connected to existing water service connections. The water district has determined that for a Group II use, as the proposed coffee shop would be designated, up to a 1,600 square feet new building could be established on the project site. Therefore, the proposed project would be within the water credit for the site.

No existing vegetation is located on the site and there would be no tree-removal associated with the proposed project. Drought-tolerant landscaping is proposed for areas of the site bordering Fremont Boulevard and Phoenix Avenue.

The project site is designated Community Commercial by the City's General Plan and is located with the City's Community Commercial (CC) zoning district. The Community Commercial land use designation and CC zoning designation allow for coffee shop use as proposed by the applicant.

## Analysis Methodology

The City has determined the proposed project qualifies for a Class 32 CEQA exemption. The Class 32 exemption consists of projects characterized as in-fill development meeting the conditions described below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

This Class of exemption may be used where above-noted conditions (a) through (e) are fulfilled, where it can be seen with certainty that the proposed project could not have a significant effect on the environment.

The proposed project has been determined by the City to be consistent with applicable City General Plan designations, policies, and applicable zoning designation and regulations. The proposed project site is located within the City limits, is less than five acres, and is substantially surrounded by urban uses. The project site is a paved lot formerly used for restaurant use, has no existing vegetation, and is has no value as habitat for endangered, rare or threatened species. The proposed project could be adequately served by all required utilities and public services.

The following environmental review analysis using the Environmental Checklist Form, Appendix G of the CEQA Guidelines, confirms that the proposed project would not have a significant effect on the environment and approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality. Potential impacts to traffic and air quality from the proposed project have been further analyzed in additional technical analysis documentation provided within the proposed project's application to the City. Therefore, the proposed project has been determined to qualify for Class 32 exemption status. The following Initial Study Checklist review has been prepared to further verify the conclusion that the proposed project would qualify for this exemption.

## **Other Public Agencies Whose Approval is Required**

Monterey Peninsula Water Management District – *Water Use Approval*.

Regional Water Quality Control Board – *Stormwater Control Plan Approval*.

## B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |                                                             |                                                        |                                                    |
|-------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing        |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services           |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic    |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |                                                        |                                                    |

## C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- ☒ I find that the proposed project is exempt pursuant to a categorical exemption (Class 32), would not have a significant effect on the environment, and the proposed project is not subject to CEQA (CEQA Guidelines 15332).

---

Rick Medina, Senior Planner

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Date

## D. EVALUATION OF ENVIRONMENTAL IMPACTS

### *Notes*

1. A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as a project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
  - a. “Earlier Analysis Used” identifies and states where such document is available for review.

- b. “Impact Adequately Addressed” identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. “Mitigation Measures”—For effects that are “Less-Than-Significant Impact with Mitigation Measures Incorporated,” mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
- 7. “Supporting Information Sources”—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
- 8. This is the format recommended in the CEQA Guidelines as amended January 2011.
- 9. The explanation of each issue identifies:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any to reduce the impact to less than significant.

# 1. AESTHETICS

Would the project:

|                                                                                                                                                                        | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Have a substantial adverse effect on a scenic vista? (1, 2, 3, 4, 8)                                                                                                | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (1, 2, 3, 4, 8) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? (1, 2, 3, 4, 8)                                                    | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 2, 3, 4, 8)                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

## ***Comments:***

- a./c. Development of the project site would extend the existing pattern of urban development and would not have impacts to scenic vistas or result in the degradation of the visual character of the vacant project site or its surroundings. The proposed project site is completely paved and vacant within a commercialized corridor of the City and is completely surrounded by urbanized commercial development. Development of the project site would be subject to compliance with the CC zone district standards (e.g. setbacks, parking, landscaping), City's design review application process, and Drive-Through Facilities standards currently in place which would ensure that proposed project would not degrade the existing visual character or quality of the site and its surroundings. Therefore, the proposed project would not affect a scenic vista or degrade the existing visual character or quality of the site and its surroundings.
- b. The project site is not within the proximity of a designated state scenic highway. Thus, there would be no impacts to trees, rocks, outcroppings, or historic buildings within a scenic highway.
- d. The project includes development of a new building and parking lot with security lighting, which may increase the amount of light and glare to the surrounding commercial area. However, all new development projects are required to meet the standards contained in the City's Lighting Regulations that are contained within the

Zoning Ordinance that ensure any new lighting would not result in substantial light and glare such that it would affect daytime or nighttime views in the area.

