



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, November 20, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

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. APPROVAL OF MINUTES

A. APPROVAL OF AMENDED MINUTES FOR OCTOBER 16, 2019 REGULAR MEETING AND MINUTES FOR NOVEMBER 6, 2019 REGULAR MEETING.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: SEASONS MANAGEMENT, PROPERTY OWNER AND APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT.**

RECOMMENDATION: The purpose of this item is for the Board of Architectural Review to complete its final review of the architectural design elements for the construction of a residential care facility.

City staff recommends approval of project in accordance with the conditions of approval provided as Attachment 1 to the staff report.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16. DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX DEVELOPMENT CORP. (APPLICANT), ARE REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT (APN: 012-631-002) ITEM CONTINUED FROM THE NOVEMBER 6, 2019 BAR MEETING.**

RECOMMENDATION:

Section 17.62.030.B.8 of the Seaside Municipal code states that any changes to projects that previously received Architectural Review approval from the Board of Architectural Review (BAR) shall be required to receive BAR approval.

City staff recommends approval of the proposed project subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit A – Project Plans.

- C. **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: CYPRESS COAST SUBARU, PROPERTY OWNER, AND AUTOPILOT USA, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS ASSOCIATED WITH THE EXPANSION AND REMODEL OF THE SUBARU NEW CAR DEALERSHIP LOCATED AT 2 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.8, changes to a previously approved project by the Board of Architectural Review shall require design review approval for subsequent modifications.

Staff recommends approval of the proposed new exterior storefront, building colors, and site modifications associated with the expansion and remodel of the showroom and related offices at the Subaru new car dealership subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A" in the staff report.

D. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC., THE APPLICANT, IS PROPOSING TO CONSTRUCT A TEN BUILDING 112,326 SQUARE-FOOT MIXED USE PROJECT, WHICH INCLUDES: 4,079 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 106 ONE, TWO, AND THREE BEDROOM RESIDENTIAL UNITS ON THE FIRST, SECOND AND THIRD FLOORS, 16 OF WHICH WILL BE AFFORDABLE UNITS, AND 8,154 SQUARE FEET OF COMBINED PARKING (89 SPACES UNDER PODIUM, 67 SURFACE OFF-STREET), DELIVERY, REFUSE, AND MECHANICAL AREA. THE 89 PODIUM PARKING SPACES ARE RESERVED FOR THE RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL UNITS RANGE IN SIZE FROM 633 +/- SF TO 1,320 +/- SF. PROJECT LOCATION: BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNs: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022, 023, 024, 025, 028 and 029).

RECOMMENDATION: The purpose of this item is for the Board of Architectural Review to complete its final review and approval for the architectural design, landscaping and irrigation plans, lighting, and signage for the proposed construction of a mixed-use project.

City staff recommends that the BAR review the project revisions completed in response to the Conceptual Design Review conducted on 10.16.19 (See Attachment 3: Conceptual Design Review Minutes), determine added project conditions, if any, and approve the project in accordance with the findings and evidence in the staff report and the conditions of approval listed as Attachment 1 to the staff report.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 4, 2019
Seaside City Hall
5:30 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



AMENDED MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, October 16, 2019
5:30 PM

1. CALL TO ORDER

Chari Ventimiglia called the meeting to order at 5:43 PM.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Sawhney, Khalsa, Ventimiglia, Mitchell (arrived at 5:34 PM)

BOARD OF ARCHITECTURAL REVIEW

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review approved all minutes as presented.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney

NOES:

None

A. APPROVAL OF MINUTES FOR JUNE 19, 2019 REGULAR MEETING, JULY 10, 2019 SPECIAL MEETING, JULY 17, 2019, AUGUST 7, 2019 AND AUGUST 21, 2019 REGULAR MEETINGS.

Action: Approved

6. BUSINESS ITEMS

Chair Ventimiglia request that item 6A be moved to the end of the agenda.

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC, APPLICANT, AND THE CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, ARE REQUESTING CONCEPTUAL DESIGN REVIEW FOR A 10 BUILDING 108,247 SQUARE-FOOT MIXED USE PROJECT GENERALLY LOCATED AT 1131 BROADWAY AVENUE BETWEEN TERRACE STREET AND SAN LUCAS STREET. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Item was presented by Beth Rocha, Associate Planner; she went over the presentation for the project. Mr. Patrick Orosco was asked to come before the Board. He spoke in detail about the project. Matt Knohr, project architect also spoke on the project. There were questions from the Board that were answered by the applicants. The Board stated they would like some adjustments made on the access points and lighting for the residential units. The Board made a concern on entries (safety aspect), signage, and lighting in specific areas. Chair Ventimiglia opened public comment, seeing none, public comment was closed. The Board had the following concerns:

- Open space is insufficient
- Data on the number of driveways per block for Ascent compared with the number of driveways on adjacent blocks, separate out data for those specific to residential and commercial uses
- Rooftop deck access
- Lighting to increase safety
- Sign details

B. THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO MANZANITA STUART PARK LOCATED IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

On motion by Board Member LisAnne Sawhney and seconded by Board member Keith Mitchell and passed by the following vote the Board of Architectural Review Approved design for the proposed improvements to Manzanita Stuart Park located in the Open Space Recreation (OSR) zoning district.

RESULT:

Approved

AYES:

*Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,
LisAnne Sawhney*

NOES:

None

C. BOARD OF ARCHITECTURAL REVIEW: BAR-19-15 THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS SEEKING ARCHITECTURAL REVIEW APPROVAL AS REQUIRED OF SMC 17.62.030.B.3 FOR THE CREATION OF POLLINATOR HABITATS (LANDSCAPING) IN CITY PARKS, EXCEPT PACCHETTI DOG PARK, AND RIGHTS-OF-WAYS AND AS RELATED TO THE REQUIREMENTS OF THE SEASIDE'S BEE CITY USA DESIGNATION.

On motion by Board Member Keith Mitchell and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Approved the creation of pollinator habitats (Landscaping) in City parks, except Pacchetti Dog Park, and right-of-ways and as related to Bee City USA designation.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,

NOES:

LisAnne Sawhney
None

D. BOARD OF ARCHITECTURAL OF APPLICATION No. BAR-19-13: MIACHAEL KOBRINSKY, PROPERTY OWNER, AND JON RASMUSSEN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A FACADE RENOVATION TO ACCOMODATE A FITNESS TRAINING CENTGER AT 1564 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN# 011-302-008). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

On motion by Keith Mitchell and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved for a Façade Renovation to accommodate a fitness training center at 1564 Del Monte Boulevard in the Mixed Use (MX) Zoning District in the West Broadway Urban Village Specific Plan.

RESULT:

Approved

AYES:

*Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,
LisAnne Sawhney*

NOES:

None

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 8:04 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, November 6, 2019
5:30 PM

1. CALL TO ORDER

The meeting was called to order at 5:34 p.m.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: VENTIMIGLIA, KHALSA, SAWHNEY

ABSENT: MITCHELL

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no comments from the public.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR OCTOBER 16, 2019 REGULAR MEETING.

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review approved the minutes for October 16, 2019 with amendments.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney

NOES:

None

ABSTAIN:

None

ABSENT:

Keith Mitchell

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-19. SAFWAT MALEK, APPLICANT, IS REQUESTING DESIGN APPROVAL FOR THE EXPANSION OF AN OUTDOOR DINING AREA OF AN EXISTING RESTAURANT LOCATED 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN: 011-333-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(CEQA) GUIDELINES.

Associate Planner, Beth Rocha presented the item and the applicant, Safwat Malek responded to questions from the Board.

There were no comments from the public.

On motion by LisAnne Sawhney and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved BAR-19-19 for the expansion of an outdoor dining area of an existing restaurant located at 1301 Fremont Boulevard.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney
NOES:	None
ABSTAIN:	None
ABSENT:	Keith Mitchell

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-18: MARIA JARA, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY, 1,575 SQUARE-FOOT SINGLE FAMILY DWELLING LOCATED AT 685 WILLIAMS STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN#011-363-007). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 (NEW CONSTRUCTION) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner, Rick Medina presented the item and informed the Board and public of the comment email received from the property owner across the street of the project.

The applicant Thomas Rettenwender provided further information on the project and responded to questions from the Board. The property owner, Maria Jara provided a statement to the BAR regarding the reasons she is pursuing this project.

There were no comments from the public.

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review Approved the proposed two-story dwelling at 685 Williams Avenue and directed staff to have the landscape plan brought back to the Board prior to the issuance of building permits.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney
NOES:	None
ABSTAIN:	None
ABSENT:	Keith Mitchell

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16. DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX DEVELOPMENT CORP. (APPLICANT) REQUEST APPROVAL FOR

EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT (APN: 012-631-002)

Mr. Medina provided a presentation on the item. The applicant, Terrex Development Corp and team members provided a presentation on the item that included the proposed elements of the exterior work to existing buildings, site work, landscaping plans, color scheme ideas and other architectural considerations that were made for updates to the roofs, parking stalls, and lighting plan.

Public Comment Speakers: Billy DeBerry, Jimmy Welch, Alice Page, Nanette Lelucy.

On motion by Board Member LisAnne Sawhney and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Continued the item to the next BAR meeting on November 20, 2019.

RESULT:	Continued
AYES:	Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney
NOES:	None
ABSTAIN:	None
ABSENT:	Keith Mitchell

7. REPORTS FROM BOARD MEMBERS

There were no reports from Board Members.

8. REPORTS FROM STAFF

There were no reports from staff.

9. ADJOURNMENT

On motion, the meeting was adjourned at 7:36 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: November 20, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: SEASONS MANAGEMENT, PROPERTY OWNER AND APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT.

PURPOSE & RECOMMENDATION

The purpose of this item is for the Board of Architectural Review to complete its final review of the architectural design elements for the construction of a residential care facility.

City staff recommends approval of project in accordance with the conditions of approval provided as Attachment 1 to the staff report.

BACKGROUND

The project site is located at 550 Monterey Road, on the north side of Monterey Road at the intersection of Monterey Road and Coe Avenue. The project site is approximately 5.47 acres (Assessor's Parcel Number 031-141-004). The project site was previously owned by the United States (U.S.) Army. Location map is provided as Attachment 3.

On May 4, 2016, the Board of Architectural Review (BAR) completed a preliminary review of the architectural design (e.g. elevations, lighting, colors) and landscaping for the project. The BAR adopted a Motion at this meeting to have the project be forwarded to the Planning Commission and City Council

with an approval of the Craftsmen style architecture and site layout for the proposed buildings with landscaping to return prior to the issuance of Building Permits.

The Planning Commission reviewed and recommended approval of the Use Permit and Mitigated Negative Declaration for the project on May 25, 2016. Web link to the Planning Commission report (Item

6A)<https://seasideca.civicclerk.com/admin/Agendas/EditAgendaObj.aspx?id=656&caller=Agendas.aspx>.

The City Council acted to approve the Use Permit and Mitigated Negative Declaration on August 18, 2016. Web link to the City Council report (Item

8B)<https://seasideca.civicclerk.com/admin/Agendas/EditAgendaObj.aspx?id=731&caller=Agendas.aspx>

The Final Initial Study/Mitigated Negative Declaration adopted by the City Council for the project is provided Attachment 2.

The applicant is now returning to the BAR for the approval of the landscape plan to complete the architectural design aspect of the project.

Project Components.

The proposed project would develop two buildings that would house three related senior living uses on the project site including an Assisted Living Facility (81,679 sf) (refer to Building A-1 on Attachment 3), a Memory Care Facility (29,707 sf) (refer to Building A-2 on Attachment 3), and an Assisted Living Co-Housing Facility (10,894 sf) (refer to Building B on Attachment 3) for a total of 122,280 sf of new development. The specific components and amenities of each facility are provided below.

1. Assisted Living Facility.

The proposed 81,679 sf Assisted Living Facility would be part of a two-story structure containing 88 residential units (Refer to Sheet A3.1 of the project plans in Exhibit of Attachment 1 - Ex. A for the Assisted Living Elevations). A portion of the second story would be located above the adjoining Memory Care Facility. Of the 88 total residential units, there would be 39 studios (averaging 440 sf per unit), 42 one-bedroom units (averaging 550 sf per unit), and seven (7) two-bedroom units (averaging 700 sf per unit). The facility would be designed to serve approximately 100 seniors with daily living services. The studio units would include a kitchenette while the one- and two-bedroom units would include a full kitchen. All units would include Americans with Disabilities Act (ADA)-compliant bathrooms. The one and two bedroom residential units would be designed to accommodate two individuals; the studio units would be designed to accommodate one individual. The Assisted Living Facility would also provide a Fire Code-approved elevator.

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

room, beauty/barber salon, central kitchen, laundry facility, and outdoor recreational spaces.

2. Memory Care Facility.

The proposed 29,707 sf Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level (Refer to Sheet A3.2 of the project plans in Attachment 1 EX. A for the Memory Care Elevations). Of the 43 total residential units, there would be 31 private studios (averaging 330 sf per unit) designed for one resident and 12 companion studios (averaging 400 sf per unit) designed for two residents. The facility would be designed to serve approximately 55 mentally impaired seniors with assisted living care and therapeutic programs. The facility would consist of four distinct neighborhoods of approximately 11 units each. Each neighborhood would have access to two secure inner courtyards (2,992 sf outdoors). Each neighborhood would include a therapy kitchen, living room, dining room, and activity areas. All units would include ADA-compliant bathrooms; however, no kitchens or kitchenettes would be available within the units. Additionally, the facility would include staff offices, a staff conference room, a staff lounge, secured medication storage, therapy spa, kitchen prep-room, and a laundry facility.

3. Co-Housing Facility.

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

Architectural Style.

-

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

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

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

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

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

Lighting

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

Outdoor Lighting Plan

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

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

-
-

Landscaping

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

Construction of the proposed project would require the removal of 72 trees – one bluegum eucalyptus, one Monterey pine and 70 Monterey cypress trees. The tree removal occurred in October in order for the preparation of utilities to begin. 23 of the existing Monterey cypress were retained, 10 more than noted in the Tree removal inventory of the IS/MND. 72 of the trees that have been removed by the proposed project would be replanted on the site, 38 of which would be replaced in-kind with minimum containers of Monterey cypress and replaced with different tree species. The different tree species would consist of the following species:

1. Arbutus marina - 24"-Box
2. Pink Melaleuca - 15-gallon
3. Cajeput Tree - 15-gallon
4. Fruitless Olive - 24'-Box
- 5.

A total of 114 new trees will be replaced. The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

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

Parking

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

vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

GENERAL PLAN AND FORT ORD BASE REUSE CONSISTENCY

The General Plan Consistency analysis is provided as Attachment 5. Fort Ord Base Reuse Consistency analysis is provided as Attachment 6.

PUBLIC NOTICE

A public notice was mailed to all property owners located within 500-feet of the project site on Friday, November 8, 2019.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Exhibit A - Project Plans
 3. Attachment 1 - Exhibit B Final Landscaping Plan
 4. Attachment 1 - Exhibit C Lighting Cut Sheets
 5. Attachment 2 - Final IS/MND
 6. Attachment 3 - Location Map
 7. Attachment 4 - Site Layout
 8. Attachment 5 - General Plan Consistency Table
 9. Attachment 6 - Fort Ord Base Reuse Plan Consistency Table
 10. Attachment 7 - Highway 1 Design Guidelines Boundary Map
-

Conditions of Approval
File No. BAR-14-21
November 20, 2019

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Senior Living stamped as received on "November 15, 2019." The project plans are provided as Attachment 1 – Exhibit A, Exhibit B and Exhibit C.

Building:

1. The applicant shall comply with the 2016 California Building Code.

Fire Department:

1. Applicant shall comply with the 2016 California Fire Department Code.

Public Works

1. The project must be in compliance with required standards of Public Works for work completed within the public right-of-way and utility connections.

Mitigated Negative Declaration

1. The applicant shall be required to comply with the Mitigation Monitoring And Reporting Program of the Mitigated Negative Declaration.

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 date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
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. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
7. 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.
8. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-21

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.

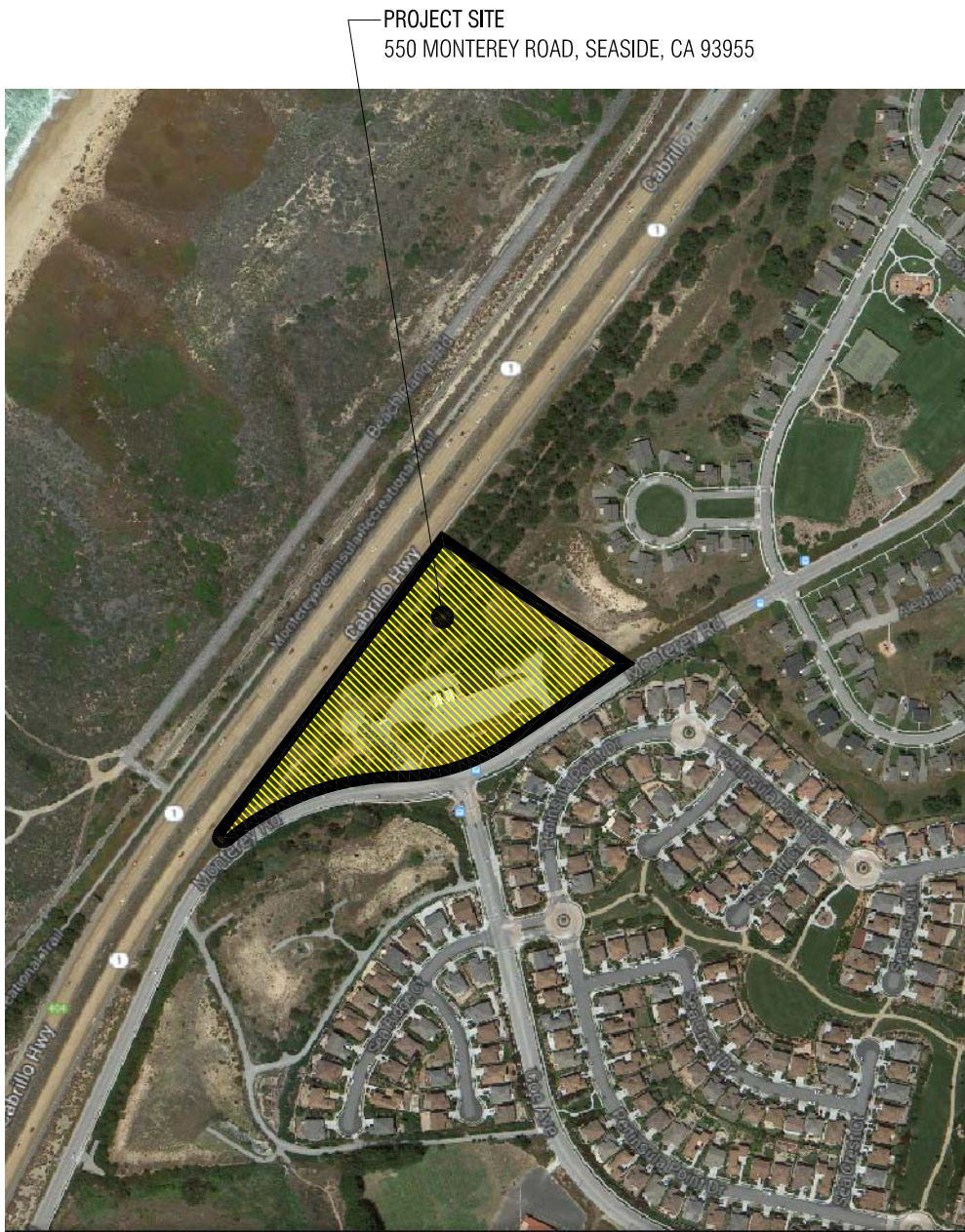
Applicant's Signature

Date

Property Owner's Signature

Date

VICINITY MAP



SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955

APN: 031-141-004

USE PERMIT #UP-14-05 AND BAR-14-20 AND SIGN PERMIT APPLICATIONS



Hochhauser
Blatter



ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

PROJECT DIRECTORY

OWNER:
CITY OF SEASIDE
440 HARCOURT AVENUE
SEASIDE, CA 93955
T 831.899.6700
CONTACT: LISA BRINTON

OPERATOR:
SEASONS MANAGEMENT, LLC
560 FIRST STREET
LAKE OSWEGO, OR 97034
T 503.675.3925
CONTACT: ERIC W. JACOBSEN

ARCHITECT OF RECORD:
HOCHHAUSER BLATTER
ARCHITECTURE & PLANNING
122 E. ARRELLAGA ST.
SANTA BARBARA, CA 93101
T 805.962.2746
F 805.962.4948
CONTACT: JAY BLATTER, AIA, LEED AP

LAND SURVEYOR:
L & S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
T 831.655.2723
CONTACT: FRANK LUCIDO, JR.

APPLICANT:
SEASIDE SENIOR LIVING, LLC
P.O.BOX 1259
CAPITOLA, CA 95010
T 831.915.4800
CONTACT: RICARDO DE LA CRUZ

CIVIL ENGINEER:
JF CONSTRUCTION COMPANY
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
T 503.608.7774
CONTACT: MARLON J. FENTON

LANDSCAPE ARCHITECT:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET SUITE 201
MONTEREY, CA 93940
T 831.646.1383
CONTACT: ELKE IKEDA

PROJECT DESCRIPTION

THE SEASIDE SENIOR LIVING, LLC IS A 111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY.

THE PROPOSED ASSISTED LIVING FACILITY WILL BE OPERATED UNDER A STATE OF CALIFORNIA LICENSE AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE). IT IS A TWO STORY BUILDING INCLUDING 39 STUDIO UNITS, 42 1-BEDROOM UNITS AND 7 2-BEDROOM UNITS WITH FULL SERVICES DINING ROOM, COMMERCIAL KITCHEN, BOTH COMMERCIAL AND PERSONAL LAUNDRY ROOMS, HAIR SALON, SPA, FULL SERVICE THEATER, ATHLETIC FACILITIES, MEDICAL RECORDS AND MEDICATION OFFICE. STAFF OFFICES AND CONFERENCE ROOMS. OUTDOOR RECREATIONAL SPACES WILL INCLUDE ENCLOSED PATIO WITH A FIRE PLACE, PAVED SEATING AREAS, WALKWAYS, GARDENS AND LANDSCAPED AREAS.

THE PROPOSED MEMORY CARE FACILITY IS A ONE STORY BUILDING INCLUDING 43 STUDIO UNITS. THE BUILDING IS SEPARATED INTO FOUR (4) NEIGHBORHOODS WITH THERAPEUTIC KITCHENS, QUIET ROOMS, SPAS, AND LARGE DINING AND ENTERTAINMENT CENTERS. IN ADDITION TO STANDARD STAFF OFFICES, MEDICAL RECORDS ROOM AND CONFERENCE ROOMS. THE FACILITY ALSO INCLUDES A FOOD PREP, KITCHEN, HOUSEKEEPING, STORAGE SPACE AND PERSONAL LAUNDRIES. ENCLOSED SPACES INCLUDE COURTYARDS AND "WALLED-IN" MEMORY GARDEN FOR MEMORY CARE RESIDENTS.

ON THE WEST SIDE OF THE PROPERTY THERE IS A 10,894 SF, 2-STORY, 13 UNIT ASSISTED LIVING BUILDING THAT IS BASED ON A CO-HOUSING CONCEPT THAT INCLUDES A COMMUNITY KITCHEN, LIVING ROOM, AN ACTIVITIES AREA, AND OUTDOOR PATIOS.

*AS REQUIRED IN CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN IN ON FILE WITH CITY OF SEASIDE. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

WATER IS PROVIDED BY MARINA COAST WATER DISTRICT (MCWR).

SEWAGE TREATMENT IS PROVIDED BY MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (MRWPCA).

ADDITIONAL APPROVALS FROM FORT ORD REUSE AUTHORITY (FORA).

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE (2009 INTERNATIONAL BUILDING CODE)
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE (2009 UNIFORM MECHANICAL CODE)
2013 CALIFORNIA PLUMBING CODE (2009 UNIFORM PLUMBING CODE)
2013 CALIFORNIA ELECTRICAL CODE (NATIONAL ELECTRICAL CODE)
2013 CALIFORNIA ENERGY CODE (TITLE-24)
CITY OF SEASIDE ZONING CODE (TITLE 17)

PROJECT STATISTICS

PROJECT:	SEASIDE SENIOR LIVING, LLC		
APN:	031-141-004*		
LOCATION:	550 MONTEREY ROAD, SEASIDE, CA 93955		
PROPERTY OWNER:	CITY OF SEASIDE 440 HARCOURT AVENUE, SEASIDE, CALIFORNIA 93955		
APPLICANT:	SEASIDE SENIOR LIVING, LLC		
DEVELOPER/AGENT:	RICARDO DE LA CRUZ		
GENERAL PLAN: ZONING:	CC (COMMUNITY COMMERCIAL) CC (COMMUNITY COMMERCIAL)		
TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)		
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)		
NON-BUILDABLE AREA:	97,998 SQ. FT. (2.28 ACRES)		
LANDSCAPING AREA:	61,856 SQ. FT.		
OPEN SPACE AREA:	17,958 SQ. FT.		
F.A.R.	0.508		
BUILDING HEIGHT:	34 FEET	2 FLOORS	
MAX. BUILDING HEIGHT:	48 FEET	OR 4 STORIES	
NO. OF ASSISTED LIVING UNITS:			
STUDIO	-	39 UNITS (440 SF)	
1 BEDROOM	-	42 UNITS (550 SF)	
2 BEDROOM	-	7 UNITS (700 SF)	
TOTAL ALF UNITS	-	88	
NO. OF MEMORY CARE UNITS:			
PRIVATE	-	31 UNITS (330 SF)	
COMPANION	-	12 UNITS (400 SF)	
TOTAL MC UNITS	-	43	
NO. OF SENIOR CO-HOUSING UNITS:			
STUDIO	-	13 UNITS (490 SF)	
PARKING INCLUDES:	8 HANDICAP ACCESSIBLE SPACES		
	6 SPACES (DESIGNATED FOR LOW-EMITTING, FUEL EFFICIENT VEHICLES)		
	23 COMPACT SPACES		
	55 STANDARD SPACES		
TOTAL PARKING	92 SPACES		
BICYCLE PARKING:	9 SPACES		
MOTORCYCLE PARKING:	2 SPACES		

* NOTE:
ADDITIONAL STATISTICS ARE
NOTED ON SHEET A0.2.

SHEET INDEX

DRAWING NO.	DRAWING TITLE				
A0.1	COVER SHEET				
A0.2	ARCHITECTURAL REVIEW AND USE PERMIT APPLICATION				
	SURVEY				
	SURVEY				
	CIVIL				
C1	TITLE SHEET				
C2	DEMOLITION PLAN				
C3	EROSION CONTROL PLAN				
C4	EROSION CONTROL DETAILS & NOTES				
C5	GRADING PLAN				
C6	GRADING PLAN SECTIONS				
C7	GRADING & SWMP DETAILS & NOTES				
C8	UTILITIES PLAN				
	ARCHITECTURAL				
A1.1	SITE PLAN				
A1.2	BUILDING FOOTPRINT w/TOPOGRAPHY				
A1.3	FIRE DEPARTMENT ACCESS PLAN				
A2.1	FIRST FLOOR PLAN				
A2.2	SECOND FLOOR PLAN				
A2.3	ROOF PLAN				
A3.1	EXTERIOR ELEVATIONS - ASSISTED LIVING				
A3.1a	EXTERIOR ELEVATIONS (COLOR) - ASSISTED LIVING				
A3.2	EXTERIOR ELEVATIONS - MEMORY CARE				
A3.2a	EXTERIOR ELEVATIONS (COLOR) - MEMORY CARE				
A3.3	MONUMENT SIGN & DETAILS				
A4.1	SENIOR CO-HOUSING FLOOR PLAN & ELEVATIONS				
A4.1a	SENIOR CO-HOUSING ELEVATIONS (COLOR)				
A5.1	TYPICAL UNIT PLANS				
	LANDSCAPE				
L1.1	LANDSCAPE PLAN				
L1.2	LANDSCAPE PLAN				
L1.3	LANDSCAPE PLAN				
L1.4	IMAGE BOARD				
SL-1	ELECTRICAL				
	SITE PHOTOMETRICS				
GROSS SQUARE FOOTAGE:					
MEMORY CARE	-	29,707 SF	SENIOR CO-HOUSING	-	5,407 SF
ASSISTED LIVING			FIRST FLOOR	-	5,487 SF
FIRST FLOOR	-	37,063 SF	SECOND FLOOR	-	10,894 SF
SECOND FLOOR	-	44,616 SF	TOTAL	-	10,894 SF
TOTAL	-	81,679 SF			
			GROSS SQUARE FOOTAGE:		
			ASSISTED LIVING / MEMORY CARE	-	111,386 SF
			SENIOR CO-HOUSING	-	10,894 SF
			TOTAL	-	122,280 SF

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

DATE:	ISSUANCE OR REVISION
DATE	ISSUE
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION DESIGN
02/25/2016	IS/MSD SUBMITTAL
05/04/2016	BAR

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
COVER SHEET, SHEET INDEX
PROJECT STATISTICS &
PROJECT DESCRIPTION

PROJECT No: 9714

SHEET

A0.1

OF ALL SHEETS
LATEST REVISION

C:\V\714 Seaside\0714 AP Conditions of Approval.dwg, 11/4/2015 8:48:17 AM

Seaside Assisted Living & Memory Care Facility Tree Inventory Spreadsheet

Tag #	Tree Specie	DBH (inches)	Height (feet)	Crown/Canopy Class	Tree Form
1	Monterey Cypress	10	20	Intermediate	Asymmetrical
2	Monterey Cypress	12	15	Suppressed	Asymmetrical
3	Monterey Cypress	18	20	Intermediate	Asymmetrical
4	Monterey Cypress	36	30	Co-dominant	Symmetrical
5	Monterey Cypress	18	30	Co-dominant	Asymmetrical
6	Monterey Cypress	12	20	Intermediate	Asymmetrical
7	Monterey Cypress	50	30	Co-dominant	Asymmetrical
8	Monterey Cypress	24	25	Co-dominant	Asymmetrical
9	Monterey Cypress	28	35	Co-dominant	Asymmetrical
10	Monterey Cypress	12	15	Intermediate	Asymmetrical
11	Monterey Cypress	50	30	Co-dominant	Symmetrical
12	Monterey Cypress	28	30	Co-dominant	Asymmetrical
13	Monterey Cypress	16	25	Intermediate	Symmetrical
14	Monterey Cypress	31	30	Co-dominant	Asymmetrical
15	Monterey Cypress	20	25	Co-dominant	Asymmetrical
16	Monterey Cypress	24	30	Co-dominant	Symmetrical
17	Monterey Cypress	30	25	Co-dominant	Symmetrical
18	Monterey Cypress	24	20	Co-dominant	Asymmetrical
19	Monterey Cypress	36	20	Co-dominant	Symmetrical
20	Monterey Cypress	36	15	Intermediate	Asymmetrical
21	Monterey Cypress	60	25	Co-dominant	Asymmetrical
22	Monterey Cypress	24	25	Intermediate	Asymmetrical
23	Monterey Cypress	36	25	Co-dominant	Symmetrical
24	Monterey Cypress	24	25	Co-dominant	Asymmetrical
25	Monterey Cypress	10	25	Intermediate	Asymmetrical
26	Monterey Cypress	10	25	Intermediate	Asymmetrical
27	Monterey Cypress	12	30	Co-dominant	Asymmetrical
28	Monterey Cypress	19	25	Co-dominant	Symmetrical
29	Monterey Cypress	24	25	Co-dominant	Asymmetrical
30	Monterey Cypress	16	25	Co-dominant	Symmetrical
31	Monterey Cypress	24	25	Co-dominant	Asymmetrical
32	Monterey Cypress	10	20	Intermediate	Asymmetrical
33	Monterey Cypress	26	25	Co-dominant	Asymmetrical
34	Monterey Cypress	22	25	Co-dominant	Asymmetrical
35	Monterey Cypress	10	25	Intermediate	Symmetrical
36	Monterey Cypress	24	25	Co-dominant	Asymmetrical
37	Monterey Cypress	30	25	Co-dominant	Asymmetrical
38	Monterey Cypress	18	25	Co-dominant	Asymmetrical
39	Monterey Cypress	17	25	Co-dominant	Symmetrical
40	Monterey Cypress	28	25	Co-dominant	Asymmetrical
41	Monterey Cypress	18	25	Co-dominant	Asymmetrical
42	Monterey Cypress	16	25	Co-dominant	Symmetrical
43	Monterey Cypress	29	30	Co-dominant	Asymmetrical
44	Monterey Cypress	23	35	Co-dominant	Asymmetrical
45	Monterey Cypress	18	25	Intermediate	Asymmetrical
46	Monterey Cypress	11	20	Suppressed	Asymmetrical
47	Monterey Cypress	24	35	Co-dominant	Asymmetrical
48	Monterey Cypress	28	35	Co-dominant	Asymmetrical
49	Monterey Cypress	19	30	Co-dominant	Symmetrical
50	Monterey Cypress	17	25	Co-dominant	Asymmetrical

51	Monterey Cypress	18	30	Co-dominant	Asymmetrical
52	Monterey Cypress	26	25	Co-dominant	Asymmetrical
53	Monterey Cypress	29	25	Co-dominant	Asymmetrical
54	Monterey Cypress	18	25	Co-dominant	Asymmetrical
55	Monterey Cypress	25	25	Co-dominant	Asymmetrical
56	Monterey Cypress	16	25	Co-dominant	Asymmetrical
57	Monterey Cypress	12	20	Suppressed	Asymmetrical
58	Monterey Cypress	16	15	Suppressed	Asymmetrical
59	Monterey Cypress	36	20	Co-dominant	Asymmetrical
60	Monterey Cypress	12	15	Suppressed	Asymmetrical
61	Monterey Cypress	14	15	Suppressed	Asymmetrical
62	Monterey Cypress	21	20	Intermediate	Asymmetrical
63	Monterey Cypress	20	20	Intermediate	Asymmetrical
64	Monterey Cypress	24	20	Intermediate	Asymmetrical
65	Monterey Cypress	32	25	Co-dominant	Asymmetrical
66	Monterey Cypress	21	25	Intermediate	Asymmetrical
67	Monterey Cypress	29	30	Co-dominant	Asymmetrical
68	Monterey Cypress	18	30	Co-dominant	Asymmetrical
69	Monterey Cypress	18	25	Co-dominant	Asymmetrical
70	Monterey Cypress	38	35	Co-dominant	Symmetrical
71	Monterey Cypress	20	30	Co-dominant	Asymmetrical
72	Monterey Cypress	17	30	Co-dominant	Asymmetrical
73	Monterey Cypress	19	30	Co-dominant	Symmetrical
74	Monterey Cypress	31	30	Co-dominant	Asymmetrical
75	Monterey Cypress	24	30	Co-dominant	Asymmetrical
76	Monterey Cypress	10	25	Co-dominant	Asymmetrical
77	Monterey Cypress	17	30	Co-dominant	Asymmetrical
78	Monterey Cypress	7	25	Co-dominant	Asymmetrical
79	Monterey Cypress	16	25	Co-dominant	Asymmetrical
80	Monterey Cypress	15	30	Co-dominant	Symmetrical
81	Monterey Cypress	16	25	Co-dominant	Asymmetrical
82	Monterey Cypress	30	30	Co-dominant	Asymmetrical
83	Monterey Cypress	40	25	Dominant	Asymmetrical
84	Monterey Cypress	48	25	Co-dominant	Symmetrical
85	Blue Gum Eucalyptus	35	25	Co-dominant	Asymmetrical
86	Monterey Cypress	20	20	Co-dominant	Asymmetrical
87	Monterey Cypress	18	20	Co-dominant	Asymmetrical
88	Monterey Cypress	10	15	Intermediate	Asymmetrical
89	Monterey Cypress	14	20	Co-dominant	Asymmetrical
90	Monterey Cypress	15	15	Intermediate	Asymmetrical
91	Monterey Cypress	13	20	Co-dominant	Asymmetrical
92	Monterey Cypress	13	20	Intermediate	Asymmetrical
93	Monterey Cypress	10	15	Intermediate	Asymmetrical
94	Monterey Cypress	18	30	Co-dominant	Symmetrical
95	Monterey Cypress	14	25	Co-dominant	Asymmetrical
96	Monterey Cypress	21	25	Co-dominant	Asymmetrical
97	Monterey Cypress	10	15	Suppressed	Asymmetrical
98	Monterey Cypress	8	15	Intermediate	Asymmetrical
99	Blue Gum Eucalyptus	8	12	Intermediate	Asymmetrical
100	Blue Gum Eucalyptus	50	15	Co-dominant	Asymmetrical
101	Monterey Cypress	26	20	Co-dominant	Asymmetrical

TREES INDICATED IN RED ARE LOCATED ON US ARMY LAND.

SITE STATISTICS

TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)
BUILDING FOOTPRINT (ALF/MC & CO-HOUSING):	72,177 SQ. FT.
LANDSCAPING AREA:	61,856 SQ. FT.
OPEN SPACE:	17,598 SQ. FT.
ASPHALT PAVED AREA (DRIVEWAY):	64,888 SQ. FT.
CONCRETE PAVED AREAS (PEDESTRIAN WALKWAYS):	10,948 SQ. FT.
PERMEABLE CONCRETE (PEDESTRIAN WALKWAYS):	335 SQ. FT.
EARTHWORK QUANTITIES:	
CUT	7,600 CU. FT.
FILL	6,400 CU. FT.

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

ARCHITECTURAL REVIEW APPLICATION



CITY OF SEASIDE
Resource Management Services | Planning Division
Architectural Review Application

BAR-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 APN: 031-014-004 *
Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

Applicant / Primary Contact:

Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
Phone Contact: (831)915-4800 Email: rdc13@gmail.com

Property Owner:

Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

Property Owner's Statement: "By my signature, I hereby certify that I am the legal owner of record of the property identified in this application and that I approve of the requested action herein. I further certify that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature: _____ Date: _____

Submittal Requirements

- Plan Sets - All plans shall be accurate and clearly drawn to scale on a minimum size of 18"x24" and up to a maximum size of 24"x36" using either an engineer's or architect's scale. Six (6) full-size plan sets and one (1) reduced set (11"x17") shall be submitted with this application for initial review. Reduced plans may be submitted electronically in PDF format. If plan revisions are requested, planning staff will inform you if additional plan sets are required.
- Project Description / Data Table - Provide on project plans a description of the project scope, vicinity map, address and/or APN, site area, existing and proposed floor area and site coverage calculations, existing and proposed parking spaces, number of trees proposed for removal and any other pertinent information about the project.
- Site Plan - Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
- Floor Plan - Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
- Landscape/Irrigation Plan - Include landscape plan, plant schedule, and irrigation plan (new construction or residential additions over 50% of existing floor area only).
- Elevations - Show and label all existing and proposed exterior elevations with the maximum structure height from finished grade to roof peak for each elevation. All exterior features must be shown on elevations including signs, light fixtures, utilities/cabinets, railings/stairs, walls/fences, entry doors, etc. Colors and materials should be identified on all elevations.
- Colors and Materials - Provide one (1) presentation board with all proposed exterior materials and colors. (if applicable).
- Roof Plan - Provide a roof plan for all existing and proposed structures (only for projects that involve roof modifications).
- Pre-stamped envelopes for all properties within a 300-foot radius (2nd story residential projects: consult staff for amount)
- Additional information as may be required following initial review of the project.

TO BE COMPLETED BY STAFF

Per Approved Rates

- ☐ Single-Family (additions < 50% of floor area) ☐ Single-Family (new construction > 50%)
☐ Multi Family (additions/remodels < 50%) ☐ Multi Family (new construction > 50%)

Fee Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____

Updated 11/3/2011



CITY OF SEASIDE
Resource Management Services | Planning Division
Use Permit / Minor Use Permit Application

UP-14-____
MUP-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 APN: 031-014-004 *
Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

Applicant / Primary Contact:

Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
Phone Contact: (831)915-4800 Email: rdc13@gmail.com

Property Owner:

Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

Property Owner's Statement: "By my signature, I hereby certify that I am the legal owner of record of the property identified in this application and that I approve of the requested action herein. I further certify that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature: _____ Date: _____

Submittal Requirements

- Plan Set - All plans shall be accurate and clearly drawn to scale on sheets a minimum size of 18"x24" and up to a maximum size of 24" x 36" using either an engineer's or architect's scale. Five (5) full-size folded copies shall be submitted with the application for initial review. Once any revisions are made and the application is deemed complete, eight (8) full-size folded copies and one (1) set of reduced copies (11"x17") of the amended plans will be required. The set of reduced plans may be submitted electronically in PDF format.
- Project Description - Describe the proposed use of the subject property or tenant space including a description of the business and/or use, operational hours, use of floor area and outside areas, number of employees, number of seats (restaurant uses and meeting spaces), number of fleet vehicles, and any other relevant information.
- Site Plan - Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
- Floor Plan - Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
- Elevations - Include all exterior elevations. (New Construction only)
- Pre-stamped envelopes for all properties within a 300-foot radius (consult staff for amount)
- Additional information as requested by Staff following initial review of the project.

TO BE COMPLETED BY STAFF

** Permit Fees Based on Council Adopted Fee Schedule**

- ☐ Large Commercial ☐ Small Commercial ☐ Single-Family Dwelling ☐ Multi-family ☐ Minor Use Permit

Fee Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____

Updated 11/3/2011

Hochhauser
Blatter



ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

DATE:	ISSUANCE OR REVISION:
DATE	ISSUE
07/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
ARCHITECTURAL REVIEW
APPLICATION

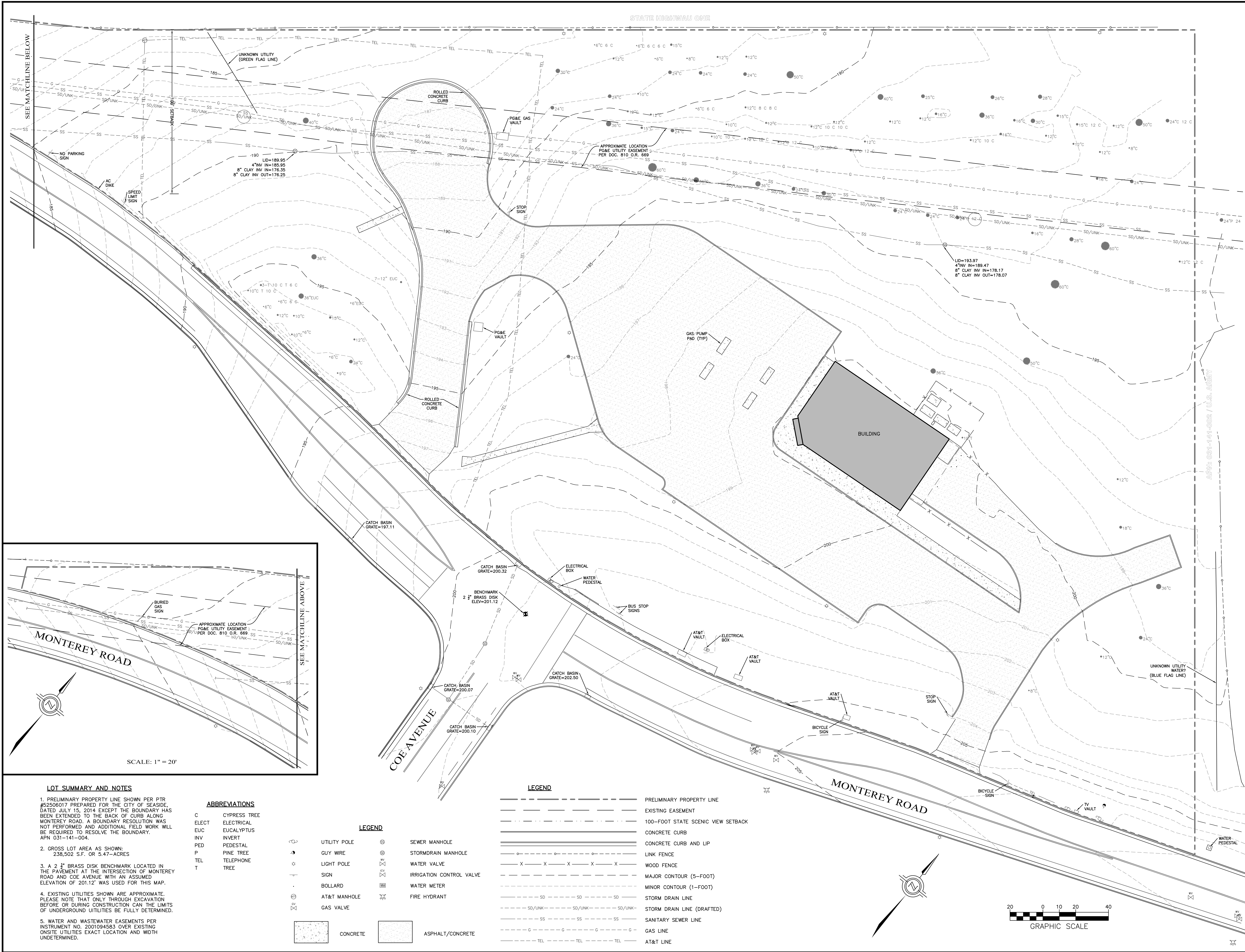
PROJECT No: 9714

SHEET

A0.2

OF ALL SHEETS
LATEST REVISION





ENGINEERING AND SURVEYING, INC.

2460 Garden Road, Suite G, Monterey, California 93940
P: 831.355.3425
F: 831.355.3425
LandSurveyors.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 9-10-14
SCALE: 1" = 20'
JOB NUMBER: 14-054
LAST REVISED: 14-054
REVISED BY:

PREPARED FOR:

SEASIDE SENIOR LIVING, LLC
P.O. BOX 1259
CAPITOLA, CA 95010

TOPOGRAPHIC SURVEY

550 MONTEREY ROAD
SEASIDE, CA 95555

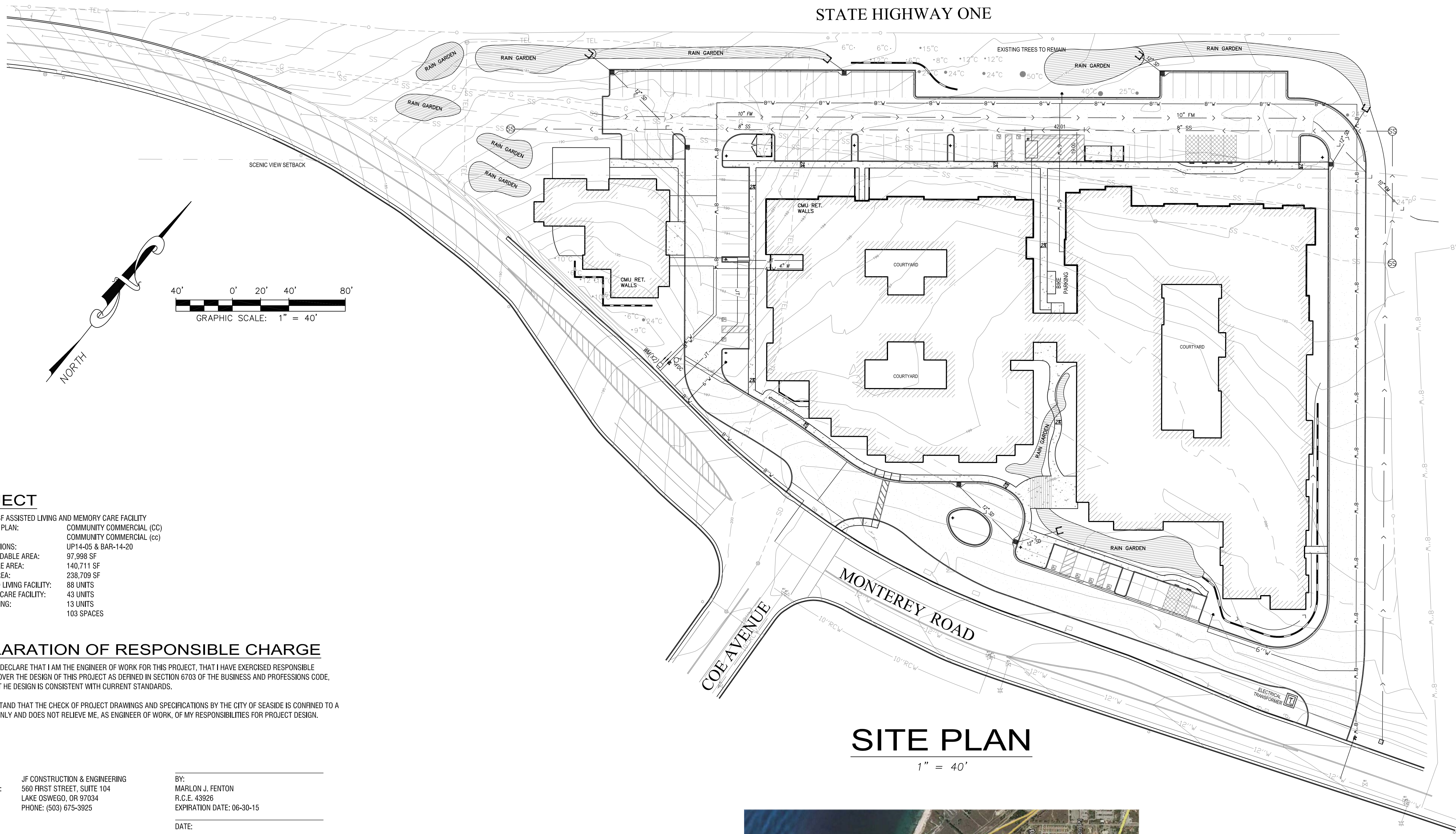
SHEET 1

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA

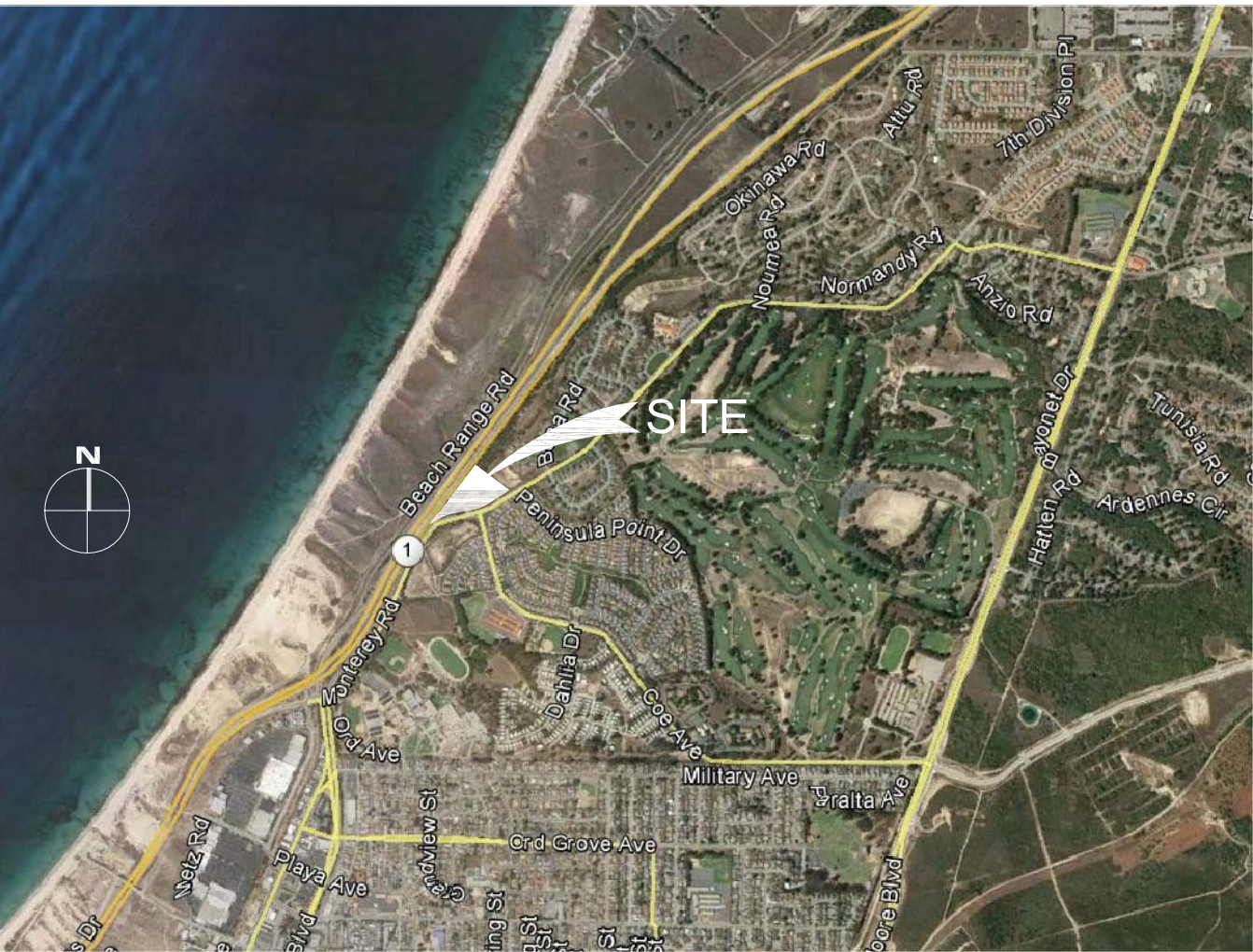
APN: 031-141-004

STATE HIGHWAY ONE



SITE PLAN

1" = 40'



VICINITY MAP

NTS

INDEX OF SHEETS

DWG. NO.	DESCRIPTION
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS & NOTES
C5	GRADING PLAN
C6	GRADING PLAN SECTIONS
C7	GRADING & SWMP DETAILS & NOTES
C8	UTILITIES PLAN

LOT SUMMARY AND NOTES

- PRELIMINARY PROPERTY LINE SHOWN PER PTR #52506017 PREPARED FOR THE CITY OF SEASIDE, DATED JULY 15, 2014. EXCEPT THE BOUNDARY HAS BEEN EXTENDED TO THE BACK OF CURB ALONG MONTEREY ROAD. A BOUNDARY RESOLUTION WAS NOT PERFORMED AND ADDITIONAL FIELD WORK WILL BE REQUIRED TO RESOLVE THE BOUNDARY. APN 031-141-004.
- GROSS LOT AREA AS SHOWN: 238,502 S.F. OR 5.47-ACRES
- A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE WITH AN ASSUMED ELEVATION OF 201.12' WAS USED FOR THIS MAP.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. PLEASE NOTE THAT ONLY THROUGH EXCAVATION BEFORE OR DURING CONSTRUCTION CAN THE LIMITS OF UNDERGROUND UTILITIES BE FULLY DETERMINED.
- WATER AND WASTEWATER EASEMENTS PER INSTRUMENT NO. 2001094583 OVER EXISTING ONSITE UTILITIES EXACT LOCATION AND WIDTH UNDETERMINED.