## 2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

|                                                                                                                                                                                                                                                                                                   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (5, 9)                                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (5, 9)                                                                                                                                                                                                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (5, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? (5, 9)                                                                                                                                                                                                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (5, 9)                                                                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

***Comments:***

- a.-e. The City of Seaside does not contain farmland or forest land or land zoned for agricultural or forestland use. Therefore, the proposed project would not result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, conflict with existing zoning for agricultural use or a Williamson Act contract, conflict with existing zoning for, or cause rezoning of, forest land or timberland, result in the loss of forest land to non-forest use, or involve other changes in the existing environment which could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use.

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

|                                                                                                                                                                                                                                                                                                         | <i>Potentially Significant Impact</i> | <i>Less-than-Significant Impact with Mitigation Measures Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i>         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (2, 10, 13)                                                                                                                                                                                                             | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | ✓                        |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2, 10, 13)                                                                                                                                                                          | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | ✓                                   | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (2, 10, 13) | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | ✓                                   | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? (2, 10, 13)                                                                                                                                                                                                                      | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | ✓                                   | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? (2, 10, 13)                                                                                                                                                                                                                     | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | ✓                                   | <input type="checkbox"/> |

**Comments:**

- a. The regional Air Quality Management Plan (AQMP) applicable to the City of Seaside is the 2008 AQMP for the Monterey Bay Region, prepared by the Monterey Bay Air Resources District (air district). In 2009, air district adopted the Air Quality Management Plan, which outlines the steps necessary to reach attainment of the state standards of air quality.

The emission inventories discussed in the AQMP are based on projected population forecasts developed by the Association of Monterey Bay Area Governments (AMBAG). Consistency is evaluated in terms of population and housing growth. Non-population-inducing projects have no increased effect on population levels and are considered consistent with the AQMP. The proposed commercial project does not include residential uses and is not considered a population inducing project. Therefore, the proposed project is consistent with, and would not obstruct implementation of, the AQMP and there would be no associated environmental impacts.

- b./c./d. The air district is responsible for monitoring air quality in the air basin, which is designated under state criteria as a nonattainment area for ozone and inhalable particulate matter. New emissions of these criteria pollutants would be generated by the proposed project during the construction and operational phases.

The air district has developed criteria pollutant emissions thresholds, which meet or exceed state and federal air quality thresholds. State thresholds are enforced by the California Air Resources Board as mandated by the California Clean Air Act. The thresholds are used to determine whether or not the proposed project would violate an air quality standard or contribute to an existing violation during operations and/or construction.

**Operational Impacts.** The air district utilizes Table 5-4, Indirect Sources with Potentially Significant Impacts on Ozone, of their CEQA Air Quality Guidelines (2008) as operational screening criteria for project air quality analysis. The threshold for potential significance on ozone for a drive-through restaurant development is 15,600 square feet. At 880 square feet, the proposed project is significantly below the building square footage screening threshold, which indicates that emissions from this project would not significantly impact air quality during project operations. Furthermore, the proposed 880 square foot building on the site would be smaller in size than the previous approximately 1,500 to 1,600 square foot building on the site.

**Short-term Construction Emissions.** Construction emissions include mobile source exhaust emissions, emissions generated during the application of asphalt paving material and architectural coatings, as well as emissions of fugitive dust associated with earthmoving equipment. Short-term emissions include the on- and off-site generation of fugitive dust, on-site generation of exhaust emissions from construction equipment, and the off-site generation of mobile source emissions during the construction phase of the project. Worst case construction phase emissions typically occur during initial site preparation, including grading and excavation, due to the increased amount of surface disturbance that can generate dust and to construction equipment emissions with the use of heavier equipment used at this phase.

Table 5-2 of the air district CEQA Air Quality Guidelines identifies the level of construction activity that could result in significant temporary impacts for PM<sub>10</sub> emissions if not mitigated. The threshold of significance for construction activities for grading and excavations is disturbance of at least 2.2 acres per day. The threshold for light ground moving activities is more than 8.1 acres of limited land disturbance a day.

The entire project site is only .22 acres. Thus, disturbance of the entire site in one day, which is not proposed, would still remain under the screening thresholds. Thus, construction related impacts would be less than significant.

The proposed project would not result in a violation of any air quality standards, contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant, or expose sensitive receptors to substantial amounts of pollutant concentrations. Thus, impacts would be less than significant.

- e. Operational nuisance odors are commonly associated with refineries, landfills, sewage treatment, agriculture, etc. The proposed drive-through coffee shop is not a use that would produce operational nuisance odors. Some short-term nuisance odors may be produced during construction; however, there are no nearby sensitive receptors and the duration of these odors would be temporary. Thus, impacts would be less than significant.

## 4. BIOLOGICAL RESOURCES

Would the project:

|                                                                                                                                                                                                                                                                                                                                 | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (2, 3, 4, 8, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (2, 3, 4, 8, 9)                                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Have a substantial adverse effect on federally protected wetlands, as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means? (2, 3, 4, 8, 9)                                          | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (2, 3, 4, 8, 9)                                                                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (2, 3, 4, 8, 9)                                                                                                                                                                             | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (2, 3, 4, 8, 9)                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

***Comments:***

- a.-d. The project site is completely surrounded by urban development and is entirely paved with no wetlands, vegetation, or other suitable habitat for wildlife existing on or around the site. Therefore, the proposed project would not result in a substantial adverse effect on any species identified as a candidate, sensitive, or special status species, riparian habitat or other sensitive natural community, federally protected wetlands, interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
  
- e.-f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed project. As a completely paved site devoid of any vegetation and wholly surrounded by urban uses, the development of a drive through facility on the project site would not result in impacts to any important habitat or wetland areas and would thus not result in conflicts with any local policies or ordinances protecting biological resources.

## 5. CULTURAL RESOURCES

Would the project:

|                                                                                                                                    | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (1, 2, 9, 13)    | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (1, 2, 9, 13) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 9, 13)              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| d. Disturb any human remains, including those interred outside of dedicated cemeteries? (1, 2, 9, 13)                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

***Comments:***

- a. The project site is vacant and does not contain any structures, thus the proposed project does not have the potential to cause an adverse change in the significance of a historical resource and no impacts would occur.
- b-d. The site has been substantially disturbed for decades and does not contain any known archaeological or paleontological resources or human remains.

## 6. GEOLOGY AND SOILS

Would the project:

|                                                                                                                                                                                                                                                                                                   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                                  |                                               |                                                                                   |                                              |                          |
| (1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (1, 2, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| (2) Strong seismic ground shaking? (1, 2, 9)                                                                                                                                                                                                                                                      | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| (3) Seismic-related ground failure, including liquefaction? (1, 2, 9)                                                                                                                                                                                                                             | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| (4) Landslides? (1, 2, 9)                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? (1, 2, 9)                                                                                                                                                                                                                           | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (1, 2, 9)                                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1, 2, 9)                                                                                                                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (1, 2, 9)                                                                                                      | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

***Comments:***

- a.-d. According to the City's General Plan EIR, the City is located in a region with several active fault lines including the Ord Terrace Fault and the Seaside Fault, which create the potential for impacts related to seismic groundshaking at the project site. The project site is entirely paved, completely surrounded by urban development, and is of a relatively flat grade with a low potential for erosion. No active faults have been mapped within the project site, nor has a known fault been projected to traverse the site. To minimize risk of loss, injury, or death resulting from seismically induced groundshaking, ground failure, landslide, lateral subsidence/spreading, collapse, or liquefaction the City is required to ensure the most recent State seismic requirements for structural design of new development and redevelopment are implemented, which reduce any potential for substantial adverse geological impacts.
- e. The project site is currently served by public utility services for disposal of waste water, and would not require the use of septic tanks or alternative waste water disposal systems.

## 7. GREENHOUSE GAS EMISSIONS

Would the project:

|                                                                                                                                           | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (14, 15)      | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (14, 15) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |

### ***Comments:***

- a./b. Greenhouse gas (GHG) emissions would be generated by the project from sources that include vehicle trips to and from the site (mobile sources), on-site electricity consumption, water use (electricity consumption from pumping and treatment), wastewater generation (electricity consumption from pumping and treatment), and solid waste disposal (decomposition of solid waste disposed in a landfill).

Neither the City nor the air district has adopted thresholds of significance for non-stationary source GHG emissions. However, in the past, the air district has recommended that local lead agencies use the GHG analysis methodology and the thresholds of significance for operational emissions adopted by the San Luis Obispo County Air Pollution Control District (SLOAPCD). These are described in its CEQA Air Quality Handbook, A Guide for Assessing the Air Quality Impacts for Projects Subject to CEQA Review (San Luis Obispo Air Pollution Control District 2012).