ABBREVIATIONS

C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE

SYMBOL LEGEND

⊕	AT&T MANHOLE
•	BOLLARD
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	GUY WIRE
⊕	IRRIGATION CONTROL VALVE
⊕	LIGHT POLE
⊕	SEWER MANHOLE
⊕	SIGN
⊕	STORMDRAIN MANHOLE
⊕	UTILITY POLE
⊕	WATER METER
⊕	WATER VALVE

ASPHALT/CONCRETE

CONCRETE

LINE LEGEND

---	100-FOOT STATE SCENIC VIEW SETBACK
---	AT&T LINE
---	CONCRETE CURB
---	CONCRETE CURB AND LIP
---	EXISTING EASEMENT
---	GAS LINE
---	LINK FENCE
---	MAJOR CONTOUR (5-FOOT)
---	MINOR CONTOUR (1-FOOT)
---	PRELIMINARY PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	STORM DRAIN LINE (DRAFTED)
---	WOOD FENCE

PROJECT

111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY
GENERAL PLAN: COMMUNITY COMMERCIAL (CC)
ZONING: COMMUNITY COMMERCIAL (cc)
APPLICATIONS: UP14-05 & BAR-14-20
NON-BUILDABLE AREA: 97,998 SF
BUILDABLE AREA: 140,711 SF
TOTAL AREA: 238,709 SF
ASSISTED LIVING FACILITY: 88 UNITS
MEMORY CARE FACILITY: 43 UNITS
CO-HOUSING: 13 UNITS
PARKING: 103 SPACES

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SEASIDE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: JF CONSTRUCTION & ENGINEERING
ADDRESS: 560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

BY: MARLON J. FENTON
R.C.E. 43926
EXPIRATION DATE: 06-30-15

DATE:

ENGINEER

JF CONSTRUCTION & ENGINEERING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

APPLICANT/DEVELOPER

SEASIDE SENIOR LIVING, LLC
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

OWNER

CITY OF SEASIDE
440 HARCOURT AVE
SEASIDE, CA 93955
PHONE: (831) 899-6700

SOIL ENGINEER

HARO KASUNICH & ASSOC.
116 E. LAKE AVE
WATSONVILLE, CA 95076
PHONE: (831) 722-4175

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE:

AS REQUIRED IN CALIFORNIA REGIONAL WATER CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN WILL BE PREPARED. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

PLAN PREPARED BY:

JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 43926
Exp. 6/30/2017
MARLON J. FENTON

DATE: R.C.E. 43926

CONSULTING
CIVIL ENGINEERING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503) 675-3925

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

TITLE SHEET

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

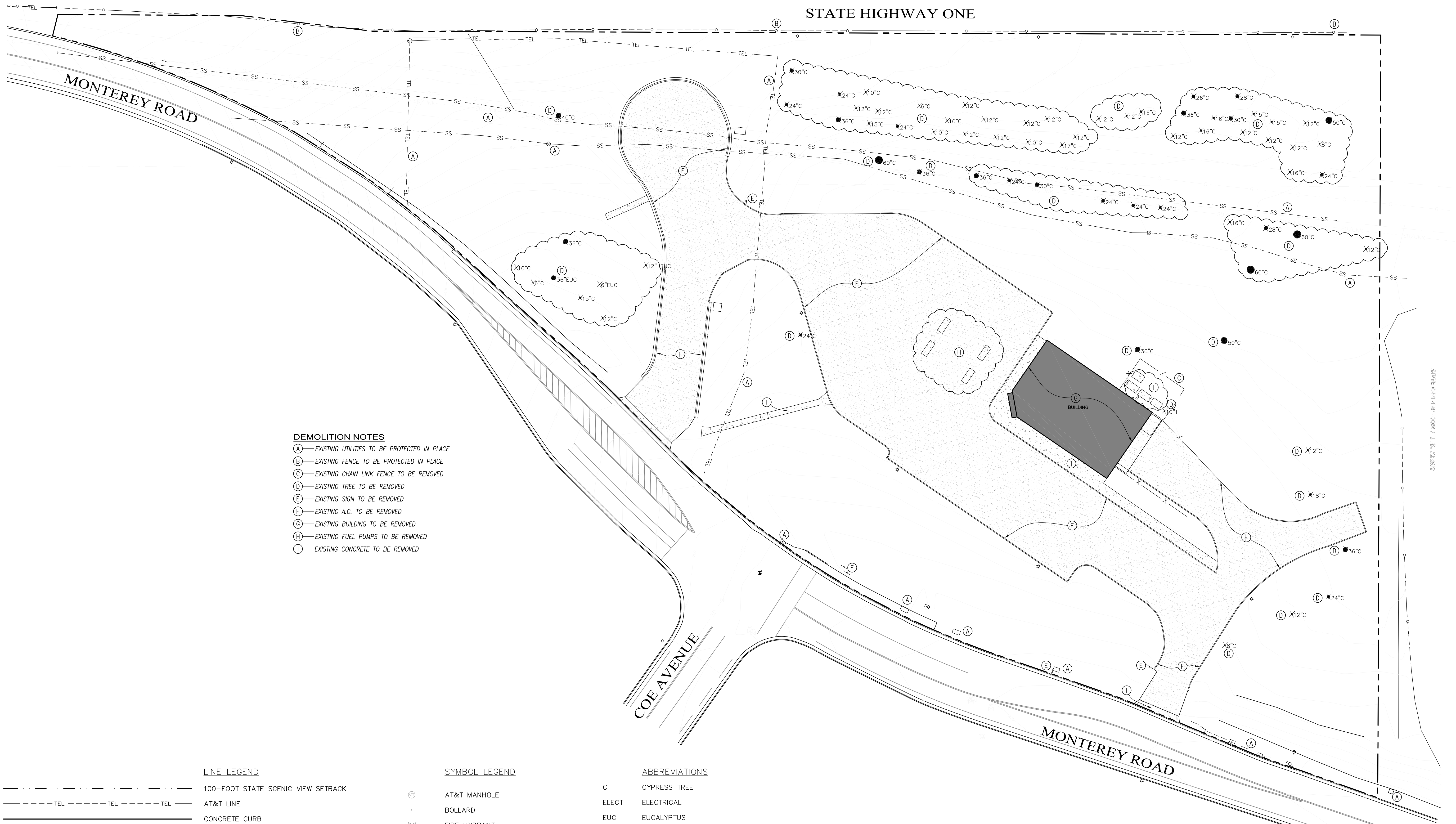
PLAN PREPARED BY:

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET

C1

OF 8 SHEETS

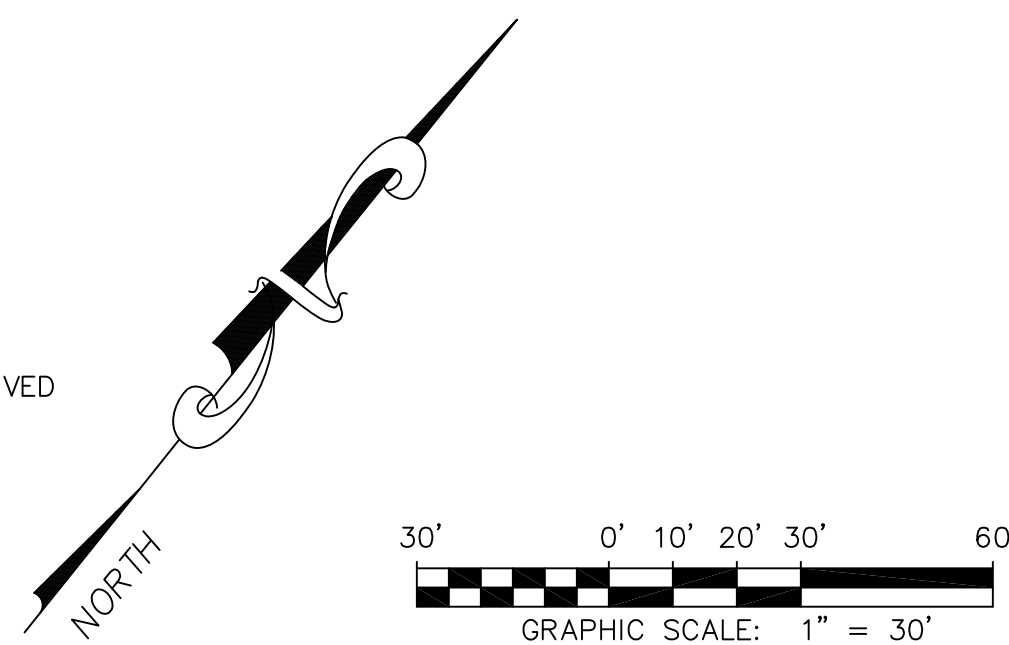


- DEMOLITION NOTES**
- (A) — EXISTING UTILITIES TO BE PROTECTED IN PLACE
 - (B) — EXISTING FENCE TO BE PROTECTED IN PLACE
 - (C) — EXISTING CHAIN LINK FENCE TO BE REMOVED
 - (D) — EXISTING TREE TO BE REMOVED
 - (E) — EXISTING SIGN TO BE REMOVED
 - (F) — EXISTING A.C. TO BE REMOVED
 - (G) — EXISTING BUILDING TO BE REMOVED
 - (H) — EXISTING FUEL PUMPS TO BE REMOVED
 - (I) — EXISTING CONCRETE TO BE REMOVED

LINE LEGEND	
	100-FOOT STATE SCENIC VIEW SETBACK
	AT&T LINE
	CONCRETE CURB
	CONCRETE CURB AND LIP
	EXISTING EASEMENT
	GAS LINE
	LINK FENCE
	MAJOR CONTOUR (5-FOOT)
	MINOR CONTOUR (1-FOOT)
	PRELIMINARY PROPERTY LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	STORM DRAIN LINE (DRAFTED)
	WOOD FENCE

SYMBOL LEGEND	
	AT&T MANHOLE
	BOLLARD
	FIRE HYDRANT
	GAS VALVE
	GUY WIRE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SEWER MANHOLE
	SIGN
	STORMDRAIN MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE

ABBREVIATIONS	
C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE
	EXISTING ASPHALT/CONCRETE TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED



AMW 5/21/2020 11:50 AM

PLAN PREPARED BY:

JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-475-3925

DATE:

R.C.E. 3/26/20

REGISTERED PROFESSIONAL ENGINEER
J. FEATON
No. 43928
Exp. 6/30/2017
CIVIL
STATE OF OREGON

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

DEMOLITION PLAN

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-475-3925

SHEET

C2

OF 8 SHEETS

Packet Page 25

Spill Prevention and Control

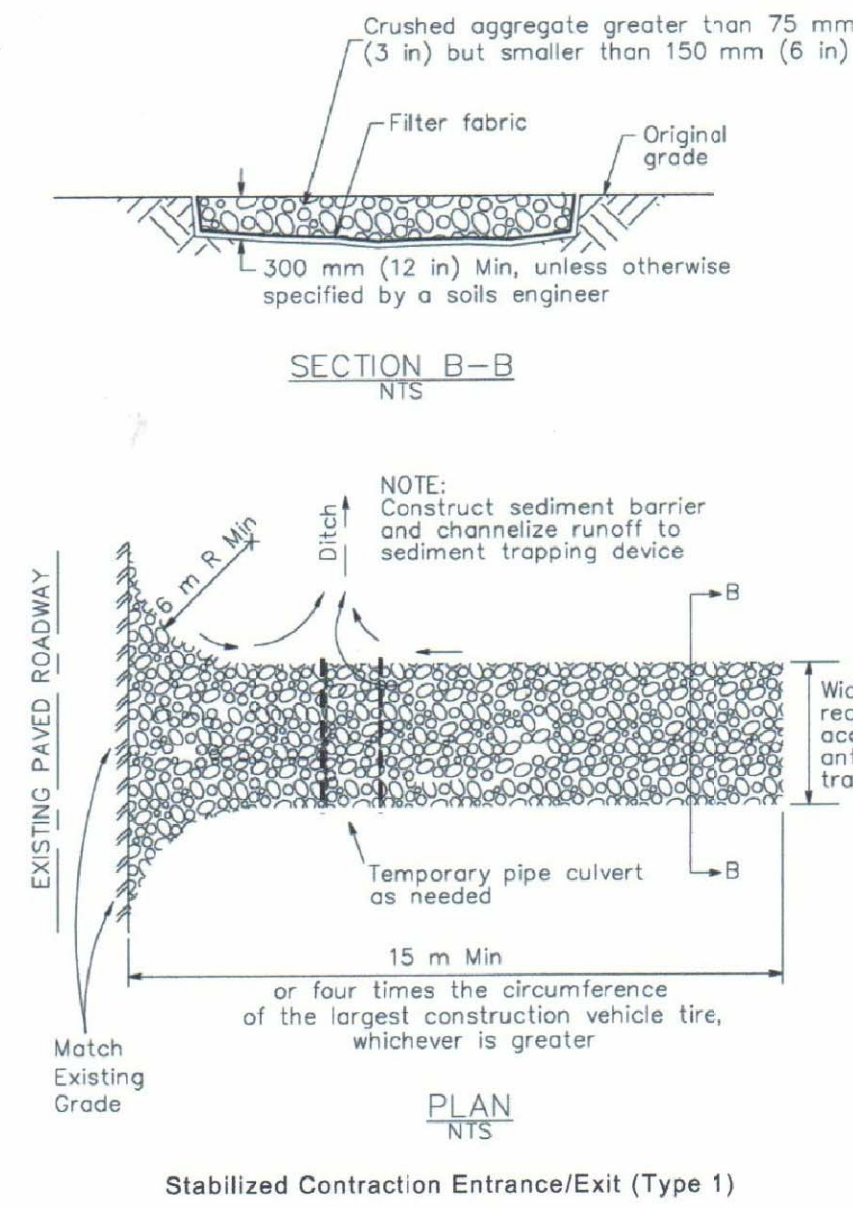
Definition and Purpose	These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.
Appropriate Application	This best management practice (BMP) applies to all construction projects. Spill control procedures are implemented anytime chemicals and/or hazardous substances are stored. Substances may include, but are not limited to: ■ Soil stabilizers/binders. ■ Dust Palliatives. ■ Herbicides. ■ Growth inhibitors. ■ Fertilizers. ■ Deicing/anti-icing chemicals. ■ Fuels. ■ Lubricants. ■ Other petroleum distillates. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes shall be contained and cleaned up immediately.
Limitations	■ This BMP only applies to spills caused by the contractor. ■ Procedures and practices presented in this BMP are general. Contractor shall identify appropriate practices for the specific materials used or stored on-site.
Standards and Specifications	■ To the extent that it doesn't compromise clean up activities, spills shall be covered and protected from storm water run-on during rainfall. ■ Spills shall not be buried or washed with water. ■ Used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose shall be stored and disposed of in conformance with the special provisions. ■ Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses and shall be collected and disposed of in accordance with BMP WM-10, "Liquid Waste Management." ■ Water overflow or minor water spillage shall be contained and shall not be allowed to discharge into drainage facilities or watercourses. ■ Proper storage, clean-up and spill reporting instruction for hazardous materials stored or used on the project site shall be posted at all times in an open, conspicuous and accessible location. ■ Waste storage areas shall be kept clean, well organized and equipped with ample clean-up supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers and liners shall be repaired or replaced as needed to maintain proper function. Education ■ Educate employees and subcontractors on what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. ■ Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks. ■ Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings). ■ Establish a continuing education program to indoctrinate new employees. ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper spill prevention and control measures. Cleanup and Storage Procedures ■ Minor Spills – Minor spills typically involve small quantities of oil, gasoline, paint, etc., which can be controlled by the first responder at the discovery of the spill. – Use absorbent materials on small spills rather than hosing down or burying the spill. – Remove the absorbent materials promptly and dispose of properly. – The practice commonly followed for a minor spill is: – Contain the spread of the spill. – Recover spilled materials. – Clean the contaminated area and/or properly dispose of contaminated materials. ■ Semi-Significant Spills – Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. – Clean up spills immediately: – Notify the project foreman immediately. The foreman shall notify the Resident Engineer (RE). – Contain spread of the spill. – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely. – If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil. – If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff. ■ Significant/Hazardous Spills – For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps shall be taken: – Notify the RE immediately and follow up with a written report. – Notify the local emergency response by dialing 911. In addition to 911, the contractor will notify the proper county officials. It is the contractor's responsibility to have all emergency phone numbers at the construction site. – Notify the Governor's Office of Emergency Services Warning Center, (805) 852-7550. – For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor shall notify the National Response Center at (800) 424-8802. – Notification shall first be made by telephone and followed up with a written report. – The services of a spills contractor or a Haz-Mat team shall be obtained immediately. Construction personnel shall not attempt to clean up the spill until the appropriate and qualified staff have arrived at the job site. – Other agencies which may need to be consulted include, but are not limited to, the Fire Department, the Public Works Department, the Coast Guard, the Highway Patrol, the City/County Police Department, Department of Toxic Substances, California Division of Oil and Gas, Cal/OSHA, RWQCB, etc.
Maintenance and Inspection	■ Verify weekly that spill control clean up materials are located near material storage, unloading, and use areas. ■ Update spill prevention and control plans and stock appropriate clean-up materials whenever changes occur in the types of chemicals used or stored onsite.

Solid Waste Management

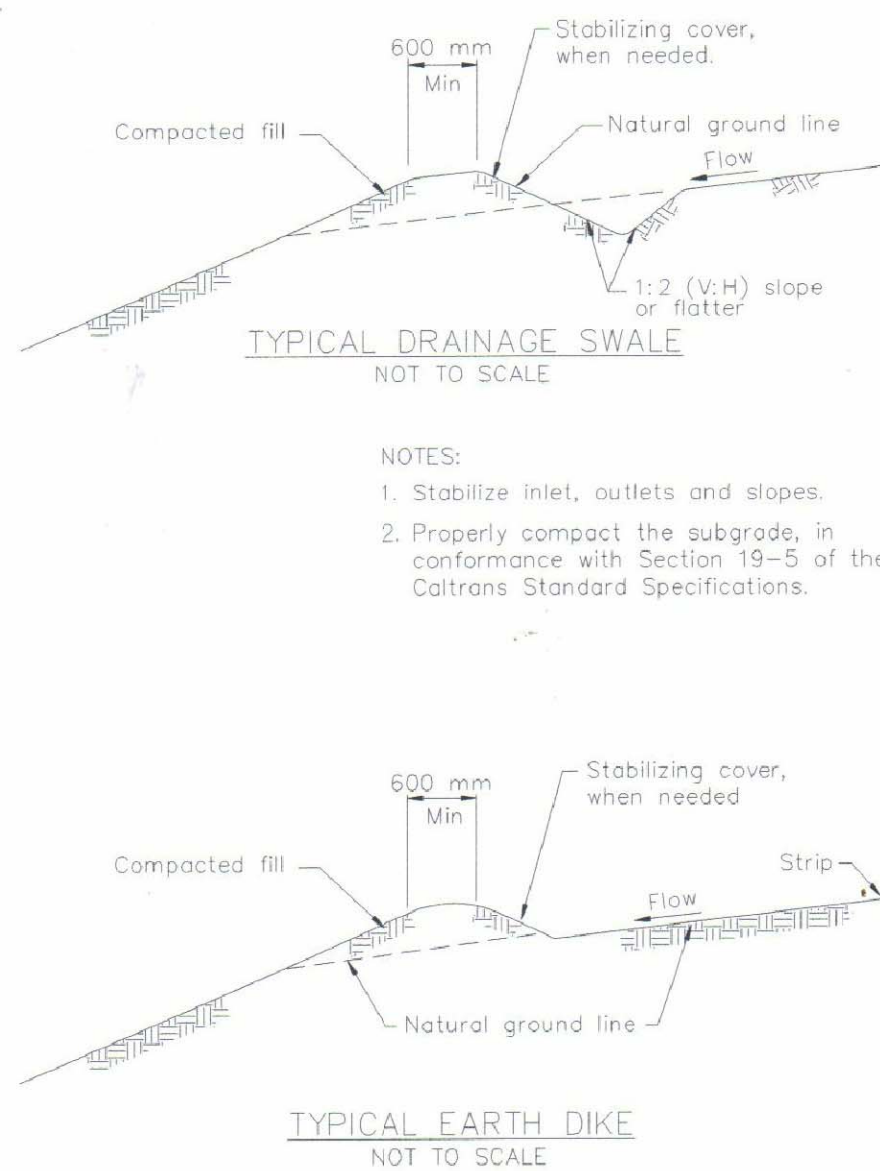
Definition and Purpose	Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, or removal of construction site wastes.
Appropriate Applications	Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.
Limitations	Solid wastes include but are not limited to: ■ Construction wastes including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials. ■ Highway planting wastes, including vegetative material, plant containers, and packaging materials. ■ Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.
Standards and Specifications	Limitations ■ Temporary stockpiling of certain construction wastes may not necessitate stringent drainage related controls during the non-rainy season or in desert areas with low rainfall. Education ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper solid waste procedures and practices. ■ Instruct employees and subcontractors on identification of solid waste and hazardous waste. ■ Educate employees and subcontractors on solid waste storage and disposal procedures. ■ Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings). ■ Require that employees and subcontractors follow solid waste handling and storage procedures. ■ Prohibit littering by employees, subcontractors, and visitors. ■ Wherever possible, minimize production of solid waste materials. Collection, Storage, and Disposal ■ Dumpsters of sufficient size and number shall be provided to contain the solid waste generated by the project and properly serviced. ■ Littering on the project site shall be prohibited. ■ To prevent clogging of the storm drainage system litter and debris removal from drainage grates, trash racks, and ditch lines shall be a priority. ■ Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods. ■ Construction debris and litter from work areas within the construction limits of the project site shall be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses. ■ Full dumpsters shall be removed from the project site and the contents shall be disposed of outside the highway right-of-way in conformance with the provisions in the Standard Specifications Section 7-1.13. ■ Litter stored in collection areas and containers shall be handled and disposed of by trash hauling contractors. ■ Construction debris and waste shall be removed from the site every two weeks or as directed by the RE. ■ Construction material visible to the public shall be stored or stacked in an orderly manner to the satisfaction of the RE. ■ Storm water run-on shall be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces. ■ Solid waste storage areas shall be located at least 15 m (50 ft) from drainage facilities and watercourses and shall not be located in areas prone to flooding or ponding. ■ Except during fair weather, construction and highway planting waste not stored in watertight dumpsters shall be securely covered from wind and rain by covering the waste with tarps or plastic sheeting or protected in conformance with the applicable Disturbed Soil Area protection section. ■ Dumpster washout on the project site is not allowed. ■ Notify trash hauling contractors that only watertight dumpsters are acceptable for use on-site. ■ Plan for more frequent pickup during the demolition phase of construction. ■ Construction waste shall be stored in a designated area approved by the RE. ■ Segregate potentially hazardous waste from non-hazardous construction site waste. ■ Keep the site clean of litter debris. ■ Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris. ■ Dispose of non-hazardous waste in accordance with Standard Specification 7-1.13, Disposal of Material Outside the Highway Right of Way. ■ For disposal of hazardous waste, see BMP WM-6, "Hazardous Waste Management." Have hazardous waste hauled to an appropriate disposal and/or recycling facility. ■ Salvage or recycle useful vegetation debris, packaging and/or surplus building materials when practical. For example, trees and shrubs from land clearing can be converted into wood chips, then used as mulch on graded areas. Wood pallets, cardboard boxes, and construction scraps can also be recycled. Maintenance and Inspection ■ The WPCM shall monitor onsite solid waste storage and disposal procedures. ■ Police site for litter and debris.
Standards and Specifications	
Appropriate Applications	■ This best management practice (BMP) applies to all construction projects. ■ Hazardous waste management practices are implemented on construction projects that generate waste from the use of: – Petroleum Products, – Asphalt Products, – Concrete Curing Compounds, – Pesticides, – Acids, – Paints, – Stains, – Solvents, – Wood Preservatives, – Roofing Tar, or – Any materials deemed a hazardous waste in California, Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302.

Limitations	■ Nothing in this BMP relieves the Contractor from responsibility for compliance with federal, state, and local laws regarding storage, handling, transportation, and disposal of hazardous wastes. ■ This BMP does not cover aerially deposited lead (ADL) soils. For ADL soils refer to BMP WM-7, "Contaminated Soil Management," and the project special provisions.
Standards and Specifications	Education ■ Educate employees and subcontractors on hazardous waste storage and disposal procedures. ■ Educate employees and subcontractors on potential dangers to humans and the environment from hazardous wastes. ■ Instruct employees and subcontractors on safety procedures for common construction site hazardous wastes. ■ Instruct employees and subcontractors in identification of hazardous and solid waste. ■ Hold regular meetings to discuss and reinforce hazardous waste management procedures (incorporate into regular safety meetings). ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper hazardous waste management procedures and practices. ■ Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas. Storage Procedures ■ Wastes shall be stored in sealed containers constructed of a suitable material and shall be labeled as required by Title 22 CCR, Division 4.5 and 49 CFR Parts 172,173, 178, and 179. ■ All hazardous waste shall be stored, transported, and disposed as required in Title 22 CCR, Division 4.5 and 49 CFR 261-263. ■ Waste containers shall be stored in temporary containment facilities that shall comply with the following requirements: – Temporary containment facility shall provide for a spill containment volume able to contain precipitation from a 24-hour, 25 year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest tank within its boundary, whichever is greater. – Temporary containment facility shall be impervious to the materials stored there for a minimum contact time of 72 hours. – Temporary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks accumulated rainwater and spills shall be placed into drums after each rainfall. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. Non-hazardous liquids shall be sent to an approved disposal site. – Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access. – Incompatible materials, such as chlorine and ammonia, shall not be stored in the same temporary containment facility. – Throughout the rainy season, temporary containment facilities shall be covered during non-working days, and prior to rain events. Covered facilities may include use of plastic tarps for small facilities or constructed roofs with overhangs. A storage facility having a solid cover and sides is preferred to a temporary tarp. Storage facilities shall be equipped with adequate ventilation. ■ Drums shall not be overfilled and wastes shall not be mixed. ■ Unless watertight, containers of dry waste shall be stored on pallets. ■ Paint brushes and equipment for water and oil based paints shall be cleaned within a contained area and shall not be allowed to contaminate site soils, watercourses or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused shall be disposed of as hazardous waste. When thoroughly dry, latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths shall be disposed of as solid waste. ■ Ensure that adequate hazardous waste storage volume is available. ■ Ensure that hazardous waste collection containers are conveniently located. ■ Designate hazardous waste storage areas on site away from storm drains or watercourses and away from moving vehicles and equipment to prevent accidental spills. ■ Minimize production or generation of hazardous materials and hazardous waste on the job site. ■ Use containment berms in fueling and maintenance areas and where the potential for spills is high. ■ Segregate potentially hazardous waste from non-hazardous construction site debris. ■ Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover. ■ Clearly label all hazardous waste containers with the waste being stored and the date of accumulation. ■ Place hazardous waste containers in secondary containment. ■ Do not allow potentially hazardous waste materials to accumulate on the ground. ■ Do not mix wastes. Disposal Procedures ■ Waste shall be disposed of outside the highway right-of-way within 90 days of being generated, or as directed by the Resident Engineer (RE). In no case shall hazardous waste storage exceed requirements in Title 22 CCR, Section 66262.34. ■ Waste shall be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility utilizing properly completed Uniform Hazardous Waste Manifest forms. ■ A Department of Health Services (DHS) certified laboratory shall sample waste and classify it to determine the appropriate disposal facility. ■ Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for solid waste construction debris. ■ Properly dispose of rainwater in secondary containment that may have mixed with hazardous waste. ■ Recycle any useful material such as used oil or water-based paint when practical. ■ Attention is directed to "Hazardous Material", "Contaminated Material", and "Aerially Deposited Lead" of the contract documents regarding the handling and disposal of hazardous materials. Maintenance and Inspection ■ A foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures. ■ Waste storage areas shall be kept clean, well organized, and equipped with ample clean-up supplies as appropriate for the materials being stored. ■ Storage areas shall be inspected in conformance with the provisions in the contract documents. ■ Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function. ■ Hazardous spills shall be cleaned up and reported in conformance with the applicable Material Safety Data Sheet (MSDS) and the instructions posted at the project site. ■ The National Response Center, at (800) 424-8802, shall be notified of spills of Federal reportable quantities in conformance with the requirements in 40 CFR parts 110, 117, and 302. ■ Copy of the hazardous waste manifests shall be provided to the RE.

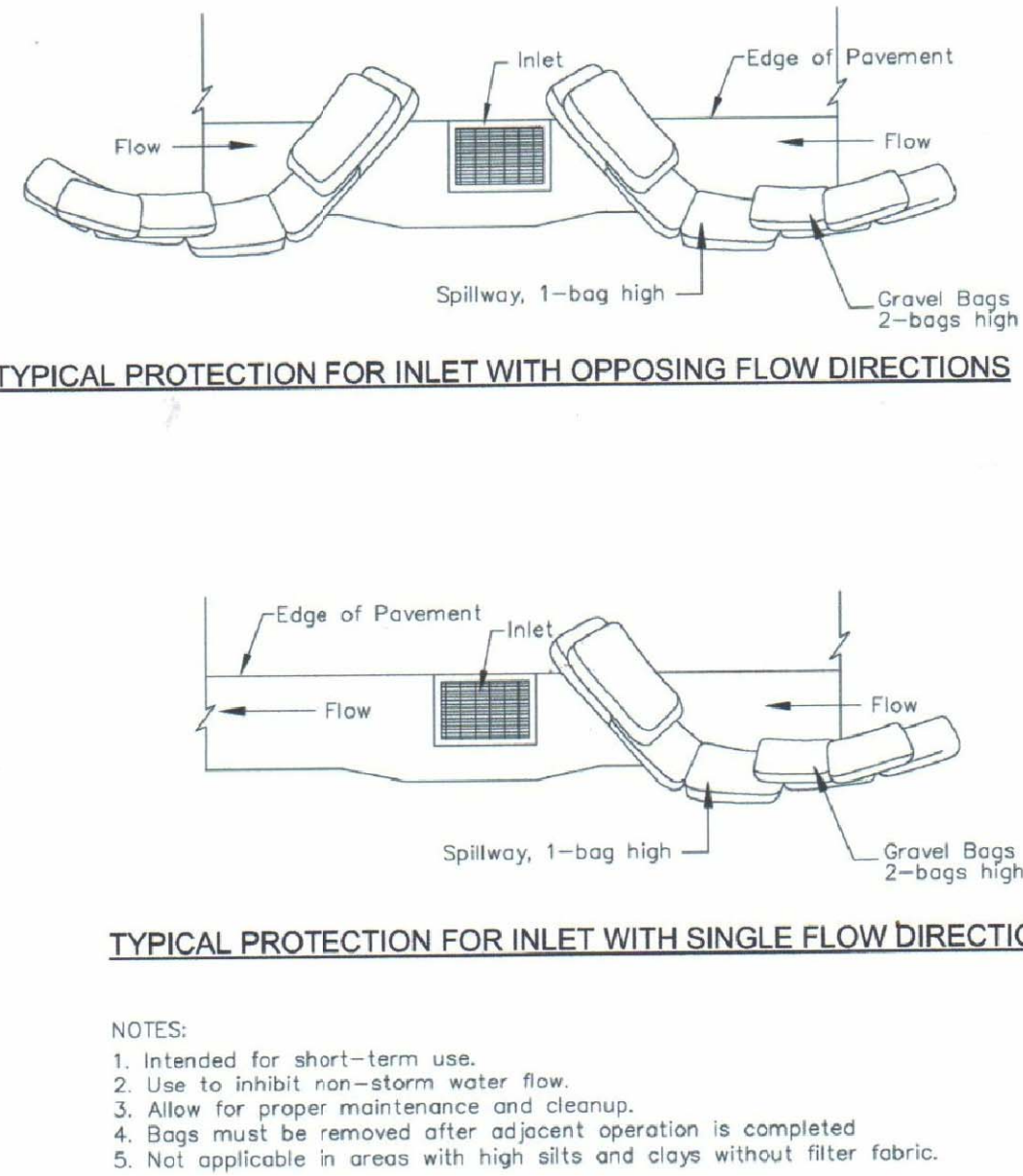
Stabilized Construction Entrance/Exit TC-1



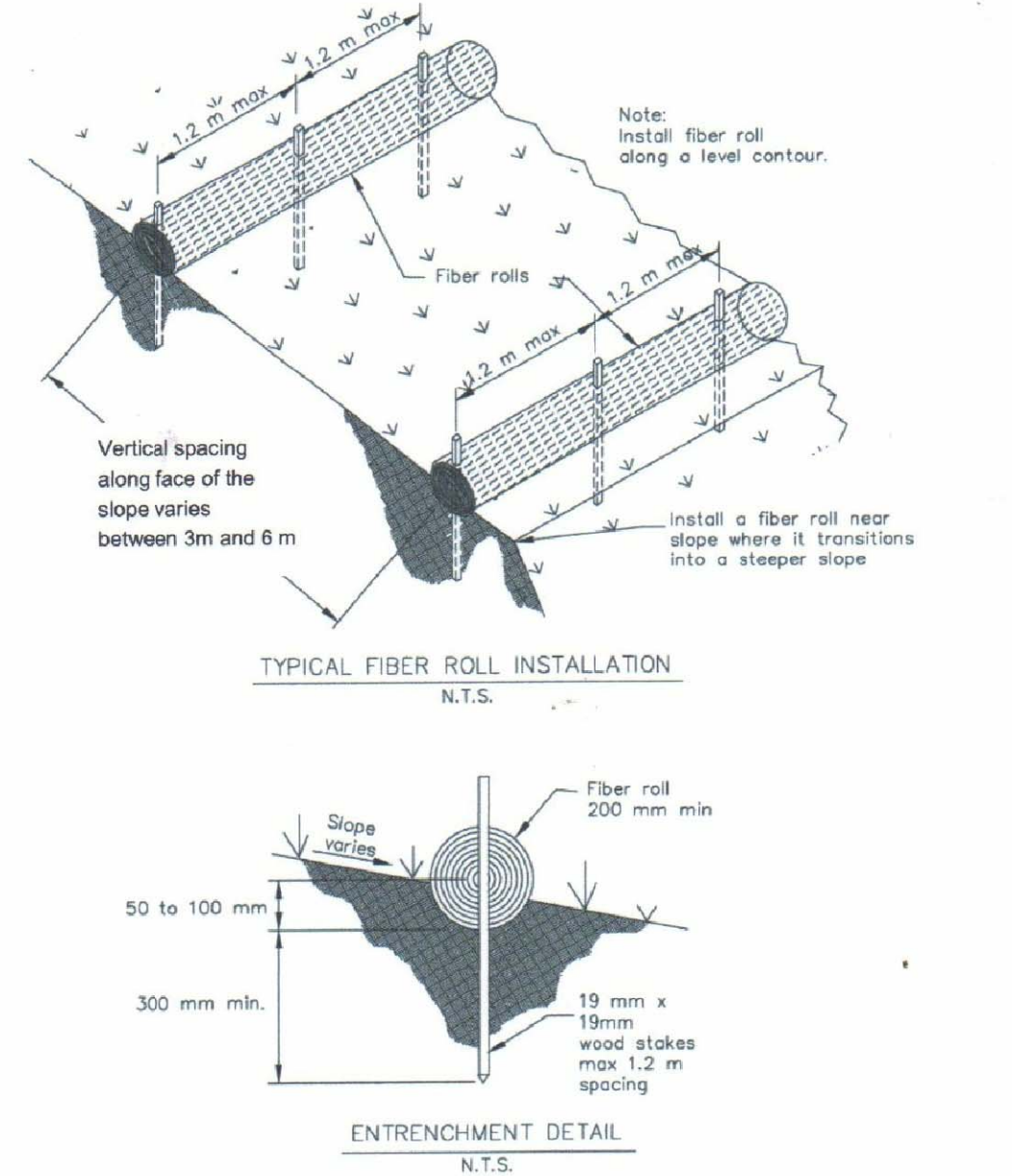
Earth Dikes/Drainage Swoles and Lined Ditches SS-9



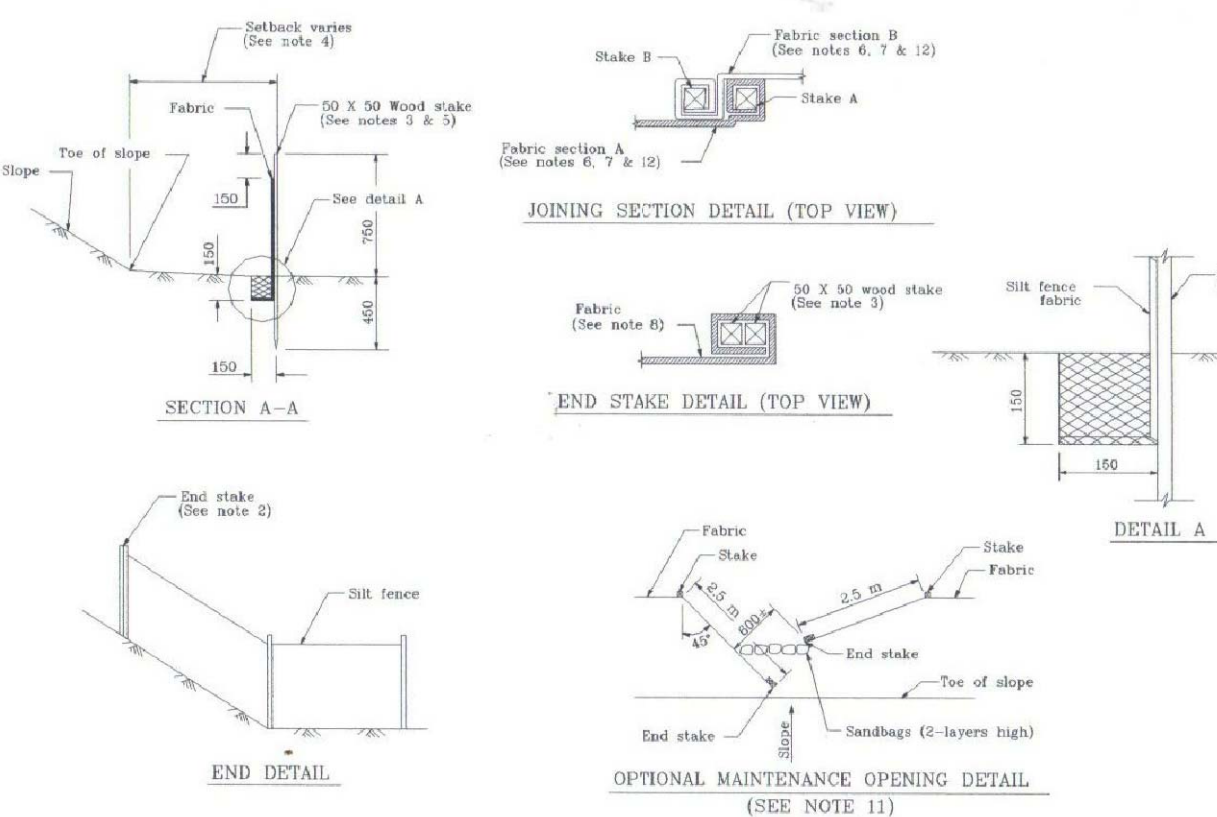
Storm Drain Inlet Protection SC-10



Fiber Rolls SC-5



Silt Fence SC-1



PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-5925

CONSULTING
CIVIL ENGINEERING & SURVEYING
LAND PLANNING & DESIGN

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-5925

APN: 031-141-004
USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION
11/28/14 REVISED SUBMISSION
06/25/15 REVISED SUBMISSION
01/04/16 REVISED SUBMISSION

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-5925

SHEET
C4
OF 8 SHEETS

Packet Page 27

EARTHWORK QUANTITY ESTIMATE

CUT: 7,600 C.Y.
FILL: 6,400 C.Y.

QUANTITY DISCLAIMER

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER-EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT, AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CAN NOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.

LINE LEGEND

	100-FOOT STATE SCENIC VIEW SETBACK
	AT&T LINE
	CONCRETE CURB
	CONCRETE CURB AND LIP
	EXISTING EASEMENT
	GAS LINE
	LINK FENCE
	MAJOR CONTOUR (5-FOOT)
	MINOR CONTOUR (1-FOOT)
	PRELIMINARY PROPERTY LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	STORM DRAIN LINE (DRAFTED)
	WOOD FENCE

SYMBOL LEGEND

	AT&T MANHOLE
	BOLLARD
	FIRE HYDRANT
	GAS VALVE
	GUY WIRE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SEWER MANHOLE
	SIGN
	STORMDRAIN MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE

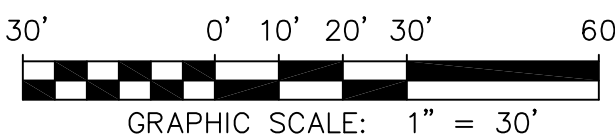
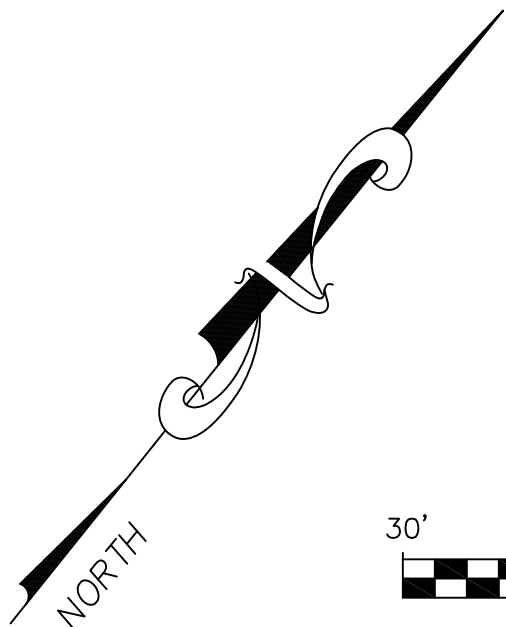
ABBREVIATIONS

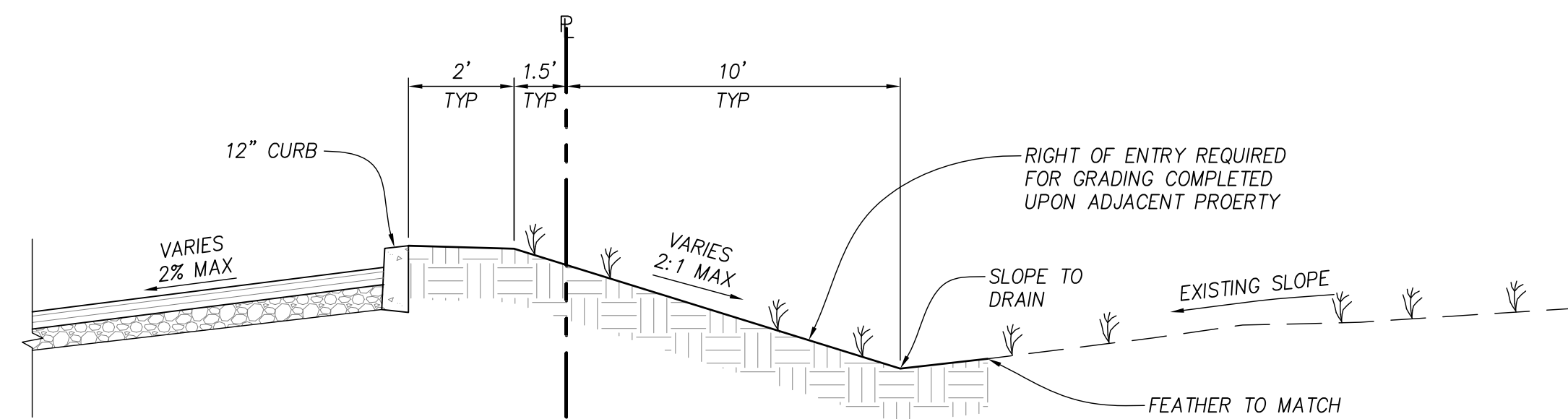
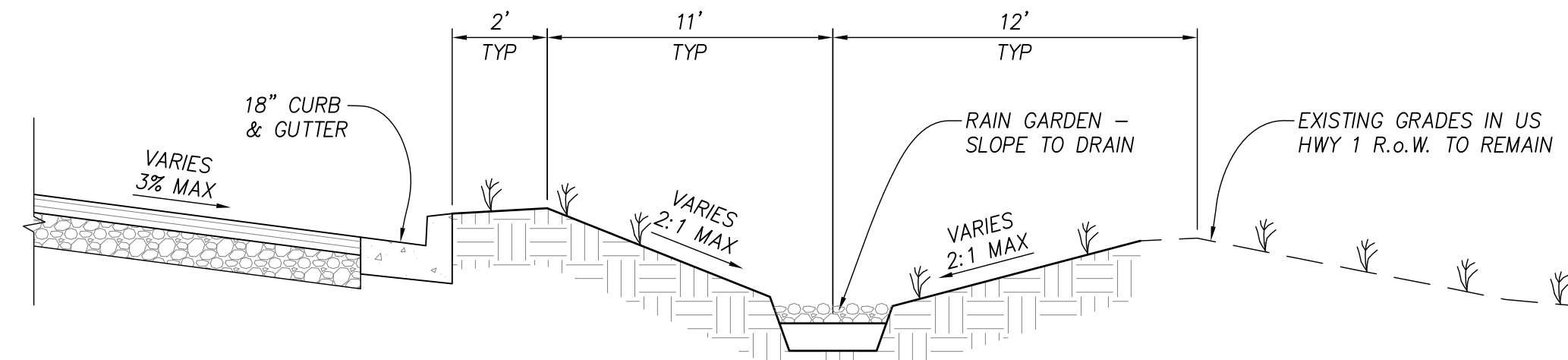
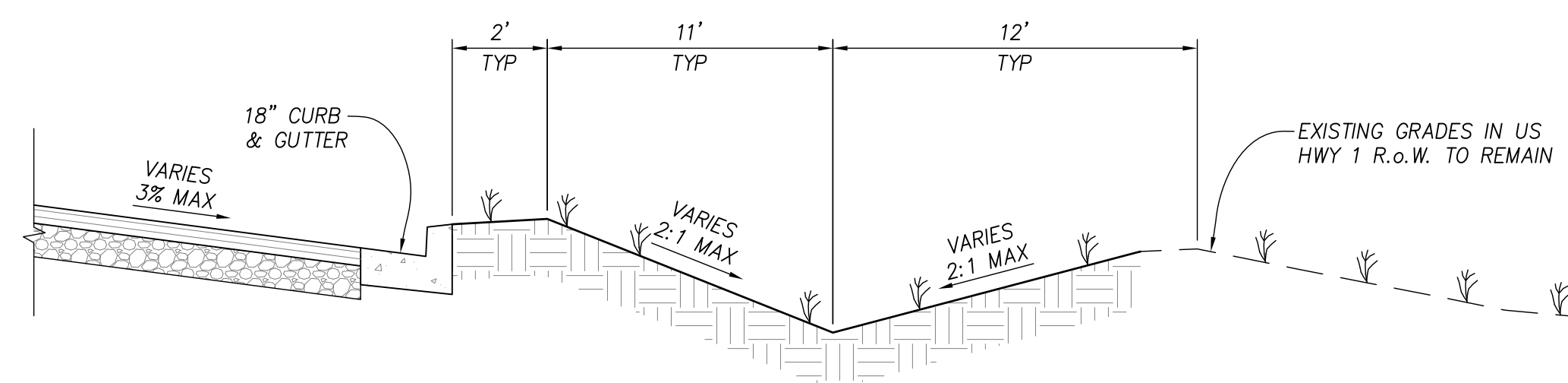
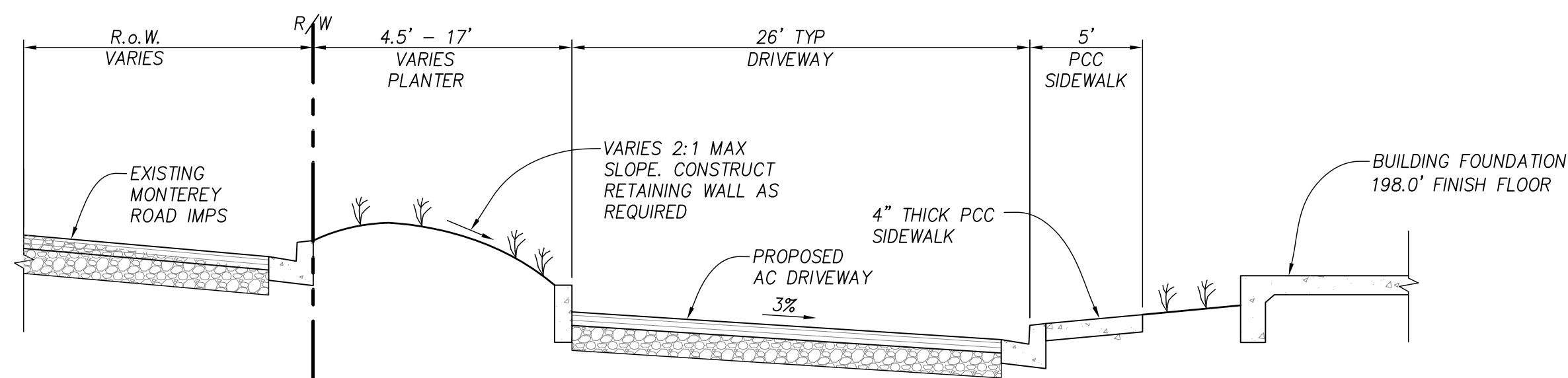
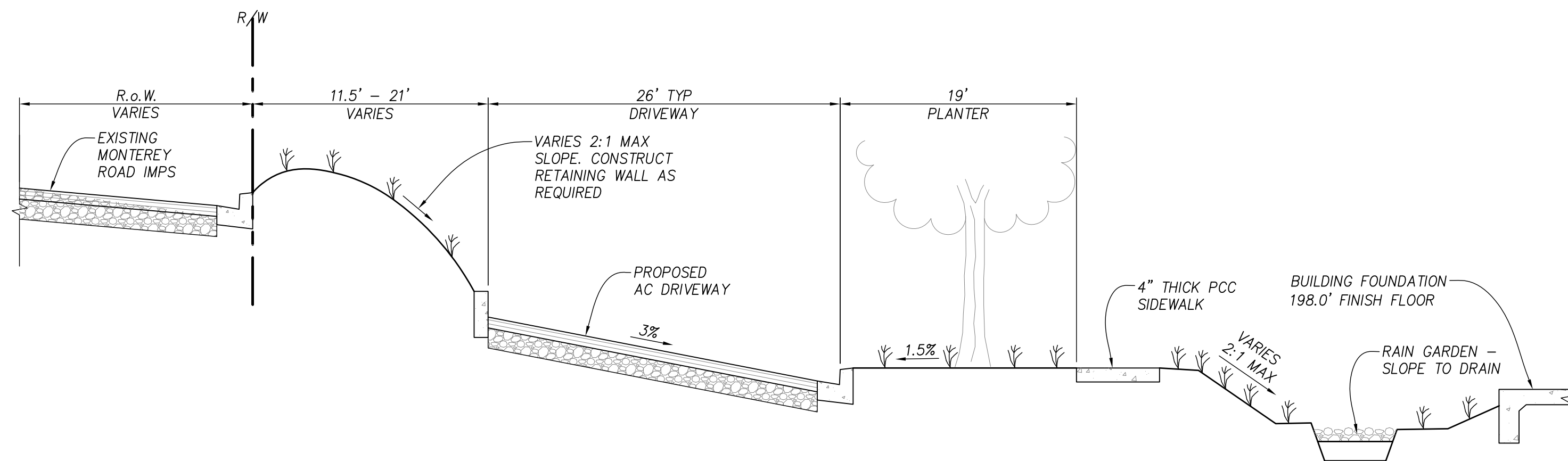
C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE
	ASPHALT/CONCRETE
	CONCRETE

STATE HIGHWAY ONE

COE AVENUE

MONTEREY ROAD





PLAN PREPARED BY:

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-4675-3925

CONSULTING
CIVIL ENGINEERING & SURVEYING
LAND PLANNING & SURVEYING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034 (503) 675-3925

PLAN PREPARED BY:

JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-4675-3925

REGISTERED PROFESSIONAL ENGINEER
J. FENTON
No. 43926
Exp. 6/30/2017
CIVIL
STATE OF OREGON

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-4675-3925

REGISTERED PROFESSIONAL ENGINEER
J. FENTON
No. 43926
Exp. 6/30/2017
CIVIL
STATE OF OREGON

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE: REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

- ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE MONTEREY COUNTY CODE OF REGULATORY ORDINANCES.
2. A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
3. ALL FILL MATERIAL SHALL BE COMPACTED AS NOTED.
4. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
5. MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
6. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING MONTEREY COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - A. LOT GRADING
 - B. GRADING OF SLOPES
 - C. REQUIRED SETBACKS
 - D. RIP RAP ENERGY DISSIPATER
 - F. DEBRIS FENCE
 - G. FENCING CUT BANKS
7. BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
8. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.
9. REQUIRED SLOPE RATIOS ARE AS FOLLOWS:

A. CUTS	-	1.5:1	FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
B. CUTS	-	2:1	FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
C. FILLS	-	2:1	(MAXIMUM) FOR ALL FILL SLOPES
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
11. THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
 - B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
 - C. ADEQUATE DUST CONTROL MEASURES.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES:

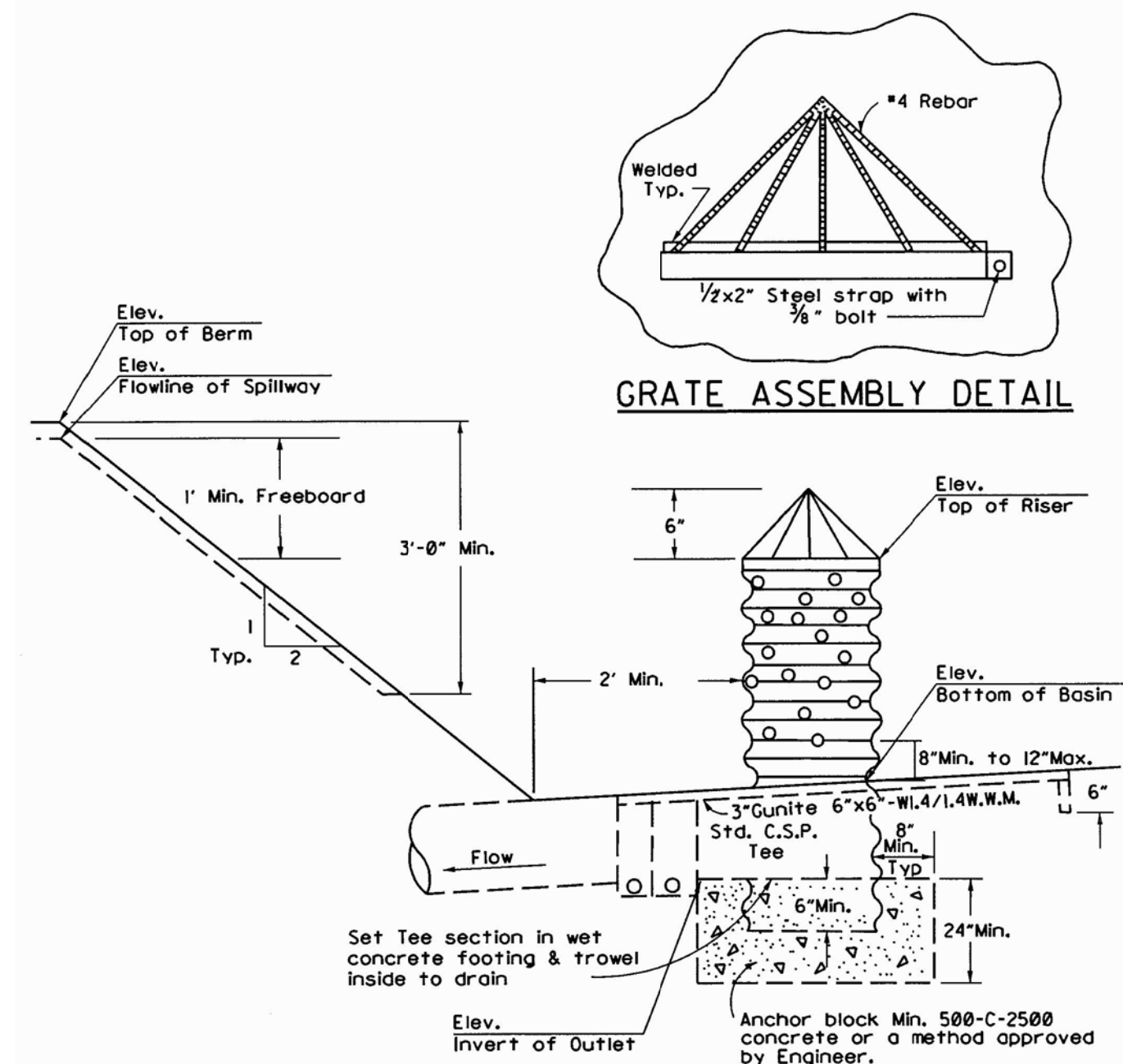
A. GAS AND ELECTRIC	PACIFIC GAS & ELECTRIC	(831) 648-3231
B. TELEPHONE	AT&T	(858) 637-2627
C. CABLE TV	COMCAST	(800) 945-2288
D. WATER UTILITY	MARINA COAST WATER DISTRICT	(831) 384-6131
E. SEWER UTILITY	SEASIDE COUNTY SANITATION DISTRICT	(831) 899-6825
14. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
15. THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.
16. THE GRADING FOR THE SITE SHALL INCLUDE THE CLEARING AND GRUBBING FOR A 238,502 SQ.FT. AREA.
17. THE BASIS OF EXISTING CONTOURS WAS PROVIDED IN A DIGITAL TERRAIN MODEL (DTM) BASED ON AN ASSUMED ELEVATION OF 201.12' FOR A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE. THE DTM WAS CREATED IN CONJUNCTION WITH AN TOPOGRAPHICAL SURVEY AT 20--SCALE WITH 1 FOOT CONTOUR INTERVALS PREFORMED SEPTEMBER 2014.
18. AREAS DESIGNATED AS "SPECIAL FUEL MOD ZONE" ARE TO BE CLEARED OF EXISTING VEGETATION, THEN COVERED WITH LANDSCAPING FABRIC AND WEIGHTED DOWN USING AS SURFACING MATERIAL OF CRUSHED STONE.
19. EARTHWORK QUANTITIES:

CUT:	7,600	CUBIC YARDS
FILL:	6,400	CUBIC YARDS

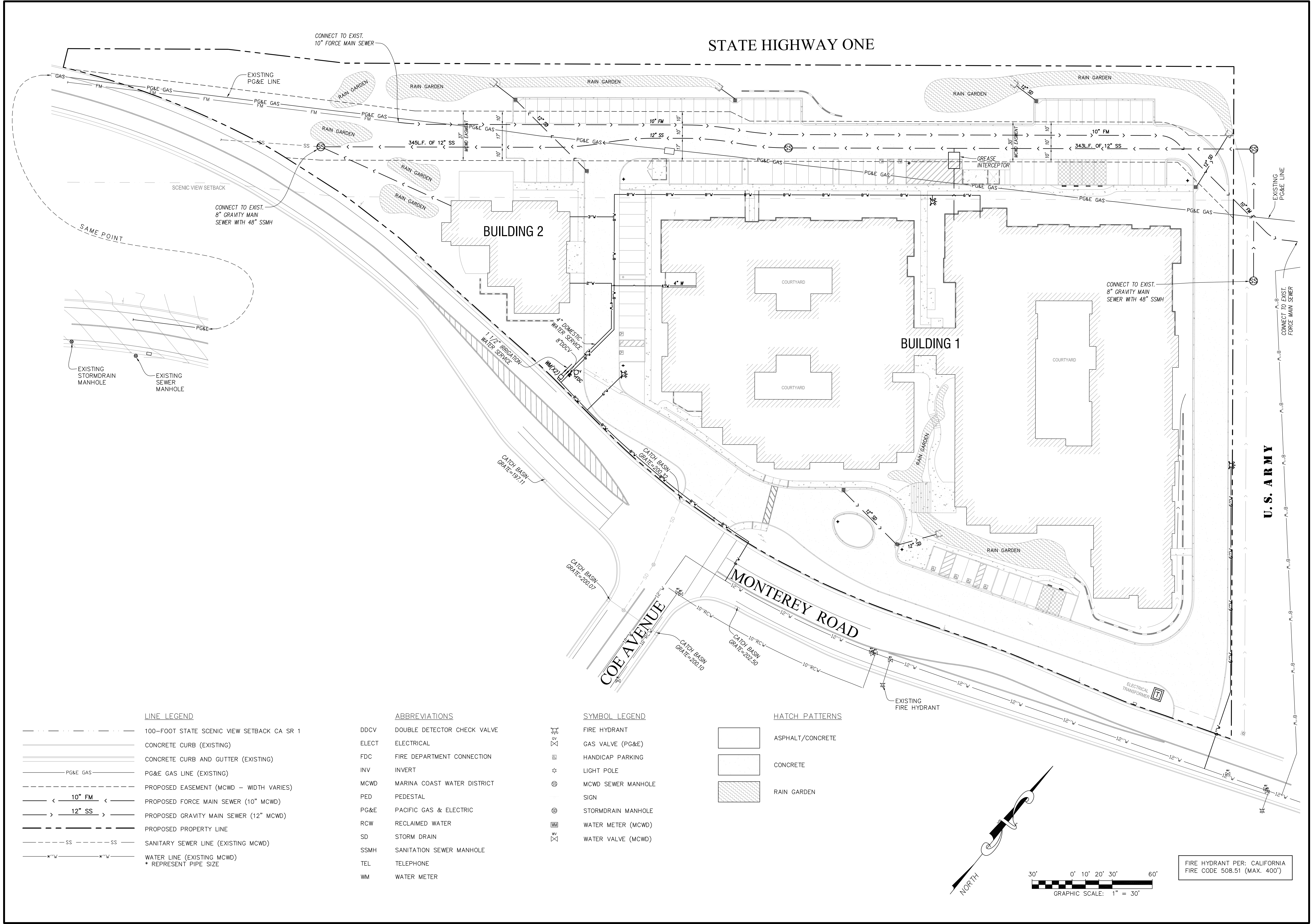
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
2. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF MONTEREY OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.
6. A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING
7. WHERE AN EXISTING STORMWATER CONVEYANCE CROSSES OVER A PLANNED SECONDARY SERVICE ROAD, THE ROAD SHALL BE GRADED AND MAINTAINED AS A FORD.
8. RIP RAP SHALL BE PLACED AT ALL LOCATIONS WHERE ONE DRAINAGE FEATURE (SUCH AS A DITCH OR A SWALE) DRAINS INTO A LARGER DRAINAGE FEATURE.
9. DIP SECTIONS SHALL BE COMPOSED OF 6" OF REINFORCED STRUCTURAL CONCRETE SLABS, WHICH SHALL BE DESIGNED TO WITHSTAND AND CONVEY HUNDRED (100) YEAR FREQUENCY STORM.
10. ALL SURFACES THAT ARE NOT IMPROVED ROADS SHOULD BE SEEDED AND REVEGETATED WITH DROUGHT TOLERANT PLANTS.