Construction and operational phase GHG emissions projections were quantified and compared to SLOAPCD thresholds to determine the significance of project effects. The SLOAPCD mass emissions threshold of 1,150 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e) is used as the threshold. This threshold volume is comprised of the sum of annual operational emissions and annual construction emissions (amortized over a 30-year period). GHG emissions were modeled using the CalEEMod air quality modeling tool. The CalEEMod results are included in the project's application to the City.

The sum of the amortized annual construction emissions and the annual operational emissions is 281.16 MT CO<sub>2</sub>e per year of emissions. This is significantly below the 1,150 MT CO<sub>2</sub>e threshold of significance.

The SLOAPCD guidance is based on statewide GHG reduction goals as identified in the AB 32 Scoping Plan. Therefore, consistency with the threshold of significance implies that the proposed project would not conflict with the applicable plan for reducing GHGs and impacts.

## 8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

|                                                                                                                                                                                                                                                         | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2, 8, 13)                                                                                                   | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2, 9, 13)                                           | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 8)                                                                               | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment? (11, 12)                          | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard for people residing or working in the project area? (2, 7) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? (2,7)                                                                                                         | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2, 9)                                                                                                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

|                                                                                                                                                                                                                           | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|
| h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands? () | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |

***Comments:***

- a./b. Project construction activities may involve the temporary use and transport of hazardous materials such as fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Upon completion of project construction activities, the operations of the coffee shop drive-through would not require the routine transport of hazardous materials.

Enforcement of applicable federal, state, and local hazardous material statutes and regulations, and rapid response by local agencies would reduce the project's hazardous materials transportation, use, and disposal impacts during construction and ensure that the risk of potential hazard to the public and the environment are less than significant.

- c. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school as no public or private schools are located within one-quarter mile of the project site.
- d. The project site was not reported on any list of hazardous materials sites that is compiled by governmental agencies pursuant to Government Code section 65962.5. The California State Water Resources Control Board Geotracker database lists two leaking underground storage tank (LUST) sites within one-half mile of the project site. The cleanup status of both LUST sites are classified as closed.
- e./f. The project site is located approximately 1.73 miles north of the Monterey Regional Airport and is not located in the designated clear zone and safety area for the two airport runways identified in the Comprehensive Land Use Plan for the Monterey Peninsula Airport. There are also no private airstrips located in the vicinity of the project site. Therefore, there are no airport safety hazards for the people working at the project site.
- g. According to the City of Seaside General Plan Map S-6, Evacuation Routes, the project site is not located on a primary emergency evacuation route for the City. Construction

and operation of the proposed project would not interfere with City emergency response plan. Therefore, there is no impact related to impairment or physical interference with an adopted emergency response plan or emergency evacuation route.

- h. The project site is located within an urban environment and the City of Seaside General Plan Map S-3, Fire Hazards, indicates that the project site is not located within a high fire hazard area. Therefore, people and structures at the project site will not be exposed to significant risk of loss, injury, or death involving wildland fires.

## 9. HYDROLOGY AND WATER QUALITY

Would the project:

|                                                                                                                                                                                                                                                                                                                                                                                                           | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements? (1, 2, 9)                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted? (1, 2, 9, 16) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (1, 2, 9, 13)                                                                                                                                                          | <input type="checkbox"/>                      | ✓                                                                                 | <input type="checkbox"/>                     | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site? (1, 2, 9, 13)                                                                                                                  | <input type="checkbox"/>                      | ✓                                                                                 | <input type="checkbox"/>                     | <input type="checkbox"/> |
| e. Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off? (1, 2, 9, 13)                                                                                                                                                                                                   | <input type="checkbox"/>                      | ✓                                                                                 | <input type="checkbox"/>                     | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality? (1, 2, 9, 13)                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>                      | ✓                                                                                 | <input type="checkbox"/>                     | <input type="checkbox"/> |
| g. Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2, 9)                                                                                                                                                                                                                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

|                                                                                                                                                                            | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2, 9)                                                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (2, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| j. Be subject to inundation by seiche, tsunami, or mudflow? (2, 9)                                                                                                         | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |

***Comments:***

a. The proposed project does not involve activities that require waste discharge requirements or permits or violate water quality standards. The project site would be connected to the City's wastewater conveyance system.

b. Groundwater Demand and Supply. The project site is located in the service area of California American Water Company (Cal-Am), a privately owned and operated company. Cal-Am serves their customers with water drawn from Carmel River surface water, alluvial ground water in the Carmel Valley, and from the Seaside Groundwater Basin.