1. THE MINIMUM PIPE RISER SHALL BE A 30" CORRUGATED STEEL PIPE (CSP), 14 GA., OR AN ALTERNATE APPROVED BY THE ENGINEER. RISER TO HAVE A CROSS-SECTIONAL AREA AT LEAST 1.5 TIMES THE CROSS-SECTIONAL AREA OF THE HORIZONTAL DRAIN PIPE.
2. THE MINIMUM DRAIN PIPE SHALL BE A 12" CSP, 14GA., OR AN ALTERNATE APPROVED BY THE ENGINEER.
3. THE UPPERMOST ELEVATION OF THE RISER SHALL BE SUCH THAT FULL FLOW WILL BE GENERATED BEFORE THERE IS DISCHARGE OVER THE EMERGENCY SPILLWAY AND AT LEAST ONE FOOT BELOW THE TOPE OF THE EMERGENCY SPILLWAY.
4. THE RISER SHALL BE PERFORATED WITH 1/2" X 12" (MAX.) SLOTS OR 1/2" TO 1-1/2" DIAMETER HOLES, 10 TO 12 INCHES ON CENTER AND STAGGERED. HOLES CUT WITH A WELDING TORCH ARE ACCEPTABLE. THE SMALL HOLES SHALL BE USED ON THE LOWER PORTION OF THE RISER.
5. THE DRAIN PIPE SHALL BE PLACED ON A FIRM FOUNDATION.
6. THE RISER SHALL HAVE A BASE ATTACHED WITH A WATERTIGHT CONNECTION AND SHALL HAVE SUFFICIENT WEIGHT TO PREVENT FLOTATION OF THE RISER. TWO RECOMMENDED METHODS ARE:
 - C. A SQUARE CONCRETE BASE 18 INCHES THICK WITH THE RISER EMBEDDED SIX INCHES INTO THE BASE. EACH SIDE OF THE BASE WILL BE ONE DIAMETER OF THE RISER PLUS 24 INCHES.
 - B. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE WELDED ALL AROUND THE BASE OF THE RISER TO FORM A WATERTIGHT CONNECTION. THE PLATE SHALL BE SQUARE WITH EACH SIDE EQUAL TO TWO TIMES THE RISER DIAMETER. THE PLATE SHALL HAVE TWO FEET OF STONE, GRAVEL, OR TAMPED EARTH PLACED ON IT TO PREVENT FLOTATION.
7. A GRATE CONSISTING OF #4 REBAR, 6 INCHES ON CENTER SHALL BE WELDED TO THE TOP OF THE RISER.



NOT TO SCALE



LINE LEGEND

- 100-FOOT STATE SCENIC VIEW SETBACK CA SR 1
- CONCRETE CURB (EXISTING)
- CONCRETE CURB AND GUTTER (EXISTING)
- PG&E GAS
- PG&E GAS LINE (EXISTING)
- PROPOSED EASEMENT (MCWD - WIDTH VARIES)
- PROPOSED FORCE MAIN SEWER (10" MCWD)
- PROPOSED GRAVITY MAIN SEWER (12" MCWD)
- PROPOSED PROPERTY LINE
- SS
- SANITARY SEWER LINE (EXISTING MCWD)
- WATER LINE (EXISTING MCWD)
- * REPRESENT PIPE SIZE

ABBREVIATIONS

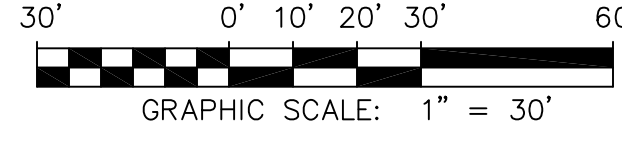
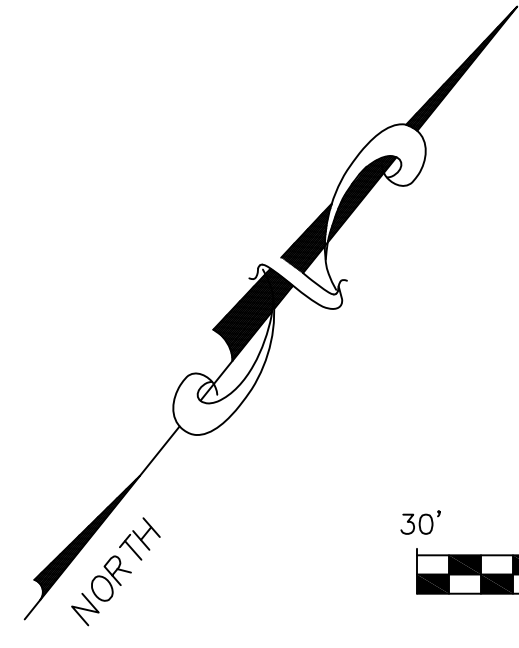
- DDCV DOUBLE DETECTOR CHECK VALVE
- ELECT ELECTRICAL
- FDC FIRE DEPARTMENT CONNECTION
- INV INVERT
- MCWD MARINA COAST WATER DISTRICT
- PED PEDESTAL
- PG&E PACIFIC GAS & ELECTRIC
- RCW RECLAIMED WATER
- SD STORM DRAIN
- SSMH SANITATION SEWER MANHOLE
- TEL TELEPHONE
- WM WATER METER

SYMBOL LEGEND

- FIRE HYDRANT
- GAS VALVE (PG&E)
- HANDICAP PARKING
- LIGHT POLE
- MCWD SEWER MANHOLE
- SIGN
- STORMDRAIN MANHOLE
- WATER METER (MCWD)
- WATER VALVE (MCWD)

HATCH PATTERNS

- ASPHALT/CONCRETE
- CONCRETE
- RAIN GARDEN



FIRE HYDRANT PER: CALIFORNIA
FIRE CODE 508.51 (MAX. 400')

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

DATE: _____
R.C.E. 3926

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955
UTILITIES PLAN

APN: 031-141-004
USE PERMIT # 14-05
BAG PERMIT # 14-20

DATE: REVISION
11/28/14 REVISED SUBMISSION
06/25/15 REVISED SUBMISSION
01/04/16 REVISED SUBMISSION
03/25/16 REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET
C8
OF 8 SHEETS

Packet Page 31

DATE	ISSUANCE OR REVISION
02/15/2014	ISSUE ARCHITECT'S REPORT
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	IS/ MIND SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
SITE PLAN

PROJECT No: 9714

SHEET

A1.1

OF ALL SHEETS
LATEST REVISION

LEGEND

(E) STREET LAMP

PARKING LIGHT FIXTURE

DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS

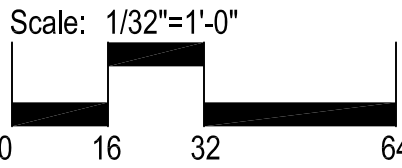
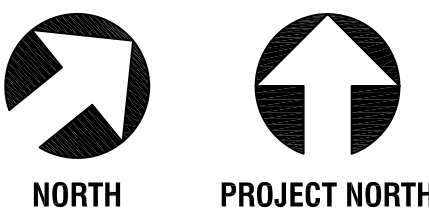
ELECTRICAL TRANSFORMER

LIGHT BOLLARDS

BICYCLE PARKING

MONUMENT SIGN

S I T E P L A N



DATE	ISSUANCE OR REVISION
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

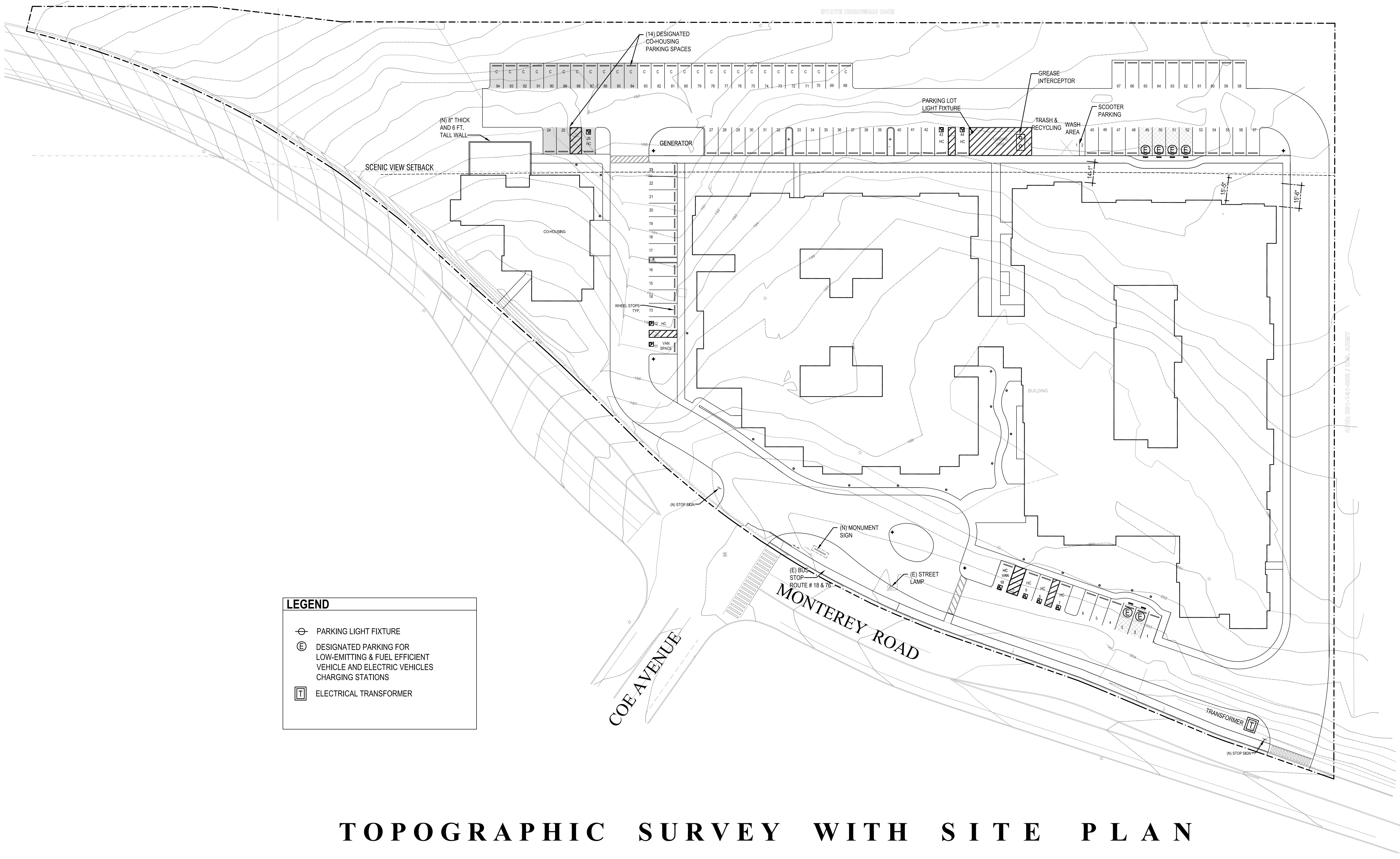
SHEET CONTENTS
BUILDING FOOTPRINT
w/ TOPOGRAPHY

PROJECT No: 9714

SHEET

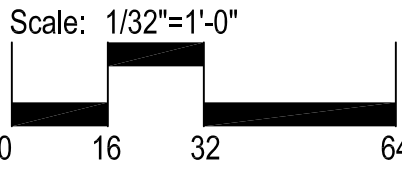
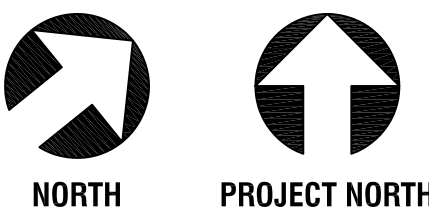
A1.2

OF ALL SHEETS
LATEST REVISION



LEGEND	
	PARKING LIGHT FIXTURE
	DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS
	ELECTRICAL TRANSFORMER

TOPOGRAPHIC SURVEY WITH SITE PLAN



22 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC
550 MONTEREY ROAD

550 MONTEREY ROAD
SEASIDE, CA 93955
ADN: 031-141-004

DATE:	ISSUANCE OR REVISION
DATE	ISSUE
7/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
8/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
1/24/2014	REVISED SUBMISSION
1/28/2014	REVISED SUBMISSION
2/04/2015	REVISED SUBMISSION
5/04/2015	REVISED SUBMISSION
02/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS

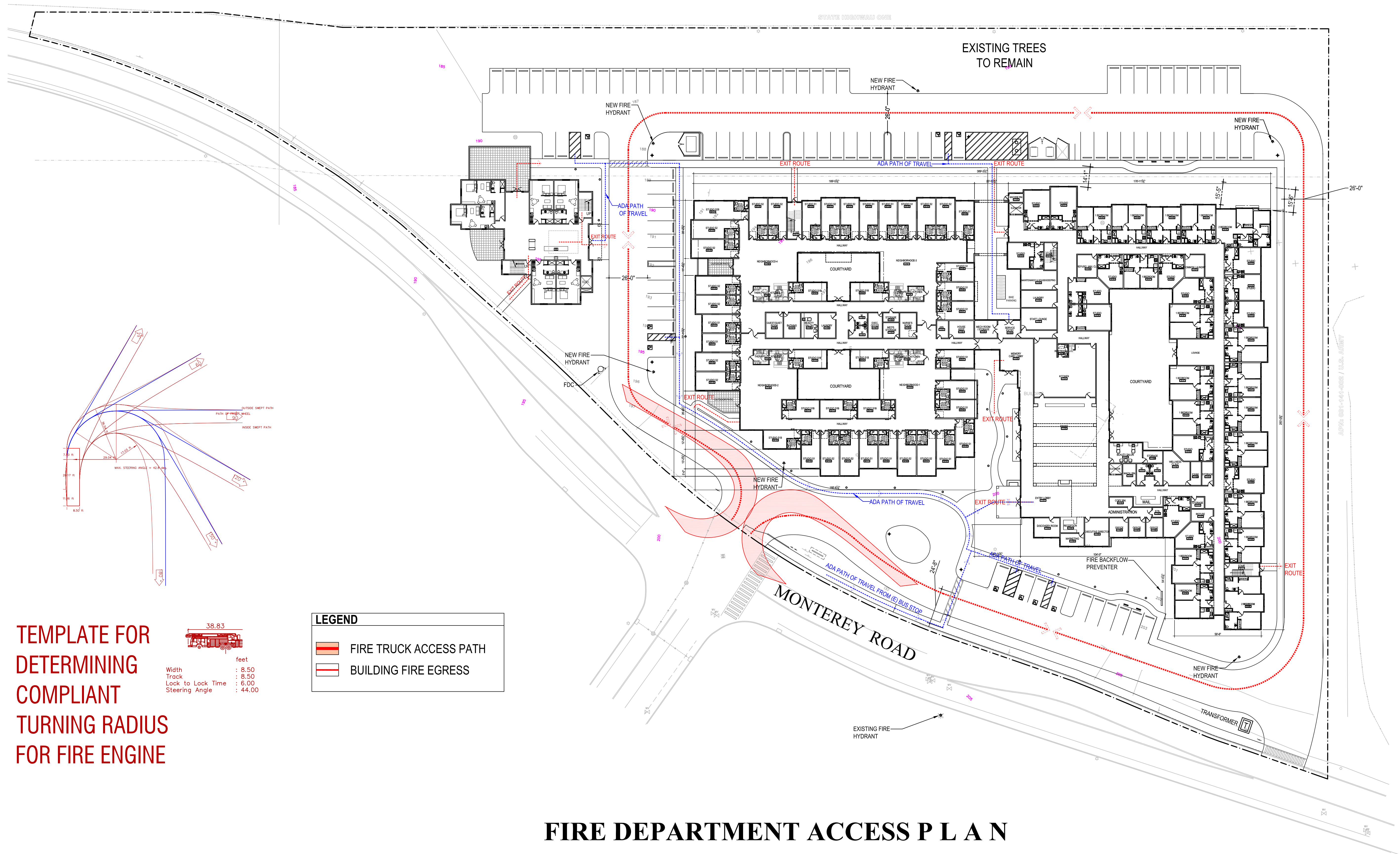
FIRE DEPARTMENT
ACCESS PLAN

PROJECT NO: 9714

SHEET

A1.3

OF ALL SHEETS
LATEST REVISION



TEMPLATE FOR DETERMINING COMPLIANT TURNING RADIUS FOR FIRE ENGINE



	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 44.00

LEGEND

-  FIRE TRUCK ACCESS PATH
-  BUILDING FIRE EGRESS

FIRE DEPARTMENT ACCESS P L A N



NORTH



PROJECT NORTH

Scale: 1/32"=1'-0"



DATE:	ISSUANCE OR REVISION
DATE	ISSUE
7/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
8/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
1/24/2014	REVISED SUBMISSION
1/28/2014	REVISED SUBMISSION
2/04/2015	REVISED SUBMISSION
5/04/2015	REVISED SUBMISSION
02/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

PROJECT NO: 9714

SHEET

A2.1

OF ALL SHEETS	
LATEST REVISION	

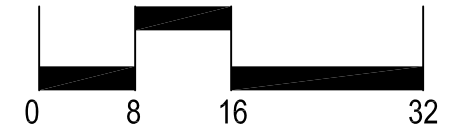


NORTH



PROJECT NORTH

Scale: 1/16"=1'-0"



FIRST FLOOR PLAN

DATE	ISSUANCE OR REVISION
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

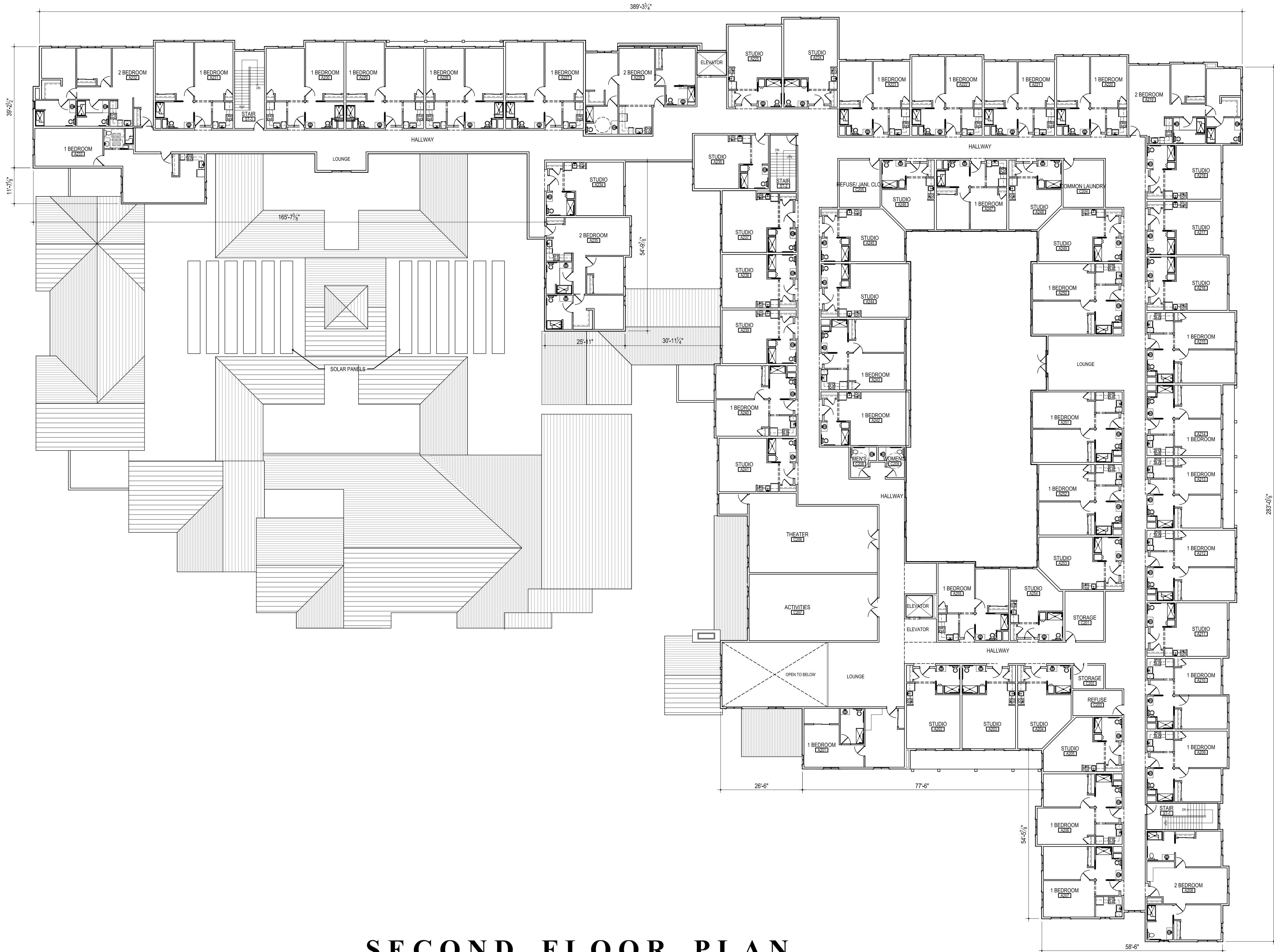
THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
SECOND FLOOR PLAN

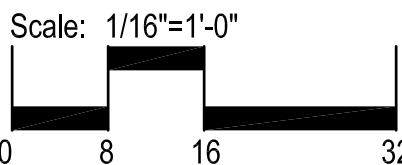
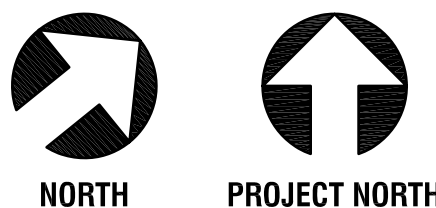
PROJECT NO: 9714

SHEET

A2.2
OF ALL SHEETS
LATEST REVISION



SECOND FLOOR PLAN





SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

DATE	ISSUANCE OR REVISION
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

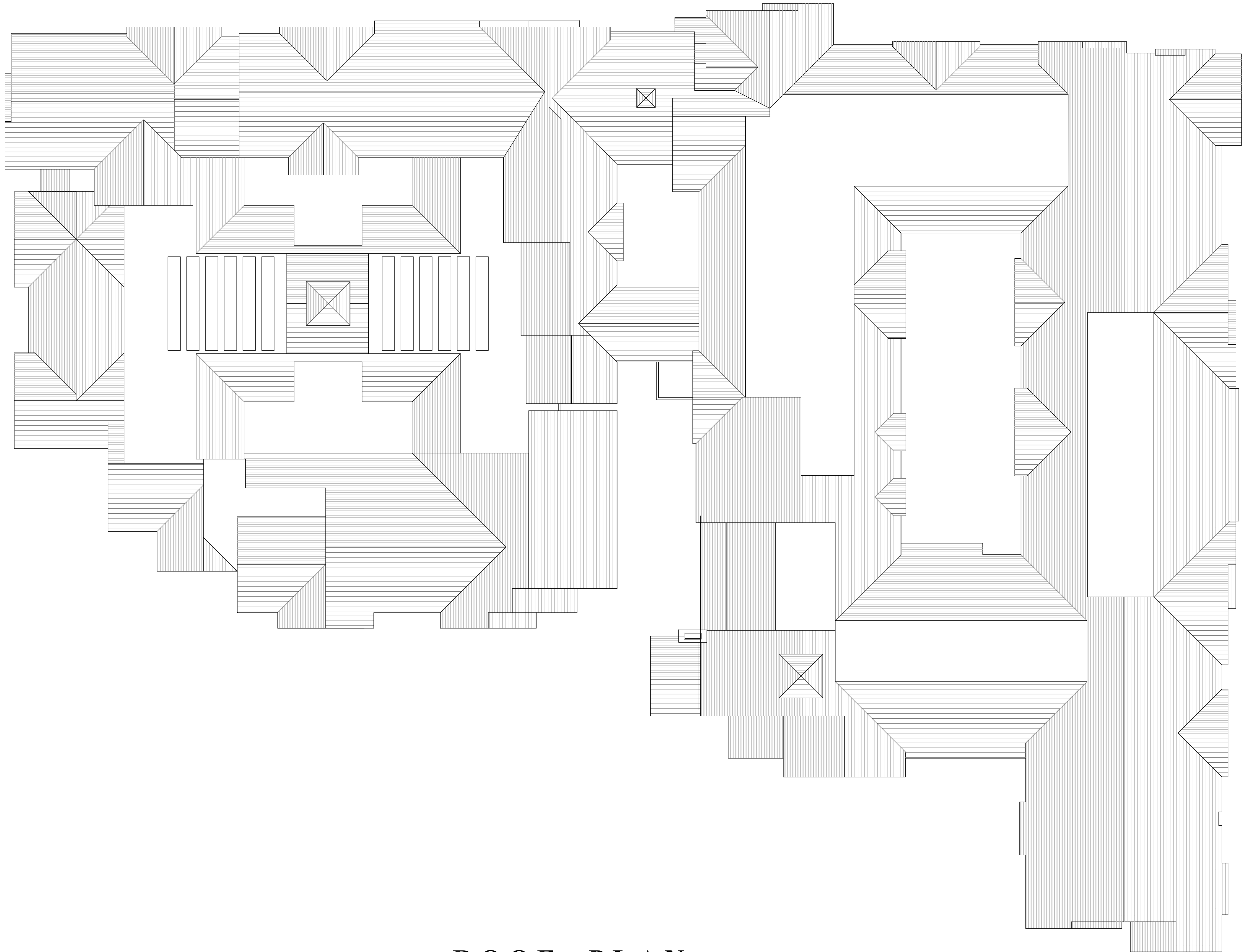
SHEET CONTENTS
ROOF PLAN

PROJECT No: 9714

SHEET

A2.3

OF ALL SHEETS
LATEST REVISION



ROOF PLAN

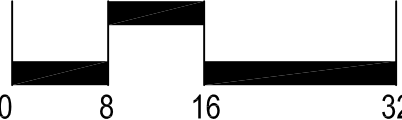


NORTH



PROJECT NORTH

Scale: 1/16"=1'-0"



DATE:	ISSUANCE OR REVISION:
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/28/2014	SITE ANALYSIS
11/24/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
ASSISTED LIVING-
EXTERIOR ELEVATIONS

PROJECT No: 9714

SHEET

A3.1
OF ALL SHEETS
LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

40

STONE MASONRY

41

FLAGSTONE PIER CAP
- METALS

50

GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'

51

GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'

62

PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)
- WOODS & PLASTICS

60

LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -

61

DECORATIVE WOOD LATTICE -

62

WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -

63

WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

70

ROOF: ASPHALT SHINGLE
CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

80

'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)

81

'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES

82

PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

PAINT

P1

PAINT - TYPE 1

P2

PAINT - TYPE 2

P3

PAINT - TYPE 3

P4

PAINT - TYPE 4

P5

PAINT - TYPE 5

- FINISHES

90

CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

91

CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)

92

3" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)

93

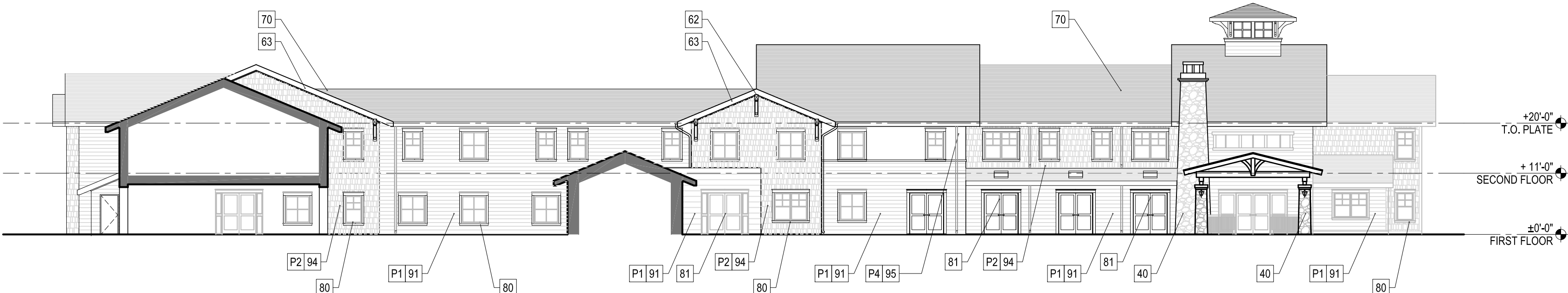
ADD 5" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)

94

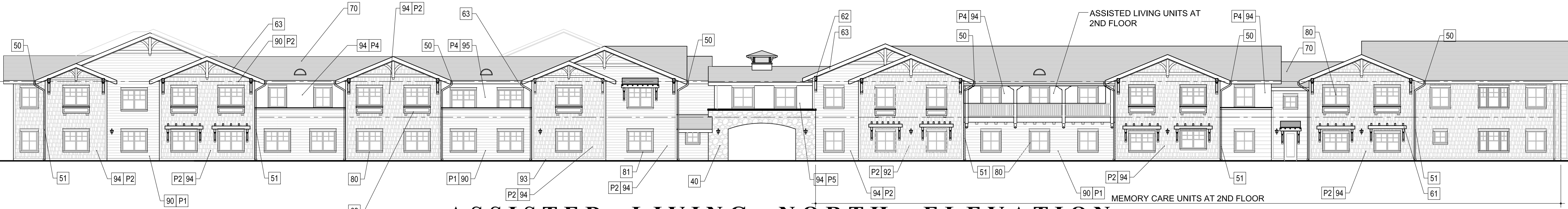
CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

95

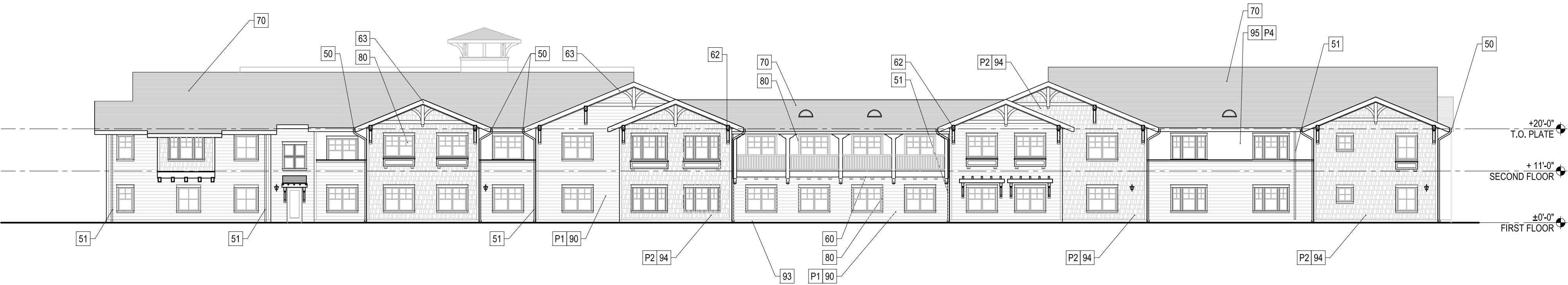
3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER



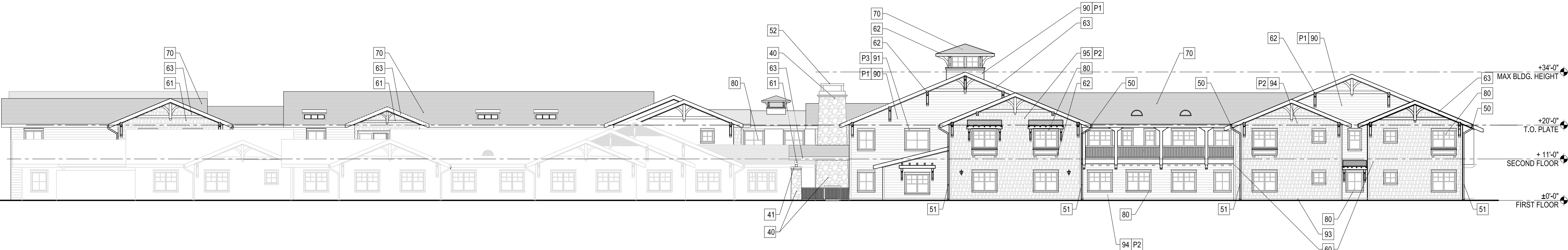
ASSISTED LIVING - WEST ELEVATION



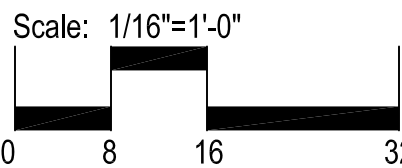
ASSISTED LIVING - NORTH ELEVATION



ASSISTED LIVING - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION





ASSISTED LIVING - WEST ELEVATION



ASSISTED LIVING - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

 - ☐ STONE MASONRY
 - ☐ FLAGSTONE PIER CAP
- METALS

 - ☐ GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'
 - ☐ GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'
 - ☐ PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP (CHIMNEY KING #54 HACIENDA)
- WOODS & PLASTICS

 - ☐ LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
 - ☐ DECORATIVE WOOD LATTICE -
 - ☐ WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
 - ☐ WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

 - ☐ ROOF: ASPHALT SHINGLE
 - ☐ CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

 - ☐ 'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
 - ☐ 'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES
 - ☐ PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)
- PAINT

 - ☐ PAINT - TYPE 1
 - ☐ PAINT - TYPE 2
 - ☐ PAINT - TYPE 3
 - ☐ PAINT - TYPE 4
 - ☐ PAINT - TYPE 5

- FINISHES
- ☐ CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
 - ☐ CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
 - ☐ 3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
 - ☐ ADD 5/8" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
 - ☐ CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
 - ☐ 3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER



Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC
550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

DATE:	ISSUANCE OR REVISION:
08/07/2014	ISSUE
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	ISI/ MND SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

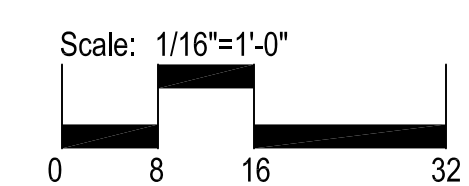
SHEET CONTENTS
ASSISTED LIVING-
EXTERIOR ELEVATIONS

PROJECT No: 9714

SHEET

A3.1a

OF ALL SHEETS
LATEST REVISION



DATE:	ISSUANCE OR REVISION:
DATE	ISSUE
07/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
MEMORY CARE -
EXTERIOR ELEVATIONS

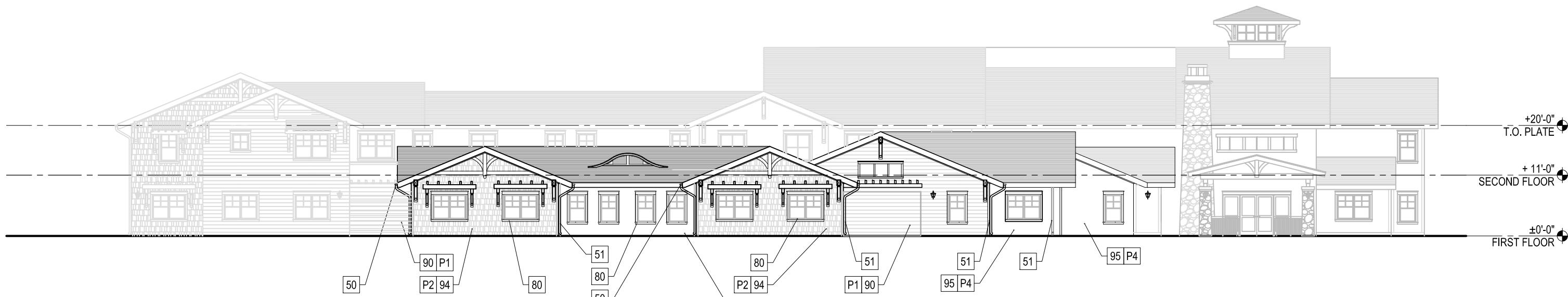
PROJECT No: 9714

SHEET
A3.2
OF ALL SHEETS
LATEST REVISION

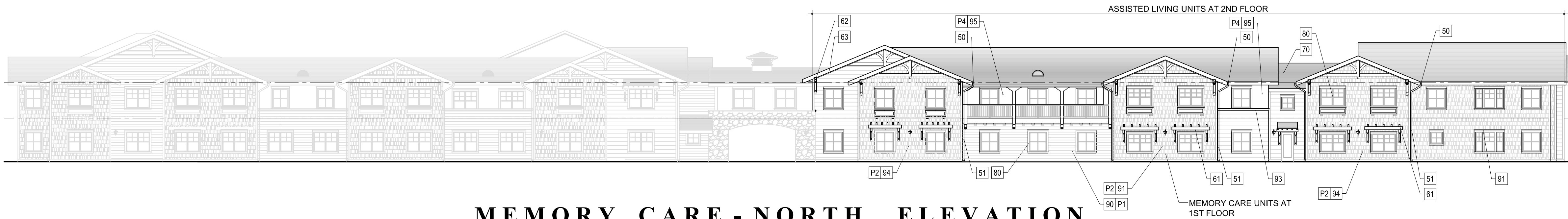
EXTERIOR ELEVATION KEYNOTES

MASONRY	PAIN
40 STONE MASONRY	P1 PAINT - TYPE 1
41 FLAGSTONE PIER CAP	P2 PAINT - TYPE 2
	P3 PAINT - TYPE 3
METALS	P4 PAINT - TYPE 4
50 GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'	P5 PAINT - TYPE 5
51 GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'	
62 PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)	
WOODS & PLASTICS	
60 LARGE-SECTION WOOD TRELLIS/BREAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -	
61 DECORATIVE WOOD LATTICE -	
62 WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -	
63 WOOD FASCIA -	
THERMAL & MOISTURE PROTECTION	
70 ROOF: ASPHALT SHINGLE CERTAINTED LMP 'WEATHERED WOOD'	
DOORS & WINDOWS	
80 'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)	
81 'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES	
82 PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)	

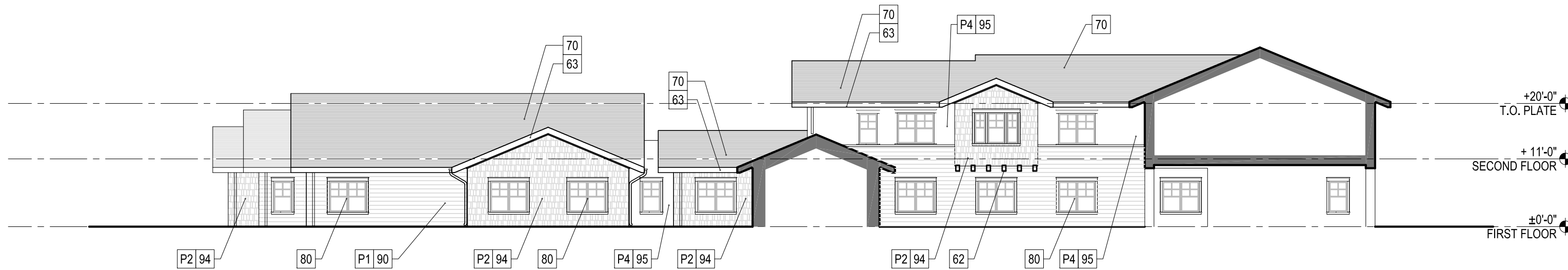
FINISHES	
90 CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGSLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER	
91 CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)	
92 3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)	
93 ADD 5 1/2" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)	
94 CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGSLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER	
95 3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER	



MEMORY CARE - WEST ELEVATION



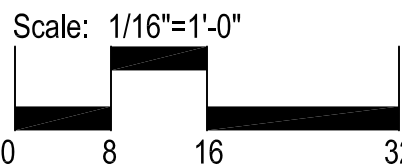
MEMORY CARE - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



MEMORY CARE - SOUTH ELEVATION



DATE:	ISSUANCE OR REVISION:
DATE	ISSUE
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	ISI/ MIND SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
MEMORY CARE - EXTERIOR ELEVATIONS
PROJECT No: 9714

SHEET
A3.2a
OF ALL SHEETS LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

 - ☐ STONE MASONRY
 - ☐ FLAGSTONE PIER CAP
- METALS

 - ☐ GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'
 - ☐ GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'
 - ☐ PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP (CHIMNEY KING #54 HACIENDA)
- WOODS & PLASTICS

 - ☐ LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
 - ☐ DECORATIVE WOOD LATTICE -
 - ☐ WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
 - ☐ WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

 - ☐ ROOF: ASPHALT SHINGLE
 - ☐ CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

 - ☐ 'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
 - ☐ 'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES
 - ☐ PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)
- PAINT

 - ☐ PAINT - TYPE 1
 - ☐ PAINT - TYPE 2
 - ☐ PAINT - TYPE 3
 - ☐ PAINT - TYPE 4
 - ☐ PAINT - TYPE 5

- FINISHES
- ☐ CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
 - ☐ CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
 - ☐ 3 3/4" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
 - ☐ ADD 5/8" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
 - ☐ CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
 - ☐ 3-COAT CEMENT PLASTER SYSTEM (5/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER



MEMORY CARE - WEST ELEVATION



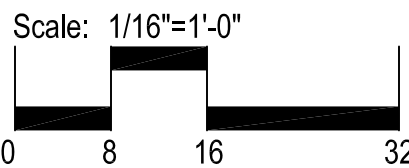
MEMORY CARE - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



MEMORY CARE - SOUTH ELEVATION





HARDIESHINGLE SIDING



HARDIEPLANK LAP SIDING



STONE MASONRY



ROOF-ASPHALT SHINGLE
'WEATHERED WOOD'

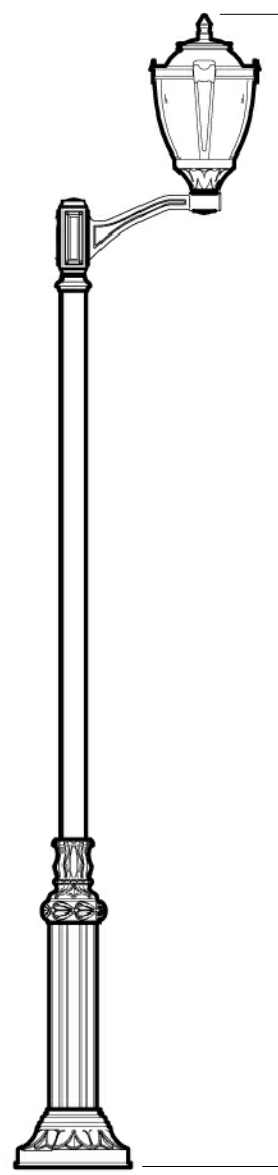


JELDWEN SINGLE-HUNG
WINDOWS-HARTFORD GREEN

ALL TRIM/FASCIA
FRAZEE CL 2887N
'MERCURY'



PAINT 1 FRAZEE CL 2684D 'DECK CHAIR'
PAINT 2 FRAZEE CLC 1210D 'THE LOFT'
PAINT 3 FRAZEE CL 2875A 'MOSQUITO'
PAINT 4 FRAZEE CL 2794D 'BURLAP'
PAINT 5 FRAZEE CL 3173M 'EXCALIBUR'



BASIS OF DESIGN: ELA, INC. 'MEDITERRANEAN'
MED14-H2-40LED-DSFG
POST: 3" DIA. SHAFT
POST BASE: P-3026
CROSS ARM: CR-353A

CONCEPT COLOR AND MATERIAL BOARD (SEPARATE EXHIBIT ATTACHED)

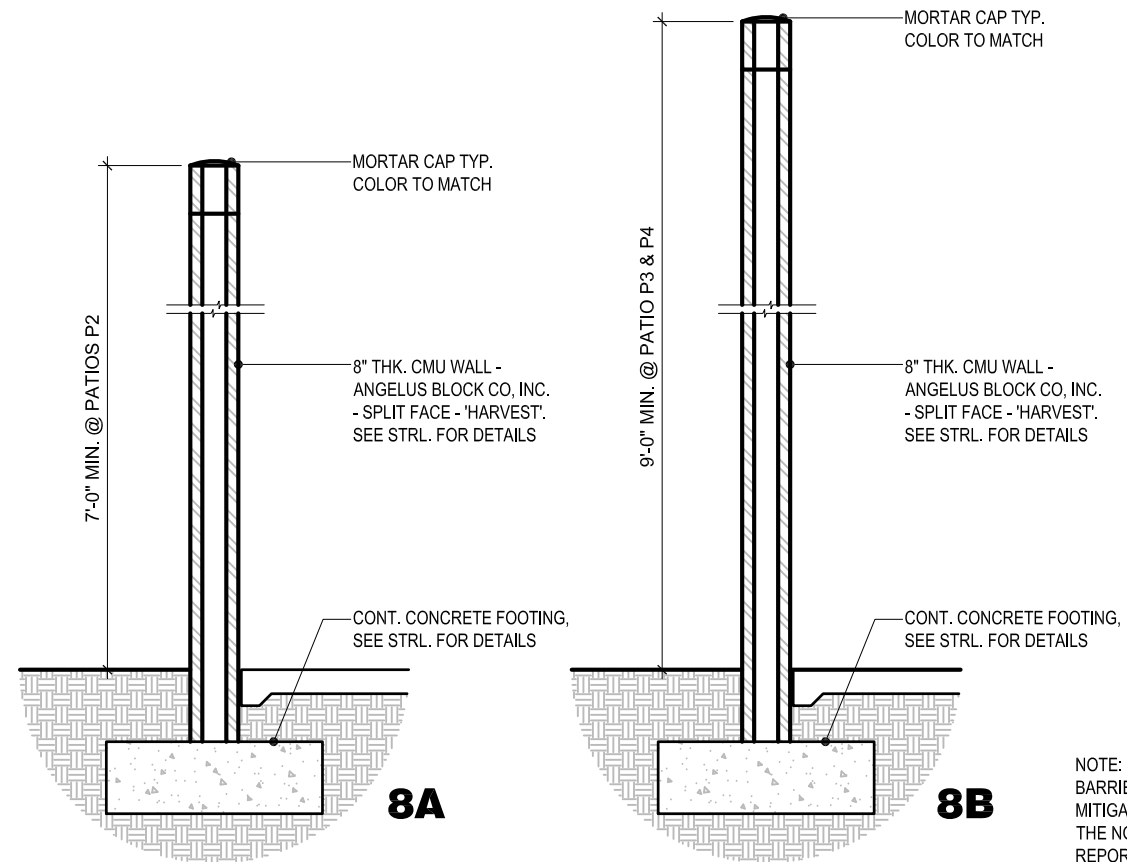
N.T.S.

4

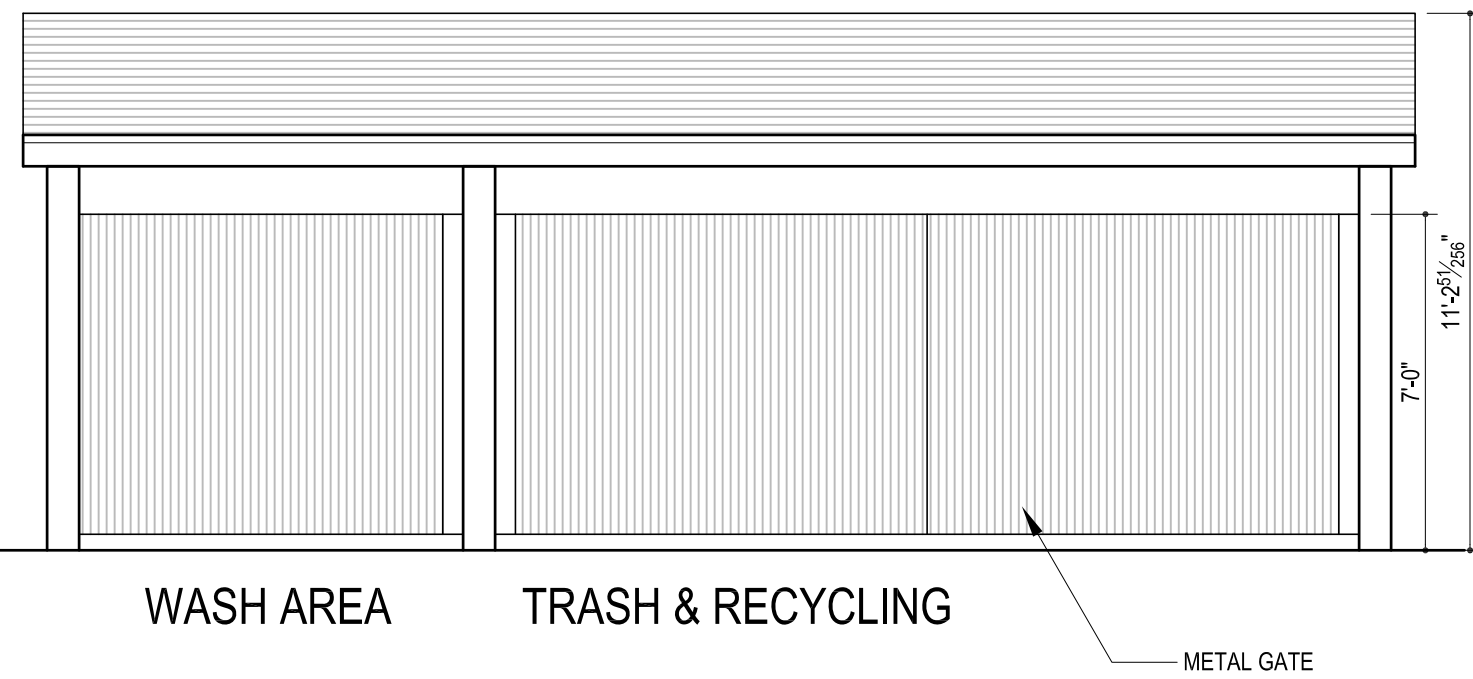
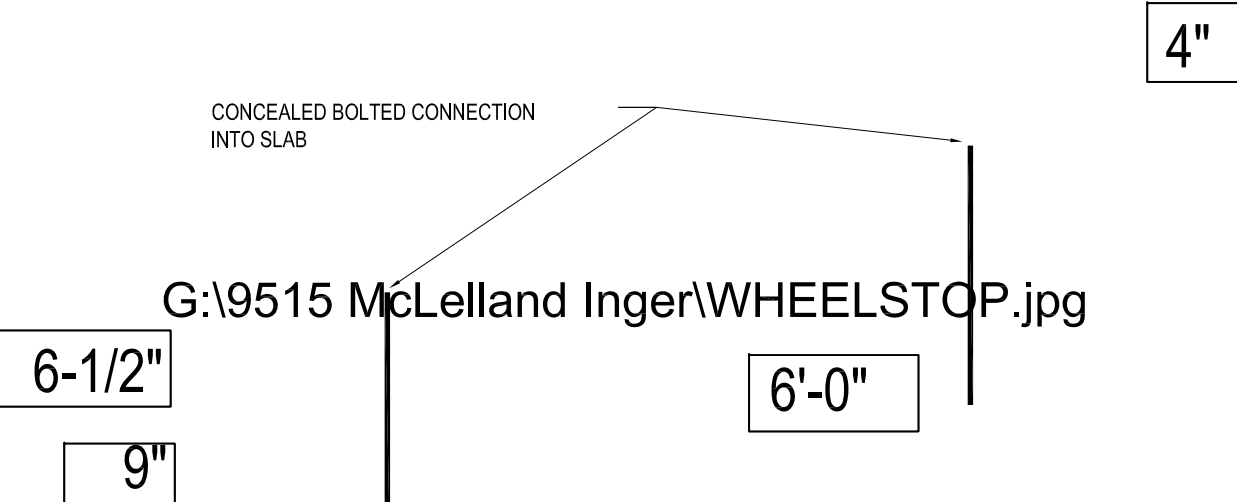
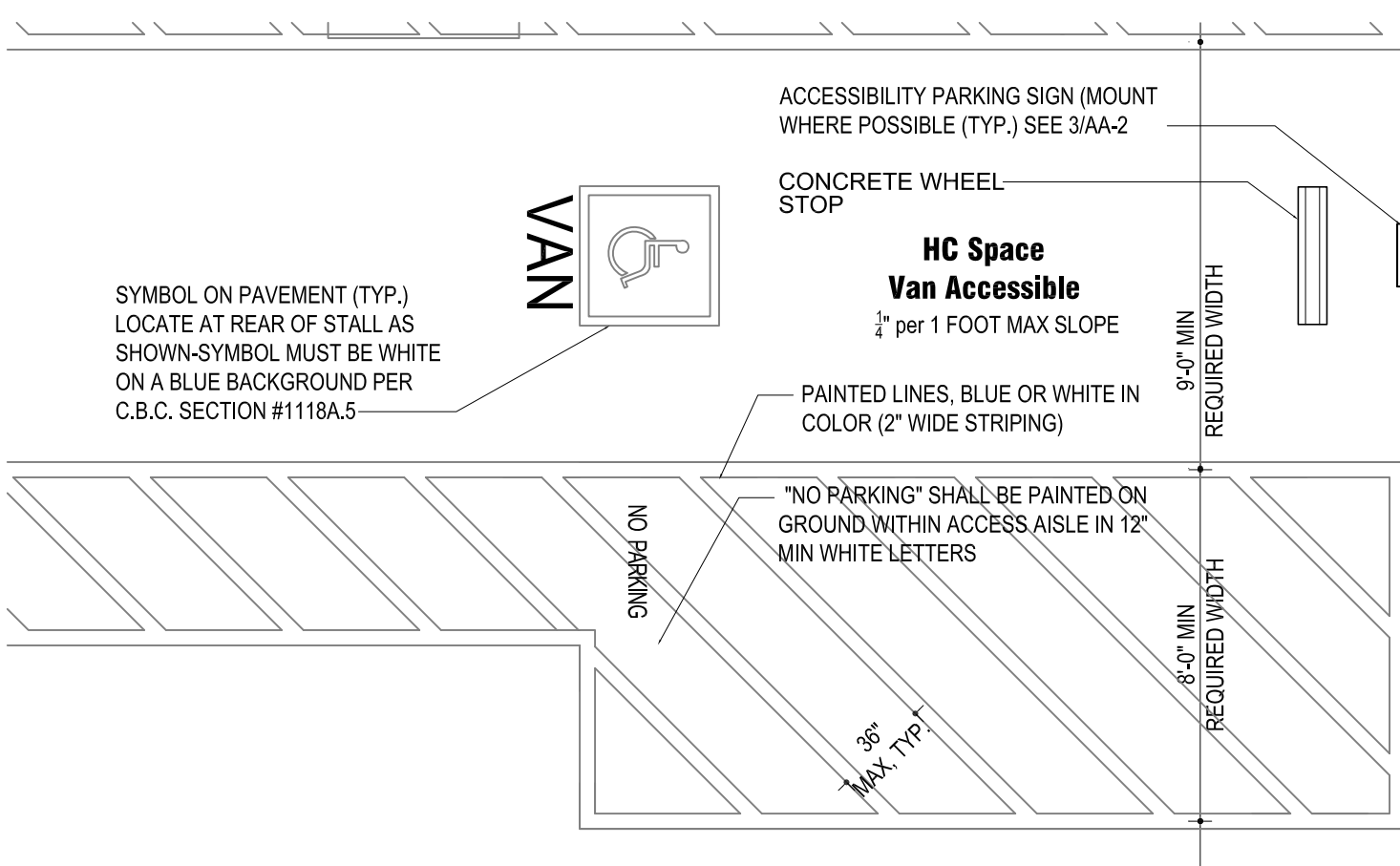
PARKING LIGHT FIXTURE

1/2"=1'-0"

3



NOTE: BARRIER HEIGHT NOTED IS BASED ON MITIGATION METHODS PROPOSED WITH THE NOISE AND VIBRATION ASSESSMENT REPORT BY ILLINGWORTH & RODRIGUEZ, INC. FOR PATIOS P2, P3 & P4.