Existing lots in Seaside are allocated a fixed number of water credits based on water fixtures in place by the Monterey Peninsula Water Management District (water district), limiting the type and density of development on each lot. The site has an existing water credit as confirmed from the water district and the site is connected to existing water service connections. The water district has determined that for a Group II use, as the proposed coffee shop would be designated, up to a 1,600 square foot new building could be established on the project site. Therefore, the proposed approximately 880 square feet building of the proposed project would be within the water credit for the site and would not result in a substantial depletion of groundwater supplies.

c./d./e./f. As a completely paved site, the project site currently consists entirely of impervious surfaces. The proposed project would not increase the amount of impervious surfaces on the site or alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation or flooding on- or off-site. Construction activities on the site would be subject to City and Regional Water Quality Control Board regulations for site storm water management, which would result in a reduction of potential impacts

associated with site run-off during the construction phase of the project. Implementation of General Plan Conservation/Open Space Element Implementation Plan COS-3.2.1, which requires the City to reduce pollutants in urban runoff, require new development projects to incorporate Best Management Practices (BMPs) pursuant to the National Pollutant Discharge Elimination System (NPDES) permit to ensure that the City complies with applicable state and federal regulations. Under the authority of the Clean Water Act, the federal Environmental Protection Agency created the National Pollutant Discharge Elimination System (NPDES) to protect water resources and control pollutants in runoff. The City is a co-permittee with Monterey County for a local NPDES Stormwater Permit. As a co-permittee, the City has the following obligations and responsibilities:

- Conduct storm drain system inspections
- Conduct and coordinate with the County any surveys and characterizations needed to identify the pollutant sources and drainage areas;
- Implement management programs, monitoring programs and implementation plans;
- Enact legislation and ordinances as necessary to establish legal authority;
- Pursue enforcement actions as necessary to ensure compliance with the stormwater management programs and the implementation plans; and
- Respond to emergency situations (e.g., accidental spills, leaks, illegal discharges and illicit connections) to prevent or reduce the discharge of pollutants to storm drain systems and streams.

Compliance with a SWPPP per the Regional Water Quality Regional Control Board in addition to compliance with the project SWPPP and the City's requirements for curb, gutter, and catch basin improvements would minimize impact to water quality standards. There would be no conflict with water quality standards or requirements.

- g./h./i. According to the Federal Emergency Management Agency Flood Insurance Rate Map the site is not located within a 100-year flood zone. The project site is currently paved in its entirety and construction of a building would not impede or re-direct flood waters from the existing condition.
- j. The project site lies more than 3,000 feet inland from the coastline, which should provide sufficient distance and protection from tsunamis. Seiches could occur in the City due to the location of Roberts Lake and Laguna Grande within the City. However, the project

site is located more than 4,000 feet from these water bodies and would be unlikely to experience impacts from a seiche associated with one of the water bodies.

## 10. LAND USE AND PLANNING

Would the project:

|                                                                                                                                                                                                                                                                                                                           | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Physically divide an established community? (2, 3, 4, 9)                                                                                                                                                                                                                                                               | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (2, 3, 4, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (2, 3, 4, 9)                                                                                                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

### ***Comments:***

- a. The proposed project would not physically divide an established community.
- b. The project site is designated Community Commercial by the City's General Plan and is located with the City's Community Commercial (CC) zoning district. The Community Commercial land use designation and CC zoning designation allow for coffee shop use as proposed by the proposed project. Therefore, the proposed project would be consistent with existing City land use and zoning designations for the project site.
- c. The project site is not located within the boundaries of any applicable Habitat Conservation Plan or Natural Communities Conservation Plan.

## 11. MINERAL RESOURCES

Would the project:

|                                                                                                                                                                            | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2)                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (2) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

***Comments:***

- a.-b. According to the City's General Plan, there are no mineral resources of economic value classified under the Surface Mining and Geology Act within the City limits. There are no known mineral resources located within or adjacent to the project site. Therefore, the proposed project would not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state or in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan.