SOUND BARRIER AT OUTDOOR PATIOS

3/8"=1'-0"

8

ACCESSIBLE PARKING STALL

1/4"=1'-0"

6

TYPICAL WHEEL STOP

3/4"=1'-0"

5

TRASH & RECYCLING ENCLOSURE DETAIL

1/4"=1'-0"

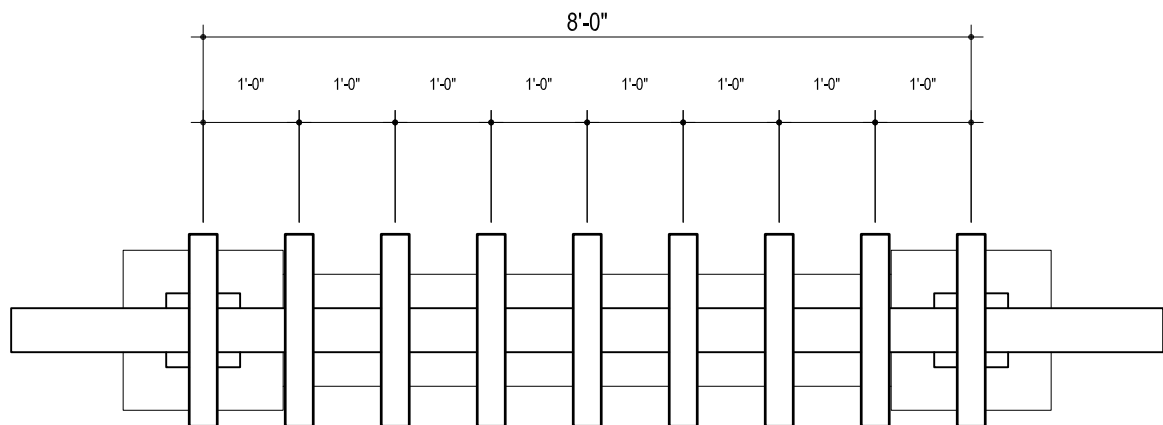
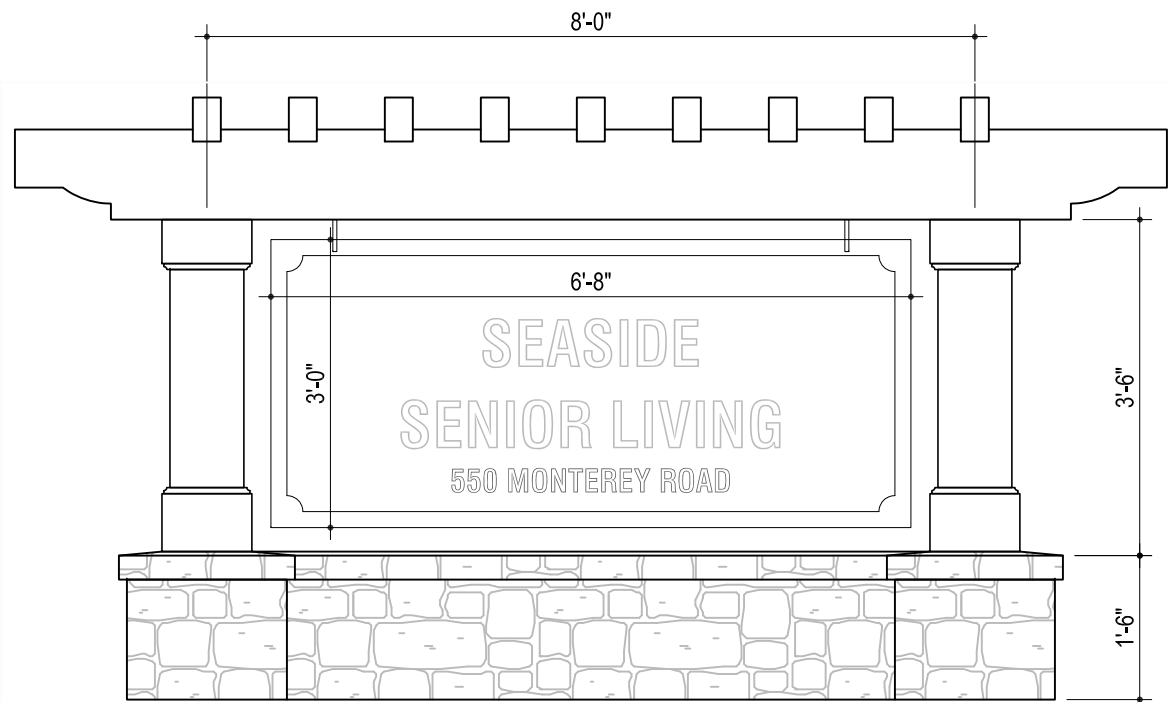
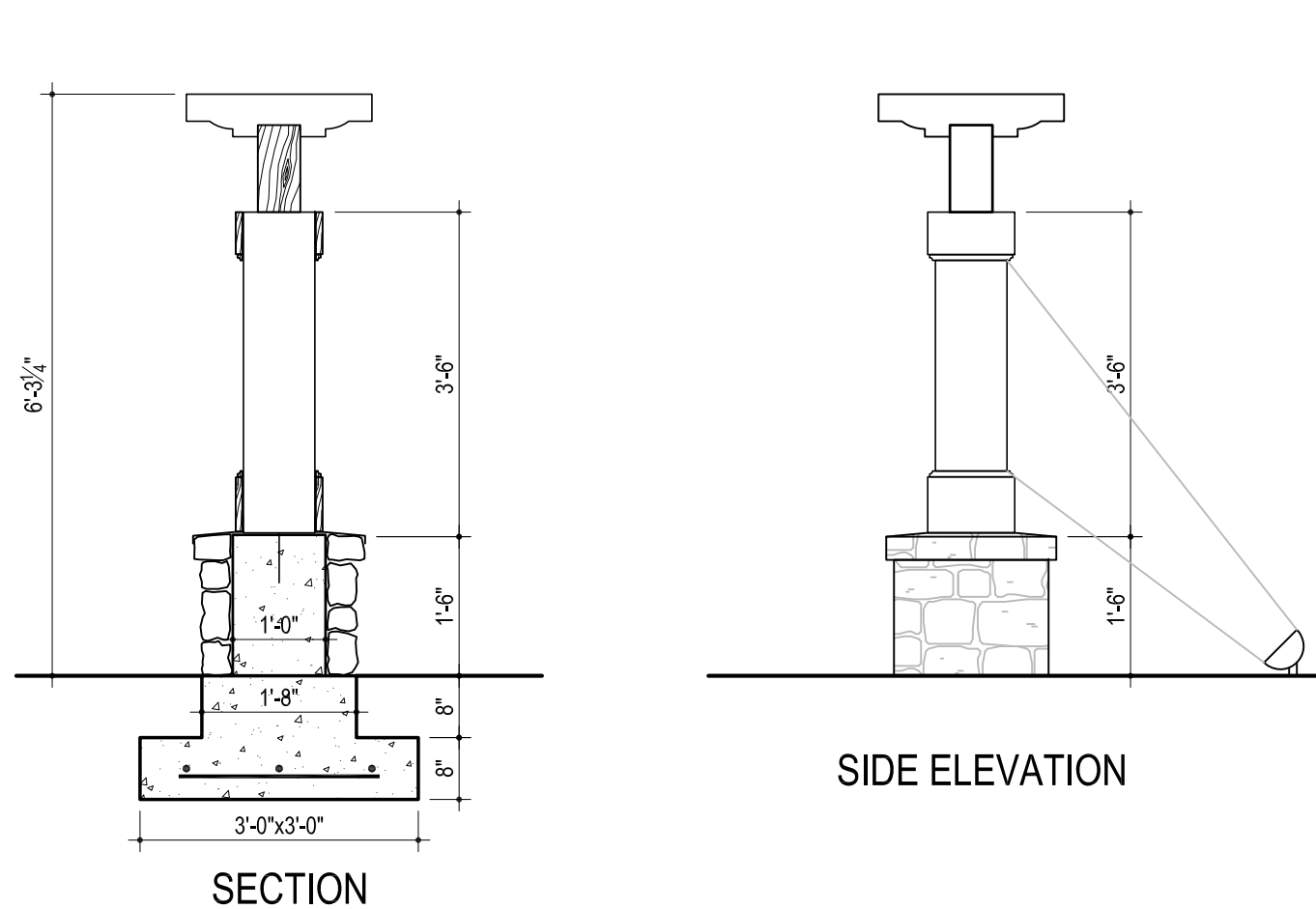
2



ASSISTED LIVING ENTRY ELEVATION

3/16"=1'-0"

7



MONUMENT SIGN PLAN

FRONT ELEVATION

SIDE ELEVATION

SECTION

MONUMENT SIGN DETAILS

1/2"=1'-0"

1

Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

DATE	ISSUANCE OR REVISION
08/07/2014	ISSUE
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/28/2014	SITE ANALYSIS
11/24/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	ISI/ MIND SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
MONUMENT SIGN & DETAILS

PROJECT No: 9714

SHEET

A3.3

OF ALL SHEETS
LATEST REVISION

DATE:	ISSUANCE OR REVISION
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	REPLACEMENT SUBMITTAL
08/28/2014	SITE ANALYSIS
11/24/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
SENIOR CO-HOUSING:
FLOOR PLANS, ROOF
PLAN AND EXTERIOR
ELEVATIONS

PROJECT No: 9714

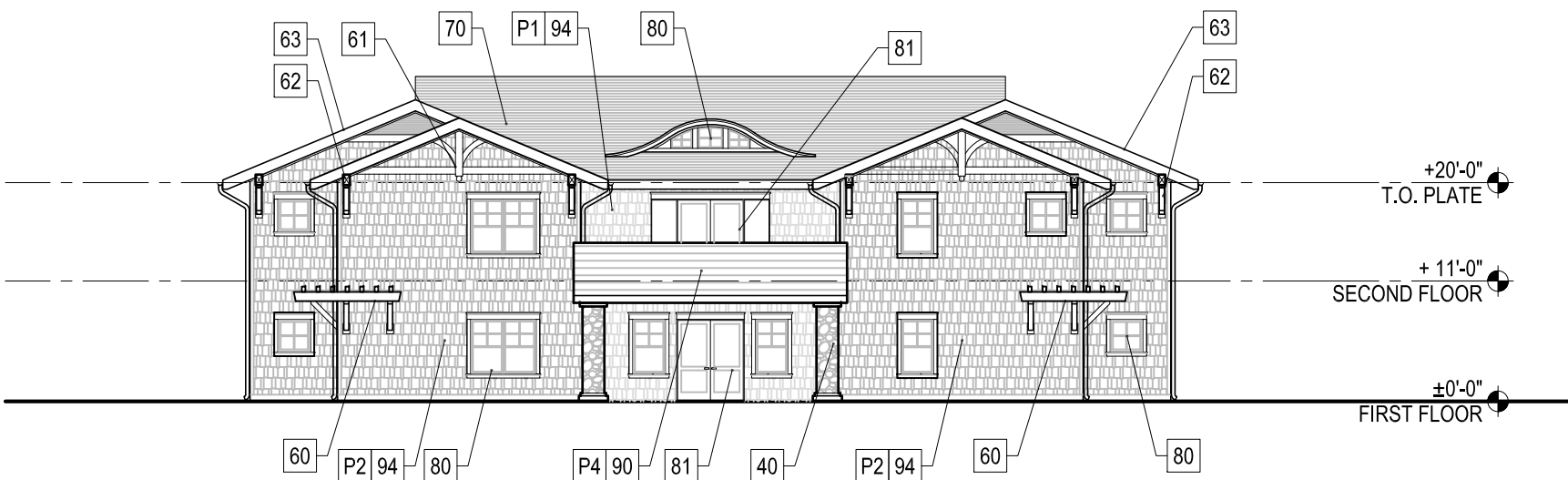
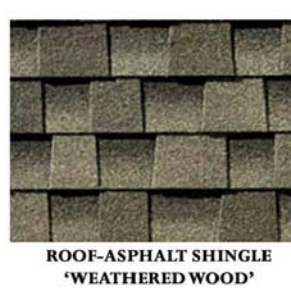
SHEET
A4.1
OF ALL SHEETS
LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

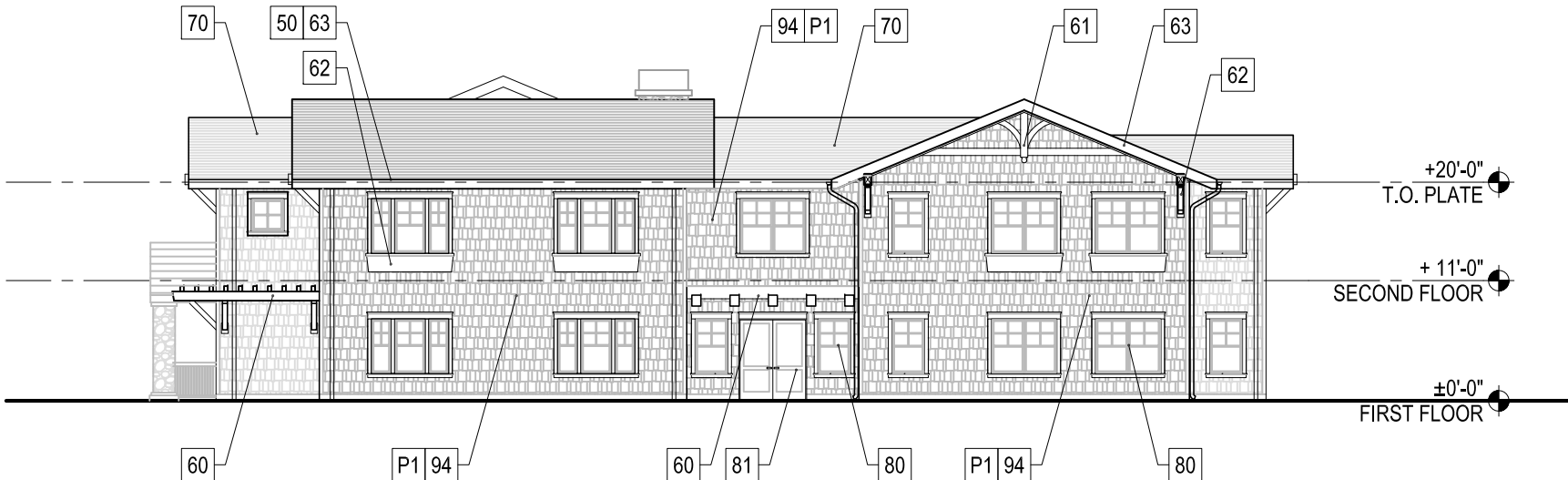
MASONRY	PAINT
40 STONE MASONRY	P1 PAINT - TYPE 1
41 FLAGSTONE PIER CAP	P2 PAINT - TYPE 2
	P3 PAINT - TYPE 3
	P4 PAINT - TYPE 4
	P5 PAINT - TYPE 5
METALS	
50 GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'	
51 GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'	
52 PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)	
WOODS & PLASTICS	
60 LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -	
61 DECORATIVE WOOD LATTICE -	
62 WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -	
63 WOOD FASCIA -	
THERMAL & MOISTURE PROTECTION	
70 ROOF: ASPHALT SHINGLE CERTAINTED LMP 'WEATHERED WOOD'	
DOORS & WINDOWS	
80 'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)	
81 'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES	
82 PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)	

FINISHES

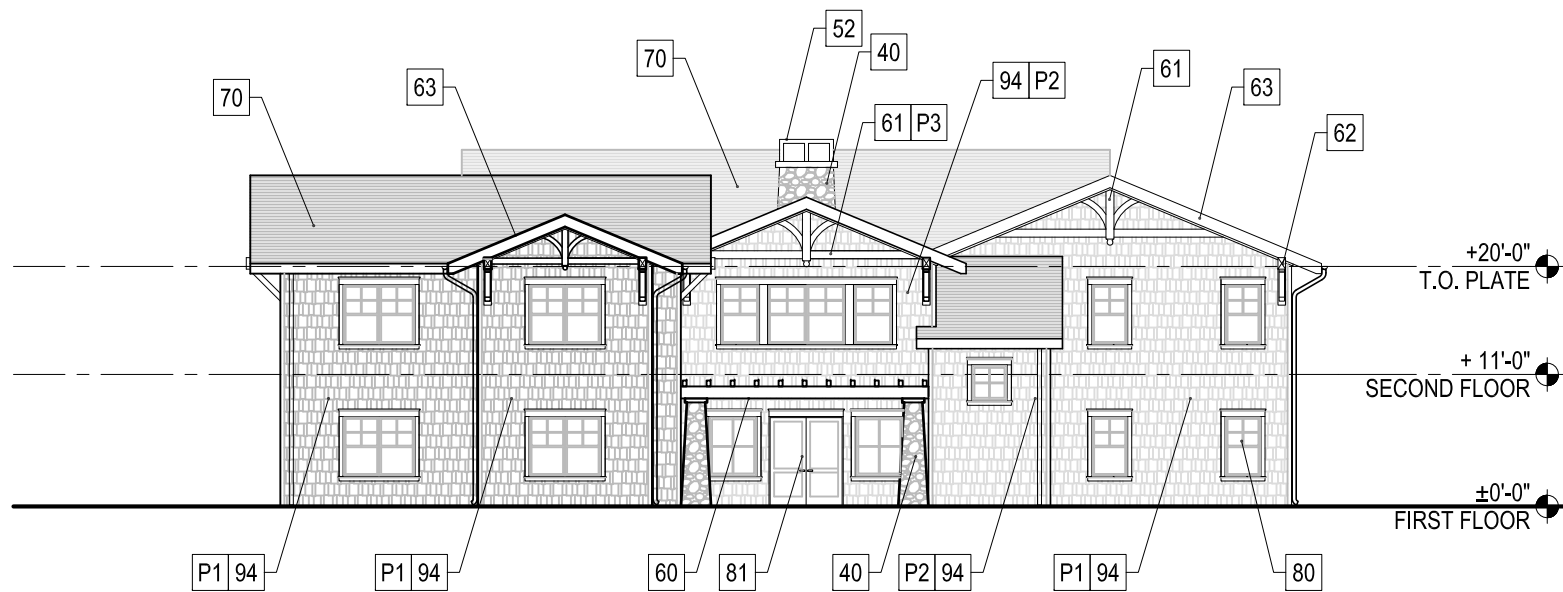
90	CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
91	CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
92	3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
93	ADD 5 1/2" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
94	CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
95	3-COAT CEMENT PLASTER SYSTEM (2% FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER



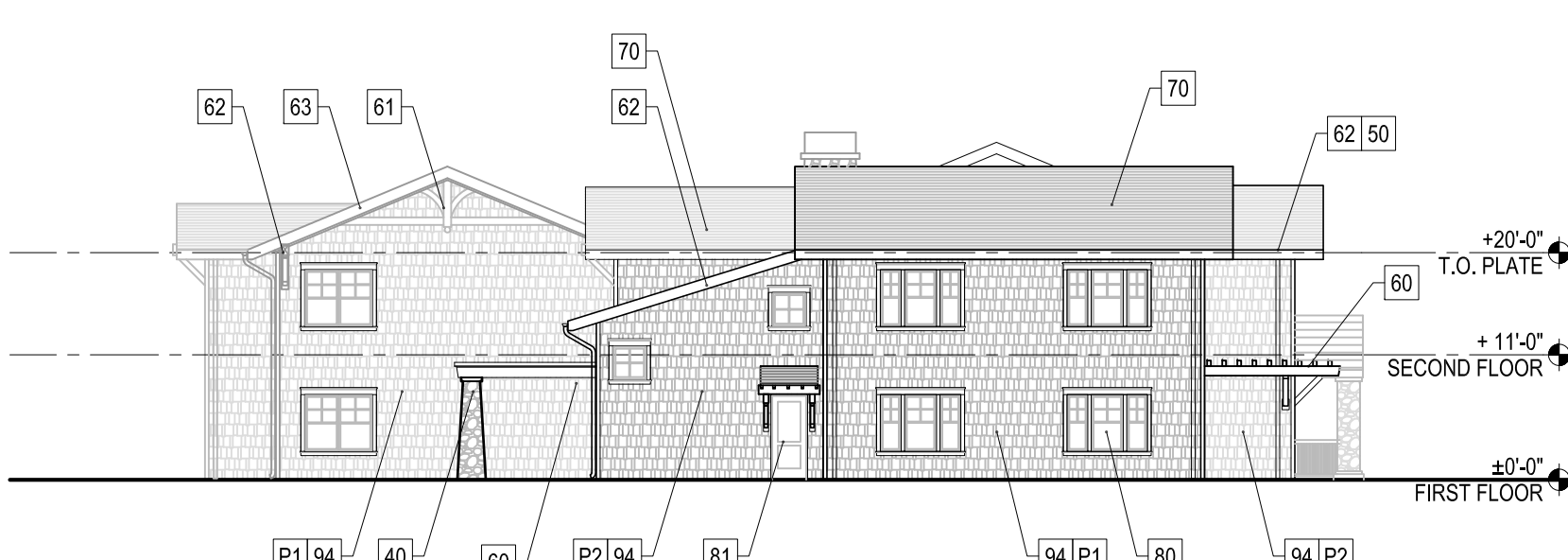
EAST ELEVATION



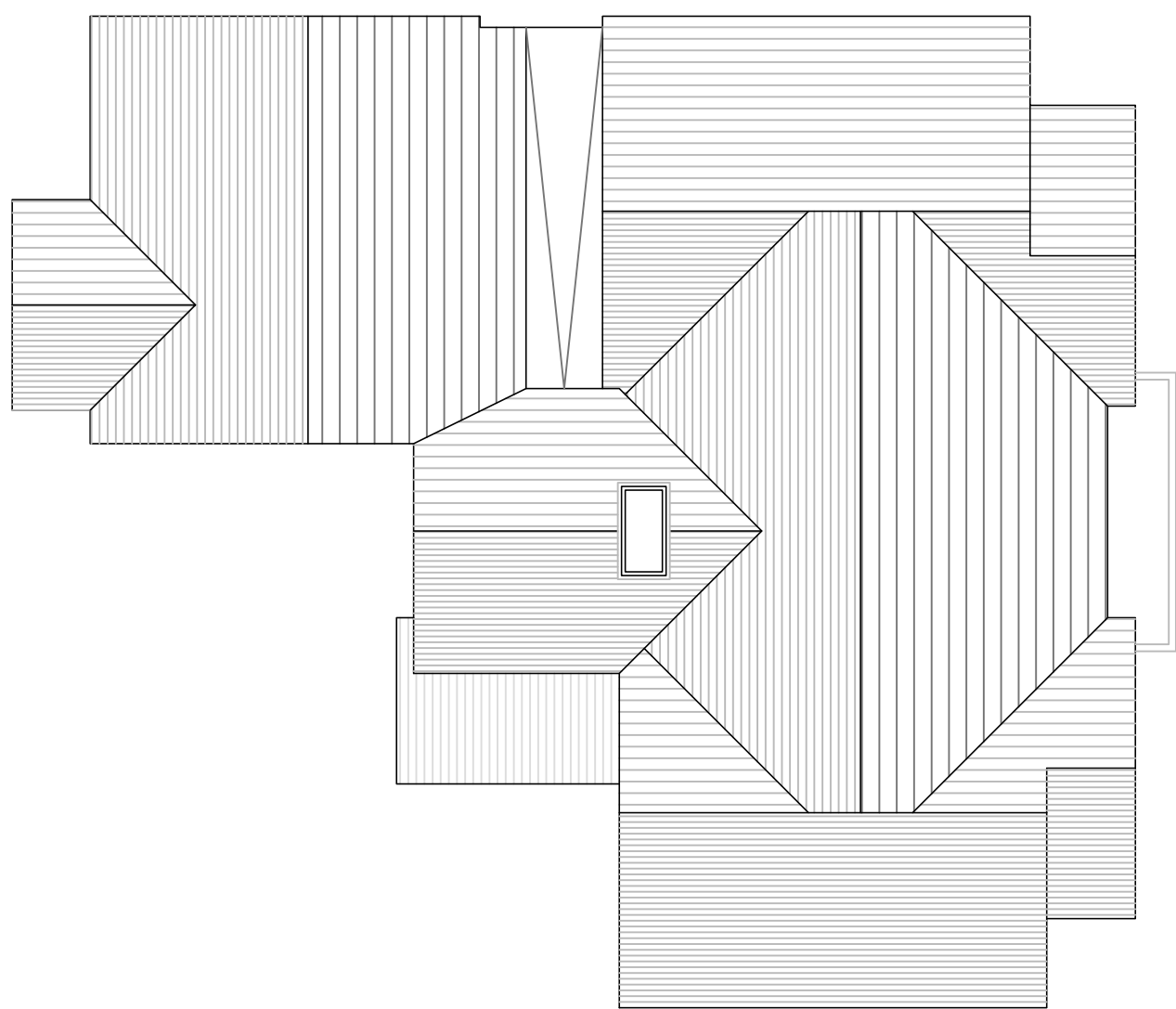
NORTH ELEVATION



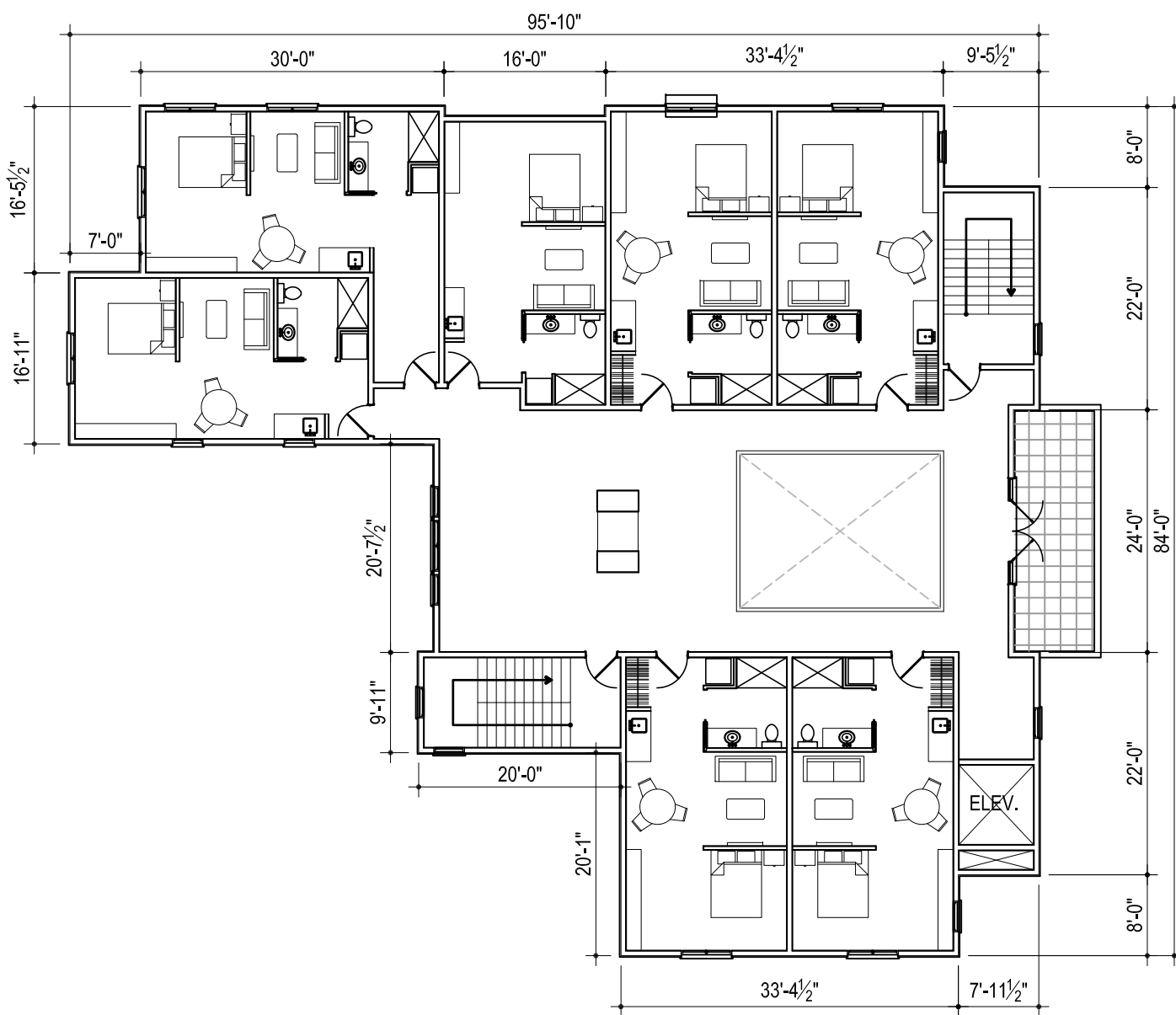
WEST ELEVATION



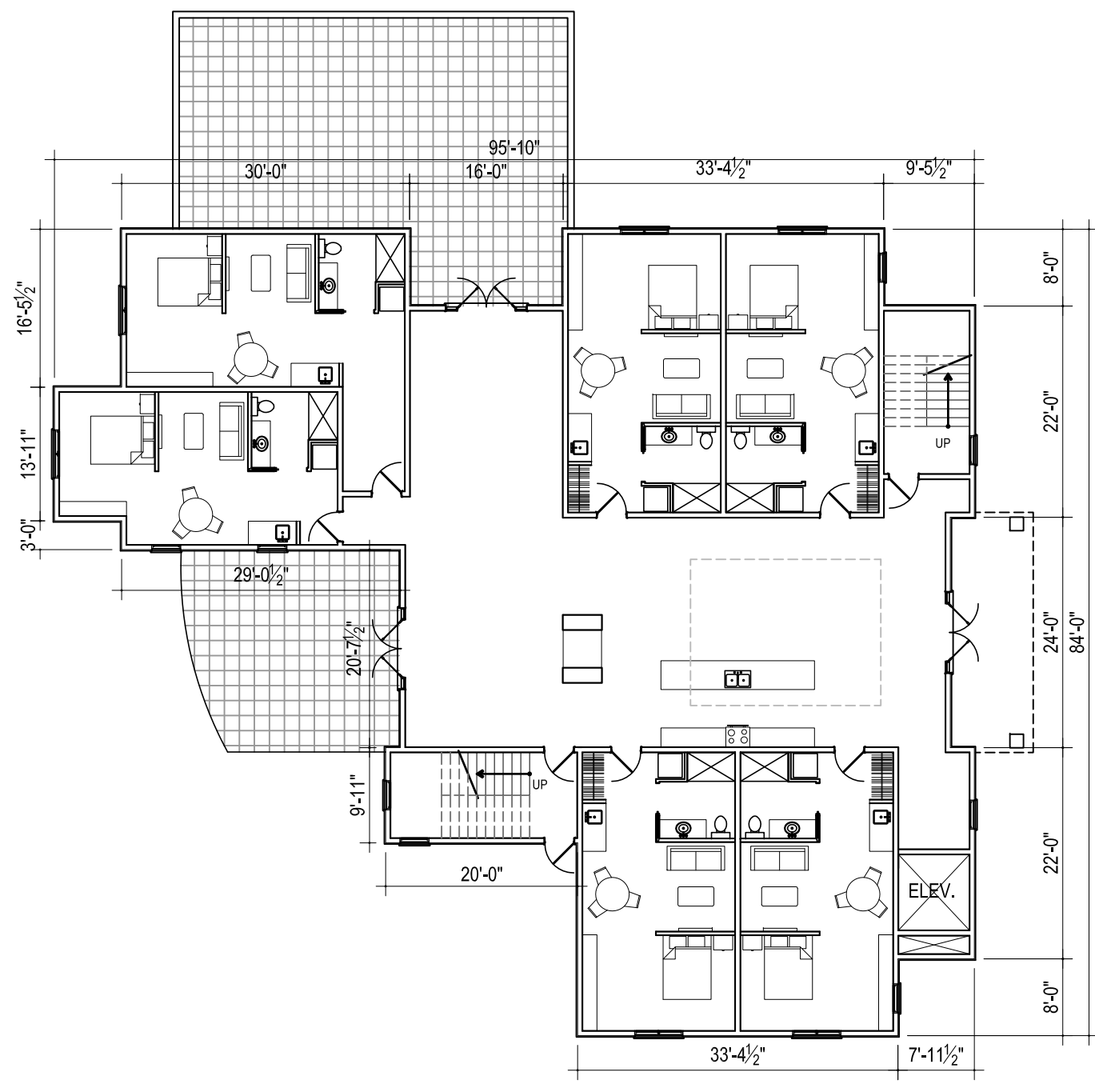
SOUTH ELEVATION



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Scale: 1/16"=1'-0"
0 8 16 32



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

STONE MASONRY

FLAGSTONE PIER CAP
- METALS

GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'

GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'

PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP (CHIMNEY KING #54 HACIENDA)
- WOODS & PLASTICS

LARGE-SECTION WOOD TRELIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -

DECORATIVE WOOD LATTICE -

WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -

WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

ROOF: ASPHALT SHINGLE

CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

*JELDWEN® PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)

*JELDWEN® ALUMINUM CLAD WOOD FRENCH DOORS & LITES

PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

- FINISHES

CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)

3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)

ADD 5 1/2" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)

CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER

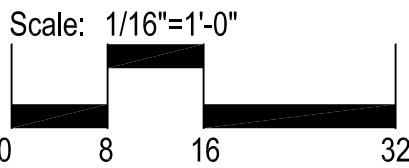


DATE:	ISSUANCE OR REVISION:
08/07/2014	ISSUE
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION REDESIGN
02/25/2016	ISI/ MND SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOCHHAUSER-BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER-BLATTER IS PROHIBITED.

SHEET CONTENTS
SENIOR CO-HOUSING:
FLOOR PLANS, ROOF
PLAN AND EXTERIOR
ELEVATIONS

PROJECT No: 9714





DATE	ISSUANCE OR REVISION
07/16/2014	ISSUE
08/07/2014	PLANNING APPLICATION
08/21/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER-BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER-BLATTER IS PROHIBITED.

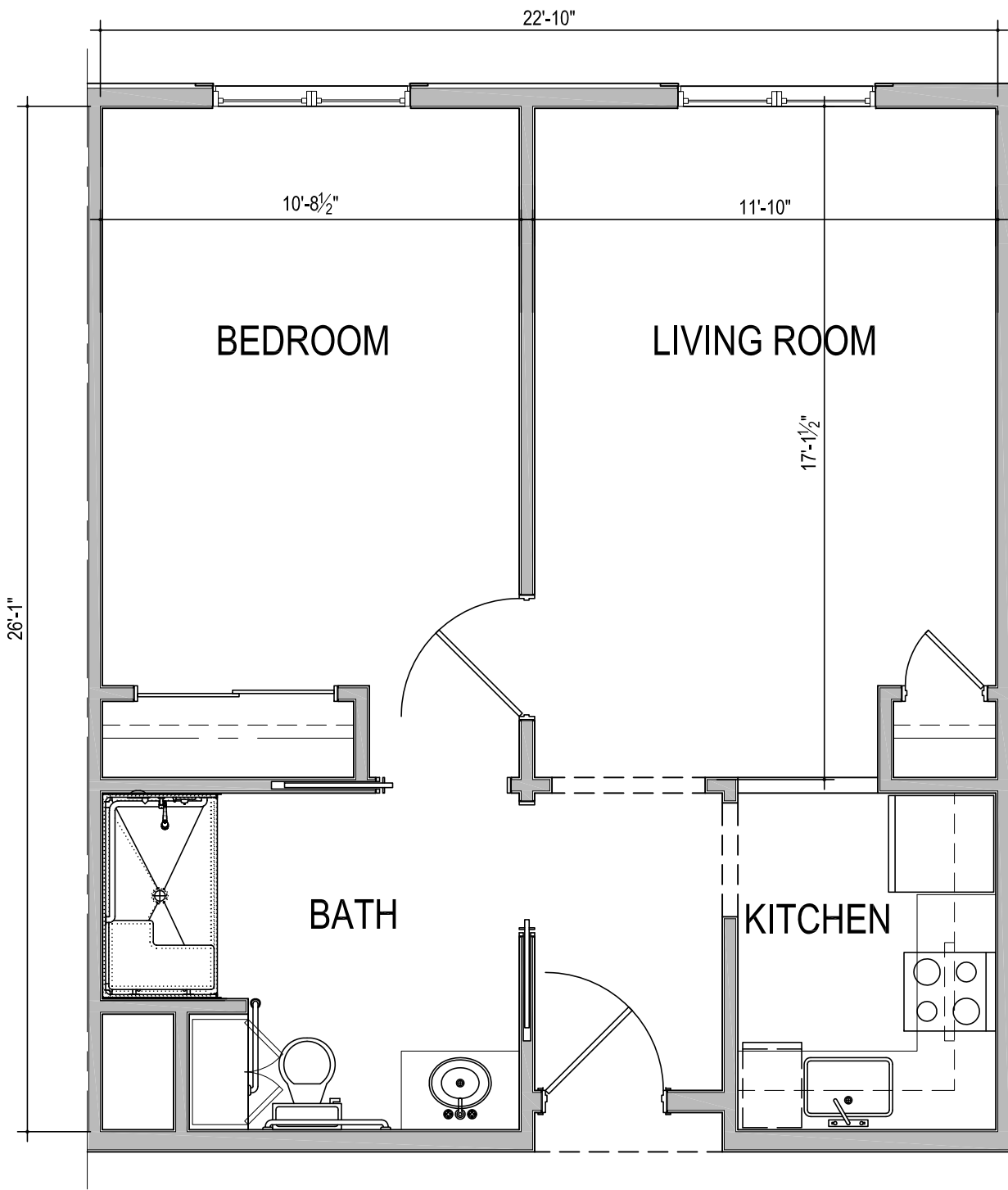
SHEET CONTENTS
ENLARGED
UNIT PLANS

PROJECT No: 9714

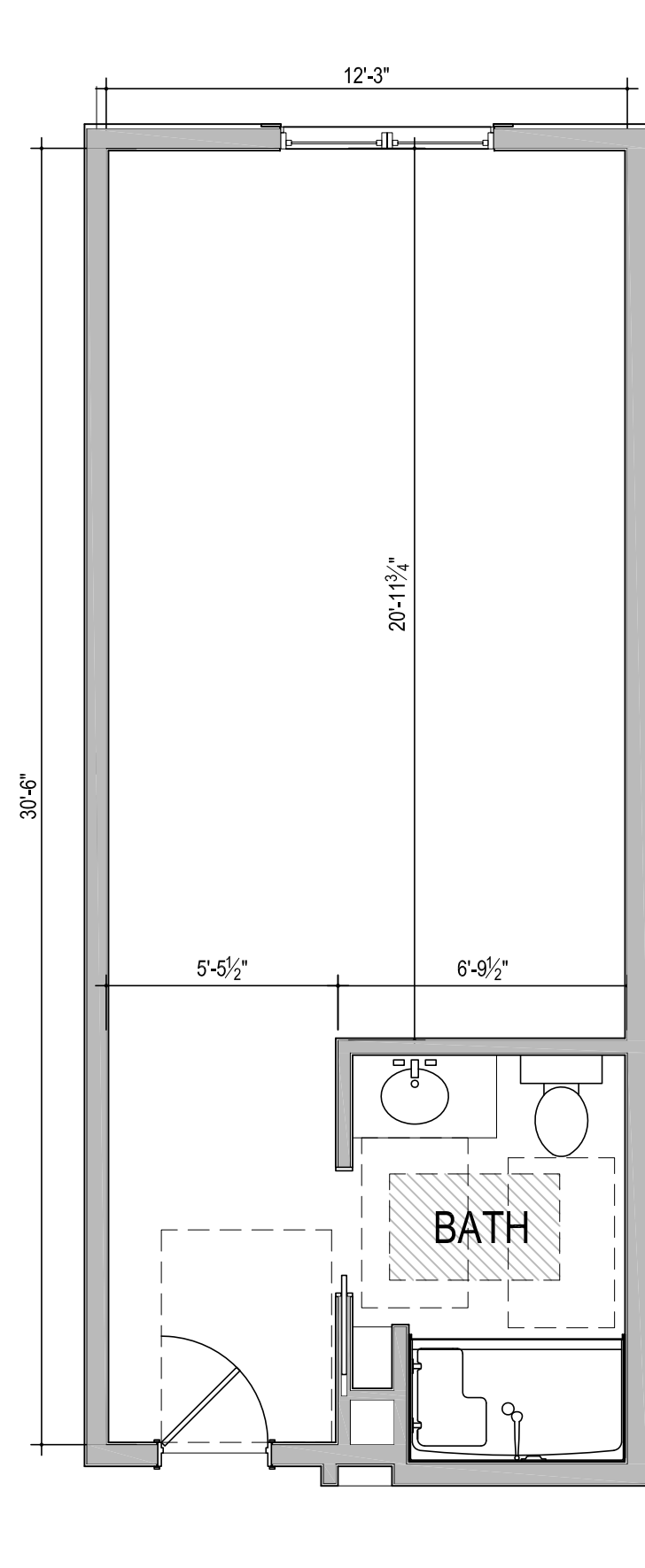
SHEET

A5.1

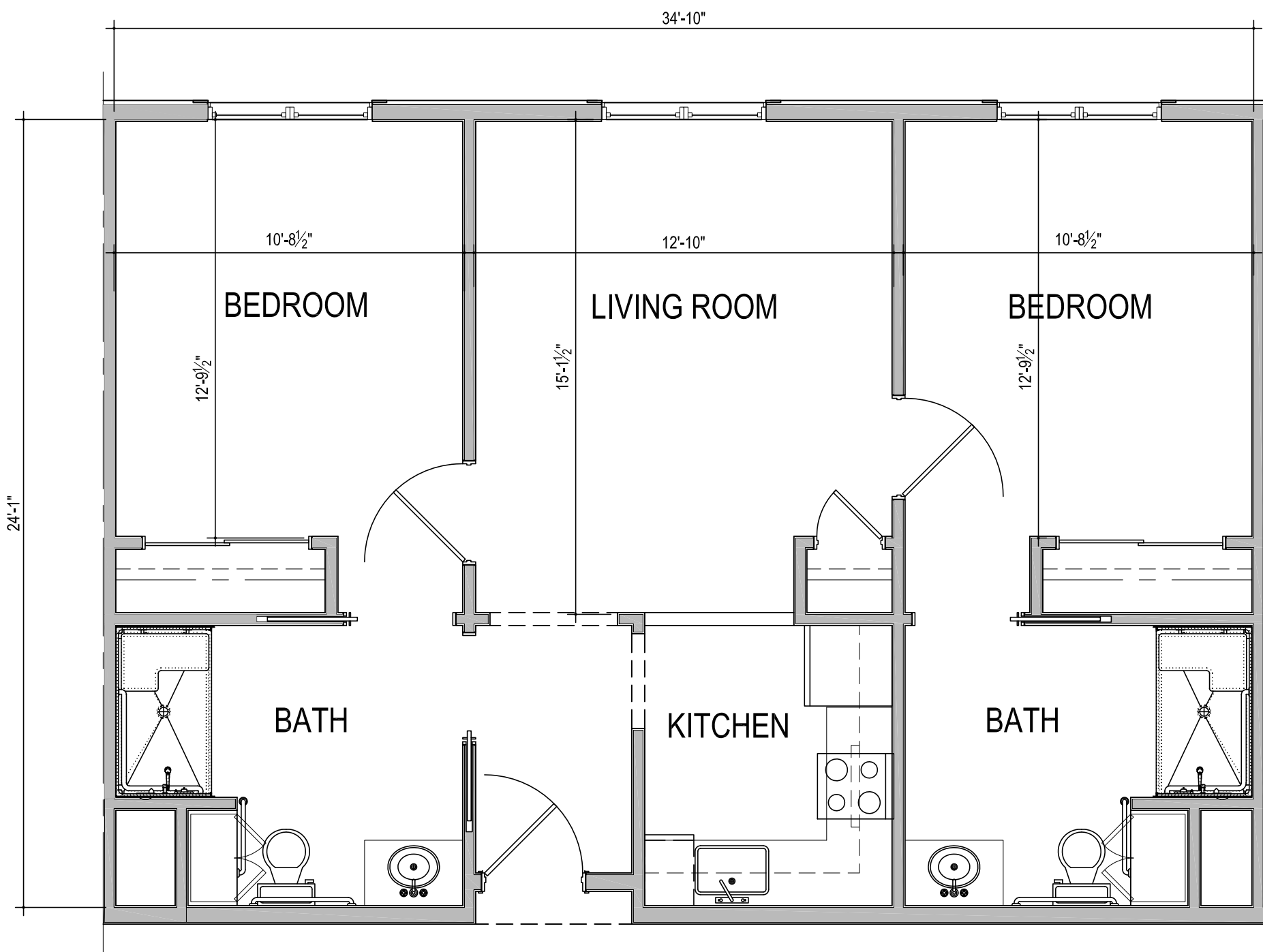
OF ALL SHEETS
LATEST REVISION



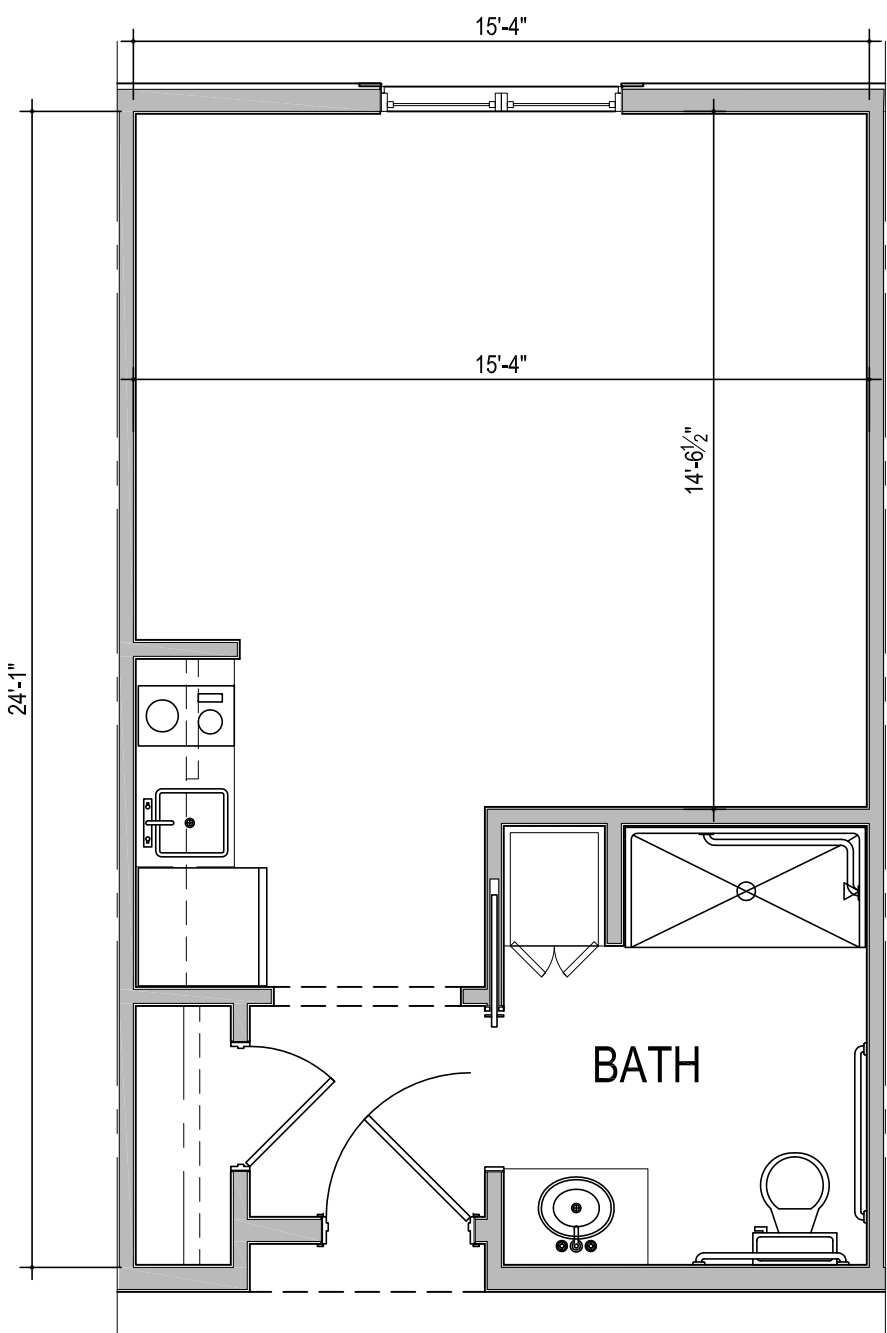
TYPICAL 1-BEDROOM UNIT
(ALF)



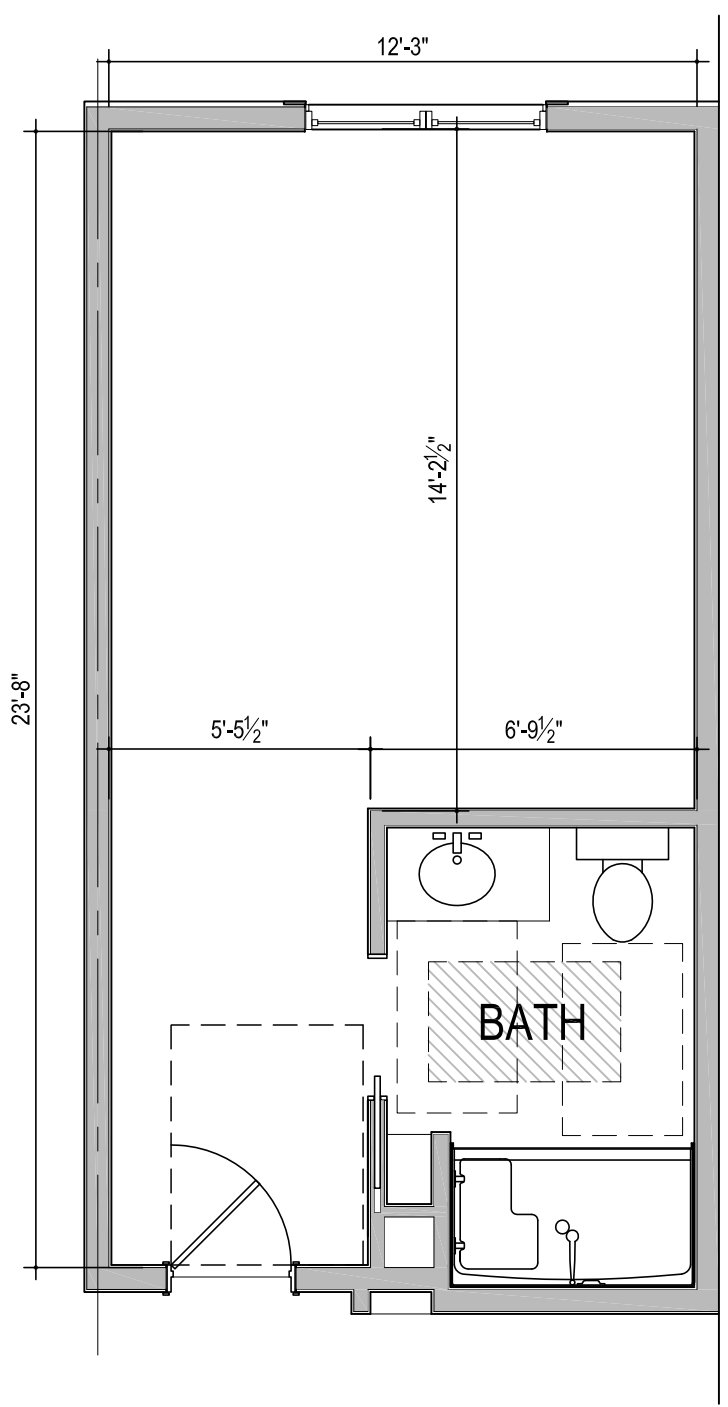
TYPICAL STUDIO UNIT TYPE 2
(MC)



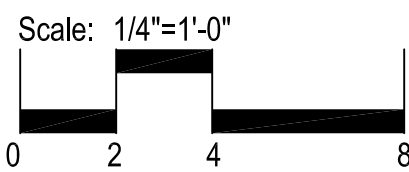
TYPICAL 2-BEDROOM UNIT
(ALF)



TYPICAL STUDIO UNIT
(ALF)



TYPICAL STUDIO UNIT TYPE 1
(MC)



DATE:	ISSUANCE OR REVISION
DATE	ISSUE
07/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
04/16/2015	PLANNING APPLICATION - UPDATED SUBMITTAL

THIS DRAWING IS COPYRIGHTED
MATERIAL UNDER THE SOLE OWNERSHIP
OF HOCHHAUSER BLATTER ARCHITECTURE
& PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF
HOCHHAUSER BLATTER IS PROHIBITED.

SHEET CONTENTS
SITE PHOTOMETRICS

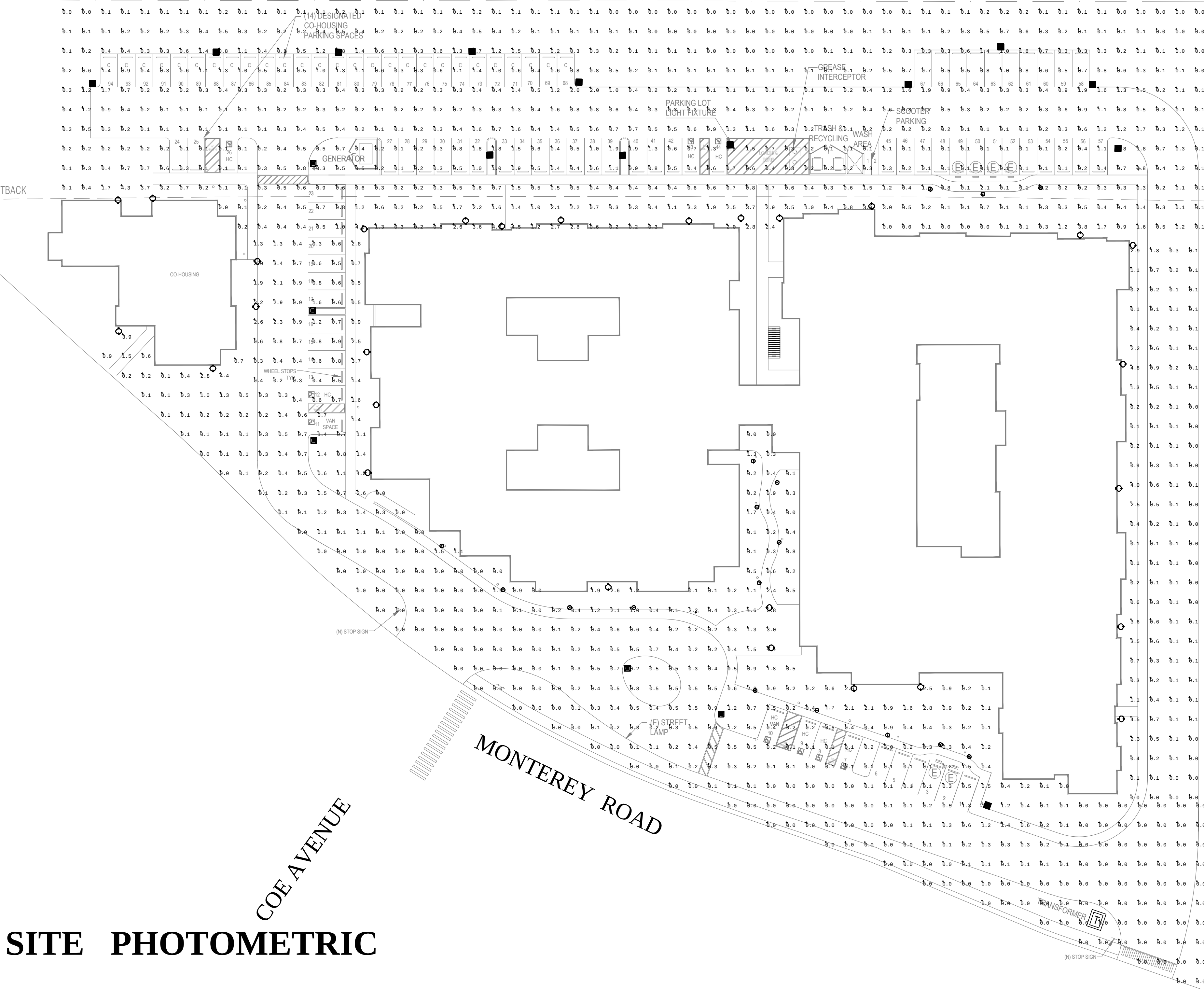
PROJECT NO: 9714

SHEET

SL-1

OF ALL SHEETS
LATEST REVISION

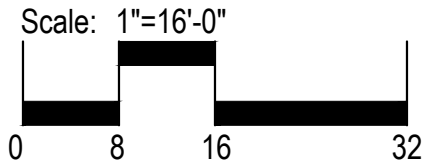
PACIFIC COAST HIGHWAY



SITE PHOTOMETRIC

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
■	13	MED14-H2-40LED-DSFG	SINGLE	N.A.	0.500
■	5	MED14PT-H5-40LED-DS	SINGLE	N.A.	0.900
○	28	MED11-H3-40LED-DSCG	SINGLE	N.A.	0.500
○	18	8554LED	SINGLE	1800	0.900

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CO-HOUSING DRIVE	Illuminance	Fc	1.13	3.7	0.2	5.65	18.50	3.27
EAST	Illuminance	Fc	0.47	4.8	0.0	N.A.	N.A.	10.21
NORTH	Illuminance	Fc	0.51	4.6	0.0	N.A.	N.A.	9.02
SOUTH	Illuminance	Fc	0.37	4.5	0.0	N.A.	N.A.	12.16



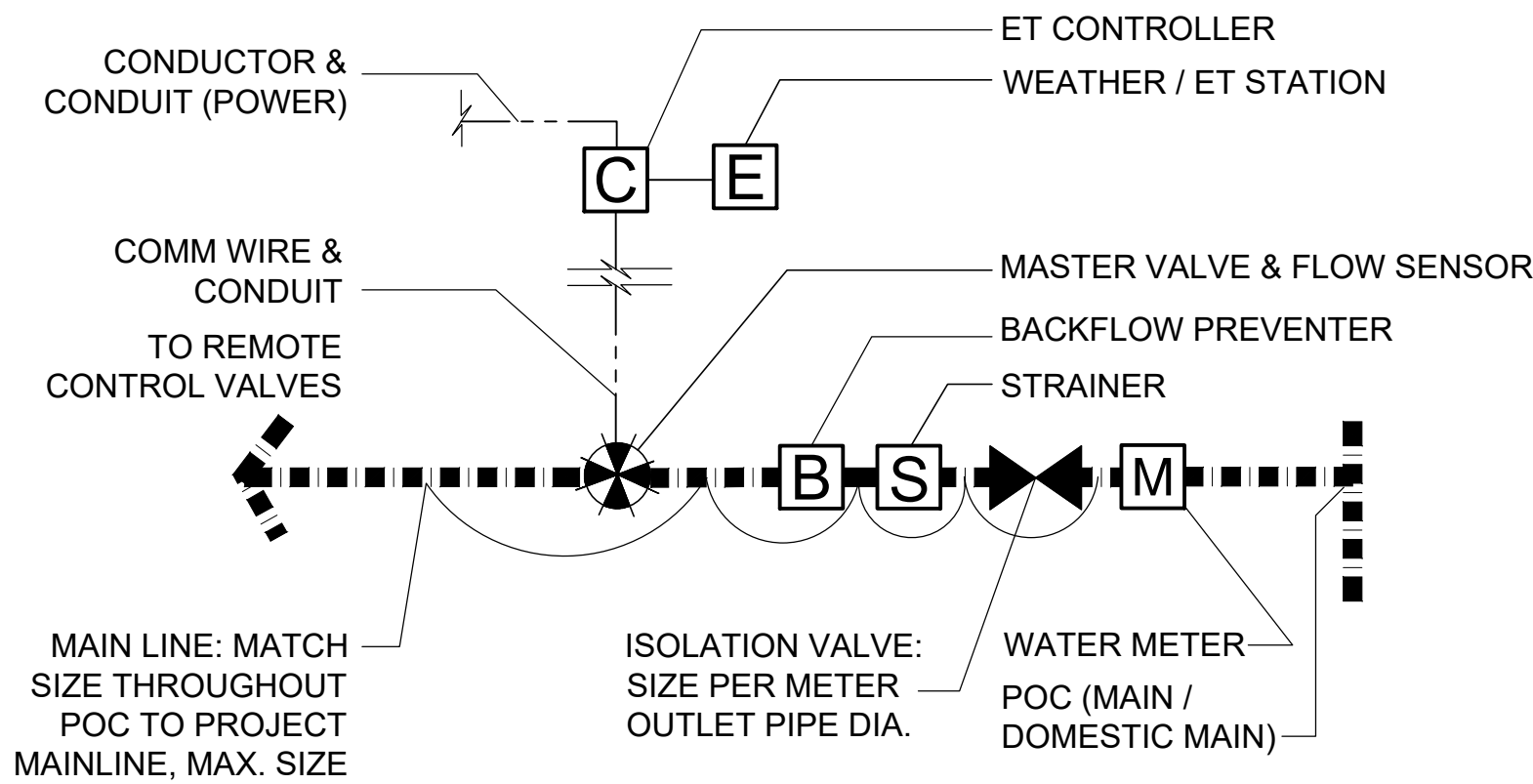
MCWD DESIGN STATEMENT

I have complied with the criteria of the MCWD design standards and applied them accordingly for the efficient use of water in the landscape design plan.

	Mike Bellinger	3099	12-31-2019
Signed	Name	CLA#	Date

MCWD CERTIFICATE OF COMPLETION

Upon complete installation of the irrigation system and landscape, the Owner/Landscape Contractor will provide a Certificate of Completion to the Marina Coast Water District.



WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name	Seaside Senior Living	Status	Final	Calc By	JDL
Project Number	14.068	Date	Aug. 27, 2019		

Reference Evapotranspiration (Eto)

36.00

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method ^b s or d	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1 Shrub / GC / Tree	0.3	d	0.81	0.37	23806	8817.04	196796.27
2 Buffer	0.2	d	0.81	0.25	6223	1536.54	34295.64
				Totals (A)	30029 (B)	10353.58	231091.91

Special Landscape Areas

7			1.00	0	0.00	0.00
8			1.00	0	0.00	0.00
			Totals (C)	0 (D)	0.00	0.00
			ETWU Total (Gallons)		231091.91	

Maximum Allowed Water Allowance (MAWA)^e (Gallons)						301611.28
---	--	--	--	--	--	------------------

*Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting	*Irrigation Method overhead spray or drip	*Irrigation Efficiency 0.75 for spray /head 0.81 for drip	*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
--	--	--	--

***MAWA (Annual Gallons Allowed) = (Eto) / (0.62) / (ETAF x LA) + ((1-ETAF) x SLA)**
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	10353.58
Total Area	(A)	30029.00
Average ETAF	B ÷ A	0.34

All Landscape Areas

Total ETAF x Area	(B+D)	10353.58
Total Area	(A+C)	30029.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.34

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

GENERAL NOTES

1. GUARANTEE:

Guarantee the irrigation system for one year from date of acceptance.

2. VERIFICATION:

For new systems, design is based on current pressure of 48 P.S.I. and 16 G.P.M. required at discharge outlet of meter. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.

3. UTILITIES:

Verify location of all on-site utilities. Preserve and protect all such utilities unless otherwise noted. Restore damaged utilities to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.

4. SCHEMATIC:

System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.

5. SPECIFICATIONS:

See irrigation specifications for additional information.

6. CODES:

Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.

7. QUICK COUPLING VALVES:

Install on double swing joint. Locate 12" away from edge of walks, walls, curbs, and headerboards within planting areas. Provide one swivel, hose ell.

8. CHECK VALVES:

Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.

9. BORING

Jet bore or directional bore under existing rigid paving areas. Do not trench across unless specifically shown on the Drawings and/or approved in writing by the Owner's Representative.

10. SLEEVEING:

Adequately size Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeveing to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.

11. DRIP VALVES

Group drip valve run times together to ensure a minimum flow of 2 GPM as required by the flow sensor. Suggested grouping chart will be provided prior to Final Completion.

12. CONTROLLER:

Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.

13. PROGRAMMING / SCHEDULING:

- ET Controllers: Prior to the end of the maintenance period, program the controller per manufacturer's directions.
- Adjust irrigation times for bio-retention soil areas to account for higher percolation rates.

14. FLUSH (E) MAIN:

Upon completion of connection to (E) main, allowing for solvent setup, flush main line and existing main by flushing nearest quick coupler downstream of P.O.C. on existing main.

15. MASTER VALVE / FLOW SENSOR:

Connect master valve and flow sensor to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.

16. RECYCLED WATER

All work to be in accordance with the California Department of Public Health regulations contained in Title 17 and Title 22 of the California Code of Regulations, latest edition. Unless otherwise stated in these regulations, a minimum of 12" of vertical clearance shall be provided between irrigation and potable water service lines. See (8/L3.1)

MCWD - RECYCLED WATER NOTES

1. The RECYCLED water system as shown on these plans shall be constructed in accordance with the standard plans and specifications of the Marina Coast Water District, and any additional requirements of the California Department of Health Services. Contractor shall keep a copy of the standard specifications and drawings on the jobsite at all times.

2. The Marina Coast Water District shall be notified at least 48 hours prior to commencing work on the recycled water system. Phone (831)384-6131 for inspection. A pre-construction meeting shall be held at least 24 hours before starting construction.

3. The District shall be notified two (2) days prior to the start of construction at (831)384-6131 and each workday thereafter until completion of the project.

4. The owner shall be responsible for providing access to and cooperation with the District Inspector to perform all testing and inspections.

5. Connections to the existing recycled water facilities shall be done by a licensed contractor in accordance with MCWD tie-in procedures.

6. There shall be no direct connections between the potable and recycled water systems.

7. Hose bibs are prohibited on the recycled water system.

8. All hose bibs shall be affixed to the building and shall be potable water.

9. The potable water system shall be protected by an approved backflow prevention device as shown on the Drawings.

10. Fill lines for water features (pools, fountains, etc.) shall be connected to the potable water system using copper pipe.

11. All pressure main line piping from the recycled water system shall be installed to maintain 10 feet minimum horizontal separation from all potable water piping. Where recycled and potable water pressure main line cross, the recycled water piping shall be installed below the potable water piping in a Class 200 purple-colored PVC sleeve which extends a minimum of 5 feet on either side of the potable water piping. Provide a minimum vertical clearance of 12 inches. Conventional (white) PVC pipe may be used for sleeve material if it is wrapped with purple warning tape, which reads, "CAUTION: RECYCLED WATER - DO NOT DRINK."

12. Blue warning tape shall be placed over the pipe in the trench of all pipes carrying potable water. Warning tape shall be plastic, minimum 6-inches wide, imprinted with minimum 1-inch black letters reading "CAUTION: BURIED WATER LINE BELOW."

13. Purple warning tape shall be placed over the pipe in the trench of all pipes carrying recycled water. Warning tape shall be plastic, minimum 6-inches wide, imprinted with minimum 1-inch black letters reading "CAUTION: BURIED RECYCLED WATER LINE BELOW."

14. Recycled water piping shall be purple PVC and identified as recycled water pipes by continuous marking on both sides. The markings shall include the following: "WARNING: RECYCLED WATER - DO NOT DRINK," nominal pipe size, pressure rating, and ASTM designations.

15. All recycled water sprinkler control valves, isolation valves, quick couplers, regulators, ARVs, and appurtenances shall be tagged. Identification shall be weatherproof purple plastic, 3-inches by 4-inches with the words, "WARNING: RECYCLED WATER - DO NOT DRINK." Imprinting shall be permanent and black in color. Use tags manufactured by T. Christy Enterprises or approved equal.

16. All areas where recycled water is used shall be posted with signs. Each sign shall state "RECYCLED WATER - DO NOT DRINK" and "AGUA IMPURA - NO TOMAR" and display the international "Do Not Drink" Symbol.

17. Before activation of the recycled and potable water service, a cross connection test and inspection of the irrigation system will be performed. The contractor shall arrange with the District for an irrigation coverage test. Modifications to the irrigation system may be required.

18. Contact MCWD Engineering Department office two days prior to the irrigation system coverage test at (831)384-6131 and arrange a walk through of the system.

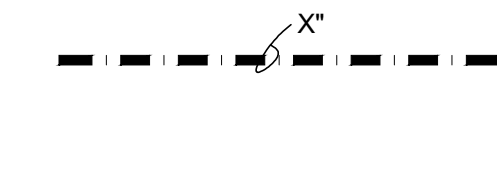
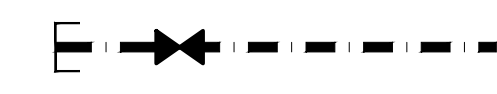
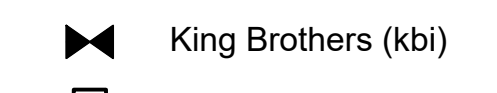
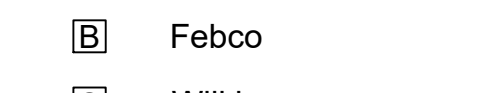
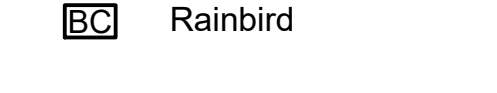
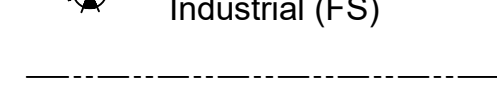
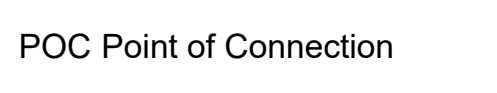
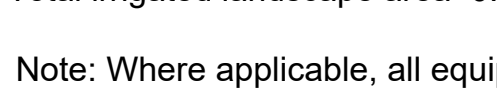
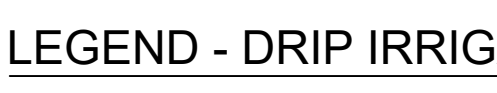
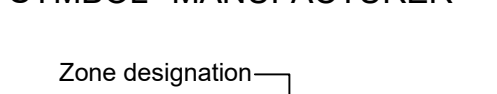
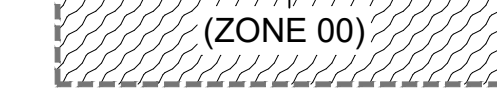
19. Use of recycled water at this site is subject to the requirements of an On-Site Recycled Water User Plan approved by MCWD.

20. Failure to comply with any of the Marina Coast Water District Standards and Regulations may result in termination of recycled and/or potable water service.

21. The installation of the irrigation water system shall conform to the regulations for the construction of irrigation water systems within the "MCWD" and the accompanying plans and specifications.

22. All on-site constant recycled and potable water main line piping installed on this project shall be identified in accordance with the MCWD Water Code and the irrigation specifications.

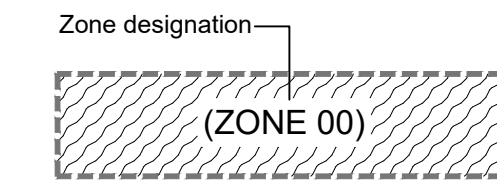
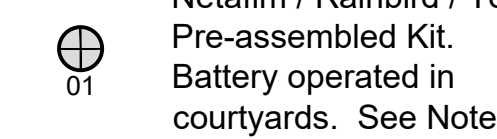
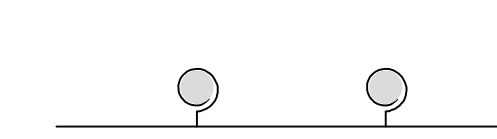
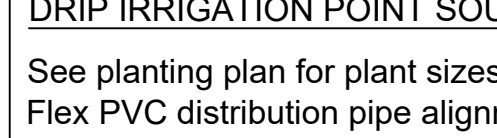
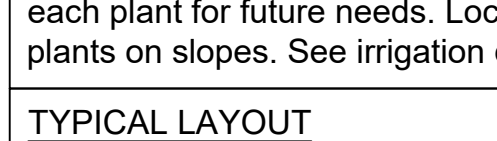
LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		Main Line: 24" minimum cover. Sch/Class per Specs. See Plan for sizes. See Notes for vertical clearance requirements between potable and non-potable lines
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	King Brothers (kbi)	Full Port, True Union, PVC Ball Valve: Line Size
		Irrigation Water Meter: See Civil Drawings
	Febco	1 1/2" Backflow Preventer 825YA w/ Bronze Wye Strainer
	Wilkins	SXL Cast Bronze Y Type Strainer. Line Size. 40-mesh
	Irritrol	Controller (MC-48E), Pedestal Mount
	Rainbird	3/4" Febco backflow preventer 825YA w/ Bronze Wye Strainer and Battery-operated Controller TBOS-BT, sized to accommodate # of valves in courtyard. Install controller with valve in box. See (9/L3.1) and see Plumbing Dwgs
	Irritrol	Climate Logic wireless weather sensor and module CL-100-WIRELESS
	Superior (MV) / Data Industrial (FS)	1-1/2" - 3300 Normally Open Master Valve w/ 250BR10 (1" Brass Flow Sensor. Connect to Controller.
		1" Conduit: 24" Depth minimum. For Master Valve & Flow Sensor wire and dedicated common.
POC Point of Connection	VIF Verify in Field	UON Unless Otherwise Noted

Total irrigated landscape area=0.69 acres. Annual water requirement= .71 acre-feet

Note: Where applicable, all equipment specified shall be non-potable versions. See Specifications and General Notes for equipment conformance to recycled water regulations.

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe w/ flush ports & 1/2" I.D. PVC Flex Hose distribution pipes. See drip irrigation typical layout below. See Specs. See Irrigation Details. Emitters: 1/2" FPT, 2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec Emitter. Hunter Eco-Indicator w/ flush valve at end of each zone.
	Netafim / Rainbird / Toro Pre-assembled Kit. Battery operated in courtyards. See Note 2.	Netafim LVCZS8010075-HF / LF Control Zone Kit. HF > 4.5 GPM LF < 4.5 GPM as required per zone
	Rainbird XCZLF-100- / XCZ-075 Control Zone Kit. PRBR filter. -100 > 5.0 GPM, -075 < 5.0 gpm as required per zone	
	Toro DZK-TPV-1-LF / MF Drip Zone Valve Kit. MF > 4.5 GPM LF < 4.5 GPM as required per zone	
	Soaker Hose: Mr. Soaker Hose, Green Stripe Pro, 5/8" I.D. Requires 20/25 PSI (1.4/1.8 Bar) preset pressure regulator.	

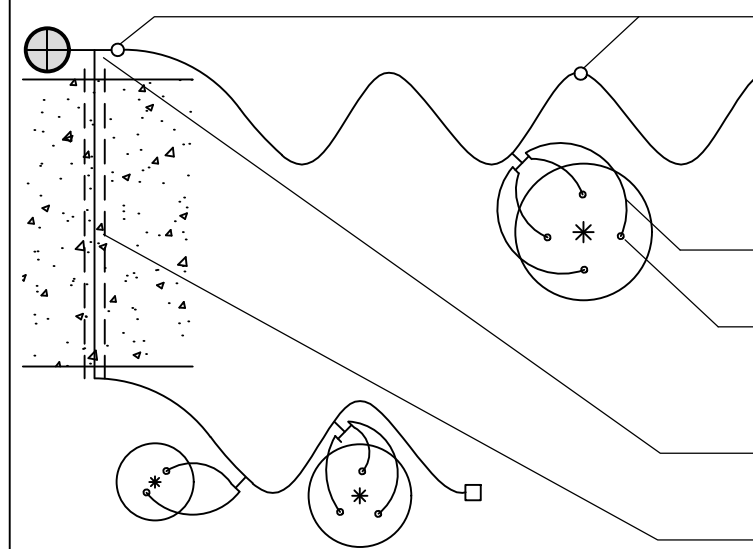
DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM

See planting plan for plant sizes and locations. PE supply pipe and Flex PVC distribution pipe alignments per requirements of planting. Install emitters per Emitter Schedule, and allow for additional ports to each plant for future needs. Locate emitters towards the uphill side of plants on slopes. See irrigation details.

EMITTER SCHEDULE

1 gal.	1
5 gal.	2
15 gal.	3
24" box	4

TYPICAL LAYOUT



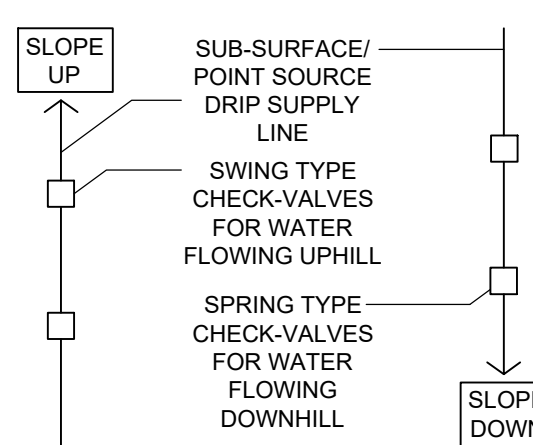
In-line Check Valve: See Specs (for sloped areas if present)
PE Supply Pipe: Max length 200-ft. See Specs
Flush Port & Pressure Indicator, Typ: See Details
Flex PVC Pipe: Max length 5-ft. See Specs. See Details
Up to (4) emitters per plant. See Emitter Schedule. See Irrigation Details for manifold.
Branch layout for different directions/areas as required PVC pipe and sleeve under paving areas

PIPE SIZING CHART - SCHEDULE 40 POINT-SOURCE DRIP SUPPLY LINES

Zone / Partial Zone Flow	Pipe Size
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"

3/4" is minimum pipe size.

IN-LINE CHECK VALVE DIAGRAM



- INSTALL VALVE EVERY 8' OF HEAD FOR POINT-SOURCE DRIP; EVERY 4' OF HEAD FOR SUB-SURFACE DRIP.
- POINT-SOURCE CV EMITTERS HOLD BACK 9' OF HEAD. SUB-SURFACE CV EMITTERS HOLD BACK 4.5' OF HEAD.

BFS LANDSCAPE ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
(831) 646-1383 • BFS@LA.COM



SEASIDE SENIOR LIVING, LLC

560 FIRST STREET # 104
LAKE OSWEGO, OR 97034

APN: 051-141-004

DATE:	ISSUANCE OR REVISION
11/22/2017	BLOG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MCWD RESUBMITTAL
10/24/2019	SAR RESUBMITTAL
10/28/2019	MCWD RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF ARCHANGELIS BULATIER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF ARCHANGELIS BULATIER IS PROHIBITED.

SHEET CONTENTS IRRIGATION NOTES

PROJECT NO: 9714

SHEET

L1.0



DATE:	ISSUANCE OR REVISION
11/22/2017	BLDG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MWD RESUBMITTAL
10/24/2019	SAR RESUBMITTAL
10/28/2019	MWD RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE
SOLE OWNERSHIP OF ROCHHAUSER BLATTER
ARCHITECTURE & PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF ROCHHAUSER
BLATTER IS PROHIBITED.

SHEET CONTENTS
IRRIGATION PLAN

PROJECT NO: 9714

SHEET

L1.1

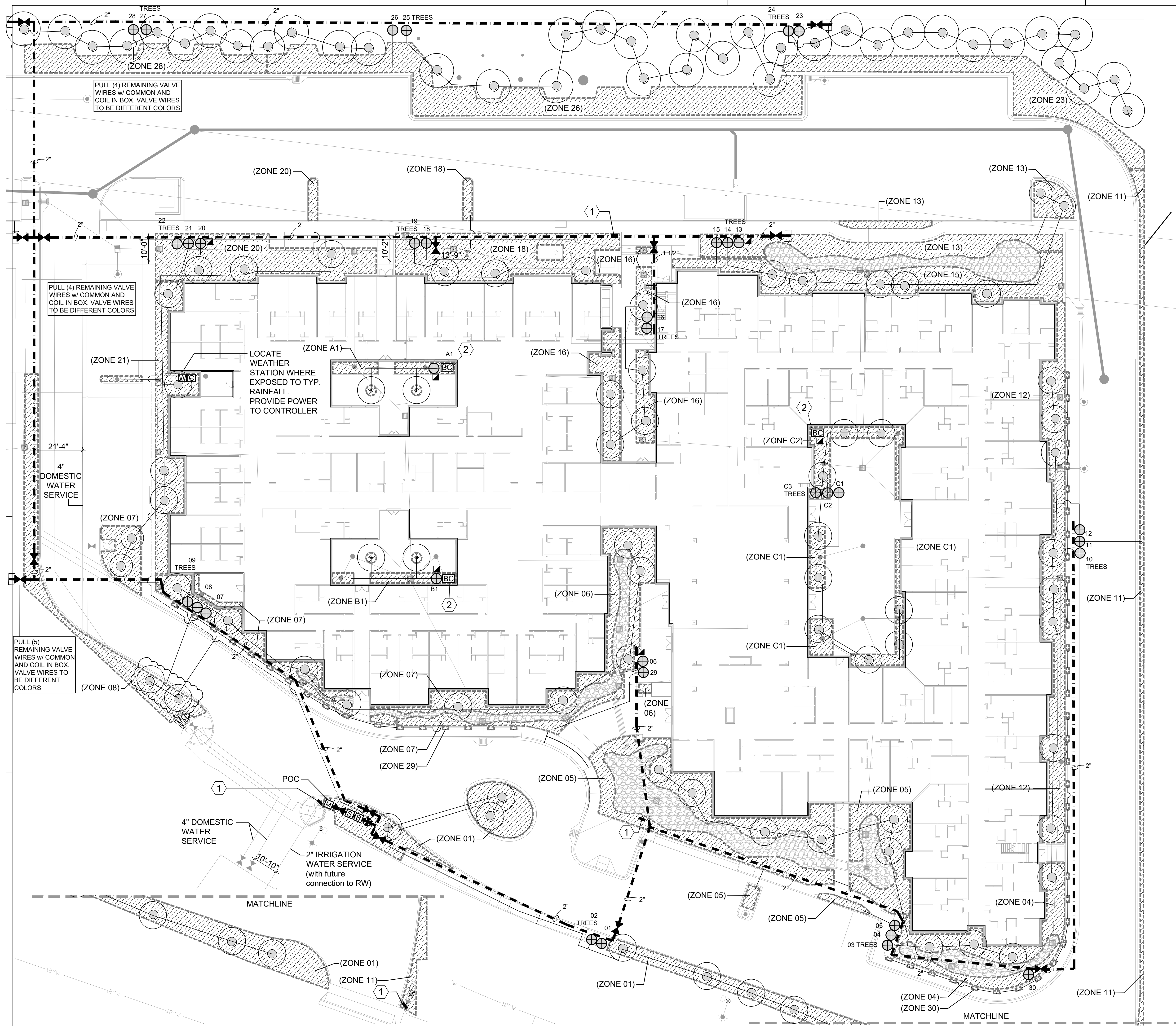
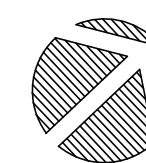
VALVE LEGEND

Valve Station Number	Bubbler Drip Spray	GPM	Size	Irrigation Zone & (Hydrozone)
1	D	2.2	3/4"	Z1 (1 Shrb/GC/Tree)
2	B	1.4	3/4"	Z2 (1 Shrb/GC/Tree)
3	B	1.6	3/4"	Z3 (1 Shrb/GC/Tree)
4	D	6.4	1"	Z4 (1 Shrb/GC/Tree)
5	D	15.3	1"	Z5 (1 Shrb/GC/Tree)
6	D	5.7	1"	Z6 (1 Shrb/GC/Tree)
7	D	11.2	1"	Z7 (1 Shrb/GC/Tree)
8	D	2.1	3/4"	Z8 (1 Shrb/GC/Tree)
9	B	1.8	3/4"	Z9 (1 Shrb/GC/Tree)
10	B	1.1	3/4"	Z10 (1 Shrb/GC/Tree)
11	D	3.1	3/4"	Z11 (2 Buffer)
12	D	12.7	1"	Z12 (1 Shrb/GC/Tree)
13	D	13.6	1"	Z16 (1 Shrb/GC/Tree)
14	B	.9	3/4"	Z17 (1 Shrb/GC/Tree)
15	D	2.8	3/4"	Z18 (1 Shrb/GC/Tree)
16	D	8.8	1"	Z19 (1 Shrb/GC/Tree)
17	B	2.0	3/4"	Z20 (1 Shrb/GC/Tree)
18	D	1.1	3/4"	Z21 (1 Shrb/GC/Tree)
19	B	.5	3/4"	Z22 (1 Shrb/GC/Tree)
20	D	1.8	3/4"	Z23 (1 Shrb/GC/Tree)
21	D	6.3	1"	Z24 (1 Shrb/GC/Tree)
22	B	1.5	3/4"	Z25 (1 Shrb/GC/Tree)
23	D	1.0	3/4"	Z26 (2 Buffer)
24	B	2.3	3/4"	Z27 (2 Buffer)
25	B	2.3	3/4"	Z28 (2 Buffer)
26	D	2.2	3/4"	Z29 (2 Buffer)
27	B	2.1	3/4"	Z30 (2 Buffer)
28	D	.9	3/4"	Z31 (2 Buffer)
29	D	1.7	3/4"	Z34 (1 Shrb/GC/Tree)
30	D	.4	3/4"	Z35 (1 Shrb/GC/Tree)
A1	D	3.8	3/4"	Z32 (1 Shrb/GC/Tree)
B1	D	3.3	3/4"	Z33 (1 Shrb/GC/Tree)
C1	D	2.8	1"	Z13 (1 Shrb/GC/Tree)
C2	D	3.2	1"	Z14 (1 Shrb/GC/Tree)
C3	B	1.6	3/4"	Z15 (1 Shrb/GC/Tree)

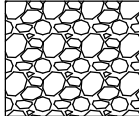
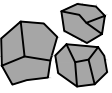
REFERENCE NOTES

- Recycled Water Sign (Typ. of 4): See 5/L-3.2
- Potable water connection for valves in courtyard. See Plumbing dwgs. Valve to have DC current potted latching solenoid. Use TBOS solenoid adapters for connection to other manufacturers

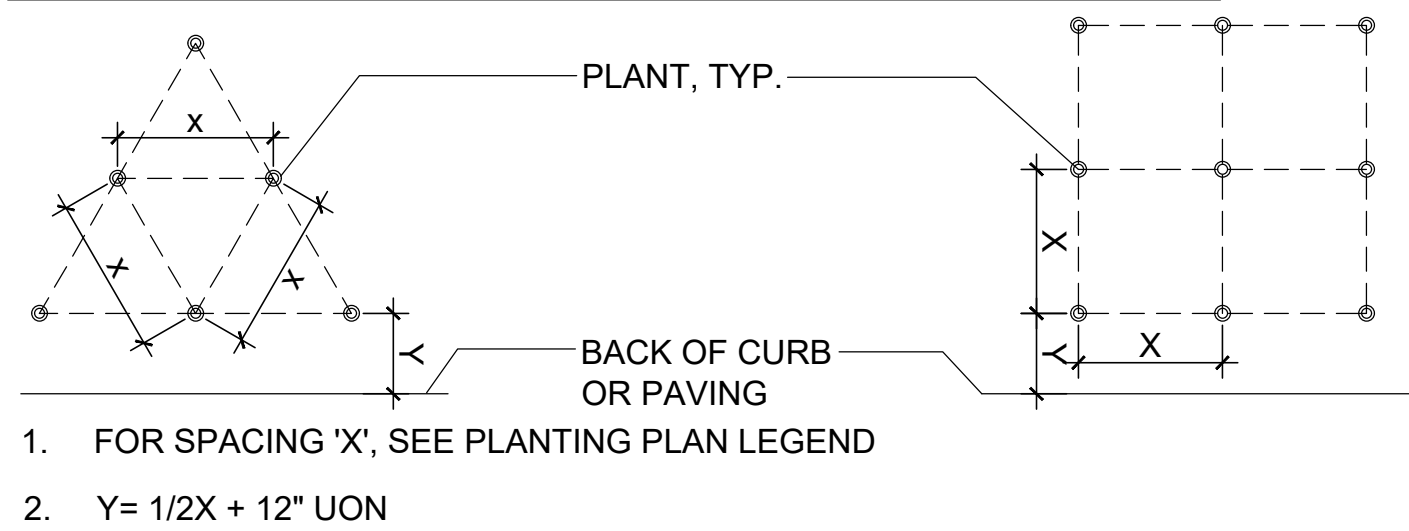
SEE SHEET L1.0 FOR LEGEND AND NOTES.



PLANT LEGEND

WUCOLS RATING*		BOTANICAL NAME	COMMON NAME	SIZE
Trees				
L	AM	Arbutus 'Marina'	Strawberry Tree	24" box-multi
M	CM	Cupressus macrocarpa	Monterey Cypress	24" box
L	MN	Melaleuca nesophila	Pink Melaleuca	15 Gal.
L	MQ	Melaleuca quinquenervia	Cajeput Tree	15 Gal.
L	OE	Olea europaea 'Swan Hill'	Fruitless Olive	24" box-multi
Shrubs				
L	Cs	Ceanothus 'Skylark'	Wild Lilac	1 Gal.
L	Cl	Cistus salvifolius	Sageleaf Rockrose	1 Gal.
M	Pm	Polystichum munitum	Western Sword Fern	1 Gal.
L	Zc	Zauschneria californica	California Fuchsia	1 Gal.
Groundcovers				
L	Ac	Achillea millefolium	Yarrow	1 Gal.
L	Ap	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 Gal.
L	Bp	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	1 Gal.
L	Id	Iris douglasiana	Douglas Iris	Bulbs
Grasses				
L		Carex divulsa	Berkeley Sedge	1 Gal. 18" o.c.
L	Jp	Juncus patens	California Grey Rush	1 Gal.
L	Lb	Lomandra 'Breeze'	Mat Rush	1 Gal.
L	Mr	Muhlenbergia rigens	Deer Grass	1 Gal.
VL	Sb	Sisyrinchium bellum	Blue-Eyed Grass	1 Gal.
Vines				
L	Fr	Ficus pumila	Creeping Fig	1 Gal.
Dry Creek Bed				
		River Cobble		
		4'-6' Boulders		

PLANT SPACING AND PLANTING SETBACK DIAGRAM



* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

TREE INVENTORY AND MITIGATION SUMMARY

Per Zoning Ordinance Section 17.30.40 (&a and 7b) and the City's Tree ordinance, *Municipal Code Chapter 8.5*, The *City of Seaside* requires any mature tree removed to be replaced at a 1:1 ratio. Below tabulation shows how this requirement is met.

COMMON NAME	BOTANICAL NAME	QUANTITY
TREES CURRENTLY ON SITE		
Monterey Cypress	Cupressus macrocarpa	93
Blue Gum Eucalyptus	Eucalyptus globulus	3
Pine	Pinus sp.	1
Other		1
Total Number of Trees on Site		98

TREES RETAINED ON SITE		
Monterey Cypress	Cupressus macrocarpa	23
Blue Gum Eucalyptus	Eucalyptus globulus	3
Total Number of Trees Retained		26

TREES REMOVED FROM SITE		
Monterey Cypress	Cupressus macrocarpa	70
Pine	Pinus sp.	1
Other		1
Total Number of Trees Removed		72

TREES REPLACED PER ORDINANCE RATIO		
Monterey Cypress Replacement Trees		38
Other Species Replacement Trees		34
Total Number of Trees Replaced		72

TREES INSTALLED PER LANDSCAPE PLAN		
Replacement Trees as shown Above		72
Additional Other Species Installed		42
Total Number of Trees Installed per Landscape Plan		114

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (7/L-3.3)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (4/L-3.3) .
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (5/L-3.3) . See Spacing Diagram.
- Plant and stake trees per detail (1,2/L-3.3) .
- Install mulch to all planting areas. See Specifications for thickness.
- Install windscreen at all trees. See Specifications. See (3/L-3.3)
- Apply deer repellent to all plants. See Specifications.
- See Specifications for Maintenance Period.

TREE PROTECTION NOTES

The City of Seaside has two effective tools to protect and preserve trees associated with this project. The two tools are the City Tree Ordinance and the BAR. Best Management Practices (BMP) for tree preservation and resource protection are provided below. Additional information in the Arborist Report by Thompson Wildland Management, which is on file with the City Planning Department.

Proper implementation of tree protection measures and regular construction site monitoring will assist in minimizing harmful impacts to trees, as well as safeguarding and sustaining the health and well-being of trees on the property. ANSI A300 tree care and management practices should be utilized to ensure the greatest level of tree preservation and welfare. Tree protection and preservation BMP will be determined on-site by the project arborist and other involved parties. Tree and resource preservation measures will be regularly inspected by the Project Arborist and properly maintained by assigned personnel for the duration of the project to ensure they are performing and functioning effectively.

Prior to the commencement of proposed development activities, a pre-construction meeting with the project Arborist will be scheduled to discuss the installation of tree and resource protection measures and BMP that will be necessary for the project. Additionally, a monitoring program should be implemented for the duration of the project that will serve to regularly monitor and inspect the condition of tree and resource protection measures; determine if any repairs, modifications or improvements are necessary; and to make certain that tree and resource protection measures are functioning and performing effectively. Proper execution and implementation of BMP, and performing regular project site monitoring will assist in preventing and minimizing impacts to trees and other natural resources.

An additional property inspection should be conducted prior to beginning any proposed construction activities to determine the presence or absence of nesting birds, roosting bats and any other sensitive resources that have the potential of occurring on the property. These resources will also be monitored during subsequent inspections. The City should require a contract between the Applicant and a qualified Arborist to perform these inspections periodically for the duration of the project.

The following are recommended tree and resource protection and BMP for the proposed project:

8.1) **Exclusionary Fencing:** Prior to commencing grading and construction activities, install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy drip-line) of individual trees and tree groupings. The Project Arborist should be involved with identifying and delineating sensitive root zone areas within and beyond the canopy drip-line of retained trees to ensure these trees will be protected and preserved for the duration of the project. To avoid or limit tree impacts, necessary repairs, modifications and maintenance should be conducted on an as-needed basis.

8.2) **Sedimentation Control:** Install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the site, and if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Erosion problems and sediment deposition around trees can adversely affect tree health and stability. Routine monitoring as well as necessary maintenance and improvements will ensure erosion and sedimentation control measures are functioning effectively.

8.3) **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3-feet of trees, install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning, use proper tree pruning practices to minimize stress and maximize wound healing.

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

8.5) **Tree Damage:** In accordance with the established tree care and preservation BMP, when trees are damaged during construction, each should be promptly repaired and/or treated as prescribed by the project Arborist specifications. Remedial or corrective treatments will depend largely on the condition of specific tree and the damage or injury sustained.

8.6) **Natural Grade Protection:** Where possible avoid altering the natural grade and applying excessive fill material within the critical root zone of trees to reduce the likelihood of crown rot and root decay disorders developing. It is particularly important to avoid applying fill material against the lower trunk and root crown of protected trees.

8.7) **Irrigation:** Trees are to be irrigated on a schedule to be determined by an Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

8.8) **Pruning:** If tree pruning is necessary, it is important proper pruning BMP are performed. The Project Arborist should oversee proper pruning to minimize harmful impacts to trees and to reduce potential tree hazards. Ideally, tree pruning should be performed during the Fall through early winter months. An important principle is to make proper pruning cuts, keeping them as small as possible while removing as few living branches as possible. Excessive pruning stresses trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis) compromising a tree's ability to replenish essential reserves during periods of stress (e.g. root zone disturbance and drought conditions). Additionally, excessive pruning creates wounds that provide entry points to potentially harmful biotic disorders (e.g., disease, decay and insect pests) that can adversely affect the health and structural integrity of trees. Additional pruning BMP and guidelines are available upon request.

8.9) **Woodchip Mulch from Site:** Woodchip mulch produced during tree removal operations should be retained on site. This mulch can be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may even be used for future landscaping activities.

8.10) **Storage:** Avoid storing construction tools, materials and equipment within the canopy drip-line of trees. Do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, etc.) within critical root zones. If it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the drip-line of trees, apply 6-12 inches of clean and properly sourced woodchip mulch to prevent significant soil compaction and root zone disturbance. Once construction activities are complete this thick temporary mulch layer should be removed and reduced to a 3-4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

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

8.12) **Contracted Arborist:** Prior to the issuance of a building permit, the Applicant shall submit proof of an executed agreement, signed by a qualified Arborist, to ensure compliance with the recommendations of this Arborist Assessment prepared for the project by TWM. All recommendations must be in compliance with the TWM Arborist Report, including the pre-construction surveys for nesting birds and roosting bats in accordance with assessment protocols established in the General Plan and implementation of BMPs for construction activities. In addition, the agreement shall include a schedule of the proposed construction and a pre-construction survey schedule for the Arborist. Also, the agreement should include a schedule for the project biologist as well as including details of the survey process. Results of the pre-construction surveys shall be submitted to the Planning Department prior to the issuance of any Tree Removal Permits. There may be other tree and resource protection recommendations added to this list during the preparation of the City's Conditions of Approval.

BFS LANDSCAPE ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
(831) 646-1383 • BFS@A.COM



SEASIDE SENIOR LIVING, LLC

560 FIRST STREET, # 104
LAKE OSWEGO, OR 97034

APN: 051-141-004

DATE:	ISSUANCE OR REVISION
11/22/2017	BLDG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MOWO RESUBMITTAL
10/24/2019	S&W RESUBMITTAL
10/28/2019	MOWO RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE
SOLE OWNERSHIP OF HORNBAUMER BLATERS
ARCHITECTURE & PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF HORNBAUMER
BLATERS IS PROHIBITED.

SHEET CONTENTS
PLANTING NOTES

PROJECT NO: 9714

SHEET

L2.0



SEASIDE SENIOR LIVING, LLC

560 FIRST STREET, #104

DATE:	ISSUANCE OR REVISION
11/22/2017	BLDG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MCWO RESUBMITTAL
10/24/2019	BAR RESUBMITTAL
10/28/2019	MCWO RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER SOLE OWNERSHIP OF HOCHHAUSER BLATTER ARCHITECTURE & PLANNING. ANY USE WITHOUT EXPRESSED WRITTEN CONSENT OF HOCHHAUSER BLATTER IS PROHIBITED.

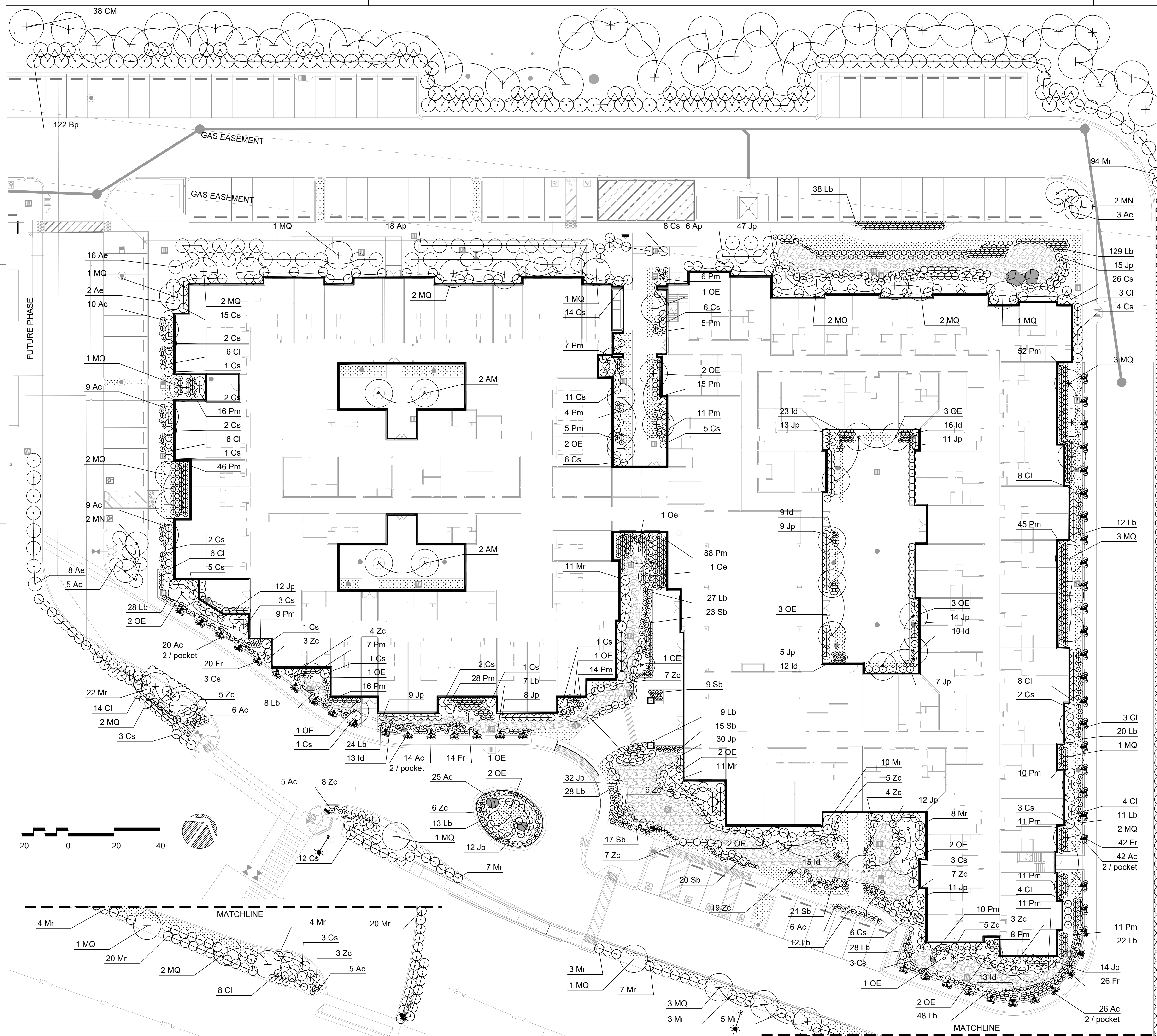
SHEET CONTENTS

PLANTING PLAN

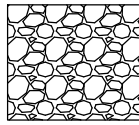
PROJECT NO: 9714

SHEET

L2.1



PLANT LEGEND

WUCOLS RATING*	BOTANICAL NAME		COMMON NAME
	<u>Trees</u>		
L	AM	Arbutus 'Marina'	Strawberry Tree
M	CM	Cupressus macrocarpa	Monterey Cypress
L	MN	Melaleuca nesophila	Pink Melaleuca
L	MQ	Melaleuca quinquenervia	Cajeput Tree
L	OE	Olea europaea 'Swan Hill'	Fruitless Olive
	<u>Shrubs</u>		
L	Cs	Ceanothus 'Skylark'	Wild Lilac
L	CI	Cistus salvifolius	Sageleaf Rockrose
M	Pm	Polystichum munitum	Western Sword Fern
L	Zc	Zauschneria californica	California Fuchsia
	<u>Groundcovers</u>		
L	Ac	Achillea millefolium	Yarrow
L	Ap	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
L	Bp	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
L	Id	Iris douglasiana	Douglas Iris
	<u>Grasses</u>		
L		Carex divulsa	Berkeley Sedge
L	Jp	Juncus patens	California Grey Rush
L	Lb	Lomandra 'Breeze'	Mat Rush
L	Mr	Muhlenbergia rigens	Deer Grass
VL	Sb	Sisyrinchium bellum	Blue-Eyed Grass
	<u>Vines</u>		
L	Fr	Ficus pumila	Creeping Fig
	<u>Dry Creek Bed</u>		
		River Cobble	
		4'-6" Boulders	

Note: For Full Planting Legend, See Sheet L2.0

TREES



Arbutus 'Marina'
STRAWBERRY TREE



Cupressus macrocarpa
MONTEREY CYPRESS



Melaleuca nesophila
PINK MELALEUCA



Melaleuca quinquenervia
CAJEPUT TREE



Olea europaea
OLIVE TREE

SHRUBS



Ceanothus 'Skylark'
WILD LILAC



Cistus salvifolius 'Prostratus'
SAGE LEAF ROCK ROSE



Polystichum munitum
WESTERN SWORD FERN



Zauschneria californica
CALIFORNIA FUCHSIA

GROUNDCOVERS



Achillea millefolium
YARROW



Arctostaphylos 'Pacific Mist'
GROUNDCOVER MANZANITA



Baccharis pilularis 'Pigeon Point'
DWARF COYOTE BUSH



Iris douglasiana
DOUGLAS IRIS

GRASSES / VINES



Carex divulsa
BERKELEY SEDGE



Juncus patens
CALIFORNIA GREY RUSH



Lomandra longifolia 'Breeze'
DWARF MAT RUSH



Muhlenbergia rigens
DEER GRASS



Sisyrinchium bellum
BLUE-EYED GRASS



Ficus pumila
CREEPING FIG

BFS
LANDSCAPE
ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

LANDSCAPE ARCHITECT
NOT FOR
CONSTRUCTION
STATE OF CALIFORNIA

SEASIDE SENIOR LIVING, LLC

560 FIRST STREET, # 104
LAKE OSWEGO, OR 97034
APN: 051-141-004

DATE:	ISSUANCE OR REVISION
11/22/2017	BLDG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
06/30/2019	MCWD RESUBMITTAL
10/24/2019	BAY RESUBMITTAL
10/28/2019	MCWD RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE
SOLE OWNERSHIP OF HORNHAUSER BLATTER
ARCHITECTURE & PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF HORNHAUSER
BLATTER IS PROHIBITED.

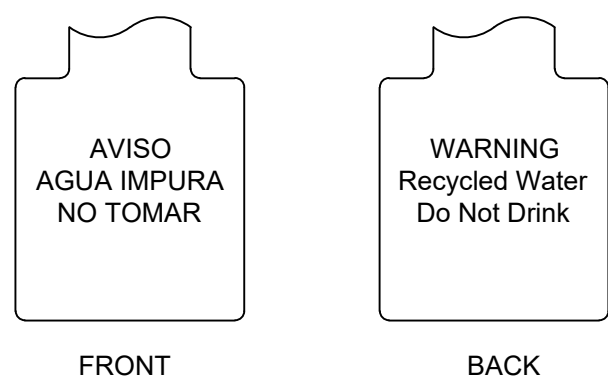
SHEET CONTENTS

PLANTING PLAN

PROJECT NO: 9714

SHEET

L2.2

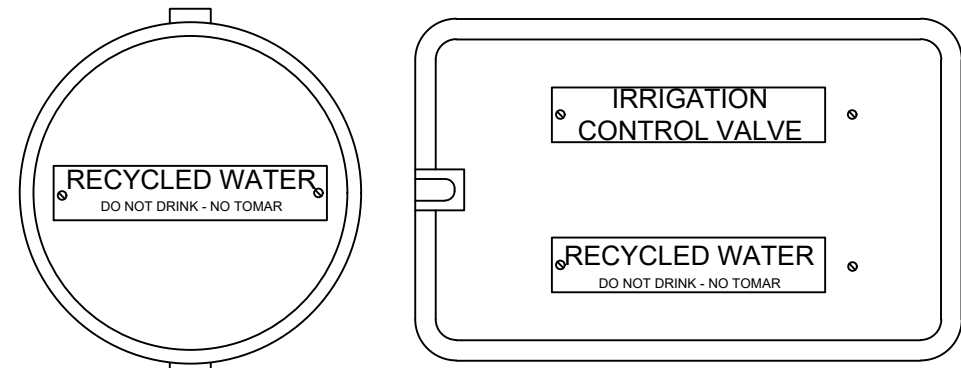


RECYCLED WATER VALVE IDENTIFICATION TAG, 3" X 4", PURPLE BACKGROUND PURPLE, BLACK LETTERING, #ID-MAX-P2-006, AVAILABLE FROM T CHRISTY ENTERPRISES 800-258-4583, OR APPROVED EQUAL.

RECYCLED WATER WARNING TAG TO BE ATTACHED TO VALVE STEM OF ALL VALVES

RECYCLED WATER CONTROLLER MARKING DECAL TAG, 3-1/2" X 4-3/8", PURPLE BACKGROUND PURPLE, BLACK LETTERING, #ID-4100, AVAILABLE FROM T CHRISTY ENTERPRISES 800-258-4583, OR APPROVED EQUAL.

RECYCLED WATER DECAL TO BE ATTACHED TO INSIDE OF ALL CONTROLLER DOORS



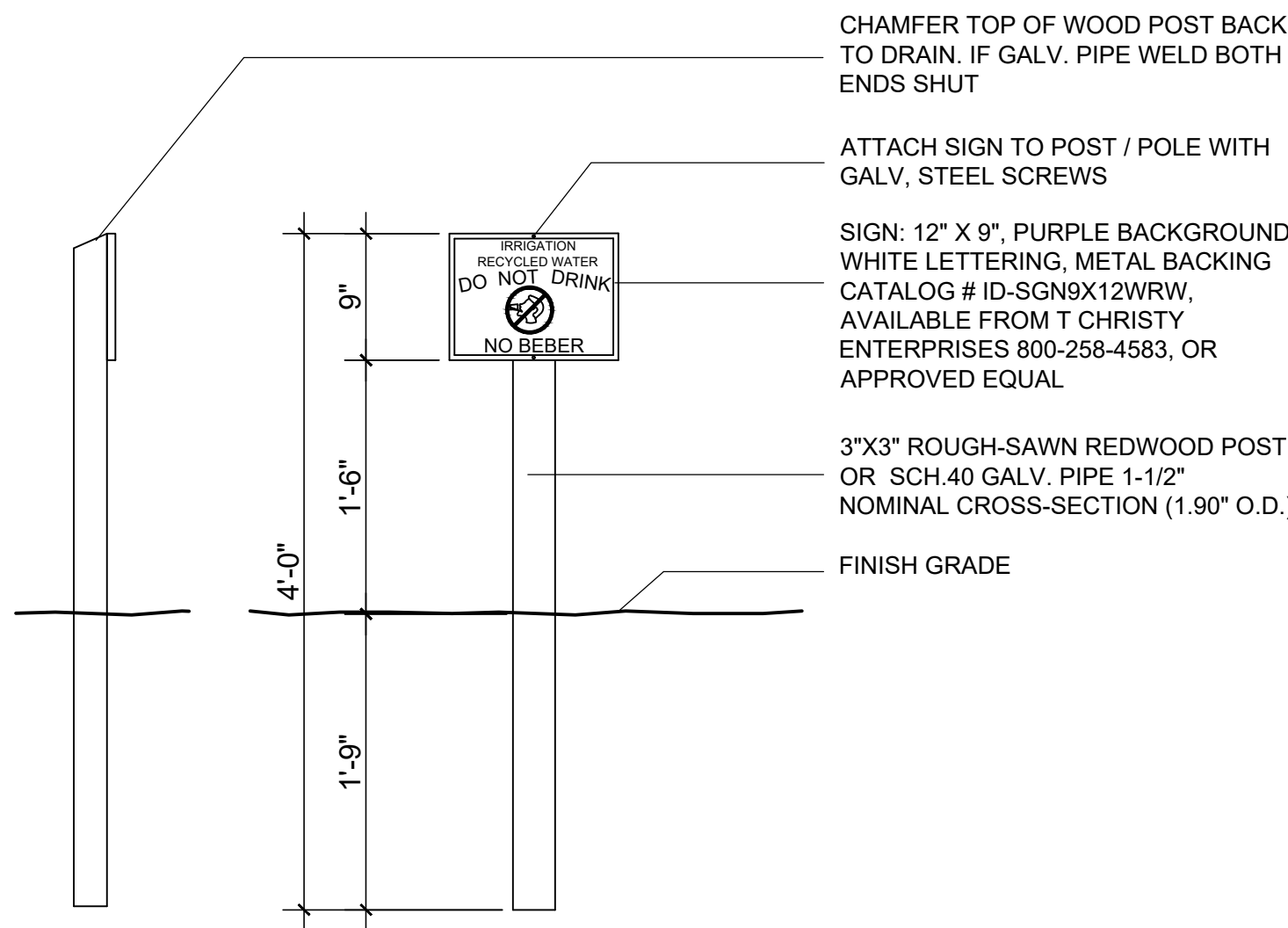
RECYCLED WATER VALVE BOX LABEL, #ID-3800 AVAILABLE FROM T. CHRISTY ENTERPRISES, INC., 800-258-4583, OR APPROVED EQUAL.