## 12. NOISE

Would the project:

|                                                                                                                                                                                                                                                          | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies? (1, 2, 3, 9)                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels? (1, 2, 3, 9, 13)                                                                                                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 3, 9)                                                                                                    | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 3, 9)                                                                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels? (2, 8) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels? (2, 8)                                                                                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

### **Comments:**

a./c./d. The City's General Plan utilizes the Community Noise Equivalent Level (CNEL) noise descriptor and specifies an exterior noise exposure limit of 70 dB CNEL for commercial land use, which the proposed project would be required to be at or below this limit to be in compliance.

The proposed project is not located near any sensitive receptors and, as a coffee shop, is not a use that would expose sensitive receptors to excessive noise levels above 65 dB CNEL during its operation. The proposed project does not include point sources of high intensity noise or sources that are unique or excessive relative to other types of commercial uses. The proposed coffee shop would not result in a substantial or permanent increase in ambient noise levels for the surrounding commercial and visitor serving area based on existing uses in the vicinity. The project would be required to comply with Seaside's Noise Ordinance (Seaside Municipal Code Chapter 19.12).

Project construction could create or expose people to temporary noise during construction. Construction will be limited to city policy for construction hours and will also be required to adhere to the City's noise ordinance. Temporary construction noise may be above ambient noise conditions for the area of the project site; however, as these impacts would be temporary and short in duration, they would not be substantial.

- b. Operation of the proposed project would not result in exposure of persons to or generation of, excessive ground-borne vibration or ground borne noise levels. Vibration levels generated during project construction activities may at times be perceptible at neighboring commercial land uses; however, this exposure would not be substantial based on the relatively small size of the proposed project.
- e./f. The project site is located approximately 1.73 miles north of the Monterey Regional Airport and is not located in the airport noise contours identified in Figure N-2 of the City's General Plan. There are also no private airstrips located in the vicinity of the project site. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from the Monterey Regional Airport.

## 13. POPULATION AND HOUSING

Would the project:

|                                                                                                                                                                                                              | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (2, 4, 8, 9, 13) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (2, 4, 8, 9, 13)                                                                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (2, 4, 8, 9, 13)                                                                                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

**Comments:**

- a.-c. The proposed project is a commercial use and is located in land zoned by the City for commercial uses. The proposed project would not require a substantial amount of employees with the potential to induce substantial population growth.

The proposed project would not displace any housing as the proposed project site is a currently vacant site and is zoned for commercial use. Therefore, the proposed project would also not displace substantial numbers of people.

## 14. PUBLIC SERVICES

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

|                                          | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Fire protection? (2, 4, 8, 9)         | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Police protection? (2, 4, 8, 9)       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| c. Schools? (2, 4, 8, 9)                 | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| d. Parks? (2, 4, 8, 9)                   | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| e. Other public facilities? (2, 4, 8, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

### ***Comments:***

a.-e. Police and Fire Services. The project site is located within the existing service areas for police and fire services. The City of Seaside Police Department and Fire Department would continue to provide police and fire protection services to the project site. New or expanded facilities would not be necessary to provide police and fire services to the proposed project.

Schools, Parks, and Other Public Facilities. The proposed project would not increase demand for schools or parks, or other major public city facilities greater than existing levels of demand. Therefore, the proposed project would not result in any adverse environmental impacts associated with the provision of or need for new or physically altered governmental facilities.

## 15. RECREATION

|                                                                                                                                                                                                                           | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (2, 9, 13) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2, 9, 13)                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                    |

**Comments:**

- a./b. The proposed project is not a population generating project that would increase the use of neighborhood parks. The proposed project does not include recreational facilities or require the expansion of recreational facilities that might have an adverse physical effect on the environment.

## 16. TRANSPORTATION/TRAFFIC

Would the project:

|                                                                                                                                                                                                                                                                                                                                                                                                                                    | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (19) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (19)                                                                                                                                                                | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (13)                                                                                                                                                                                                                                                               | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (19)                                                                                                                                                                                                                                                                        | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| e. Result in inadequate emergency access? (19)                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities? (19)                                                                                                                                                                                                                                       | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

### **Comments:**

- a-b. Potential traffic and circulation impacts of the proposed project were analyzed in a transportation impact analysis conducted by a transportation engineering firm (Mott MacDonald 2016), which was submitted with the project's application to the City. The

proposed project is anticipated to generate approximately 1,584 trips on a daily basis, including 267 AM peak hour trips (134 inbound and 133 outbound) and 66 PM peak hour trips (33 inbound and 33 outbound). The project's transportation impact analysis concluded that the addition of project traffic is not anticipated to cause increase in delays at any of the study intersections and roadways segments within the project site's vicinity to levels where LOS degradation is anticipated, or otherwise cause significant impacts per thresholds defined in the City General Plan's Circulation Element policies. Potential impacts at all study intersections and study roadway segments, under both existing and cumulative conditions, were concluded to be less than significant by the transportation impact analysis.