RECYCLED WATER VALVE BOX LABEL TO BE ATTACHED TO ALL VALVE BOXES.

NOTE: SEE RECYCLED WATER NOTES ON IRRIGATION PLANS

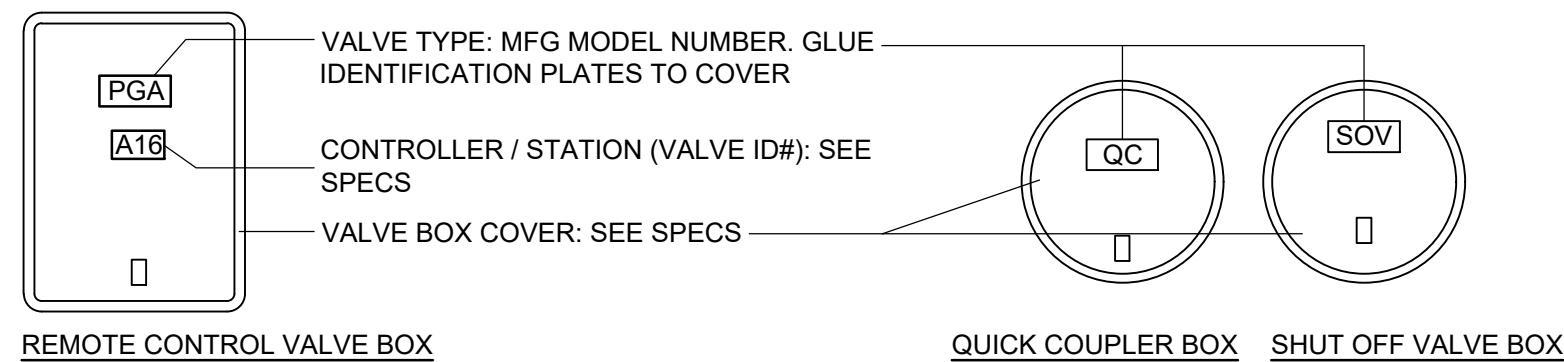
6 Recycled Water Warning Tags & Labels

N.T.S.

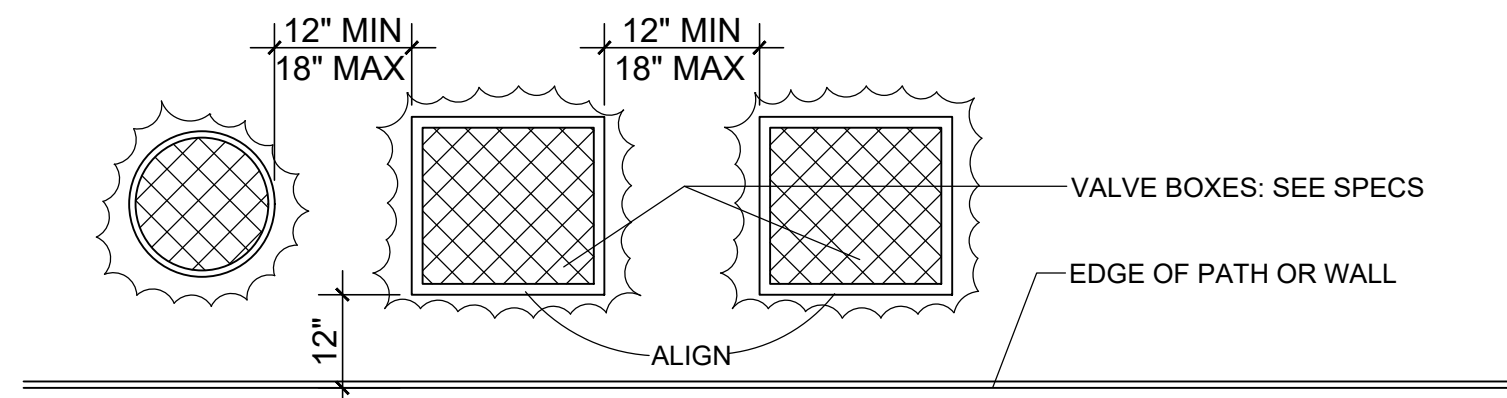


5 Recycled Water Sign

N.T.S.



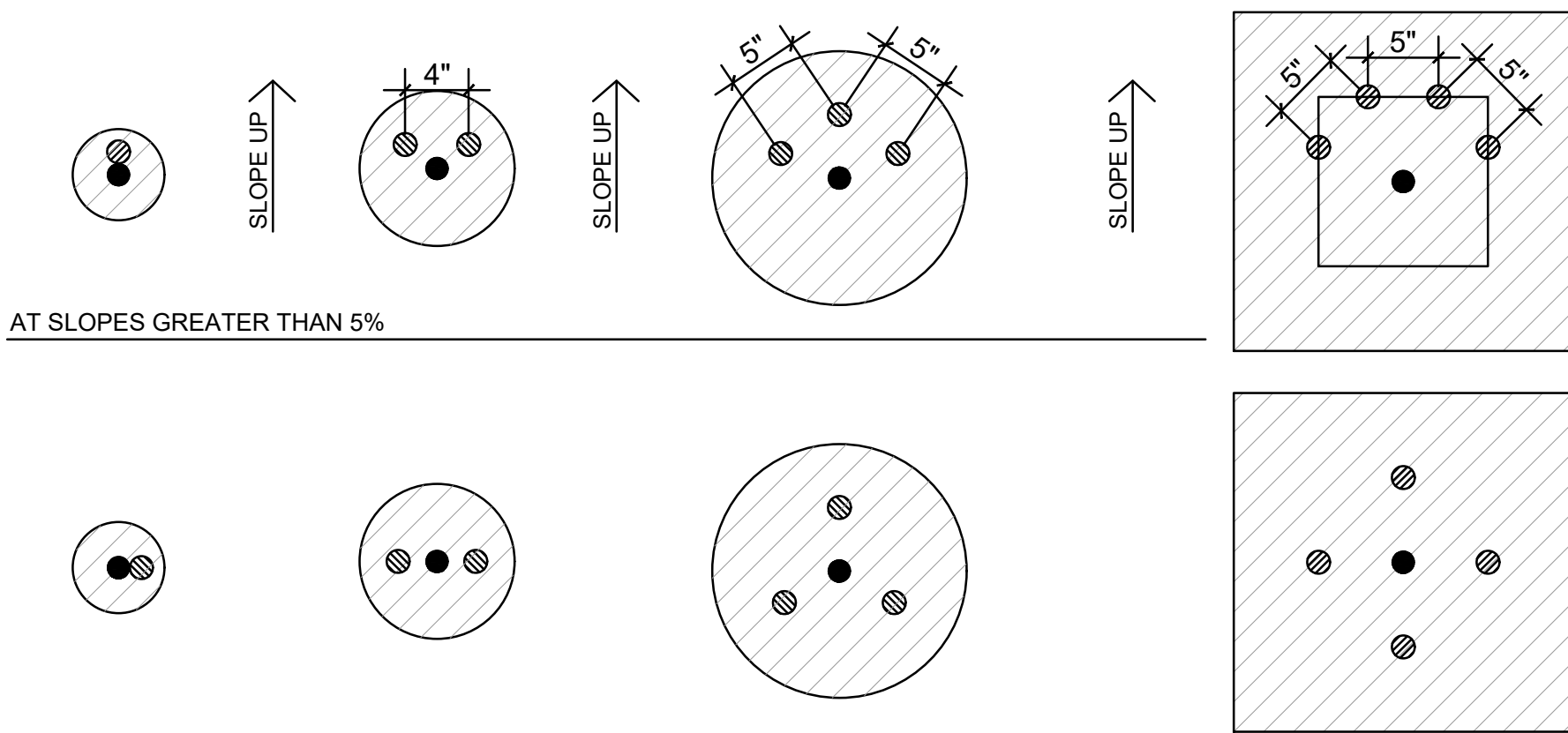
REMOTE CONTROL VALVE BOX QUICK COUPLER BOX SHUT OFF VALVE BOX



- NOTE:
1. ALL VALVE BOXES MUST BE IDENTIFIED WITH A VALVE ID # ON BOX: SEE SPECIFICATIONS FOR ACCEPTABLE METHODS.
 2. VALVE BOXES SHALL HAVE 12" CLEARANCE FROM STRUCTURES AND ANY CONCRETE AREAS. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO CONCRETE, SOUND WALL, HEADERBOARD, ETC.
 2. SET BOXES 1-1/2" ABOVE FINISHED GRADE IN MULCH-COVERED AREAS. SET BOXES 1/2" ABOVE GRADE IN TURF AREAS. BOXES TO BE PERPENDICULAR TO FINISH GRADE.
 3. SET VALVE BOX ASSEMBLY IN GROUND COVER / SHRUB AND NOT IN SIDEWALK OR ROADWAY. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
 5. RECTANGULAR VALVE BOXES SHALL HAVE 4 BRICKS INSTALLED, ONE UNDER EACH CORNER. ROUND VALVE BOXES SHALL HAVE 2 COMMON BRICKS INSTALLED, AT OPPOSITE SIDES. BRICKS SHALL NOT BE PLACED OVER ANY PIPE OR ITEM THAT COULD FAIL DUE TO BRICK PLACEMENT.
 6. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

7 Valve Box Installation

N.T.S.

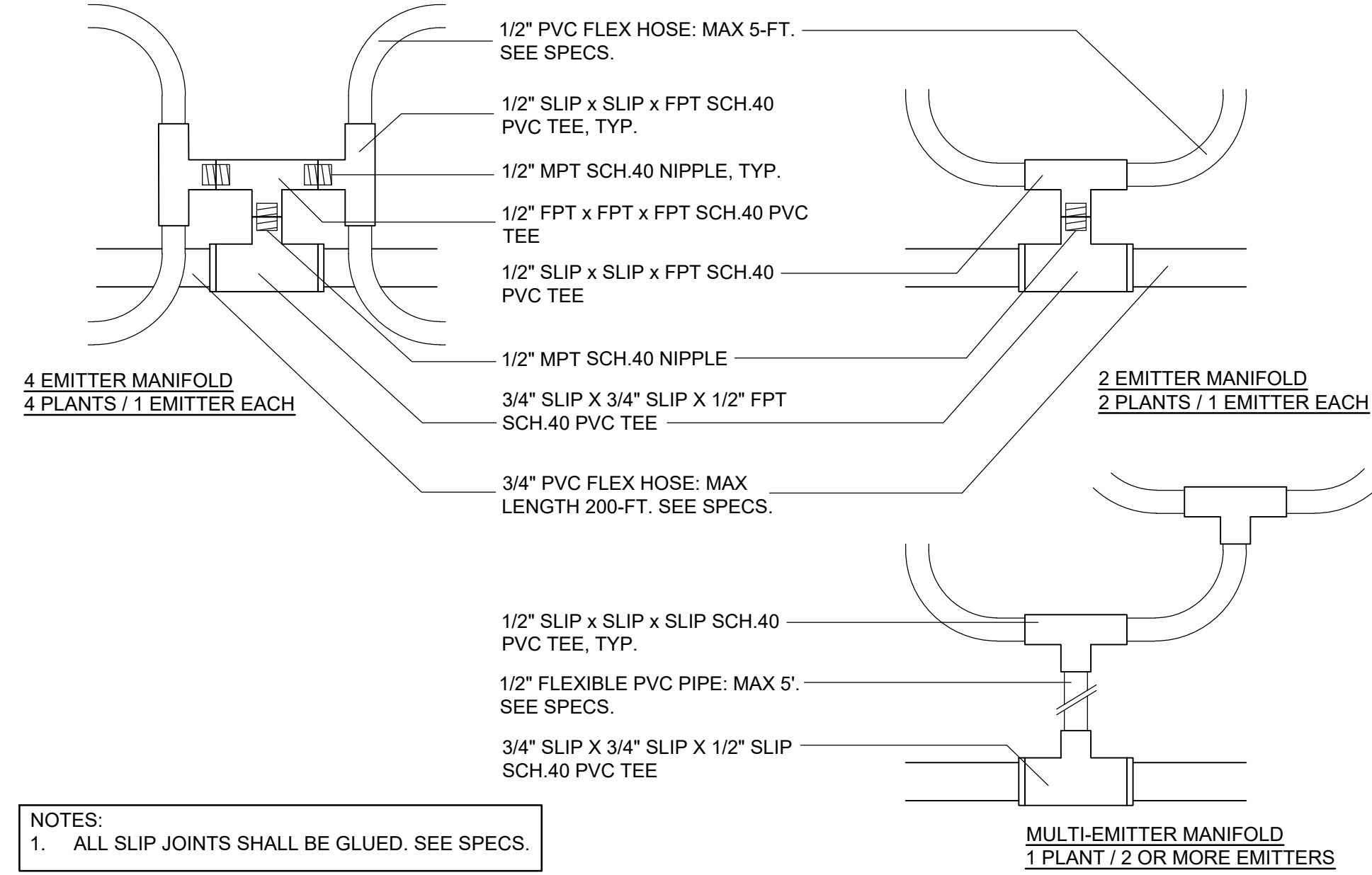


- 1-GALLON PLANT LOCATE 1 EMITTER AT MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND TRUNK AS SHOWN
- 5-GALLON PLANT LOCATE 2 EMITTERS AT MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND TRUNK AS SHOWN
- 15-GALLON PLANT LOCATE 3 EMITTERS AT MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND TRUNK AS SHOWN
- 24-IN BOX PLANT LOCATE 4 EMITTERS AT MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND TRUNK AS SHOWN

- NOTE:
1. SEE IRRIGATION LEGEND FOR EMITTER GPH AND CONNECTION METHODS TO SUPPLY LINE
 2. SEE SPECS FOR SUPPLY & DISTRIBUTION PIPE
 3. FOR PLANTS LARGER THAN 24" BOX, USE SOAKER HOSE OR SUB-SURFACE IRRIGATION AS SHOWN ON THE PLANS.

4 Drip Irrigation : Emitter Layout

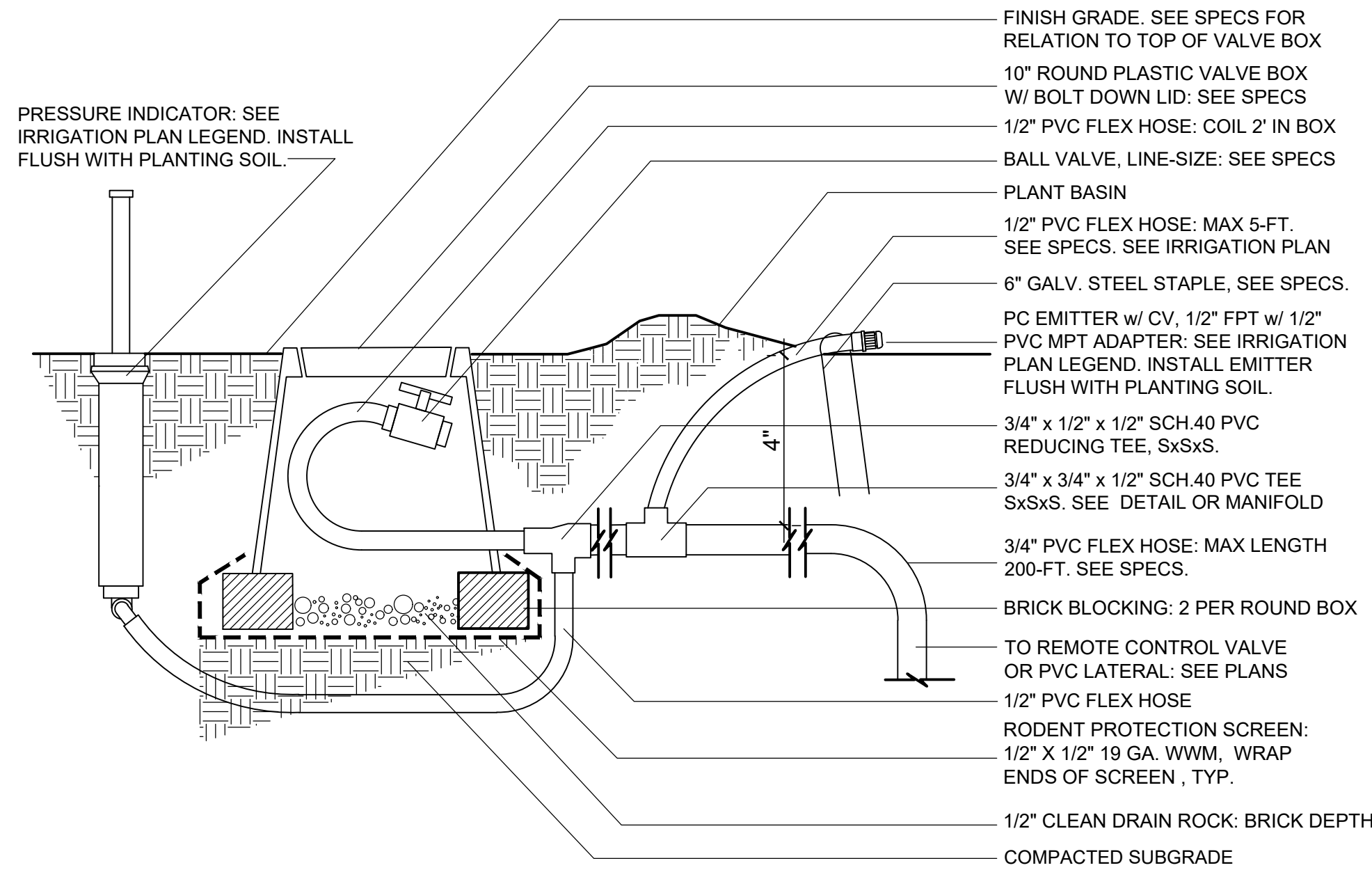
N.T.S.



- NOTES:
1. ALL SLIP JOINTS SHALL BE GLUED. SEE SPECS.

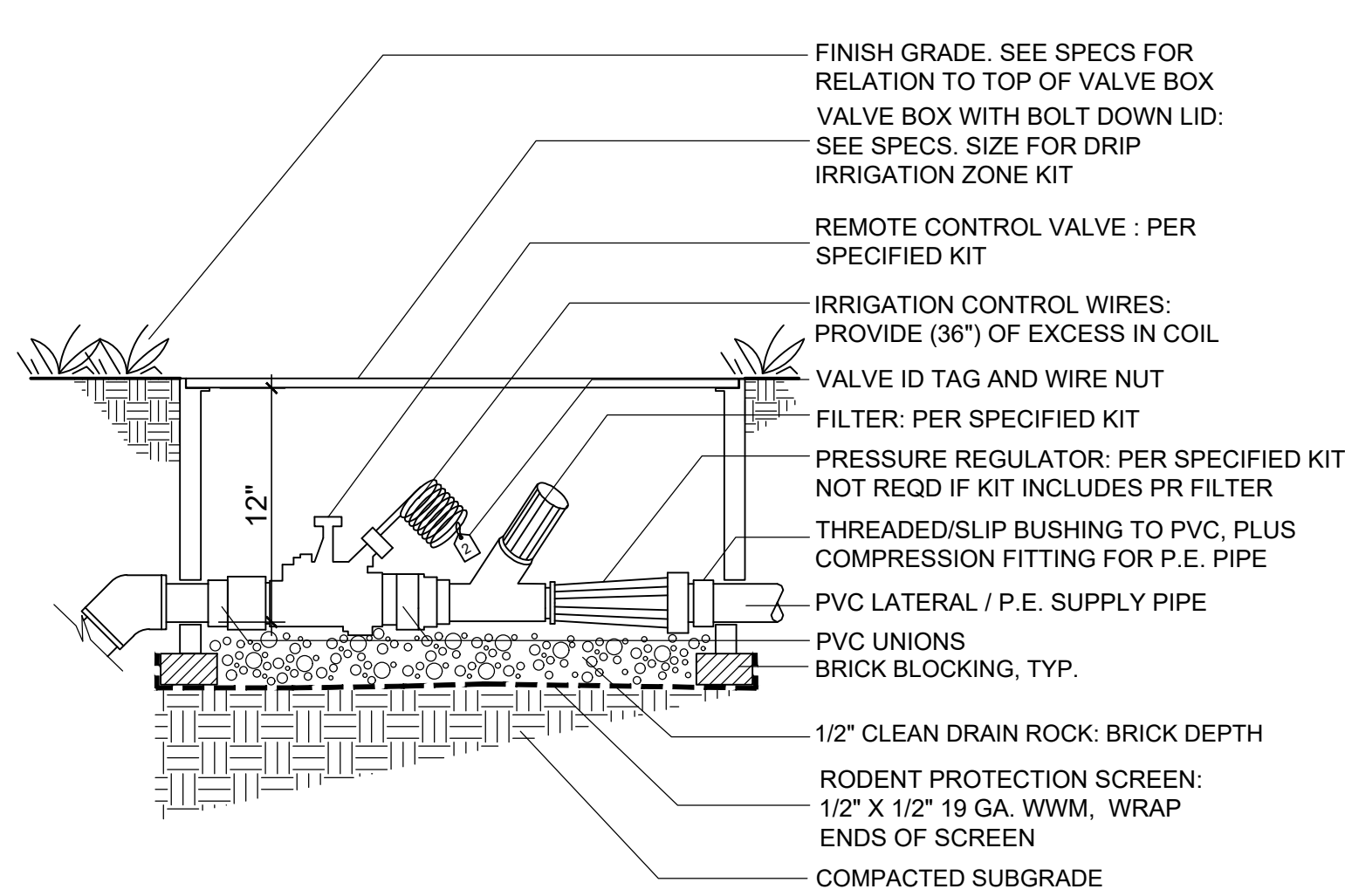
3 Drip Irrigation : PVC Flex Hose / Emitter Manifold

N.T.S.



2 Drip Irrigation : PVC Flex Hose / Emitter / Flush Port / Pressure Indicator

N.T.S.



- NOTE:
1. ONE REMOTE CONTROL VALVE KIT PER BOX.
 2. BOX SHALL NOT REST UPON OR TOUCH THE VALVE, FILTER OR ANY LATERAL AT ANY POINT.
 3. 'TEFLON' TAPE REQUIRED ON ALL THREADED JOINTS.

NOTE: ATTACH RECYCLED WATER WARNING TAG TO VALVE STEM, TYP.

1 Drip Irrigation : Remote Control Valve (Kit Assembly)

N.T.S.

BFS LANDSCAPE ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM



SEASIDE SENIOR LIVING, LLC

560 FIRST STREET # 104
LAKE OSWEGO, OR 97034

APN: 051-141-004

DATE:	ISSUANCE OR REVISION
11/22/2017	BLDG. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MCWD RESUBMITTAL
10/24/2019	BAR RESUBMITTAL
10/28/2019	MCWD RESUBMITTAL

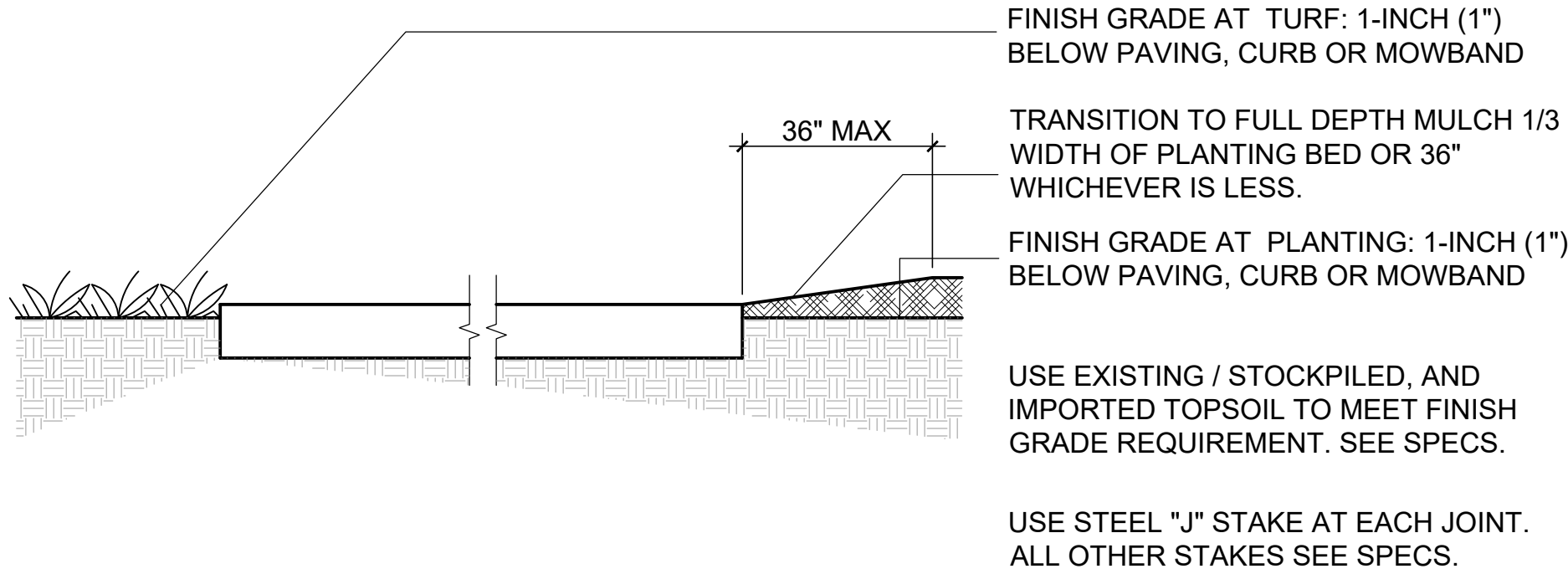
THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE
SOLE OWNERSHIP OF HODHAUSLER BLATTER
ARCHITECTURE & PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF HODHAUSLER
BLATTER IS PROHIBITED.

SHEET CONTENTS
Irrigation & Planting Details

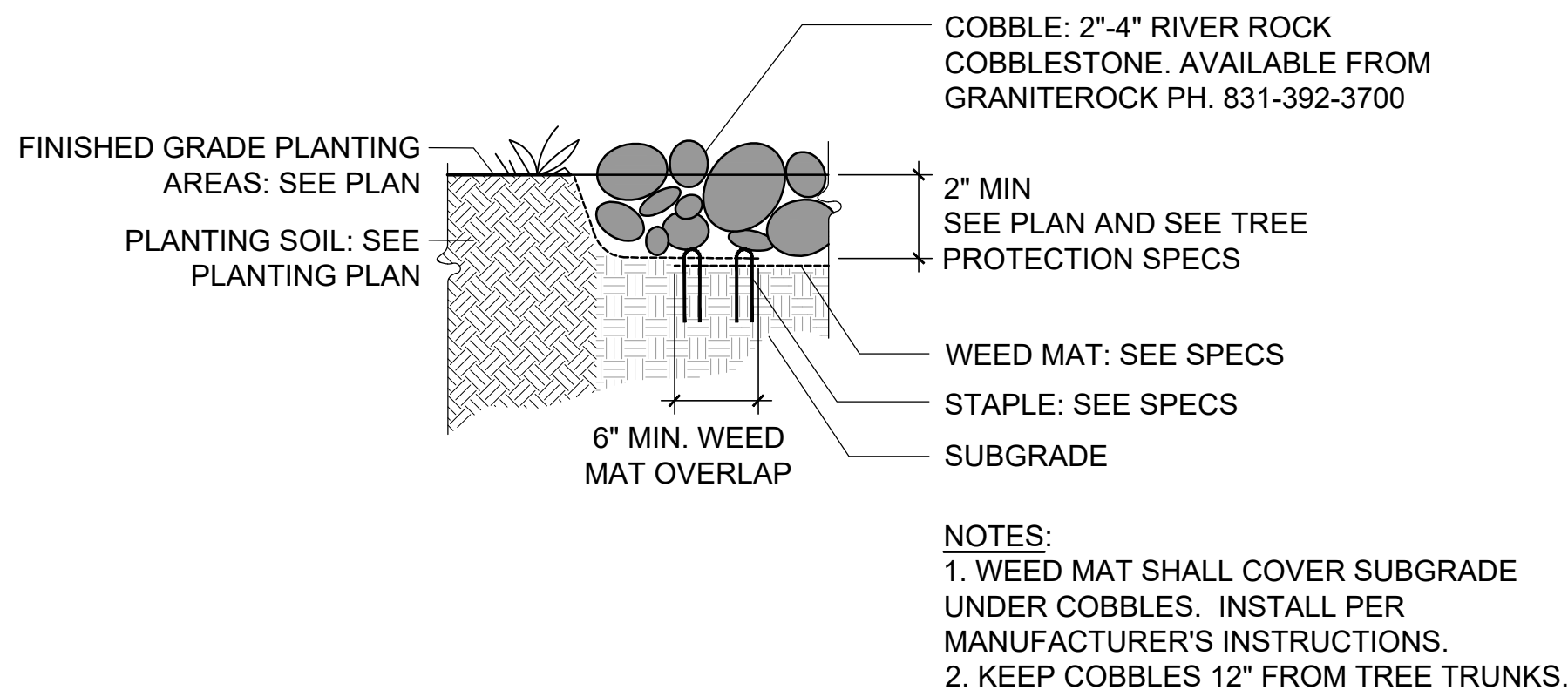
PROJECT NO: 9714

SHEET

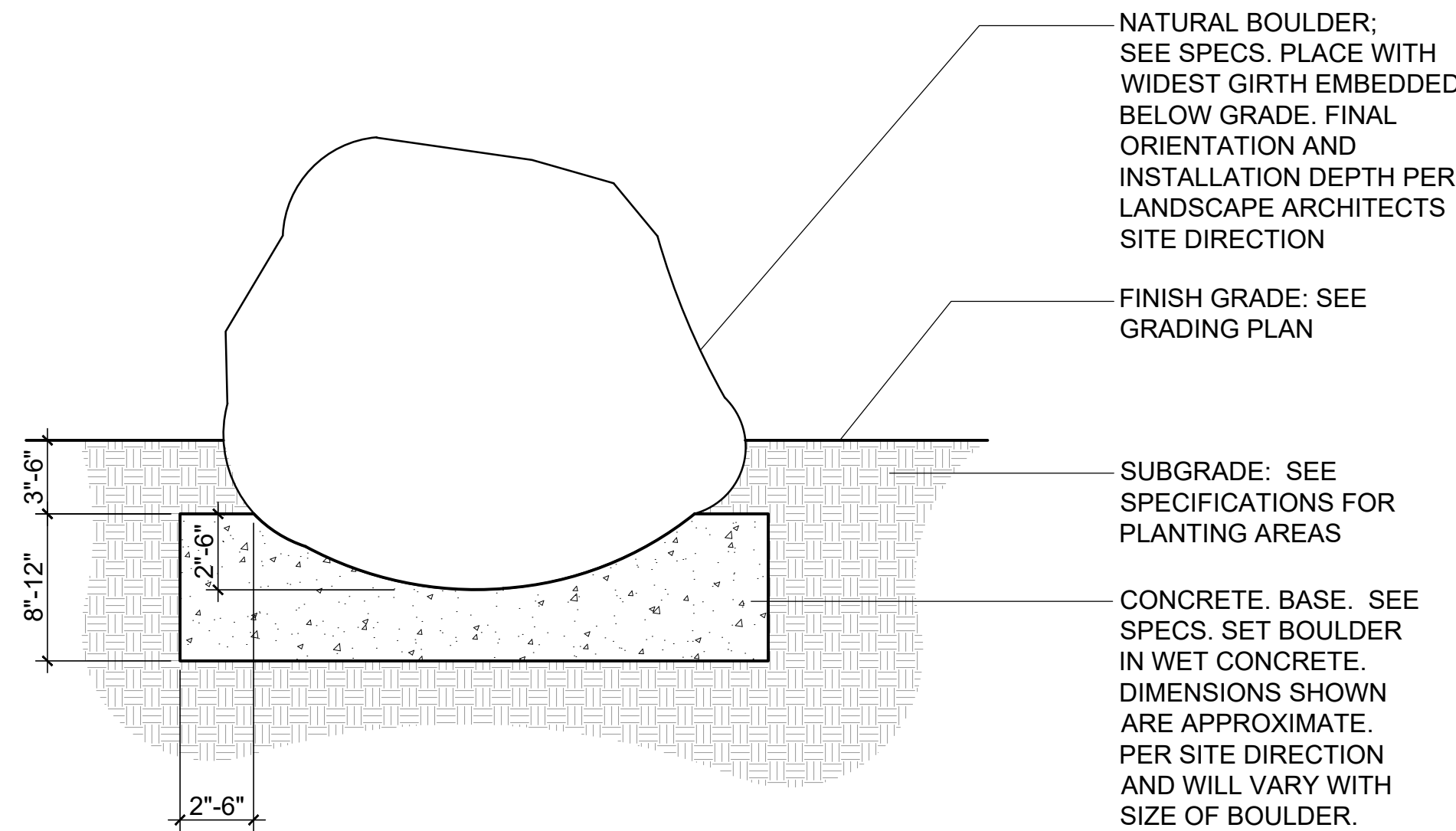
L3.2



8 Finish Grade
N.T.S.

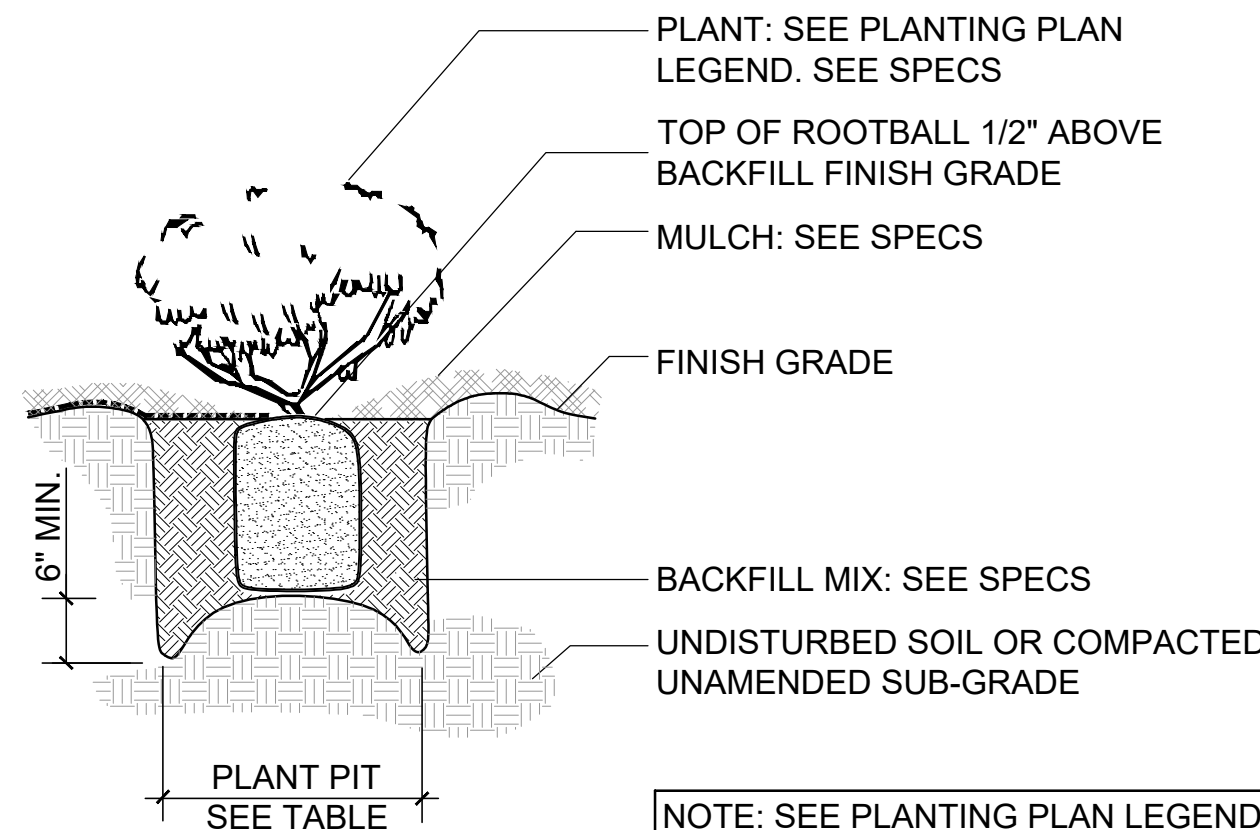


7 River Rock Swale
N.T.S.

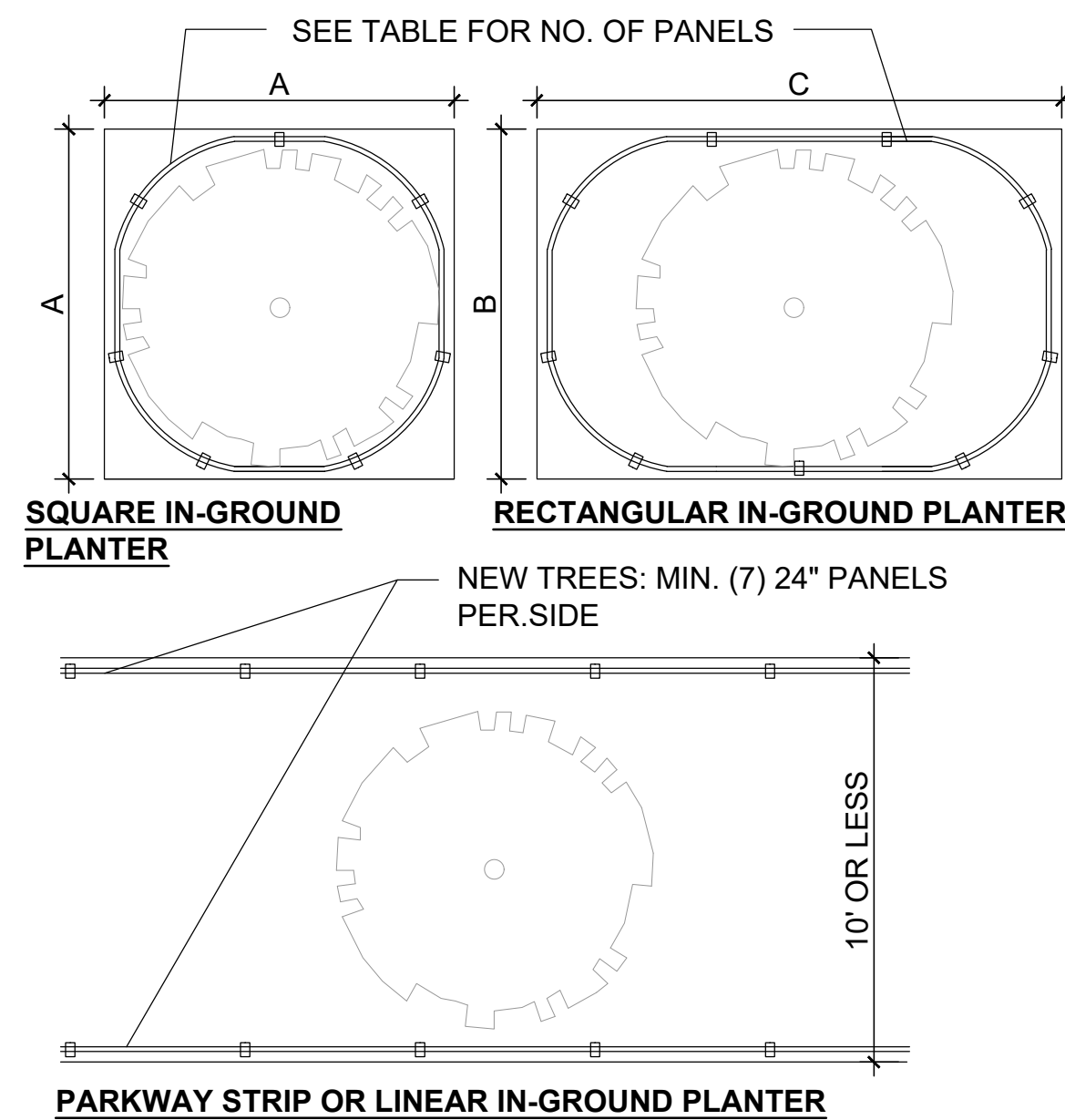


6 Boulder
N.T.S.

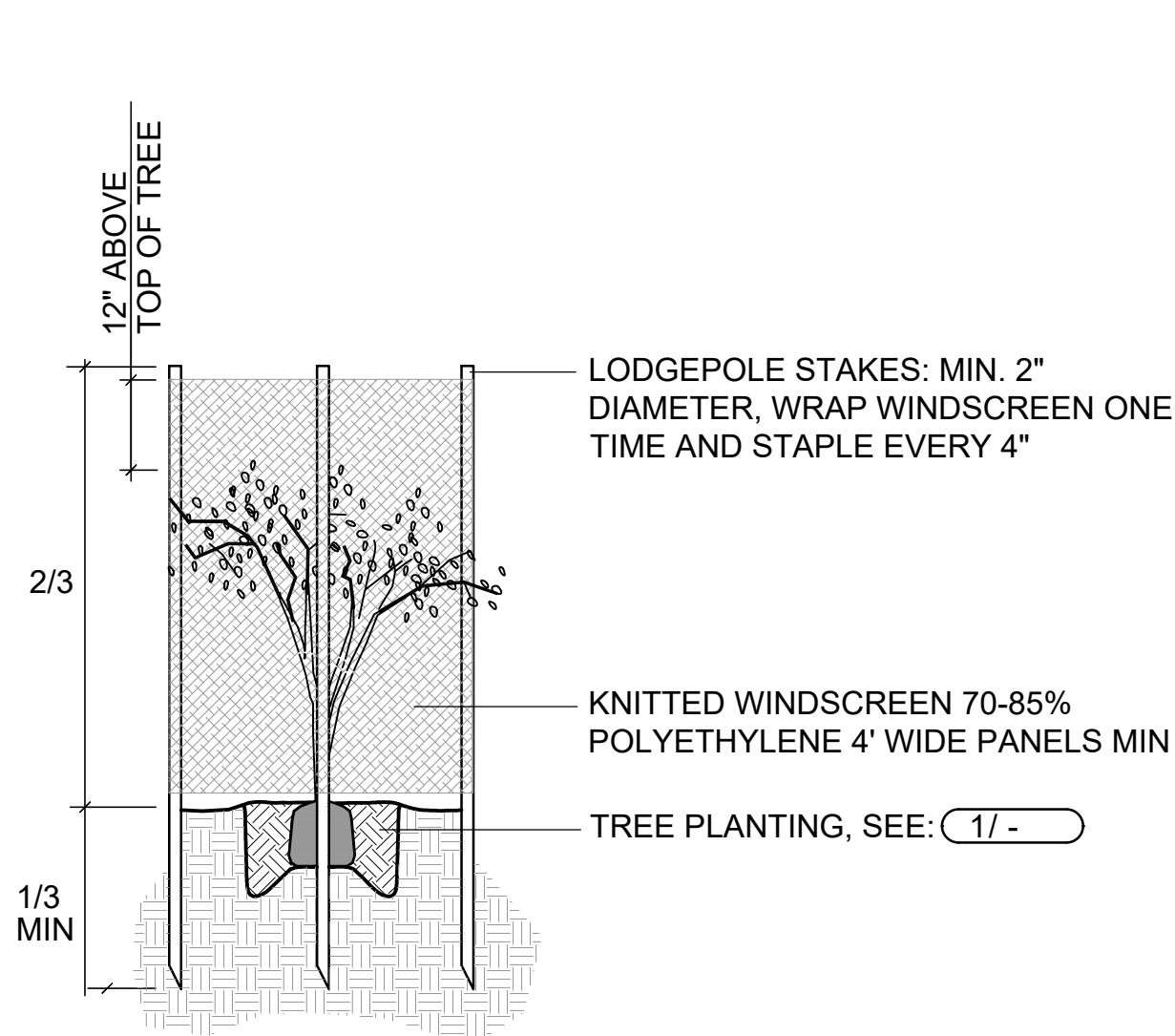
PLANT PIT SIZE TABLE	
PLANT SIZE	PIT SIZE - ROOTBALL PLUS
4"POT	3" ALL AROUND
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND



5 Shrub / Groundcover Planting
N.T.S.

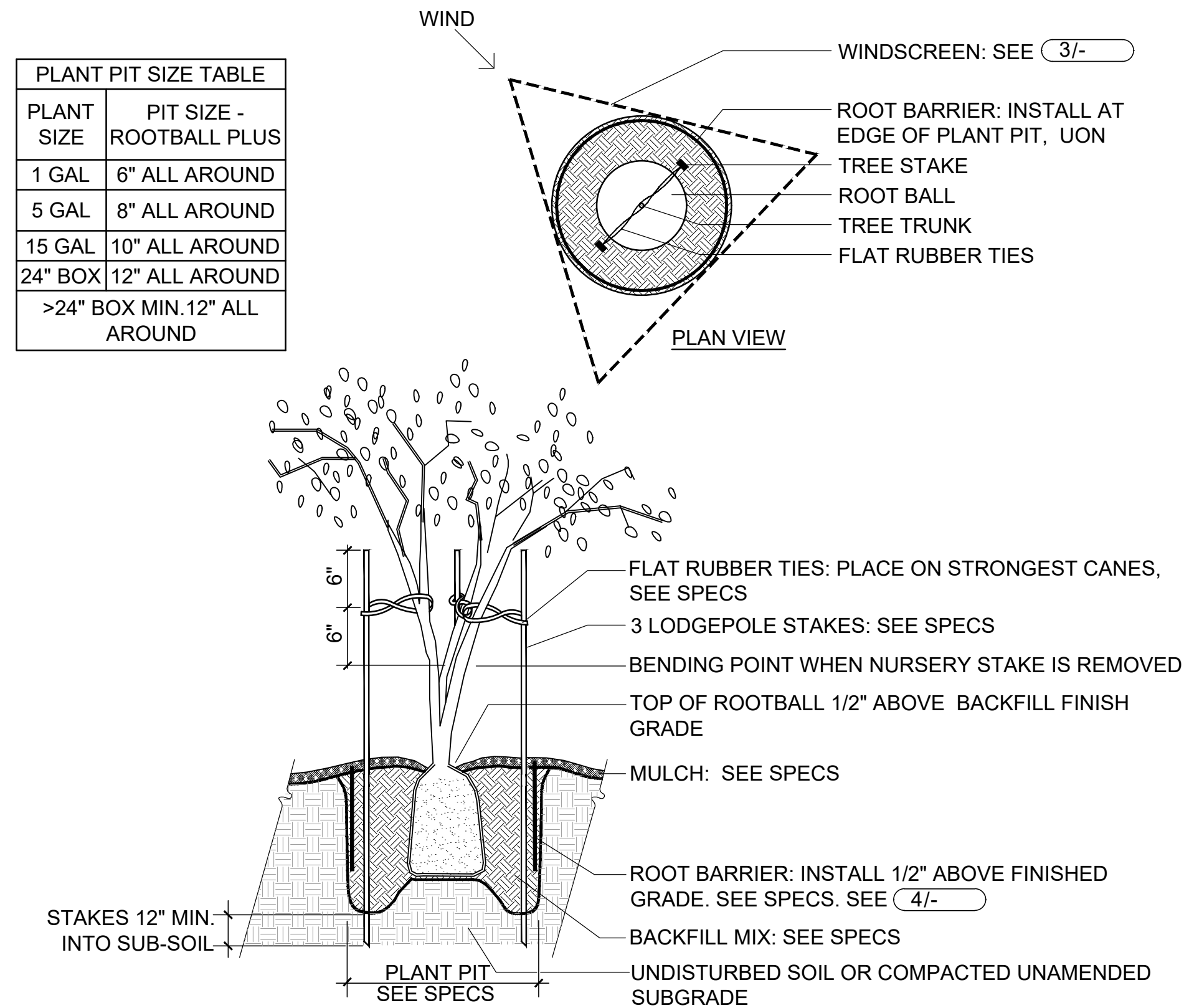


4 Root Barrier
N.T.S.



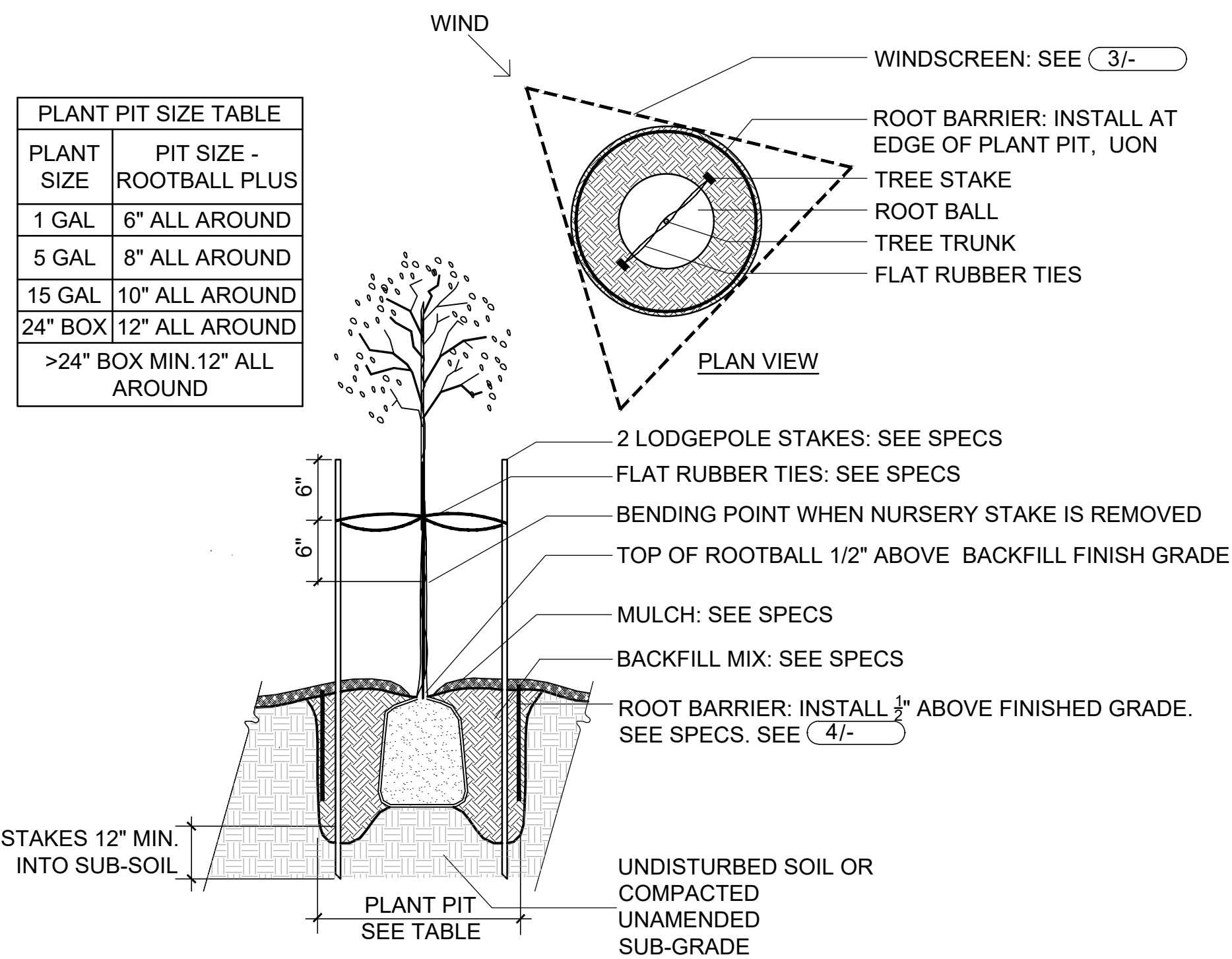
3 Tree Windscreen
N.T.S.

PLANT PIT SIZE TABLE	
PLANT SIZE	PIT SIZE - ROOTBALL PLUS
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND
24" BOX	12" ALL AROUND
>24" BOX	MIN. 12" ALL AROUND



2 Tree Planting & Staking - Multi-trunk
N.T.S.

PLANT PIT SIZE TABLE	
PLANT SIZE	PIT SIZE - ROOTBALL PLUS
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND
24" BOX	12" ALL AROUND
>24" BOX	MIN. 12" ALL AROUND



1 Tree Planting & Staking
N.T.S.

DATE:	ISSUANCE OR REVISION
11/22/2017	B.L.G. DEPT. SUBMIT
10/15/2018	PRELIMINARY BID
05/10/2019	100% CD
08/01/2019	RESUBMITTAL
08/30/2019	MOWD RESUBMITTAL
10/24/2019	BAR RESUBMITTAL
10/28/2019	MOWD RESUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE
SOLE OWNERSHIP OF HODCHAUER BLATTER
ARCHITECTURE & PLANNING. ANY USE WITHOUT
EXPRESSED WRITTEN CONSENT OF HODCHAUER
BLATTER IS PROHIBITED.

SHEET CONTENTS
Irrigation & Planting Details

PROJECT NO: 9714

SHEET

L3.3

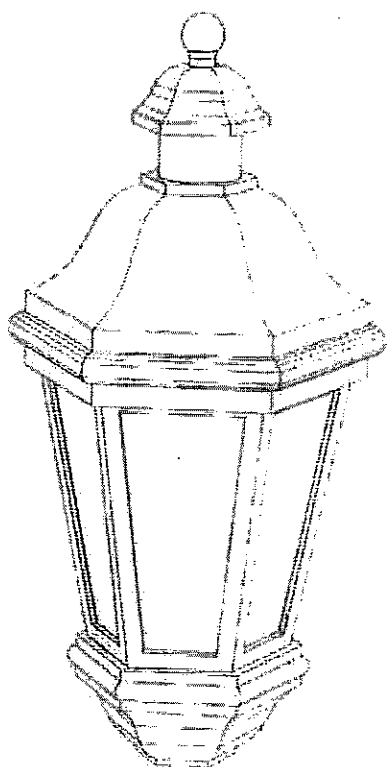
Exterior Lighting Cut Sheets



Project Name:	Type:
Notes:	Order Matrix Number:

Environmental Lighting for Architecture, Inc.

MEDITERRANEAN



The *Mediterranean* is a traditional six-sided lantern that comes in a multitude of sizes, mounting styles, and options. A legacy in ELA's line for years, this timeless design is suitable for pole, pier mount, cross arm, wall, or ceiling mounted applications. The *Mediterranean* is a perfect specification for shopping malls, decorative street lighting, parking lots, government buildings, site and walkway lighting, schools, libraries, high-end residential applications, and much more.

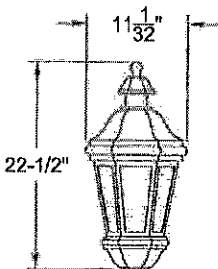
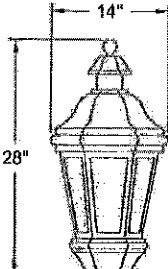
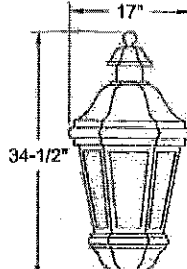
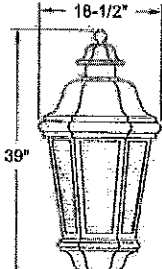
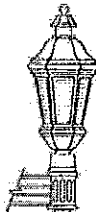
Constructed of high grade cast aluminum #A356 and finished with a powder-coated finish, the *Mediterranean* is built to endure the toughest of outdoor conditions. The *Mediterranean* can also meet the performance standards of today's lighting demands. It's available with an assortment of refractors or reflectors for all light distributions and is also available with a full cut-off to meet Dark Skies requirements. Available in up to a maximum 250 watt Metal Halide or High Pressure Sodium, the *Mediterranean* can also accommodate today's Low-Energy requirements with up to 135 watt LED or 250 watt Induction sources while still maintaining excellent light output.

With its classic traditional style, superior durability and high performance standards, the *Mediterranean* is the perfect solution to a full array of lighting applications.



Environmental Lighting for Architecture, Inc.

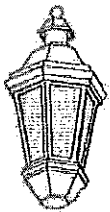
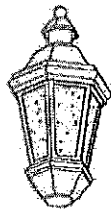
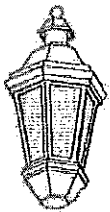
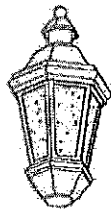
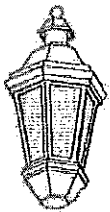
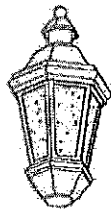
Ordering Matrix Mediterranean - MED

1	2	3	4	5	6	7	8	9																																																																																																		
Fixture /	Size /	Mounting /	Optics /	Ballast /	Voltage /	Lens /	Color /	Option																																																																																																		
MED /	14 /	PT /	V5 /	100MH /	120 /	FG /	CY /	--																																																																																																		
1. Fixture: MED																																																																																																										
2. Size			   																																																																																																							
			<table><tr><td>Matrix #: 11</td><td>Matrix #: 14</td><td>Matrix #: 17</td><td>Matrix #: 19</td></tr><tr><td>Description:</td><td></td><td></td><td></td></tr><tr><td>Notes: Max Wattage 100W</td><td>Notes: Max Wattage 150W</td><td>Notes: Max Wattage 250W</td><td>Notes: Max Wattage 400W</td></tr><tr><td>EPA: 1.0</td><td>EPA: 1.6</td><td>EPA: 2.3</td><td>EPA: 3.0</td></tr><tr><td>Weight: 10 lbs.</td><td>Weight: 18 lbs.</td><td>Weight: 30 lbs.</td><td>Weight: 40 lbs.</td></tr></table>						Matrix #: 11	Matrix #: 14	Matrix #: 17	Matrix #: 19	Description:				Notes: Max Wattage 100W	Notes: Max Wattage 150W	Notes: Max Wattage 250W	Notes: Max Wattage 400W	EPA: 1.0	EPA: 1.6	EPA: 2.3	EPA: 3.0	Weight: 10 lbs.	Weight: 18 lbs.	Weight: 30 lbs.	Weight: 40 lbs.																																																																														
Matrix #: 11	Matrix #: 14	Matrix #: 17	Matrix #: 19																																																																																																							
Description:																																																																																																										
Notes: Max Wattage 100W	Notes: Max Wattage 150W	Notes: Max Wattage 250W	Notes: Max Wattage 400W																																																																																																							
EPA: 1.0	EPA: 1.6	EPA: 2.3	EPA: 3.0																																																																																																							
Weight: 10 lbs.	Weight: 18 lbs.	Weight: 30 lbs.	Weight: 40 lbs.																																																																																																							
3. Mounting			    																																																																																																							
Notes: 1. Please consult factory for Poles, Wall Brackets, and other mounting options. 2. When ordering Post Top, please specify filter size.			<table><tr><td>Matrix #: CA</td><td>Matrix #: CP</td><td>Matrix #: SP</td><td>Matrix #: PT</td><td>Matrix #: WB</td></tr><tr><td>Description: Cross Arm</td><td>Description: Chain Pendant</td><td>Description: Stem Pendant</td><td>Description: Post Top</td><td>Description: Wall Bracket</td></tr></table>						Matrix #: CA	Matrix #: CP	Matrix #: SP	Matrix #: PT	Matrix #: WB	Description: Cross Arm	Description: Chain Pendant	Description: Stem Pendant	Description: Post Top	Description: Wall Bracket																																																																																								
Matrix #: CA	Matrix #: CP	Matrix #: SP	Matrix #: PT	Matrix #: WB																																																																																																						
Description: Cross Arm	Description: Chain Pendant	Description: Stem Pendant	Description: Post Top	Description: Wall Bracket																																																																																																						
4. Optics			<table><tr><td colspan="2">Vertical</td><td colspan="2">Vertical (Reflector)</td><td colspan="2"></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Matrix #:</td><td>Matrix #: V5</td><td>Matrix #:</td><td>Matrix #: VR3</td><td>Matrix #: VR5</td><td></td></tr><tr><td>Description:</td><td>Description: TYPE 5</td><td>Description:</td><td>Description: TYPE 3</td><td>Description: TYPE 5</td><td></td></tr><tr><td colspan="2">Horizontal</td><td colspan="2">Dark Skies (Horizontal)</td><td colspan="2"></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>H2</td><td>H3</td><td>H4</td><td>H5</td><td></td></tr><tr><td></td><td>TYPE 2</td><td>TYPE 3</td><td>TYPE 4</td><td>TYPE 5</td><td></td></tr><tr><td></td><td>DS2</td><td>DS3</td><td>DS4</td><td>DS5</td><td></td></tr><tr><td></td><td>TYPE 2</td><td>TYPE 3</td><td>TYPE 4</td><td>TYPE 5</td><td></td></tr></table>						Vertical		Vertical (Reflector)										Matrix #:	Matrix #: V5	Matrix #:	Matrix #: VR3	Matrix #: VR5		Description:	Description: TYPE 5	Description:	Description: TYPE 3	Description: TYPE 5		Horizontal		Dark Skies (Horizontal)											H2	H3	H4	H5			TYPE 2	TYPE 3	TYPE 4	TYPE 5			DS2	DS3	DS4	DS5			TYPE 2	TYPE 3	TYPE 4	TYPE 5																																							
Vertical		Vertical (Reflector)																																																																																																								
																																																																																																										
Matrix #:	Matrix #: V5	Matrix #:	Matrix #: VR3	Matrix #: VR5																																																																																																						
Description:	Description: TYPE 5	Description:	Description: TYPE 3	Description: TYPE 5																																																																																																						
Horizontal		Dark Skies (Horizontal)																																																																																																								
																																																																																																										
	H2	H3	H4	H5																																																																																																						
	TYPE 2	TYPE 3	TYPE 4	TYPE 5																																																																																																						
	DS2	DS3	DS4	DS5																																																																																																						
	TYPE 2	TYPE 3	TYPE 4	TYPE 5																																																																																																						
Notes: 1. MED size 11 does not offer Dark Skies optics.																																																																																																										
5. Ballast			<table><tr><td>Description: Pulse Start Metal Halide (Watts / Type)</td><td>Description: Incandescent (Watts / Type)</td><td>Description: Metal Halide (Watts / Type)</td><td>Description: High Pressure Sodium (Watts / Type)</td><td>Description: Compact Fluorescent (Watts / Type)</td><td>Description: Induction Tubular Type (Watts / Type)</td><td>Description: Induction Bulb Type (Watts / Type)</td></tr><tr><td>Matrix #: 60PSMH</td><td>Matrix #: INC</td><td>Matrix #: 50MH</td><td>Matrix #: 50HPS</td><td>Matrix #: 18CFL</td><td>Matrix #: 40IT *</td><td>Matrix #: 35IB</td></tr><tr><td>Matrix #: 70PSMH</td><td></td><td>Matrix #: 70MH</td><td>Matrix #: 70HPS</td><td>Matrix #: 26CFL</td><td></td><td>Matrix #: 55IB</td></tr><tr><td>Matrix #: 100PSMH</td><td></td><td>Matrix #: T8 70MH</td><td>Matrix #: 100HPS</td><td>Matrix #: 32CFL</td><td></td><td>Matrix #: 85IB *</td></tr><tr><td>Matrix #: 150PSMH</td><td></td><td>Matrix #: 100MH</td><td>Matrix #: 150HPS</td><td>Matrix #: 42CFL</td><td></td><td>Matrix #: 100IB *</td></tr><tr><td>Matrix #: 175PSMH</td><td></td><td>Matrix #: T6 150MH</td><td>Matrix #: 200HPS ■</td><td>Matrix #: 57CFL</td><td></td><td>Matrix #: 120IB **</td></tr><tr><td>Matrix #: 200PSMH</td><td></td><td></td><td>Matrix #: 250HPS ■</td><td></td><td></td><td>Matrix #: 165IB **</td></tr><tr><td>Matrix #: 250PSMH ♦</td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 200IB **</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 250IB **</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 40IC *</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 70IC *</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 80IC *</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 100IC *</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Matrix #: 120IC **</td></tr></table>						Description: Pulse Start Metal Halide (Watts / Type)	Description: Incandescent (Watts / Type)	Description: Metal Halide (Watts / Type)	Description: High Pressure Sodium (Watts / Type)	Description: Compact Fluorescent (Watts / Type)	Description: Induction Tubular Type (Watts / Type)	Description: Induction Bulb Type (Watts / Type)	Matrix #: 60PSMH	Matrix #: INC	Matrix #: 50MH	Matrix #: 50HPS	Matrix #: 18CFL	Matrix #: 40IT *	Matrix #: 35IB	Matrix #: 70PSMH		Matrix #: 70MH	Matrix #: 70HPS	Matrix #: 26CFL		Matrix #: 55IB	Matrix #: 100PSMH		Matrix #: T8 70MH	Matrix #: 100HPS	Matrix #: 32CFL		Matrix #: 85IB *	Matrix #: 150PSMH		Matrix #: 100MH	Matrix #: 150HPS	Matrix #: 42CFL		Matrix #: 100IB *	Matrix #: 175PSMH		Matrix #: T6 150MH	Matrix #: 200HPS ■	Matrix #: 57CFL		Matrix #: 120IB **	Matrix #: 200PSMH			Matrix #: 250HPS ■			Matrix #: 165IB **	Matrix #: 250PSMH ♦						Matrix #: 200IB **							Matrix #: 250IB **							Matrix #: 40IC *							Matrix #: 70IC *							Matrix #: 80IC *							Matrix #: 100IC *							Matrix #: 120IC **
Description: Pulse Start Metal Halide (Watts / Type)	Description: Incandescent (Watts / Type)	Description: Metal Halide (Watts / Type)	Description: High Pressure Sodium (Watts / Type)	Description: Compact Fluorescent (Watts / Type)	Description: Induction Tubular Type (Watts / Type)	Description: Induction Bulb Type (Watts / Type)																																																																																																				
Matrix #: 60PSMH	Matrix #: INC	Matrix #: 50MH	Matrix #: 50HPS	Matrix #: 18CFL	Matrix #: 40IT *	Matrix #: 35IB																																																																																																				
Matrix #: 70PSMH		Matrix #: 70MH	Matrix #: 70HPS	Matrix #: 26CFL		Matrix #: 55IB																																																																																																				
Matrix #: 100PSMH		Matrix #: T8 70MH	Matrix #: 100HPS	Matrix #: 32CFL		Matrix #: 85IB *																																																																																																				
Matrix #: 150PSMH		Matrix #: 100MH	Matrix #: 150HPS	Matrix #: 42CFL		Matrix #: 100IB *																																																																																																				
Matrix #: 175PSMH		Matrix #: T6 150MH	Matrix #: 200HPS ■	Matrix #: 57CFL		Matrix #: 120IB **																																																																																																				
Matrix #: 200PSMH			Matrix #: 250HPS ■			Matrix #: 165IB **																																																																																																				
Matrix #: 250PSMH ♦						Matrix #: 200IB **																																																																																																				
						Matrix #: 250IB **																																																																																																				
						Matrix #: 40IC *																																																																																																				
						Matrix #: 70IC *																																																																																																				
						Matrix #: 80IC *																																																																																																				
						Matrix #: 100IC *																																																																																																				
						Matrix #: 120IC **																																																																																																				
Notes: 1. Electronic ballast available for 50, 70, 100, 150, 200, and 250 watt MH lamps. 2. Other wattages and ballasts available. Consult factory.			LED (Watts / Type) 40LED 75LED 135LED ♦♦																																																																																																							
■ Fits ED18 lamp vertical only ♦ Fits ED28 lamp vertical only * Fits MED size 14 thru size 19 ** Fits MED size 17 thru size 19 ♦♦ Fits MED size 19 only																																																																																																										

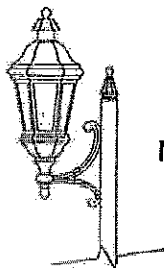


Environmental Lighting for Architecture, Inc.

Ordering Matrix
Mediterranean - MED

6. Voltage * Only these voltages are available with LED.	<table border="1"> <tr> <td>Matrix #:</td> <td>120 *</td> <td>208</td> <td>240</td> <td>277 *</td> <td>347</td> <td>480</td> </tr> <tr> <td>Description:</td> <td>120V</td> <td>208V</td> <td>240V</td> <td>277V</td> <td>347V</td> <td>480V</td> </tr> </table>						Matrix #:	120 *	208	240	277 *	347	480	Description:	120V	208V	240V	277V	347V	480V																																										
Matrix #:	120 *	208	240	277 *	347	480																																																								
Description:	120V	208V	240V	277V	347V	480V																																																								
7. Lens Notes: Consult factory for custom lens. * 50W max wattage.	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>CG Clear Glass</td> <td>FG Frosted Glass</td> <td>SG Seedy Glass</td> <td>DSCG Clear Glass (Dark Skies)</td> <td>DSFG Frosted Glass (Dark Skies)</td> <td colspan="2"></td> </tr> <tr> <td>CA Clear Acrylic *</td> <td>FA Frosted Acrylic *</td> <td>SA Seedy Acrylic *</td> <td colspan="4"></td> </tr> <tr> <td>CP Clear Polycarb. *</td> <td>FP Frosted Polycarb. *</td> <td colspan="4"></td> </tr> </table>													CG Clear Glass	FG Frosted Glass	SG Seedy Glass	DSCG Clear Glass (Dark Skies)	DSFG Frosted Glass (Dark Skies)			CA Clear Acrylic *	FA Frosted Acrylic *	SA Seedy Acrylic *					CP Clear Polycarb. *	FP Frosted Polycarb. *																																	
																																																														
CG Clear Glass	FG Frosted Glass	SG Seedy Glass	DSCG Clear Glass (Dark Skies)	DSFG Frosted Glass (Dark Skies)																																																										
CA Clear Acrylic *	FA Frosted Acrylic *	SA Seedy Acrylic *																																																												
CP Clear Polycarb. *	FP Frosted Polycarb. *																																																													
8. Color Notes: Consult factory for custom colors.	<table border="1"> <tr> <th colspan="2">Powder Coat Finish</th> <th colspan="2">Hand-Applied Finish</th> </tr> <tr> <td>Matrix #</td> <td>Description</td> <td>Matrix #</td> <td>Description</td> </tr> <tr> <td>AG</td> <td>Augustine Green</td> <td>MG</td> <td>Malaga Green</td> </tr> <tr> <td>GY</td> <td>Architectural Grey</td> <td>MN</td> <td>Midnight</td> </tr> <tr> <td>CC</td> <td>Charcoal</td> <td>PW</td> <td>Pewter</td> </tr> <tr> <td>CY</td> <td>Clay</td> <td>SS</td> <td>Sand Storm</td> </tr> <tr> <td>DB</td> <td>Dark Bronze</td> <td>SB</td> <td>Statuary Bronze</td> </tr> <tr> <td>HR</td> <td>Harbor Blue</td> <td>VL</td> <td>Village Green</td> </tr> <tr> <td>HP</td> <td>Hammered Pewter</td> <td>W</td> <td>White</td> </tr> <tr> <td></td> <td></td> <td>CH</td> <td>Cracked Hide</td> </tr> <tr> <td></td> <td></td> <td>LV</td> <td>Light Verde</td> </tr> <tr> <td></td> <td></td> <td>OR</td> <td>Old Iron</td> </tr> <tr> <td></td> <td></td> <td>R</td> <td>Rust</td> </tr> <tr> <td></td> <td></td> <td>V</td> <td>Verde</td> </tr> </table>						Powder Coat Finish		Hand-Applied Finish		Matrix #	Description	Matrix #	Description	AG	Augustine Green	MG	Malaga Green	GY	Architectural Grey	MN	Midnight	CC	Charcoal	PW	Pewter	CY	Clay	SS	Sand Storm	DB	Dark Bronze	SB	Statuary Bronze	HR	Harbor Blue	VL	Village Green	HP	Hammered Pewter	W	White			CH	Cracked Hide			LV	Light Verde			OR	Old Iron			R	Rust			V	Verde
Powder Coat Finish		Hand-Applied Finish																																																												
Matrix #	Description	Matrix #	Description																																																											
AG	Augustine Green	MG	Malaga Green																																																											
GY	Architectural Grey	MN	Midnight																																																											
CC	Charcoal	PW	Pewter																																																											
CY	Clay	SS	Sand Storm																																																											
DB	Dark Bronze	SB	Statuary Bronze																																																											
HR	Harbor Blue	VL	Village Green																																																											
HP	Hammered Pewter	W	White																																																											
		CH	Cracked Hide																																																											
		LV	Light Verde																																																											
		OR	Old Iron																																																											
		R	Rust																																																											
		V	Verde																																																											
9. Options Notes: 1) BBU option is available for fluorescent lamp only. 2) Test button location shall have visibility for testing on site. Consult factory for placement location. Photocell Options: Photocell is available in 120 thru 480 volts. Photocell receptacle only fits some cross arms. Consult factory. Specify when ordering.	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Matrix #:</td> <td>BBU</td> <td>PCB</td> <td>PCR</td> <td>TB</td> <td>HSS</td> <td></td> </tr> <tr> <td>Description:</td> <td>Battery Backup</td> <td>Photocell Button</td> <td>Photocell receptacle Twist Lock by others</td> <td>Terminal Block</td> <td>House Side Shield</td> <td></td> </tr> </table>													Matrix #:	BBU	PCB	PCR	TB	HSS		Description:	Battery Backup	Photocell Button	Photocell receptacle Twist Lock by others	Terminal Block	House Side Shield																																				
																																																														
Matrix #:	BBU	PCB	PCR	TB	HSS																																																									
Description:	Battery Backup	Photocell Button	Photocell receptacle Twist Lock by others	Terminal Block	House Side Shield																																																									

Fixture Ordering Example:



MED/14/PT/V5/100MH/120/FG/CY

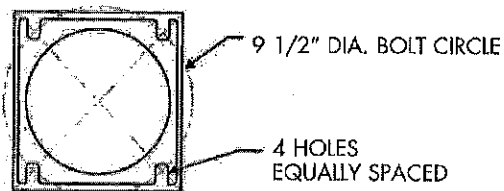
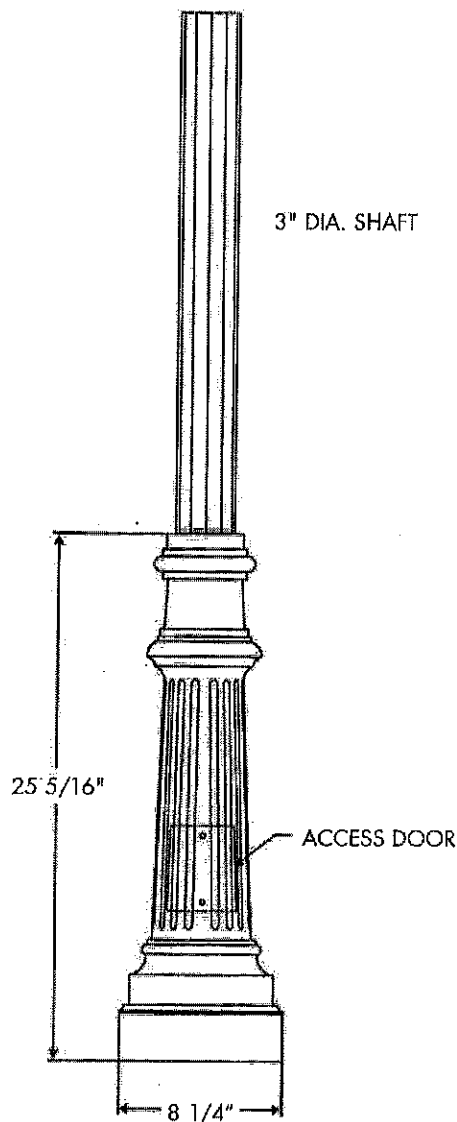
1	2	3	4	5	6	7	8	9
Fixture	Size	Mounting	Optics	Ballast	Voltage	Lens	Color	Option
MED	14	PT	V5	100MH	120	FG	CY	-
Mediterranean Fixture	14	Post Top	Vertical Type 5	100 Watt Metal Halide	120 Volts	Frosted Glass	Clay	-

Fixture Ordering Form:

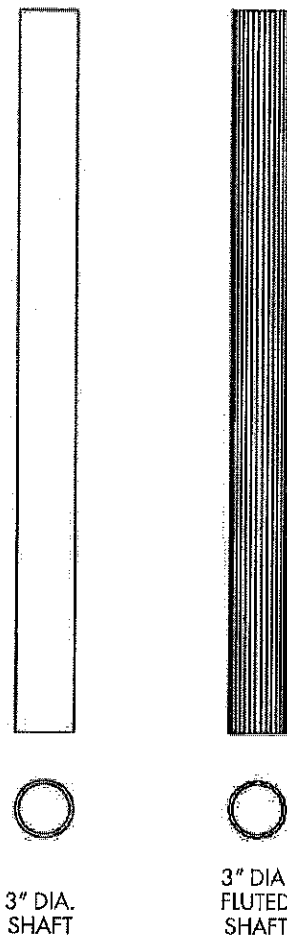
1	2	3	4	5	6	7	8	9	9	9
Fixture	Size	Mounting	Optics	Lamp	Voltage	Lens	Color	Option	Option	Option

1. MED / / / / / / / / / /

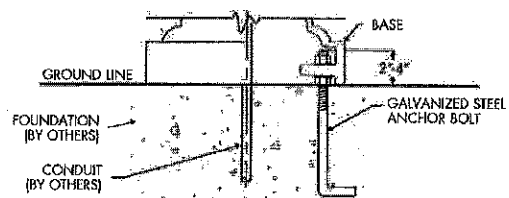
Note: Specifications are subject to change without notice. Always consult factory.



P-3026 BASE



Alternate Pole Shafts



Mounting Bolt Conditions with a Pole Base (Basic Example)

Maximum Pole Heights and Shaft types differ per project.

Pole shafts are normally determined by material loading specifications, location of project, and EPA requirements.

Please contact factory.



Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.ela-lighting.com



Specifications

Fixture Housing: One-piece sand-cast. Housing shall be corrosion resistant cast aluminum alloy #A356. The housing shall be free of any foreign materials or cosmetic fillers. Please consult factory for standard fitter sizes and other options. For wall and arm mounts, consult factory for installation.

Optics: Units shall be hydroformed or segmented sharp cut-off optics. Specular Alzak® optical segments are rigidly mounted within a sand-cast, low copper (<0.6% Cu) aluminum alloy enclosure. All sockets are factory prewired. An optional quick-disconnect plug for the ballast module is available when specified. The optical segments are positioned so that reflected light does not pass through the lamp arc tube to achieve maximum lamp output.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate, and factory prewired. Reference pages 2 and 3 for lamp characteristics, ballast types, and voltage technical data.

Lens: Six (6) side panels with stainless steel clips provided for attachment to the fixture. Glass shall be sealed in field by others. The Dark Skies lens options shall be tempered glass, factory installed.

Finish/Color: Finish is super TGIC thermoset polyester powder coat paint. ELA offers RAL color matches along with our standard color selection. Custom and hand applied colors are available upon special request.

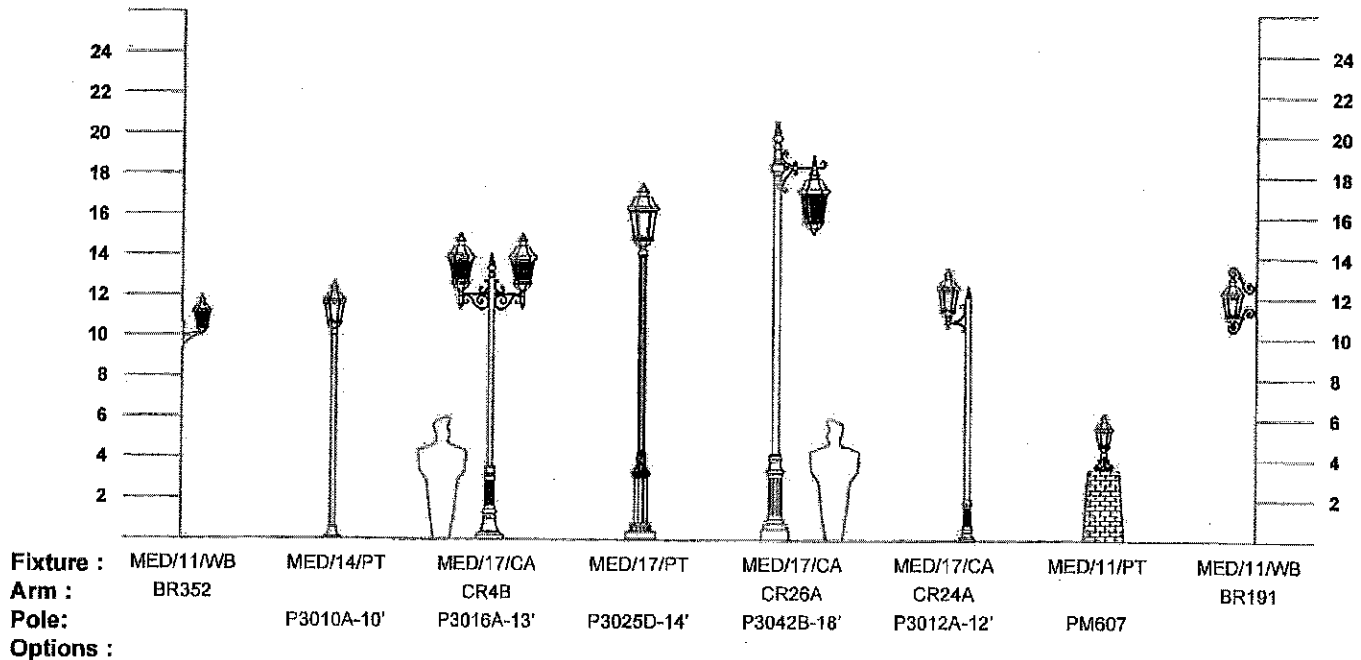
Certification: Fixtures shall be listed for outdoor, wet location. UL1598. IP rating 65.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.

ELA RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

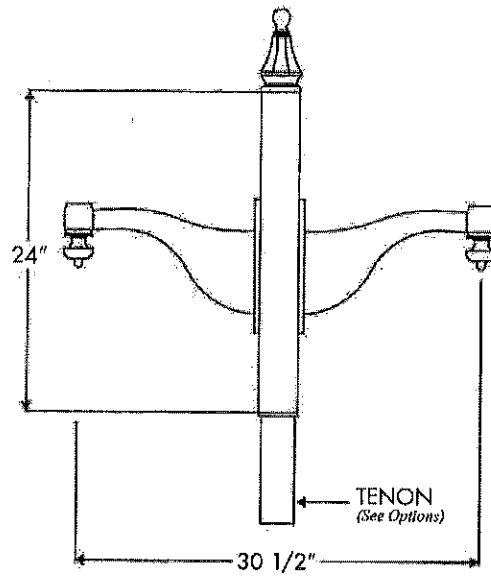
Elevated Scale

Suggested Poles and Arms
for the Mediterranean Fixture

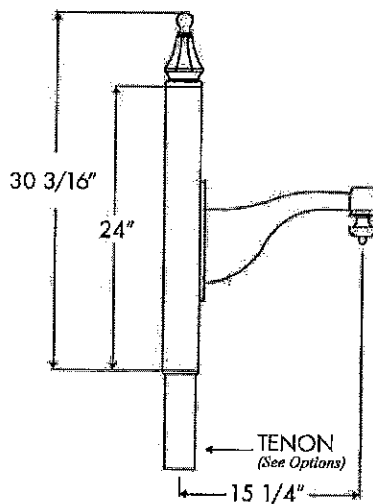


Note: Modifications to the fixture and additional pole heights are available.

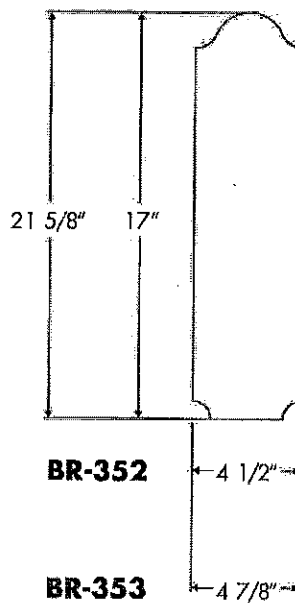
Note: Specifications are subject to change without notice. Always consult factory.



CR-353B

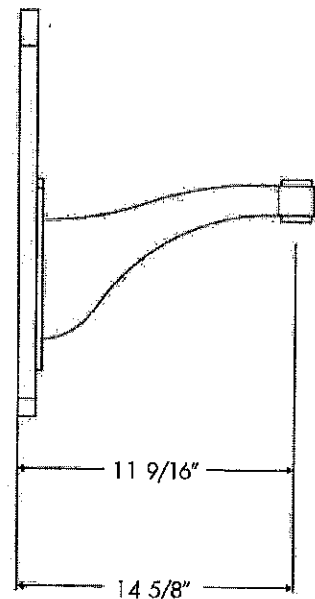


CR-353A



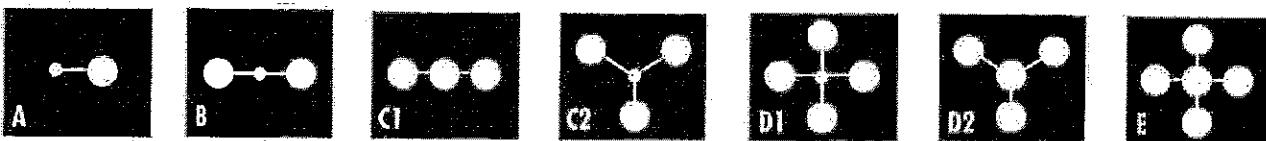
BR-352

BR-353



Durable Cast and Extruded Aluminum Construction

CONFIGURATIONS



Options
Cross Arm tenon is fitted for 3"
and 4" diameter poles per request.

Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.elc-lighting.com

LED Bollards with rotationally symmetrical distribution

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Heavy walled, die-cast aluminum cap. Clear $\frac{3}{16}$ " thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 18.2W LED luminaire, 24.5 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #895A anchorage kit (supplied).

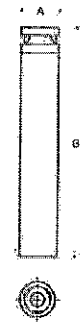
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

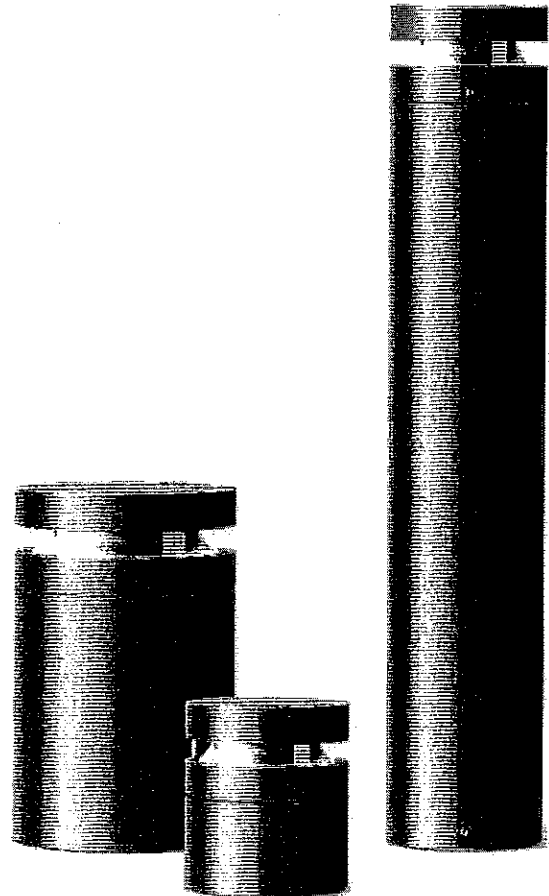
Luminaire Lumens: 881

Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	A	B	Anchorage
8554 LED	18.2W LED	6 1/2"	39 3/4"	895 A



1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2014 Updated 05/14

FINAL

**INITIAL STUDY/PROPOSED MITIGATED
NEGATIVE DECLARATION**

**SEASIDE SENIOR LIVING PROJECT
CITY OF SEASIDE, CALIFORNIA**

Submitted to:

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

Prepared by:

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

Project No. SEZ1402

LSA

May 2016

This page intentionally left blank

TABLE OF CONTENTS

I.	BACKGROUND INFORMATION	1
II.	ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION	3
	A. Environmental Setting	3
	B. Project Description	3
	C. Discretionary Actions	20
III.	PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS	23
	A. General Plan	23
	B. Air Quality Management Plan	34
	C. Fort Ord Base Reuse Plan	34
IV.	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION	41
	A. Factors	41
	B. Determination	42
V.	EVALUATION OF ENVIRONMENTAL IMPACTS	43
VI.	ENVIRONMENTAL CHECKLIST	45
	SECTION I: AESTHETICS	45
	SECTION II: AGRICULTURE AND FORESTRY RESOURCES	50
	SECTION III: AIR QUALITY	51
	SECTION IV: BIOLOGICAL RESOURCES	59
	SECTION V: CULTURAL RESOURCES	68
	SECTION VI: GEOLOGY AND SOILS	73
	SECTION VII: GREENHOUSE GAS EMISSIONS	80
	SECTION VIII: HAZARDS AND HAZARDOUS MATERIALS	91
	SECTION IX: HYDROLOGY AND WATER QUALITY	96
	SECTION X: LAND USE AND PLANNING	103
	SECTION XI: MINERAL RESOURCES	105
	SECTION XII: NOISE	106
	SECTION XIII: POPULATION AND HOUSING	131
	SECTION XIV: PUBLIC SERVICES	134
	SECTION XV: RECREATION	138
	SECTION XVI: TRANSPORTATION/TRAFFIC	140
	SECTION XVII: UTILITIES AND SERVICE SYSTEMS	151
	SECTION XVIII: MANDATORY FINDINGS OF SIGNIFICANCE	159
VII.	FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES	163
VIII.	MITIGATION MONITORING AND REPORTING PROGRAM	165
IX.	REFERENCES	185

APPENDICES (PROVIDED IN VOLUME II)

A: TECHNICAL REPORTS

B: MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY WILL SERVE
LETTER

This page intentionally left blank

FIGURES AND TABLES

FIGURES

Figure II-1: Project Vicinity and Location	5
Figure II-2: Conceptual Site Plan	7
Figure II-3a: Assisted Living Elevations.....	11
Figure II-3b: Memory Care Elevations	13
Figure II-3c: Senior Co-Housing Elevations.....	15
Figure XII-1 Noise Monitoring Locations	111
Figure XII-2: Noise Sensitive Outdoor-Use Areas.....	119
Figure XII-3: Proposed Soundwall Locations	123

TABLES

Table II.1: Outdoor Lighting Plan	17
Table III.1: General Plan Consistency.....	24
Table III.2: Fort Ord Base Reuse Plan Consistency	36
Table VI.III.1: Thresholds of Significance for Criteria Pollutants of Concern: Operational Impacts ¹	53
Table VI.III.2: Project Operational Emissions	54
Table VI.III.3: Health Risk Levels for Residents of the Proposed Project.....	57
Table VI.VI.1: Potential Fault Earthquake Sources in Site Vicinity	75
Table VI.VII.1: Global Warming Potential of Greenhouse Gases	81
Table VI.VII.2: Short-Term Regional Construction Emissions	84
Table VI.VII.3: Greenhouse Gas Emissions from Proposed Project Operations	85
Table VI.VII.4: Project Compliance with Greenhouse Gas Emission Reduction Strategies	87
Table VI.XII.1: City of Seaside Interior and Exterior Noise Standards	108
Table VI.XII.2: Reactions of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels	109
Table VI.XII.3: Long-Term Noise Measurement (dBA)-Existing Conditions	110
Table VI.XII.4: Summary of Short-Term Noise Measurements (dBA)-Existing Conditions.....	110
Table VI.XII.5: Typical Maximum Construction Equipment Noise Levels (L _{max}).....	113
Table VI.XII.6: Typical Ranges of Construction Noise Levels at 50 Feet (L _{eq} dBA)	114
Table VI.XII.7: Vibration Source Levels for Construction Equipment	127
Table VI.XVI.1: Intersection Level of Service Criteria	141
Table VI.XVI.2: Level of Service Threshold Volumes for Various Roadway Types.....	142
Table VI.XVI.3: Project Trip Generation.....	143
Table VI.XVI.4: Existing and Existing Plus Project Intersection Level of Service Summary	143
Table VI.XVI.5: Existing and Existing Plus Project Roadway Segment Level of Service Summary.....	144
Table VI.XVI.6: Cumulative Plus Project Intersection Level of Service Summary	146
Table VI.XVI.7: Cumulative Plus Project Roadway Segment Level of Service Summary	146
Table VI.XVII.1: Generation of Solid Waste from Implementation of the Proposed Project	157
Table VI.XVIII.1: Cumulative Projects List	162

This page intentionally left blank

INITIAL STUDY

I. BACKGROUND INFORMATION

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

This page intentionally left blank

II. ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

A. Environmental Setting

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

B. Project Description

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

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

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

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

This page intentionally left blank

Figure II-1: Project Vicinity and Location

This page intentionally left blank

Figure II-2: Conceptual Site Plan

This page intentionally left blank

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

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

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

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

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

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

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

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

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

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

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

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

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

Figure II-3a: Assisted Living Elevations

This page intentionally left blank

Figure II-3b: Memory Care Elevations

This page intentionally left blank

Figure II-3c: Senior Co-Housing Elevations

This page intentionally left blank

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

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

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

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

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

Table II.1: Outdoor Lighting Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Discretionary Actions

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

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

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

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

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

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

This page intentionally left blank

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

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

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

A. General Plan

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

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

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

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

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

CONSISTENT.

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

Table III.1: General Plan Consistency

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

- ¹ Water consumption was calculated based on the Marina Coast Water District's Urban Water Management Plan water demand factors. $(144 \text{ dwelling units} \times 0.25 \text{ af/yr/dwelling unit}) + (0.89 \text{ ac landscaping} \times 2.1 \text{ af/yr/ac}) + (2,000 \text{ sf restaurant} \times 0.00145 \text{ af/yr/sf}) = 40.8 \text{ af/yr}$.
- ² A maximum considered earthquake is defined as an earthquake that is expected to occur once in approximately 2,500 years, that is, it has a 2 percent probability of being exceeded in 50 years.
- ³ g = acceleration due to gravity $9.8 \text{ (m/s}^2\text{)}$
- ac = acres
af/yr = acre-feet per year
City = City of Seaside
ft = foot/feet
IS/MND = Initial Study/Mitigated Negative Declaration
MCWD = Marina Coast Water District
sf = square feet

B. Air Quality Management Plan

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

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

CONSISTENT.

C. Fort Ord Base Reuse Plan

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

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

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

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

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

CONSISTENT.

Table III.2: Fort Ord Base Reuse Plan Consistency

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

Table III.2: Fort Ord Base Reuse Plan Consistency

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

Table III.2: Fort Ord Base Reuse Plan Consistency

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

Table III.2: Fort Ord Base Reuse Plan Consistency

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

Table III.2: Fort Ord Base Reuse Plan Consistency

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

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. Factors

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

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

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

☐	Check here if this finding is not applicable.
--------------------------	---

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

Evidence:

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

B. Determination

On the basis of this initial evaluation:

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

Signature

Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers, except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, a DEIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program DEIR or other CEQA process, an effect has been adequately analyzed in an earlier DEIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Evaluated. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were evaluated by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

This page intentionally left blank

VI. ENVIRONMENTAL CHECKLIST

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

Discussion/Conclusion/Mitigation:

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

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

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

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

Discussion/Conclusion/Mitigation:

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

III(a). Conflict with or obstruct implementation of the applicable air quality plan? The project site is located in the City of Seaside within Monterey County, in the southern portion of the North Central Coast Air Basin (Basin). The Basin encompasses Santa Cruz, San Benito, and Monterey Counties. Air quality within this part of the Basin is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a city, county, or region classified as a non-attainment area. The Basin is in non-attainment for the State standards for ozone (O₃) and particulate matter less than 10 microns in diameter (PM₁₀). The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. Consistency with MBUAPCD's most current AQMP (adopted in 2008) (2008 AQMP) means that a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve federal and State air quality standards. Specific criteria for determining whether the potential air quality impacts of a proposed project are significant are set forth in the MBUAPCD's *CEQA Air Quality Guidelines*.

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

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

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

The *CEQA Air Quality Guidelines* published by the MBUAPCD note that construction activities (grading, excavation, and on-site vehicular traffic) would have a significant effect on local air quality if they emit greater than 82 pounds of PM₁₀ near sensitive receptors. MBUAPCD has determined that when minimal earthmoving (grading) takes place, disturbance of greater than 8 acres can exceed the 82-pound-per-day threshold. A construction site with earthmoving activity would have potentially significant PM₁₀ impacts when active construction covers 2.2 acres or more per day.

Construction of projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors, and front-end loaders, which temporarily emit precursors of O₃ (i.e., reactive organic gases (ROG) or nitrogen oxides [NO_x]), are accommodated in the emissions inventories of State and federally required air plans and would not have a significant impact on the attainment and maintenance of O₃ Ambient Air Quality Standards (AAQS).

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

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

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

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

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

Table VI.III.1: Thresholds of Significance for Criteria Pollutants of Concern: Operational Impacts¹

Pollutant	Threshold(s) of Significance
ROGs	137 lbs/day (direct + indirect)
NO _x as NO ₂	137 lbs/day (direct + indirect)
PM ₁₀	82 lbs/day (on site) ²
	AAQS exceeded along unpaved roads (off site)
CO	LOS at intersection/road segment degrades from D or better to E or F; v/c ratio at intersection/road segment at LOS E or F increases by 0.05 or more; delay at intersection at LOS E or F increases by 10 seconds or more; <u>or</u> reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more
	550 lbs/day (direct) ³
SO _x as SO ₂	150 lbs/day (direct)

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

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

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

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

AAQS = ambient air quality standards

CO = carbon monoxide

lbs/day = pounds per day

LOS = level of service

MBUAPCD = Monterey Bay Unified Air Pollution Control District

NO₂ = nitrogen dioxide

NO_x = nitrogen oxides

PM₁₀ = particulate matter less than 10 microns in diameter

ROG = reactive organic gases

SO₂ = sulfur dioxide

SO_x = sulfuric oxides

v/c = volume-to-capacity

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

Table VI.III.2: Project Operational Emissions

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

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

CO = carbon monoxide

lbs/day = pounds per day

MBUAPCD = Monterey Bay Unified Air Pollution
Control District

N/A = Not Applicable

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in diameter

PM₁₀ = particulate matter less than 10 microns in diameter

ROCs = reactive organic compounds

SO_x = sulfur oxide

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

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

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

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

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

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

Standard Conditions:

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

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

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

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

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

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

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

Standard Conditions:

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

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

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

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

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

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

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

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

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Standard Conditions:

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

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

Significance Determination After Mitigation: Less than Significant Impact

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

Standard Conditions:

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

² g = acceleration due to gravity 9.8 (m/s²)

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

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

Source: Haro, Kasunich, and Associates, Inc. *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California* (December 2014).

km = kilometer

mi = mile/miles

UBC = Uniform Building Code

Standard Conditions:

Standard Condition GEO-1:

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

Standard Conditions:

Standard Condition GEO-2:

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

Climate change refers to any change in measures of weather (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from natural factors, such as changes in the sun's intensity; natural processes within the climate system (e.g., changes in ocean circulation) or human activities, such as the burning of fossil fuels, land clearing, or agriculture. The primary observed effect of GCC has been a rise in the average global tropospheric¹ temperature of 0.36 degrees Fahrenheit (°F) per decade, determined from meteorological measurements worldwide between 1990 and 2005. Climate change modeling shows that further warming may occur, which may induce additional changes in the global climate system during the current century. Changes to the global climate system, ecosystems, and the environment of California could include higher sea levels, drier or wetter weather, changes in ocean salinity, changes in wind patterns, or more energetic aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and increased intensity of tropical cyclones. Specific effects in California might include a decline in the Sierra Nevada snowpack, erosion of California's coastline, and seawater intrusion in the San Joaquin Delta.

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

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

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Nitrous Oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF₆)

These gases vary considerably in terms of global warming potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas in absorbing infrared radiation and the length of time that the gas remains in the atmosphere (“atmospheric lifetime”). GWP of each gas is measured relative to CO₂, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO₂ over a specified time period. GHG emissions are typically measured in terms of metric tons (MT)² of “CO₂ equivalents” (CO₂e). For example, N₂O is 265 times more potent at contributing to global warming than CO₂. Table VI.VII.1 identifies the GWP for each type of GHG analyzed in this report.

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

Gas	Atmospheric Lifetime (Years)	Global Warming Potential (100-year Time Horizon)
Carbon Dioxide (CO ₂)	~100	1
Methane (CH ₄)	12	28
Nitrous Oxide (N ₂ O)	121	265

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

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

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

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

² A metric ton is equivalent to approximately 1.1 tons.

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

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

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

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

State CEQA Guidelines Section 15064.4 states:

"(a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based on available information, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:

- (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; or
- (2) Rely on a qualitative analysis or performance based standards.

(b) A lead agency may consider the following when assessing the significance of impacts from greenhouse gas emissions on the environment:

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

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

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

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

Emissions estimates for the proposed project are discussed below. GHG emissions estimates are provided herein for informational purposes only because there is no established quantified GHG emissions threshold. The MBUAPCD is proposing to adopt GHG thresholds to provide guidance to lead agencies for evaluating GHG impacts in accordance with the requirements of CEQA. Under the guidance for consideration by the MBUAPCD, the GHG threshold applicable to this project would be the bright line threshold of 2,000 MT CO₂e per year. While this threshold is still in the proposal phase, and bearing in mind that CEQA does not require "perfection" but instead "adequacy, completeness, and a good faith effort at full disclosure," the analysis below is based on methodologies and information available to the City and the Applicant at the time this analysis was prepared.

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

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

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

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

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

Construction Phase	Peak Annual Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
2016				
Demolition	41	0.01	0	41
Site Preparation	19	0.0056	0	19
Grading	29	0.0086	0	29
Building Construction	320	0.067	0	330
Architectural Coating	27	0.0028	0	27
2017				
Building Construction	29	0.0059	0	29
Architectural Coating	3.3	0.00032	0	3.3
Paving	22	0.0064	0	22
Total Construction Emissions				500

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

CH₄ = methane

MT/yr = metric tons per year

CO₂ = carbon dioxide

N₂O = nitrous oxide

CO₂e = carbon dioxide equivalent

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

Architectural coatings used in construction of the proposed project may contain volatile organic compounds (VOCs) that are similar to ROGs and are part of O₃ precursors. However, there are no significant emissions of GHGs from architectural coatings. The architectural coating phase in Table VI.VII.2 shows GHG emissions from equipment exhaust and energy use.

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

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

Emission Source	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	CO ₂ e	Percent of Total
Area	1.4	0.0014	0	1.4	0.19%
Energy	120	0.0045	0.0015	120	16.0%
Mobile	580	0.03	0	580	77.0%
Waste	15	0.91	0	34	4.5%
Water	14	0.18	0.0043	19	2.5%
Total Project Emissions	730	1.1	0.0058	750	

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

Note: Numbers in table may appear to not add up correctly due to rounding to two significant digits.

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT/yr = metric tons per year

N₂O = nitrous oxide

- **Area Sources:** Area sources include architectural coatings, consumer products, and landscaping.
- **Energy and Natural Gas Use:** Buildings represent 39 percent of the United States primary energy use and 70 percent of electricity consumption.¹ The proposed project would increase the demand for electricity and natural gas due to the increased building area and number of residents and employees.
- **Mobile Sources:** Mobile sources (vehicle trips and associated miles traveled) are the largest source of GHG emissions in California and represent approximately 38 percent of annual CO₂ emissions generated in the State. As for most land use development projects, vehicle miles traveled (VMT) is the most direct indicator of CO₂ emissions from the proposed project, and associated CO₂ emissions function as the best indicator of total GHG emissions. The proposed project would generate 447 daily trips. Assuming an average trip length of 8.5 miles, the project would generate approximately 3,800 VMT per day.

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

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

Water Use: Water-related energy use consumes 19 percent of California's electricity every year.² Energy use and related GHG emissions are based on electricity used for water supply and conveyance, water treatment, water distribution, and wastewater treatment. The proposed project would generate up to 750 tons of CO₂e/yr of new emissions. The emissions from vehicle exhaust would comprise approximately 77 percent of the proposed project's total CO₂e emissions. The emissions from vehicle exhaust are controlled by the State and federal governments and are outside the control of the City of Seaside.

The remaining CO₂e emissions are primarily associated with building heating systems and increased regional power plant electricity generation due to the proposed project's electrical demands. The proposed project would comply with existing State and federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would reduce the proposed project's electricity demand.

At present, there is a federal ban on chlorofluorocarbons (CFCs); therefore, it is assumed the proposed project would not generate emissions of CFCs. The proposed project may produce a small amount of hydrofluorocarbon (HFCs) emissions from leakage and service of refrigeration and air-conditioning equipment and from disposal at the end of the life of the equipment. However, the details regarding refrigerants to be used in the proposed project site are unknown at this time. PFCs and SF₆ are typically used in industrial applications, none of which would occur on the proposed project site. Therefore, it is not anticipated that the proposed project would contribute significant emissions of these additional GHGs.

As described above, the only significance threshold for GHG emissions is a proposed MBUAPCD threshold of 2,000 MT CO₂e per year. This analysis shows that the construction of the proposed project could generate a one-time release of 500 MT of CO₂e, and that the operation of the proposed project could release 750 MT/yr of CO₂e. This amount of CO₂e emissions is well below the proposed MBUAPCD threshold of 2,000 MT/yr of CO₂e. Further, it is also below other, more conservative, GHG emissions thresholds in place, such as the Bay Area Air Quality Management District (BAAQMD) bright line threshold of 1,100 MT/yr of CO₂e. Thus, the level of CO₂e emissions anticipated from construction and operation of the proposed project would be less than significant, and no mitigation is required.

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

VII(b). Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? As identified above, the amount of CO₂e emissions anticipated from construction and operation of the proposed project would be well below the proposed MBUAPCD GHG threshold of 2,000 MT CO₂e per year. The Climate Action Team and ARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. These include the *Climate Action Team Report to Governor Schwarzenegger and the Legislature* (CalEPA 2010), the *Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration* (ARB 2007), and the *First Update to the Climate Change Scoping Plan: Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006* (ARB 2014).

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

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

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

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

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

Source: Compiled by LSA Associates, Inc. (2015).

AB = Assembly Bill

ARB = California Air Resources Board

CBC = California Building Code

CIWMB = California Integrated Waste Management Board

GHG = greenhouse gas

GWP = Global Warming Potential

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

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

Standard Conditions:

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

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

Standard Conditions:

Standard Condition WQ-1:

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

IX(g). Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? and

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

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

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

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: California Department of Transportation. 2013. *Transportation and Construction Vibration Guidance Manual*. September.

inch/sec = inches per second

PPV = peak particle velocity

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

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

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

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

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

Source: Illingworth & Rodkin, Inc. 2016. *Noise and Vibration Assessment*. January.

CNEL = Community Noise Equivalent Level

dBA = A-weighted decibel

L_{eq} = the average noise level during a specific hour

SR-1 = State Route 1

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

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

¹ Slightly elevated due to influence of State Route 1 (SR-1) traffic.

CNEL = Community Noise Equivalent Level

dBA = A-weighted decibel

L₍₁₎ = noise level exceeded for 1 percent of the measurement period

L₍₁₀₎ = noise level exceeded for 10 percent of the measurement period

L₍₅₀₎ = noise level exceeded for 50 percent of the measurement period

L₍₉₀₎ = noise level exceeded for 90 percent of the measurement period

L_{eq} = the average noise level during a specific hour

L_{eq(10)} = the average noise level during a specific hour

L_{max} = maximum sound level during a noise event

Figure XII-1 Noise Monitoring Locations

This page intentionally left blank

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

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

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

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

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

Source: Federal Highway Administration. 2006. *Highway Construction Noise Handbook*.

dBA = A-weighted decibel

ft = feet

L_{max} = maximum continuous noise level

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

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

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

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

Source: United States Environmental Protection Agency. 1973. Legal Compilation on Noise, Vol. 1, p. 2-104.

I- All pertinent equipment present at site.

II- Minimum required equipment present at site.

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

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

Significance Determination: Less than Significant Impact

Mitigation: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation required.

Significance Determination after Mitigation: Less than Significant Impact

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

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

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

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

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

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

This page intentionally left blank

Figure XII-2: Noise Sensitive Outdoor-Use Areas

This page intentionally left blank

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-1:

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

- **Patio P2:** The Construction Contractor shall construct a sound wall around the perimeter of Patio P2 that shall be attached to the proposed building on both ends. The total length of the sound wall shall be approximately 30 feet (ft). The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 pounds per square foot (lbs/ft²) (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass concrete masonry units (CMU)). The sound wall shall be at least 5 ft high as measured relative to the base elevation of the outdoor patio.
- **Patio P3:** The Construction Contractor shall construct an 8-inch thick wall, measuring 6 ft tall around the perimeter of Patio P3. The sound wall shall be at least 9 to 10 ft high and shall be at least 85 ft in length.
- **Patio P4:** The Construction Contractor shall construct a sound wall that surrounds the perimeter of the patio that shall be attached to the proposed building on both ends. The total length of the wall shall be at least 40 ft. The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 lbs/ft² (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass CMU). The sound wall shall be at least 5 ft high.

Significance Determination After Mitigation: Less than Significant Impact

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

This page intentionally left blank

Figure XII-3: Proposed Soundwall Locations

This page intentionally left blank

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

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-2:

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

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

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

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

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

Source: Illingworth & Rodkin, Inc. 2016. *Transit Noise and Vibration Impact Assessment*, January; United States Department of Transportation, Office of Planning and Environment, Federal Transit Administration, May 2006.

ft = feet

inch/sec = inches per second

PPV = peak particle velocity

VdB = vibration velocity decibels

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

Significance Determination: Less Than Significant Impact

Mitigation Measures: No mitigation required.

Significance Determination after Mitigation: Less Than Significant Impact

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

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

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

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

Significance Determination: Less Than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less Than Significant Impact

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure NOI-3:

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

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

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

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

Significance Determination after Mitigation: Less than Significant Impact

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: Less than Significant Impact

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

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination after Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

² Ibid.

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Discussion/Conclusion/Mitigation:

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table VI.XVI.3: Project Trip Generation

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

Source: Institute of Transportation Engineers. *Trip Generation Manual*, 9th Edition (2012).

¹ Trip rates referenced from Land Use Code 254 (Assisted Living), *Trip Generation Manual*.

ADT = average daily traffic

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

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

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

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

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

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).

LOS = level of service

N/A = not applicable

SR-1 = State Route 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).

LOS = level of service

SR-1 = State Route 1

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

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

Source: Hatch Mott MacDonald. *Seaside Assisted Living Traffic Report* (October 8, 2015).

LOS = level of service

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

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

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

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

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

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

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

Significance Determination: Potentially Significant Impact

Mitigation Measures:

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

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

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

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

Significance Determination After Mitigation: Less than Significant Impact

XVI(b). Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

TAMC is the designated Congestion Management Agency (CMA) and the Regional Transportation Planning Agency for Monterey County. However, Monterey County does not have a Congestion Management Program. The mission of TAMC is to proactively plan and fund a transportation system that enhances mobility, safety, access, environmental quality, and economic activities by serving the needs of Monterey County residents, businesses, and visitors. The City of Seaside is within Monterey County. TAMC prepares the Regional Transportation Plan (RTP) every four years, which provides a basis for actions to allocate State and federal funding to transportation projects. Regional transportation improvements of the 2014 Monterey County RTP include locations within the project study area (i.e., SR-1, Fremont Boulevard, and Monterey Road).

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

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

Significance Determination: Potentially Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: No Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: No Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

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

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

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

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

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

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

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

lbs/day = pounds per day

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

XVII(g). Comply with federal, state, and local statutes and regulations related to solid waste?

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

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

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

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

Discussion/Conclusion/Mitigation:

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

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

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

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

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

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

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

Significance Determination: Less than Significant Impact

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

Significance Determination After Mitigation: Less than Significant Impact

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

Table VI.XVIII.1: Cumulative Projects List

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

EIR = Environmental Impact Report

sf = square foot/feet

SR-1 = State Route 1

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

Significance Determination: Less than Significant Impact

Mitigation Measures: No additional mitigation is required.