Furthermore, the project's transportation impact analysis concludes that the project is projected to add to peak hour traffic volume demands to the southbound left/U-turn movement at the Fremont Blvd/Birch Avenue unsignalized intersection as well as the northbound left/U-turn movement at the Fremont Blvd/Echo Avenue intersection. However, the project's transportation impact analysis concludes that the projected queue lengths for these movements with the addition of project traffic is projected to not exceed available queue storage lengths for those respective left/U-turn movements, under existing as well as cumulative conditions.

- c. The proposed project as a coffee shop would not result in a change in air traffic patterns.
- d. The project's transportation impact analysis analyzes how the project site is proposed to be served by a single driveway entrance-exit providing "right-turns only" inbound/outbound access from/to Fremont Boulevard. The transportation impact analysis concludes the site provides adequate on-site queue storage for the egress movement, without blocking the entry of the ingress movement. With the operation of the driveway egress movement with stop-sign control, the transportation impact analysis concludes the project impact on driveway operations would be less than significant. The transportation impact analysis also concludes that the project would provide adequate sight-distance for the egress right-turn movement as long as vegetation cover in the bulb-out area to the south of the access driveway is appropriately maintained, as would be conditioned by the City for the project's approval.
- e-f. As confirmed through transportation impact analysis conducted for the proposed project, the project would not result in adverse impacts to emergency access or policies related to public transit, bicycle, or pedestrian facilities. Emergency access to and from the site would not be hindered by the proposed project and the project includes pedestrian-oriented features.

## 17. TRIBAL CULTURAL RESOURCES

Would the project:

|                                                                                                                                                                                                                                                                                                                                                                                                                             | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:                                             |                                               |                                                                                   |                                              |                          |
| (1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or ()                                                                                                                                                                                                                          | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | <input type="checkbox"/> |
| (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. () | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | <input type="checkbox"/> |

**Comments:**

a. To be completed by City staff according to outcome of tribal consultation.

## 18. UTILITIES AND SERVICE SYSTEMS

Would the project:

|                                                                                                                                                                                                                                             | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less-than-Significant<br/>Impact with Mitigation<br/>Measures Incorporated</i> | <i>Less-Than-<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|--------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (2, 9, 18)                                                                                                                              | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2, 9, 18)                           | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (13, 17)                                      | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (13, 16)                                                                             | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2, 9) | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | ✓                                            | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs? (2, 9)                                                                                                               | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? (2, 9)                                                                                                                                            | <input type="checkbox"/>                      | <input type="checkbox"/>                                                          | <input type="checkbox"/>                     | ✓                        |

### ***Comments:***

a./b./e. Seaside is responsible for the collection of wastewater within the City and the sewer system is maintained and operated by the Seaside County Sanitation District. Wastewater is carried by the City's sanitary collection system to the Monterey Regional Water Pollution Control Agency (MRWPCA) pump stations. Two pump stations serve Seaside; one serves Seaside Proper and the other serves the former Fort Ord military

base, including North Seaside. From these pump stations, the wastewater and sewage is pumped to the MRWPCA treatment plant located two miles north of Marina. The plant was constructed with a permitted capacity of approximately 29 million gallons per day (MGD). There are still several MGDs of capacity available to meet future demand, and expansion of the treatment plant is not anticipated to be necessary in the near future. Future development at the project site would connect to the City's water and wastewater systems which adhere to state and federal standards, and therefore, would not violate any water quality standards or waste discharge requirements and impacts would be less than significant.

- c. The City of Seaside Stormwater Master Plan analyzed the City's storm water system and recommended improvements to mitigate existing system deficiencies and to accommodate future growth. The proposed project is consistent with the storm water master plan and would not require the construction of storm drainage infrastructure beyond that identified in the master plan.
- d. The site has an existing confirmed water credit from the water district and the site is connected to existing water service connections. The water district has determined that for a Group II use, as the proposed coffee shop would be designated, up to a 1,600 square foot new building could be established on the project site. Therefore, the proposed project would be within the water credit for the site and would not require new or expanded entitlements.
- f./g. Solid waste generated within Seaside is collected by a private firm under contract with the City. Collected waste is then disposed of by the Monterey Regional Waste Management District. The District operates the Monterey Peninsula Landfill and Recycling Facility. According to the General Plan EIR, the Monterey Peninsula Landfill has a capacity of 33 million tons and according to the Monterey Regional Waste Management District the capacity is sufficient to meet the City's demand for another 90 years. This includes capacity sufficient to meet the demand generated from the project site. General Plan Implementation Plan LU- 7.1.1 requires the City 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 landfill, through 1) recycling and reuse educational brochures and 2) working with regional agencies to properly maintain and upgrade the City's recycling center. Since the Monterey Peninsula Landfill has capacity to handle the estimated increase in solid waste according to buildout of the General Plan, there is no impact associated with this issue.

## 19. MANDATORY FINDINGS OF SIGNIFICANCE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <i>Potentially Significant Impact</i> | <i>Less-than-Significant Impact with Mitigation Measures Incorporated</i> | <i>Less-Than-Significant Impact</i> | <i>No Impact</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------|-------------------------------------|------------------|
| a. Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (1, 2, 9, 13) | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | ✓                |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (1, 2, 9, 13)                                                                                                                                 | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | ✓                |
| c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (1, 2, 9, 13)                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>              | <input type="checkbox"/>                                                  | <input type="checkbox"/>            | ✓                |

### **Comments:**

- a. The proposed project does not have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.
- b. The proposed project does not have impacts that are individually limited, but cumulatively considerable.
- c. The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.



## E. SOURCES

1. City of Seaside. Seaside Municipal Code. February 4, 2016.  
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2. Cotton/Bridges/Associates, a Division of P&D Consultants. City of Seaside General Plan. August 5, 2004. <http://www.ci.seaside.ca.us/269/Seaside-General-Plan>
3. City of Seaside Zoning Code – Title 17. December 4, 2006, with adopted amendments through February 20, 2014. <http://www.ci.seaside.ca.us/DocumentCenter/View/376>
4. City of Seaside. Zoning District Map. May 11, 2010  
<http://www.ci.seaside.ca.us/DocumentCenter/View/375>
5. California Department of Conservation. Monterey County Important Farmland Map. 2012.
6. Institute of Transportation Engineers. Trip Generation Rates 9th Edition. 2012.
7. Monterey County Planning Department. Comprehensive Land Use Plan for the Monterey Peninsula Airport. March 23, 1987.  
[http://www.co.monterey.ca.us/planning/docs/plans/Monterey\\_Peninsula\\_Airport\\_LUP.pdf](http://www.co.monterey.ca.us/planning/docs/plans/Monterey_Peninsula_Airport_LUP.pdf)
8. Google, Inc. Google Maps. 2016. <https://www.google.com/maps>
9. Cotton/Bridges/Associates, a Division of P&D Consultants. City of Seaside General Plan Environmental Impact Report. January 2004.
10. Monterey Bay Unified Air Pollution Control District. CEQA Air Quality Guidelines. 2008.
11. California Department of Toxic Substances Control. 2016. Envirostor Database. Accessed October 26, 2016. <http://www.envirostor.dtsc.ca.gov/public/search.asp>
12. California State Water Resources Control Board. 2016. Geotracker Database. Accessed October 26, 2016. <http://geotracker.waterboards.ca.gov/search.asp>
13. Greenberg Farrow. Site Plans. October 5, 2016.
14. San Luis Obispo County Air Pollution Control District (SLOAPCD). CEQA Air Quality Handbook, A Guide for Assessing the Air Quality Impacts for Projects Subject to CEQA Review. April 2012.

15. EMC Planning Group. California Emissions Estimate Model (CalEEMod). Prepared October 2016.
16. Email from Todd Dwyer Confirming Water Credits. October 13, 2016.
17. Brown and Caldwell. City of Seaside Draft Stormwater Master Plan. May 2010.
18. Seaside County Sanitation District. Sewer Master Plan. May 10, 2011.
19. Mott McDonald. Coffee Shop Development Transportation Impact Analysis. November 7, 2016.

All documents indicated with bold numbers are available for review at the **City of Seaside, 440 Harcourt Avenue, (831) 899-6211** during normal business hours.

## Location Map

**1742 Fremont Boulevard**





View of site looking south from Southeast corner of Fremont Boulevard and Phoenix Avenue



View of site looking north from Fremont Boulevard



View of site looking south from Phoenix Avenue