Significance Determination After Mitigation: Less than Significant Impact

VII. FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

A. Assessment of Fee

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

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

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

B. Conclusion

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

C. Evidence

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

This page intentionally left blank

VIII. MITIGATION MONITORING AND REPORTING PROGRAM

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

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Control District <i>CEQA Air Quality Guidelines</i> that the following dust mitigation measures shall be implemented by the Construction Contractor during construction of the proposed project: • The Construction Contractor shall water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. • The Construction Contractor shall apply chemical soil stabilizers on inactive construction areas (disturbed lands within the proposed project's construction footprint that are unused for at least four consecutive days). • The Construction Contractor shall apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and shall hydroseed the area. • The Construction Contractor shall cover all trucks hauling dirt, sand, or loose materials to and from the project site. • The Construction Contractor shall plant vegetative ground cover in disturbed areas as soon as possible. • The Construction Contractor shall cover inactive storage piles. • The Construction Contractor shall sweep streets if visible soil material is carried out from the construction site. • The Construction Contractor shall limit the area under construction at any one time and limit grading to 2.2 acres per day.			
Standard Condition AQ-2: Air Pollution Reduction Measures. The City Resource Management Services shall ensure, prior to final site plan approval, that the proposed project site plans include the following written specifications to reduce air pollutants generated by vehicle and equipment exhaust during construction:	The Construction Contractor	Prior to final site plan approval.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
- The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment shall be tuned and maintained in accordance with the manufacturers' specifications. - The Construction Contractor shall ensure that construction grading plans include a statement that work crews shall shut off equipment when not in use. - The Construction Contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. - The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew. - California Air Resources Board-approved on-road diesel fuel shall be used in all diesel construction equipment when available.			
Biological Resources			
Mitigation Measure BIO-1: Pre-construction Nesting Bird and Roosting Bat Surveys. To avoid impacts to native bird or roosting bat species that may utilize the project site, if feasible, construction (at a minimum, vegetation clearing and/or preliminary ground disturbance) should take place outside the nesting bird and roosting bat season (i.e., September through mid-January). If these activities are scheduled within the active bird nesting season (January 15 through July 31) or recognized bat maternity season (April 1 through August 31), within 14 days prior to commencement of construction activities, a nesting bird survey and bat roosting survey shall be conducted by a qualified biologist. This requirement shall	The Construction Contractor	Within 14 days prior to the commencement of construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
be reflected as notes on all construction documents to be approved by the City of Seaside (City). If no active nests or roosts are located, construction activities can proceed. If active nests are located, then construction work should be conducted outside an exclusion zone to be developed by the qualified biologist in coordination with the appropriate regulatory agency based on the geographic setting of the nest and the species (i.e., 50 feet (ft) for common passerine species and up to 500 ft for raptor species). Construction activities should avoid the exclusion zones until the qualified biologist determines that the young have successfully fledged or the nest is no longer considered active. A qualified biologist should conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression. Should roosting bats be found in any of the trees, bats will be humanely evicted from their roosts using a site- and/or species-specific tree trimming protocol developed in coordination and consultation with the California Department of Fish and Wildlife (CDFW). If applicable, within 1 week of the completing the pre-construction nesting bird and bat roosting survey, the qualified biologist shall prepare a memorandum documenting the survey results and submit to the City for review and approval.			
Standard Condition BIO-2: Board of Architectural Review. Prior to project level review by the City Planning Commission, the Developer shall submit the project's Landscaping Plans to the City Board of Architectural Review (BAR) for review and approval. The Landscape Plans shall incorporate all Conditions of Approval as required for the proposed project by the BAR prior to the issuance of a building permit.	The Landscape Architect	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Mitigation Measure BIO-3: Contracted Arborist. Prior to the issuance of a tree removal permit, the Developer shall submit proof to the City of an executed agreement with a qualified Arborist. The agreement shall include a schedule of the proposed construction timeline for the Project Arborist to ensure compliance with the following measures as detailed in the Arborist Assessment; • Exclusionary Fencing: Prior to commencing grading and construction activities, the Construction Contractor shall install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy dripline) of individual trees and tree groupings to be preserved by the proposed project. The Project Arborist shall identify and delineate sensitive root zone areas within and beyond the canopy dripline of retained trees to ensure these trees will be protected and preserved for the duration of the project. The Construction Contractor shall conduct necessary repairs, modifications, and maintenance to canopy driplines on an as needed basis for the duration of construction. • Sedimentation Control: The Construction Contractor shall install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the project site, and, if necessary, apply soil stabilization and erosion control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion and sediment runoff around preserved trees during rain events. The Construction Contractor shall conduct routine monitoring and necessary maintenance to ensure the erosion control and sedimentation control measures are functioning effectively for the duration of construction. • Trunk and Stem Protection: Where grading and construction activities are occurring within 3 ft of	The Construction Contractor/Qualified Arborist	Prior to commencing grading and construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
preserved trees, the Construction Contractor shall install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures shall be securely installed to trees with rope and surrounded by high visibility exclusionary fencing. If it is necessary to perform any pruning, the Construction Contractor shall use proper tree pruning practices in consultation with the Project Arborist. • Root Zone Protection: To the greatest extent feasible, the Construction Contractor shall avoid damaging or severing roots located within the critical root zone (i.e., canopy dripline) of preserved trees, especially roots that are 2 inches in diameter or larger. Construction footings shall be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If roots are encountered, efforts shall be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to preserved trees shall be performed under the guidance and monitoring of the Project Arborist. Tree roots severed or damaged during grading or excavating operations shall be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap-covered cut roots are exposed to the outside environment for a prolonged period of time, the Construction Contractor shall assign a site attendant the task of regularly wetting burlap-covered roots to prevent root desiccation. • Trees Damage: In accordance with established tree care and preservation Best Management Practices, if protected trees are damaged during construction of the proposed project, the Construction Contractor shall promptly repair and/or treat the trees as prescribed by the Project Arborists. Remedial or corrective treatments shall depend largely on the condition of the specific tree and the			

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

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
paint) or temporarily store or stockpile materials and/or equipment within the critical root zones of protected trees. If it is unavoidable and necessary to temporarily store or stockpile materials and/or equipment within the dripline of protected trees, the Construction Contractor shall apply 6–12 inches of clean and properly sourced woodchip mulch within the dripline to prevent substantial soil compaction and root zone disturbance. Once construction activities are complete, the temporary mulch layer shall be removed and reduced to a 3–4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade. • Site Inspections: For the duration of construction, the Construction Contractor shall regularly perform construction site inspections to monitor the condition of protected trees and resource protection measures and to determine if any repairs, adjustments, or modifications are necessary. Additionally, trees impacted by site development shall be periodically monitored and assessed during and following construction to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures. The Project Arborist shall submit monthly memorandums to the City during construction and within 2 weeks of the completion of construction, and shall submit a final report summarizing the project's compliance with the measures prescribed above.			
Cultural Resources			
Standard Condition CULT-1: Discovery of Archaeological Resources. If unknown deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected and a qualified	The Construction Contractor/Qualified Archaeologist	During grading and construction activities.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The Developer and the City of Seaside Planning Department should also be notified. Project personnel should not collect or move any archaeological materials. It is recommended that adverse effects to such deposits be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their California Register of Historical Resources (California Register) eligibility. If the deposit is not eligible, a determination should be made as to whether it qualifies as a “unique archaeological resource” under the California Environmental Quality Act (CEQA). If the deposit is neither a historical nor unique archaeological resource, avoidance is not necessary. If the deposit is eligible for listing in the California Register, or is a unique archaeological resource, it will need to be avoided by adverse impacts or such impacts must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. The data recovery will avoid or substantially reduce the severity of the impact through the professional recovery and analysis of archaeological deposits, and the synthesis of those findings with current archaeological research questions to realize the information potential of the resource. The report should be submitted to City of Seaside and the Northwest Information Center. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric sites often contain human remains.			

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

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
collected from the field and transported to the laboratory for evaluation and curation.			
Standard Condition CULT-3: Discovery of Human Remains. If human remains are encountered, work within 25 feet of the discovery shall be redirected, and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. The Developer shall also be notified. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Recommendations for the proper treatment of the remains and associated grave goods consist primarily of notifying the MLD and involving the descendant community. Descendant community involvement will ensure that the cultural values of those who ascribe traditional or religious significance to human remains and associated grave goods are considered in the disposition of such remains and goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the Developer, the City, and the Northwest Information Center.	The Construction Contractor	During grading and construction activities.	
Standard Condition GEO-1: Geotechnical Requirements. All grading operations and construction activities shall be conducted in accordance with	The Project Engineer/Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
governing building codes and in conformance with the recommendations included in the <i>Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California</i> (December 2014). Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code and the City of Seaside Building Code. Prior to issuance of a grading permit, the City's Building Official, or designee, shall review and approve final project design plans and the recommendations of the project geotechnical consultant as summarized in a final written report.			
Standard Condition GEO-2: Construction General Permit. Prior to issuance of a grading permit, the Construction Contractor shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002) (Construction General Permit). The Construction Contractor shall provide the Waste Discharge Identification Number (WDID) to the City of Seaside Public Works Department to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. The construction BMPs identified in the SWPPP shall comply with the revegetation requirements outlined in the Zoning Ordinance (Title 17 of the Municipal Code).	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Greenhouse Gas Emissions			
Standard Conditions GHG-1: To the extent feasible and to the satisfaction of the City of Seaside, the Project Architect, Project Engineer, and Construction Contractor shall incorporate the following measures into the design and construction of the proposed project: • Construction and Building Materials ○ Use locally produced and/or manufactured building materials for construction of the proposed project; ○ Recycle/reuse demolished construction materials; and ○ Use “Green Building Materials,” such as those materials that are resource-efficient, and recycled and manufactured in an environmentally friendly way, including low- volatile organic compounds (VOC) materials. • Energy Efficiency Measures ○ Design all proposed project buildings to exceed the California Building Code’s Title 24 energy standard, including, but not limited to, any combination of the following: ▪ Increase insulation such that heat transfer and thermal bridging are minimized; ▪ Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; and ▪ Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment. ○ Provide a landscape and development plan for the proposed project that takes advantage of shade, prevailing winds, and drought-resistant landscaping.	The Project Architect/Project Engineer/Construction Contractor	During project design and construction.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
○ Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings. ○ Install energy-efficient heating and cooling systems, appliances and equipment, and control systems. ○ Install solar or light-emitting diodes (LEDs) for outdoor lighting. • Water Conservation and Efficiency Measures ○ Devise a comprehensive water conservation strategy appropriate for the proposed project and location. The strategy may include the following, plus other innovative measures that might be appropriate: ▪ Create water-efficient landscapes within the development; ▪ Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls; ▪ Use reclaimed water for landscape irrigation within the proposed project and install the infrastructure to deliver and use reclaimed water; ▪ Design buildings to be water-efficient and install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals; and ▪ Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Solid Waste Measures ○ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ○ Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. ○ Provide employee education about reducing waste and available recycling services.			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
Hydrology and Water Quality			
Standard Condition WQ-1: Final Stormwater Control Plan. Prior to the issuance of a grading permit, the Project Engineer shall prepare a Final Stormwater Control Plan. The Final Stormwater Control Plan shall be prepared by a qualified hydrologist or Professional Engineer. The Final Stormwater Control Plan shall be prepared consistent with the post-construction requirements of the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development and the Stormwater Control Plan Template. The Final Stormwater Control Plan shall specify Best Management Practices (BMPs) to be incorporated into the design of the proposed project. In addition, the Final Stormwater Control Plan shall demonstrate that the stormwater controls comply with the Fort Ord Reuse Authority requirement that 100 percent of the on-site storm water from a 24-hour 100-year storm event be infiltrated on the site. The Final Stormwater Control Plan shall include pre-project and post-project flow calculations to demonstrate that the rain gardens are designed to infiltrate 100 percent of the runoff from a 100-year storm. The Project Engineer shall provide the Final Stormwater Control Plan to the City of Seaside Public Works Department for review and approval.	The Project Engineer	Prior to issuance of grading permit.	
Noise			
Mitigation Measure NOI-1: Sound Barriers. Prior to the issuance of an approved grading plan, the City of Seaside (City) Building Official, or designee, shall confirm that the site plan for the proposed project includes the design and construction of the following sound walls: • Patio P2: The Construction Contractor shall construct a sound wall around the perimeter of Patio P2 that shall be	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
attached to the proposed building on both ends. The total length of the sound wall shall be approximately 30 feet (ft). The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 pounds per square foot (lbs/ft²) (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass concrete masonry units (CMU)). The sound wall shall be at least 5 ft high as measured relative to the base elevation of the outdoor patio. • Patio P3: The Construction Contractor shall construct an 8-inch thick wall, measuring 6 ft tall around the perimeter of Patio P3. The sound wall shall be at least 9 to 10 ft high and shall be at least 85 ft in length. • Patio P4: The Construction Contractor shall construct a sound wall that surrounds the perimeter of the patio that shall be attached to the proposed building on both ends. The total length of the wall shall be at least 40 ft. The sound wall shall be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of 3 lbs/ft² (e.g., 1.0-inch thick marine-grade plywood, 0.5-inch laminated glass CMU). The sound wall shall be at least 5 ft high.			
Mitigation Measure NOI-2: Prior to the issuance of a grading permit, the City shall ensure that the Developer's project plans include the design and construction of building treatments including the following: • Co-Housing Building: The Construction Contractor shall install windows and doors with a minimum Sound Transmission Class (STC) rating of 30 with adequate forced-air mechanical ventilation in the residential units with direct line-of-sight to State Route 1 along the northern, eastern, and western sides of the Co-Housing Building. The Construction Contractor shall also install windows and doors with a minimum STC rating of 26 in all residential units proposed along the southern façade of	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
the Co-Housing building. • Memory Care Facility: The Construction Contractor shall install windows and doors with a minimum STC rating of 30 in all exterior-facing units along the northern façade of the Memory Care Facility. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in units proposed along the eastern and western façades and windows and doors with minimum STC ratings of 26 in units proposed along the Monterey Road-facing units on the southern façade of the Memory Care Facility. • Assisted Living Building: The Construction Contractor shall install doors and windows with minimum STC ratings of 30 in all exterior-facing units along the northern façade of the Assisted Living Building. The Construction Contractor shall also install windows and doors with minimum STC ratings of 28 to 30 in all exterior-facing units along the eastern and western façades and windows and doors with a minimum 26 STC rating for units proposed along the southern façade of the Assisted Living Building. • All Buildings: All rooms/units shall include forced-air mechanical ventilation.			
Mitigation Measure NOI-3: Best Management Noise Reduction Practices. Prior to issuance of a grading permit, the Construction Contractor shall develop and implement a construction noise control plan that includes, but is not limited to, the following available Best Management Practices: • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment when located within 200 ft of adjoining sensitive land uses. • All construction equipment must have appropriate sound-muffling devices, which shall be properly maintained and used at all times such equipment is in operation.	The Construction Contractor	Prior to issuance of grading permit.	

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
- The Construction Contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. - Unnecessary idling of internal combustion engines shall be prohibited. - The Construction Contractor shall locate on-site equipment staging areas, material stockpiles, and construction parking areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during the construction period. - The Construction Contractor shall place stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. - Ensure noise from construction workers, such as radios, is not audible at existing residences near the project site. - Neighbors located within a 300-foot radius to the construction site shall be notified of the construction schedule in writing. - Designate a project liaison that shall be responsible for responding to noise complaints during the construction phase. The name and phone number of the liaison shall be conspicuously posted at construction areas and on all advanced notifications. The liaison shall take steps to resolve complaints, including periodic noise monitoring, if necessary. Results of noise monitoring shall be presented at regular project meetings with the project contractor, and the liaison shall coordinate with the contractor to modify any construction activities generating excessive noise levels to the greatest extent feasible. - Require a reporting program that documents complaints received, actions taken to resolve problems, and effectiveness of these actions. - Hold a preconstruction meeting with the job inspectors and the general contractor/on- site project manager to confirm that noise controls and practices (including			

Standard Condition/Mitigation Measure	Responsible Party	Timing	Verification Date
construction hours, construction schedule, and noise coordinator) are being implemented.			
Transportation/Traffic			
Mitigation Measure TRA-1: Employee Shift Schedule of Operations. Prior to issuance of a Grading Permit, the Developer shall be required to submit an Employee Shift Schedule of Operations to the City of Seaside (City) Director of Public Works, or appropriate designee, for review and approval. The Employee Shift Schedule of Operations shall be as follows: • Day Shift 1: 6:00 a.m. to 2:00 p.m., with no more than 37 employees • Day Shift 2: 9:00 a.m. to 6:00 p.m., with no more than 5 employees • Evening Shift: 2:00 p.m. to 10:00 p.m., with no more than 33 employees • Night Shift: 10:00 p.m. to 6:00 a.m., with no more than 12 employees During project operations, the Developer shall submit quarterly reports to the City Planning Division documenting compliance with the Employee Shift Schedule of Operations.	The Developer	Prior to issuance of grading permit.	
Mitigation Measure TRA-2: Payment into the FORA Fee. Prior to issuance of a Grading Permit, the Developer shall be required to pay the Fort Ord Reuse Authority (FORA) Fee, which includes costs for the adopted Capital Improvement Program (CIP).	The Developer	Prior to issuance of grading permit.	

This page intentionally left blank

IX. REFERENCES

- Archaeological Consulting. 2014. *Preliminary Archaeological Reconnaissance for the Seaside Senior Living Project*. October.
- California Air Resources Board. 2007. *Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration*.
- . 2014. *First Update to the Climate Change Scoping Plan: Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006*. Website: http://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf (accessed September 2015).
- California Department of Fish and Game (CDFG). 2010. A Status Review of the California Tiger Salamander (*Ambystoma californiense*). California Department of Fish and Game, Sacramento, California
- California Department of Transportation. 1997. *Transportation Project-Level Carbon Monoxide Protocol*. Revised December 1997.
- . 2013. *Transportation and Construction Vibration Guidance Manual*. September.
- California Energy Commission. 2005. California's Water-Energy Relationship. November. Website: <http://www.energy.ca.gov/2005publications/CEC-700-2005-011/CEC-700-2005-011-SF.PDF> (accessed September 2015).
- California Environmental Protection Agency. 2010. *Climate Action Team Report to Governor Schwarzenegger and the Legislature*.
- California Integrated Waste Management Board. 2015. Residential Developments: Estimated Solid Waste Generation Rates. Website: <http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm> (accessed September 2015).
- California Scenic Highway Mapping System. Monterey County. Website: http://www.dot.ca.gov/hq/LandArch/scenic_highways/ (accessed October 1, 2015).
- CalRecycle, Public Sector and Institutions: Estimated Solid Waste Generation Rates, LSA Associates, Inc., October 2015.
- City of Seaside. 2004. City of Seaside General Plan. August.
- . 2010. Urban Water Management Plan.
- Federal Highway Administration. 2006. *Highway Construction Noise Handbook*.
- Fort Ord Reuse Authority. Resolution 14–13. June 2014.

- Haro, Kasunich, and Associates, Inc. 2014. *Geotechnical Investigation Report for the Seaside Senior Living Facility, City of Seaside, California*. December.
- Hatch, Mott, MacDonald. 2015. *Traffic Report*. October.
- . 2015. *Recommended Improvement Revision Letter*. December.
- Illingworth & Rodkin, Inc. 2016. *Noise and Vibration Assessment*. January.
- Institute of Transportation Engineers. 2012. *Trip Generation Manual*, 9th Edition.
- JF Construction and Engineering Company. 2015. *Preliminary Stormwater Control Plan for Seaside Assisted Living and Memory Care*. October.
- LSA Associates, Inc. 2015. *Air Quality Analysis*. September.
- . 2015. *Health Risk Assessment*. September.
- . 2015. *Paleontological Analysis of the Seaside Assisted Living Facility Project, City of Seaside, Monterey County, California*. October.
- Monterey Bay Unified Air Pollution Control District. 2008. Air Quality Management Plan.
- . CEQA Air Quality Guidelines.
- Monterey Regional Waste Management District. 2014. Materials Recovery Facility. Website: <http://www.mrwmd.org/programs-services/recycling/materials-recovery-facility/> (accessed October 8, 2015).
- . 2014. Monterey Peninsula Landfill. Website: <http://www.mrwmd.org/programs-services/disposal/monterey-peninsula-landfill/> (accessed October 8 2015).
- Seaside Fire Department. Brian Dempsey. Chief. January 28, 2016 and February 26, 2016. Personal Communication.
- Seaside Police Department. Shannon Oster-Gabrielson. Administrative Analyst. January 28, 2016. Personal Communication.
- State of California, Department of Social Services, Health and Human Services Agency. Title 22, Division 6, Chapter 8. Residential Care Facilities for the Elderly. March 5, 2008.
- Thompson Wildland Management. 2015. *Arborist Report*. October.
- . 2015. *Biotic Resources Assessment*. October.
- Transportation Research Board. 2010. *Highway Capacity Manual*.

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

United States Census Bureau. 2014. Quick Facts- City of Seaside. Website: <http://www.census.gov/quickfacts/table/PST045214/00> (accessed October 9, 2015).

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

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

United States Department of Transportation, Office of Planning and Environment, Federal Transit Administration, May 2006.

United States Environmental Protection Agency. 1973. Legal Compilation on Noise, Vol. 1, p. 2–104.

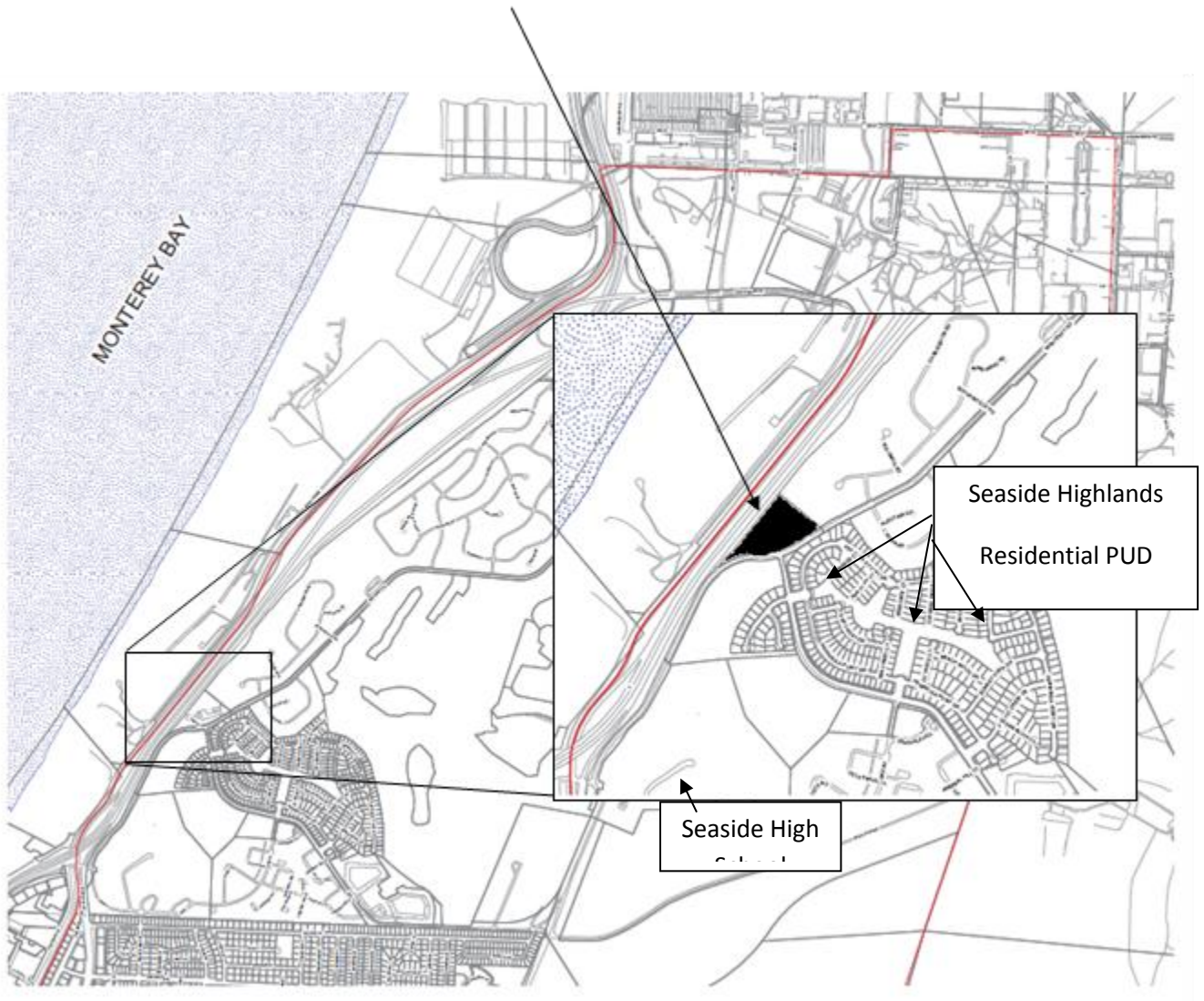
Webber, Hayes & Associates, Inc. 2015. *Hydrology Assessment*. September.

———. 2015. *Phase I Environmental Site Assessment*. April.

This page intentionally left blank

Location Map

Project Site: 550 Monterey Road



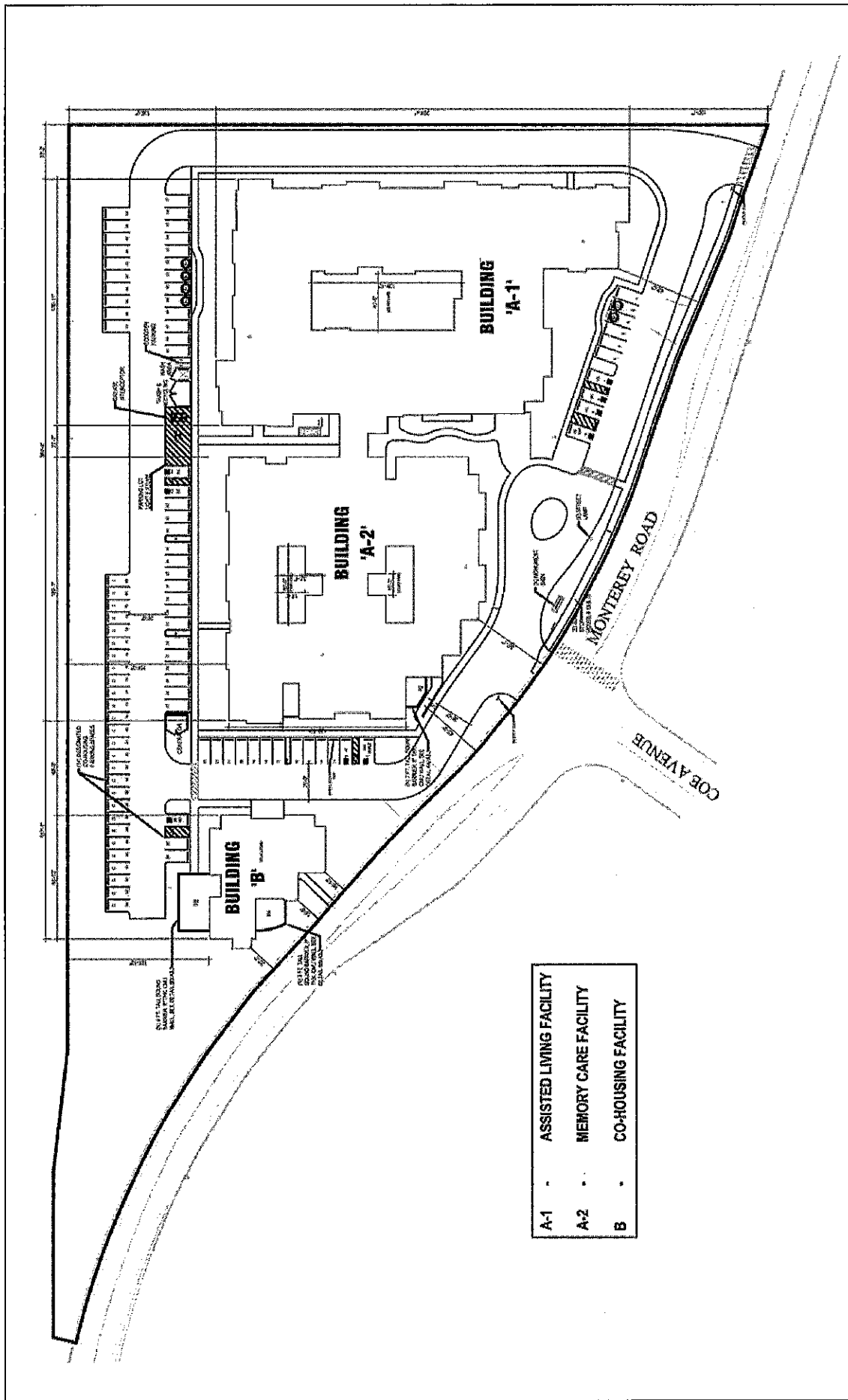


FIGURE II-2

LSA



0 64 128
FEET

SOURCE: Hochhauser Blatter

I:\SEZ1402\GISite Plan.cdr (3/3/2016)

General Plan ConsistencyTable

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

General Plan Consistency Table

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

General Plan Consistency Table

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

General Plan Consistency Table

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

General Plan Consistency Table

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

General Plan Consistency Table

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

General Plan Consistency Table

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

General Plan Consistency Table

General Plan Goal/Policy	Evidence
Policy N-3.1: Reduce the impacts of noise producing land uses, activities, and businesses on noise sensitive land uses.	and methods but in general, interior noise levels would be up to 58 to 59 dBA CNEL. The proposed project will be required to install doors and windows with varying Sound Transmission Class (STC) ratings in units subjected to potentially high interior noise levels. The proposed project will also be required to install forced-air mechanical ventilation in all residential units. These requirements will help maintain interior noise levels below the City's 45 dBA CNEL noise threshold. Evidence: Traffic-related Noise. The project site is located between State Route 1 (SR-1) and Monterey Road just north of the Monterey Road and Coe Avenue intersection in the City of Seaside. Existing ambient noise was compared to projected ambient noise levels after the project is developed to determine if the project would be compatible with the existing noise environment and existing development. The primary existing noise source in the vicinity of the project site is vehicular traffic along SR-1 and local traffic along Monterey Road. Neighborhood traffic along Coe Avenue also affects the noise environment. Traffic-related noise will not be compatible with outdoor patios in three specific locations within the project site. Therefore, the proposed project includes walls around certain patios within the proposed development to ensure that use of the patios does not expose residents to excessive noise. Stationary Noise. The proposed project includes the operation of mechanical ventilation as well as emergency vehicles that may periodically assist residents. Neither the operation of mechanical equipment nor the periodic use of emergency vehicles will generate noise that will impact surrounding sensitive land uses. Mechanical Equipment. The proposed project would include mechanical equipment, such as heating, ventilation, and air conditioning systems. The placement of such equipment would occur on either the interior or the northern boundary of the project site. During daytime hours, typical existing hourly average noise levels range from 64 to 69 dBA L_{eq}, and during nighttime hours, existing noise levels range from 56 to 66 dBA L_{eq}. The nearest mechanical equipment room proposed near the southern property line would be a distance of 180 ft away from on-site residential units. Typical air conditioning units and heat pumps range from approximately 54 to 62 dBA L_{eq} at a distance of 5 ft. At 180 ft, these units would have noise levels below 40 dBA L_{eq}. Any other identified locations for mechanical equipment would be located further than 180 ft from the nearest noise-sensitive receptors. Emergency Response. The proposed senior assisted-living facility may, on occasion, require emergency vehicle assistance, which may include the use of a siren. At a distance of approximately 50 ft, sirens could reach levels of 92 to 94 dBA L_{max}. The nearest existing residences would be located approximately 125 ft from the entrance driveway of the project site, which would result in maximum instantaneous noise levels of 88 to 90 dBA L_{max}. While these levels could be considered to be excessive, they would occur within short time spans and would be in response to emergencies. According to Chapter 9.12.040 of the City's

General Plan ConsistencyTable

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

General Plan ConsistencyTable

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

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

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

³ g = acceleration due to gravity 9.8 (m/s²)

ac = acres

af/yr = acre-feet per year

City = City of Seaside

ft = foot/feet

IS/MND = Initial Study/Mitigated Negative Declaration

MCWD = Marina Coast Water District

sf = square feet

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Residential Objective B: Ensure compatibility between residential development and surrounding land Uses. Residential Land Use Policy B-1: Residential Land Use Policy B-1: The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Residential Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord. Residential Land Use Policy C-1: The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	Evidence: The project site is surrounded on two sides by single-family neighborhoods constituted by tightly spaced (approximately 0.125-acre lots) two-story single-family homes. The front, rear, and side-yard setbacks range between 5 and 15 ft, typical for single-family residential neighborhoods. The setbacks are landscaped with trees, shrubs, and grass. The proposed project is being designed as a two-story development with setbacks varying from approximately 16 to 63 ft. The proposed project will provide landscaping, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas, as noted above, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with the existing surrounding residential development. Evidence: The proposed project will provide Senior Housing, which is identified as an underserved housing type within the City of Seaside. By providing an underserved housing type to help maintain a variety of housing types in the City commensurate with projected housing needs, the proposed project would be consistent with the Seaside General Plan.
Institutional Land Use Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord. Institutional Land Use Policy D-2: The City of Seaside shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	Evidence: Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three separate senior living facilities on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for Assisted Living. The two facilities would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The project proposes adding two driveways onto Monterey Road, one of which would form a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. The proposed project would include approximately 61,856 sf of new landscaping supplementing the 17,958 sf of open space, providing the site with 79,814 sf (1.83 acres) of green space.
Conservation Element: Soils and Geology Objective A: Prevent the loss and transport of soil resulting from wind and water erosion and promote construction practices that recognize soils with development limitations. Conservation Element Soils and Geology Policy A-2: The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be Fort Ord subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.	Evidence: During construction of the proposed project, the total disturbed soil area would be approximately 5.47 acres. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. The on-site slopes composed of cohesionless dune sand materials are potentially subject to erosion. Concentration of surface runoff has the potential to result in severe erosion where the ground is included and unprotected. Because the proposed project disturbs greater than 1 acre of soil, the project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
	No. CAS000002) (Construction General Permit). Under the Construction General Permit, the project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.
Conservation Element: Hydrology and Water Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water. Hydrology and Water Quality Policy C-2: At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	Evidence: The project site consists of approximately 1.34 acres of impervious surface area (approximately 24.4 percent of the project site). The proposed project would increase impervious surface areas on the project site by approximately 1.66 acres to approximately 3.0 acres of impervious surface area (approximately 54.8 percent of the project site). Pollutants of concern associated with project operations include suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, and trash and debris. A <i>Preliminary Stormwater Control Plan</i> has been prepared for the proposed project that details Low Impact Development (LID) and Source Control BMPs that would be implemented to target pollutants of concern in stormwater runoff and reduce impacts to water quality during operation of the proposed project. The LID BMPs proposed in the <i>Preliminary Stormwater Control Plan</i> include pervious pavement within the interior building courtyards and vehicle parking stalls. In addition bioswales that resemble dry streambeds and rain gardens featuring native plants would be incorporated into the project's landscaping design. In addition to the LID BMPs, Source Control BMPs would also be implemented that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the proposed project. As a Condition of Approval, the Developer will be required to prepare a Final Stormwater Control Plan that includes LID BMPs to ensure that on-site drainage systems are designed to capture and filter out urban pollution.
Noise Element Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent	

Fort Ord Base Reuse Plan Consistency

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

Fort Ord Base Reuse Plan Consistency

FORA Objective/Policy	Evidence
Hazardous and Toxic Materials Safety Policy A-1: The City shall monitor and report to the public all progress made on the RA-ROD.	Evidence: A Hazardous Phase I environmental site assessment and a confirmation sampling report for the project was completed. Neither identified any hazardous wastes at the project site. Based on the results, there is no evidence that there are any hazardous materials remaining from the former gas station. Therefore, no remediation is necessary.

City = City of Seaside

ft = foot/feet

ROD = Record of Decision

sf = square feet

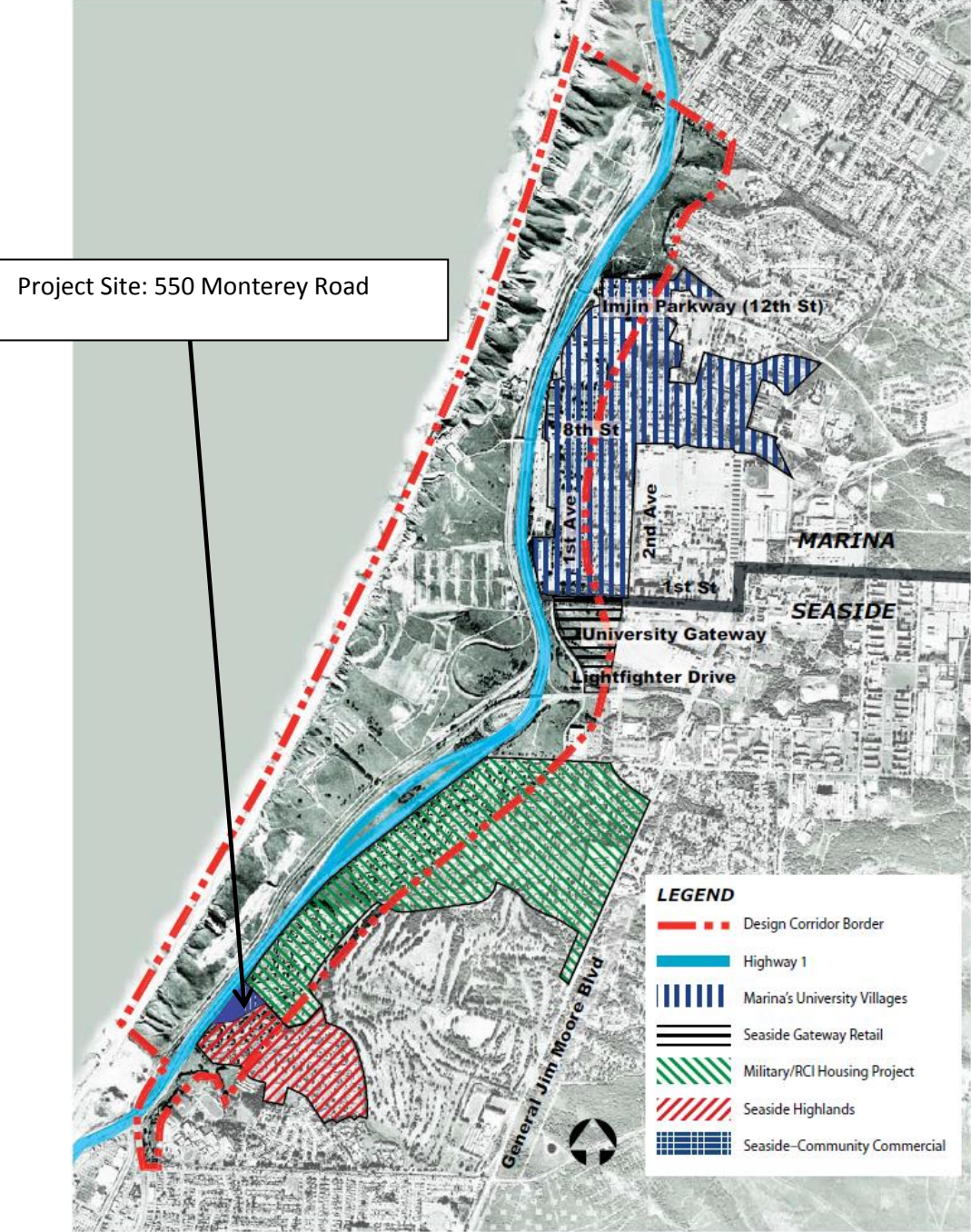


Figure 1.4—Highway 1 Design Corridor Proposed and Existing Developments



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: November 20, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16. DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX DEVELOPMENT CORP. (APPLICANT), ARE REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT (APN: 012-631-002) ITEM CONTINUED FROM THE NOVEMBER 6, 2019 BAR MEETING.**

PURPOSE & RECOMMENDATION

Section 17.62.030.B.8 of the Seaside Municipal code states that any changes to projects that previously received Architectural Review approval from the Board of Architectural Review (BAR) shall be required to receive BAR approval.

City staff recommends approval of the proposed project subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit A – Project Plans.

BACKGROUND

This is a design review application for the renovation of an existing 192-unit multi family apartment complex (Del Monte Manor) which is located at the northeast corner of Yosemite Street and Sonoma Avenue. This application was previously reviewed by the Board of Architectural Review on November 6, 2019. At the meeting several members from public comprised of both residents of the apartment complex and residents who live within the adjacent single family dwellings on Ancon Street spoke and raised concerns about the project. Following public comment and Board member discussion, the Board voted unanimously (3-0) to continue the application with the following direction:

Comment	No.	1
In addition to the primary modifications occurring to the exterior siding and building colors of each building, the applicant to shall also include additional details related to fencing, landscaping, lighting, carports, and signs.		

The residents who live near the driveway access on Ancon Street at the northeast corner of the site expressed concern related to how the exterior lighting on the buildings and parking lot shines into their dwellings, the need for better security access to site from this driveway, and the collection of trash and debris that enters into the public right-of-way from the project at this location.

DISCUSSION

The subject parcel is approximately 9 acres in size. The 192 apartments range in size from efficiencies to three-bedroom units that was constructed in 1968. The project has only had minor maintenance improvements to both the interior and exterior of the complex. This project would represent a major renovation to the exterior and interior totaling approximately 30 million dollars. The project site is also an affordable housing development which accommodates federal and local rental assistance. 96 units are currently designated as affordable with the potential of additional units being assigned for affordability as well. Adjacent land uses include single-family residences to the east and west, a church and Senior apartment complex to the north, and Highland Elementary School to the south. See Attachment 2 – Location Map. See Attachment 3 – Site photos.

Project	Description
---------	-------------

Under the purview of the BAR, the proposed project will consist of renovations to the exterior elevations/appearance of the apartment units/carports (e.g. colors, wall lights/ceiling lights, siding, windows) and site work (e.g. fencing, landscaping, lighting, opens space/walkways, signs).

The proposed project consists of renovations and repairs to the existing apartment complex as follows:

Exterior	work	to	existing	buildings
-----------------	-------------	-----------	-----------------	------------------

Modifications to the exterior of the existing apartment buildings and community buildings to include: 1) new fiberglass roofs, 2) vinyl double pane windows, 3) sliding glass doors onto balconies, 4) replacing existing T-111 siding with a combination of board and bat and lap fiber board siding, 5) lighting at front and balcony doors, and 6) three new color combinations.

Site work

ADA site work to include small retaining walls, ramps, and walkways to be compliant with current standards; and

1. Add solar panels on carports over parking; and
2. New landscaping within existing planters; and
3. New perimeter fencing and security gate at Ancon Street driveway; and
4. New exterior walkway lighting and parking lot lighting under carports; and
5. Trash enclosures; and
6. Monument and direction signs for the apartment complex.

Following				Project		Plan		Exhibits:
Attachment	1	-		Exhibit A	-	Project	Renovation	Plans
Attachment	1	-		Exhibit B	-		Landscape	Plans
Attachment	1	-	Exhibit C	-	Site materials,	lighting,	fencing/walls	and signs

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

Evidence: The proposed project subject to design review involves the renovations and repairs to entry decks, roofs, siding, balconies, stairways and railings at 1466 Yosemite Street (Del Monte Manor). The project is located in an existing high density multi-family residential development where all public services and facilities are available and is located on an existing developed property that is not environmentally sensitive.

STAFF**ANALYSIS**

City staff finds that the project renovation to the exterior buildings and site improvements will represent an internally consistent, contemporary design theme. Furthermore, the building elements and site work in combination will include identifying features (e.g. Color combinations, contrasting exterior siding, lighting, carports, perimeter fencing, and mature Coastal Oak trees) to create a high quality project with visual interest and architectural style.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Project Plans
 3. Attachment 1, Exhibit B-Planting Key Plan
 4. Attachment 1 - Exhibit C - Site Materials, Lighting, Signs, Color Options
 5. Attachment 2 - Location Map
 6. Attachment 3 - Site Photos
-

Conditions of Approval
File No. BAR-19-16
November 20, 2019

Project Specific:

Planning

1. Except as modified by these required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Del Monte Manor” stamped as received on November 13, 2020, and approved on November 20, 2020.

Building:

1. Plans submitted for a building permit shall be prepared and stamped by a licensed architect or engineer in accordance with the 2016 California Building Code.
2. A separate building permit application shall be submitted to the Building Division for each building proposed for reconstruction/modification.
3. Prior to initiation of any work within the public right of way, the Applicant and/or Property Owner shall submit an encroachment permit application to the Public Works Division for approval.

Public Works:

4. Prior to final building inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Seaside Public Works Division, located at City Hall, 440 Harcourt Avenue, Seaside, CA, (831) 899-6825.

Fire Department

5. The project improvements shall be constructed in accordance with the 2016 California Fire Code.

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 date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
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. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and or modifications to existing landscaping or irrigation equipment.
9. 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.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16

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

Project / Owner:

DEL MONTE MANOR

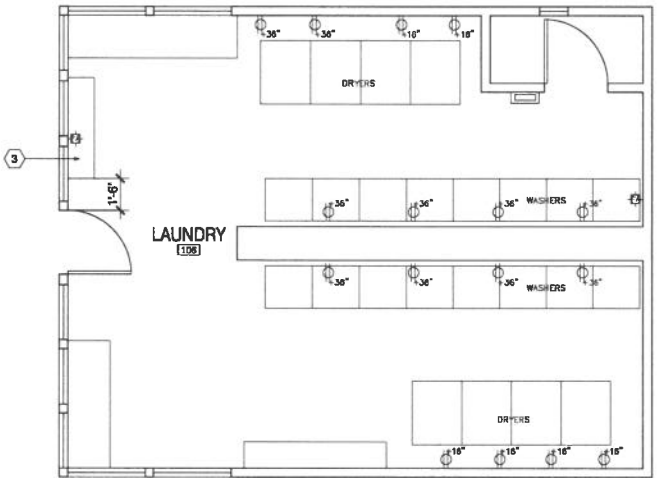
TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

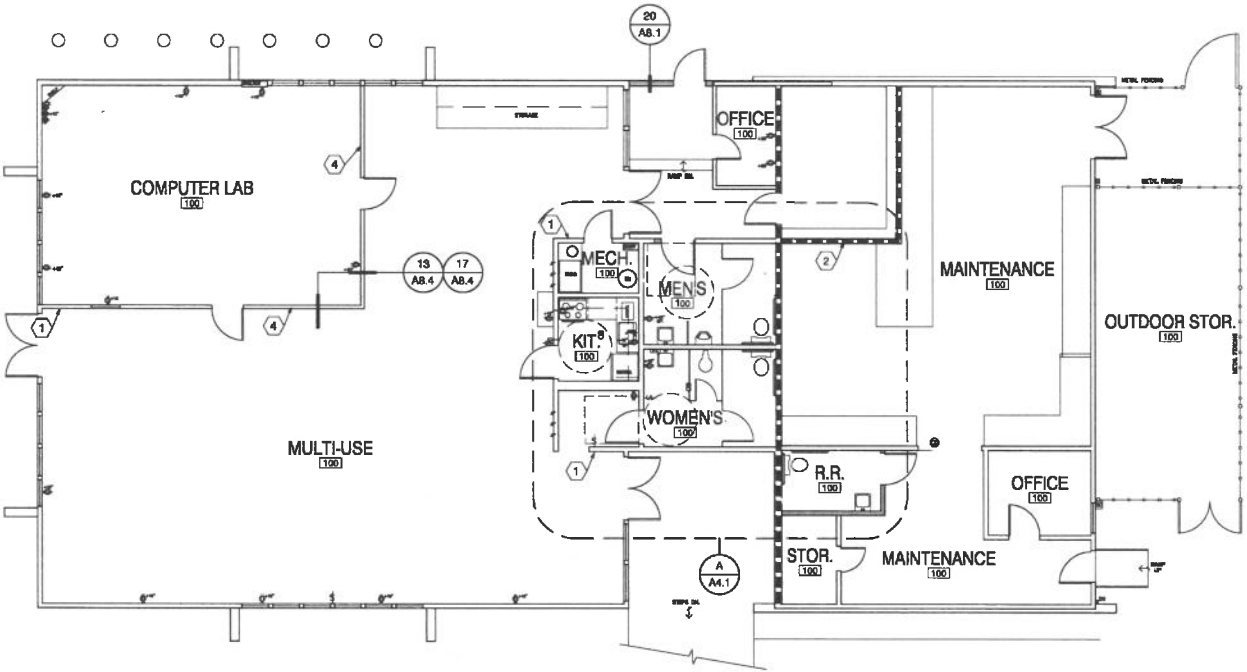
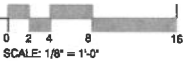
SHEET NOTES

1. EXISTING FIRE EXTINGUISHER / CABINET
2. EXISTING 1-HR FIRE RATED WALL.
3. RELOCATE (E) BENCH TO PROVIDE CLEARANCE AT DOOR.
4. REMOVE EXISTING WALL, REPLACE WITH NEW WALL EXTENDING TO CEILING



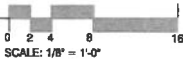
LAUNDRY

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



COMMUNITY BUILDING

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



The Paul Davis Partnership, LLP
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or publication by any method in whole or in part is permitted. Use of the plans and specifications requires the architect, and shall constitute prima facie evidence of the acceptance of the restrictions.

Sheet Title:
FLOOR PLANS
COMMUNITY ROOM
OFFICE/LAUNDRY

Sheet Number:

A2.1

DEL MONTE
MANOR

TERRACORP INC.

1486 YOSEMITE ST.
SEASIDE, CA 95955

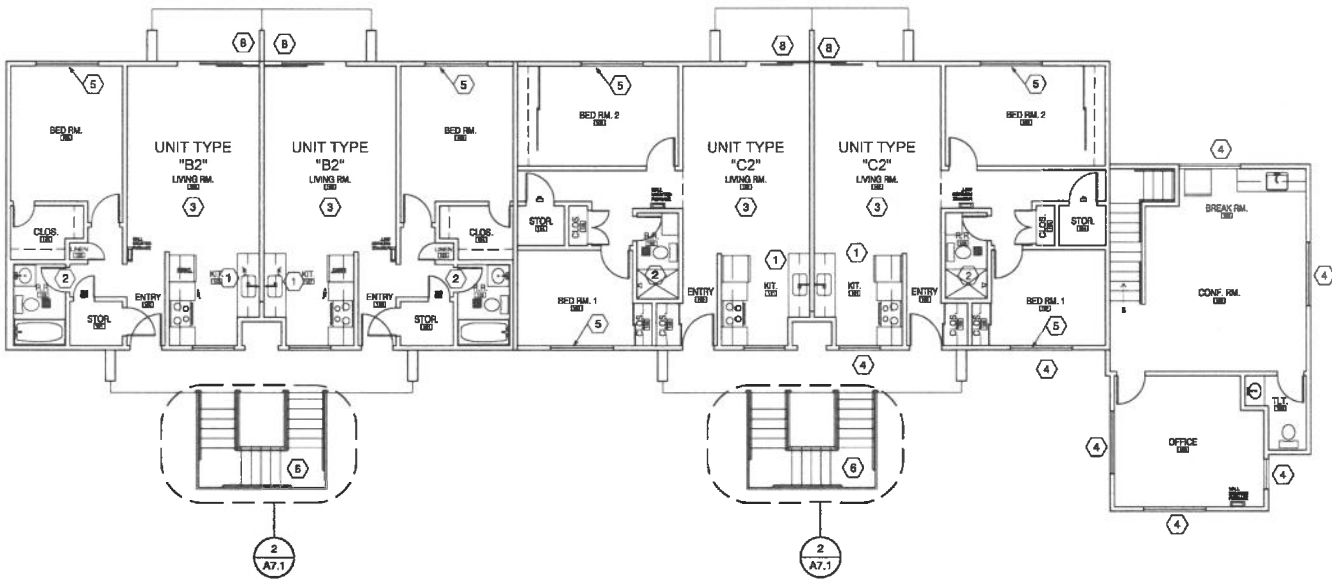
A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
285 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

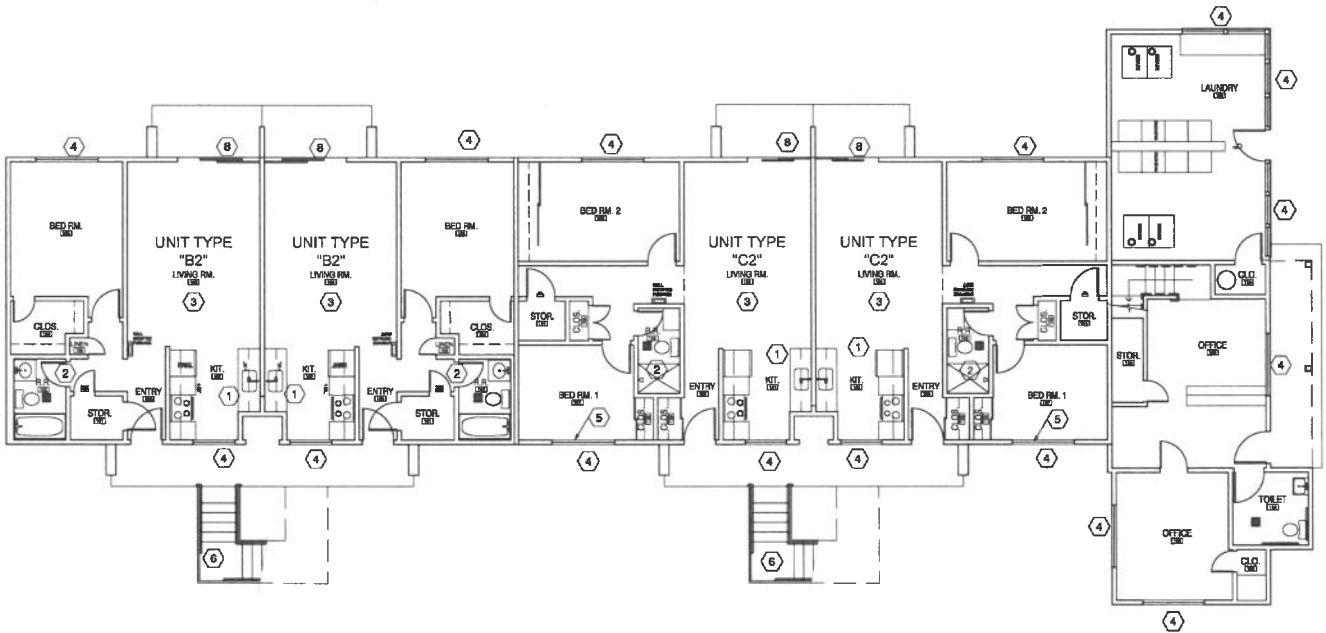
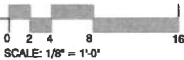
SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINET, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. THROUGHOUT UNIT, TYPICAL ALL UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR.
7. -
8. REPLACE SLIDING GLASS DOOR. TYPICAL ALL UNITS.



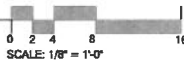
BUILDING 1466- SECOND FLOOR

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



BUILDING 1466- FIRST FLOOR

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



Drawn By: AP

Drawing Date: 07/01/19

Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and no modification is permitted without the express written consent of the architect. No part of these plans and specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Sheet Title:
FLOOR PLANS
OFFICE
BUILDING 1466

Sheet Number:

DEL MONTE MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS



The Paul Davis Partnership, LLP
285 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



Drawn By: AP

Drawing Date: 07/01/19

Project Number: 1946

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or publication by any method in whole or in part is permitted. This is the plan and specifications remain with the architect, and shall be returned with them immediately upon final acceptance of the completion of the construction.



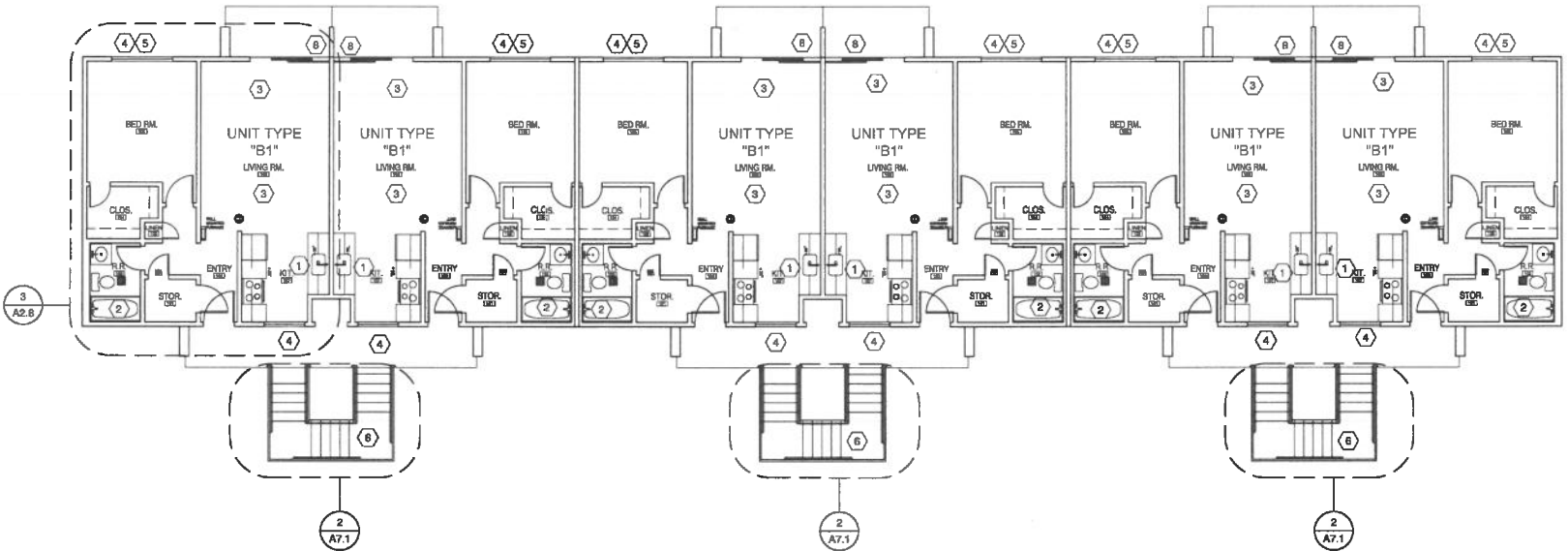
Shown Title:
FLOOR PLANS
BUILDING
TYPE 3

Sheet Number:

A2.3

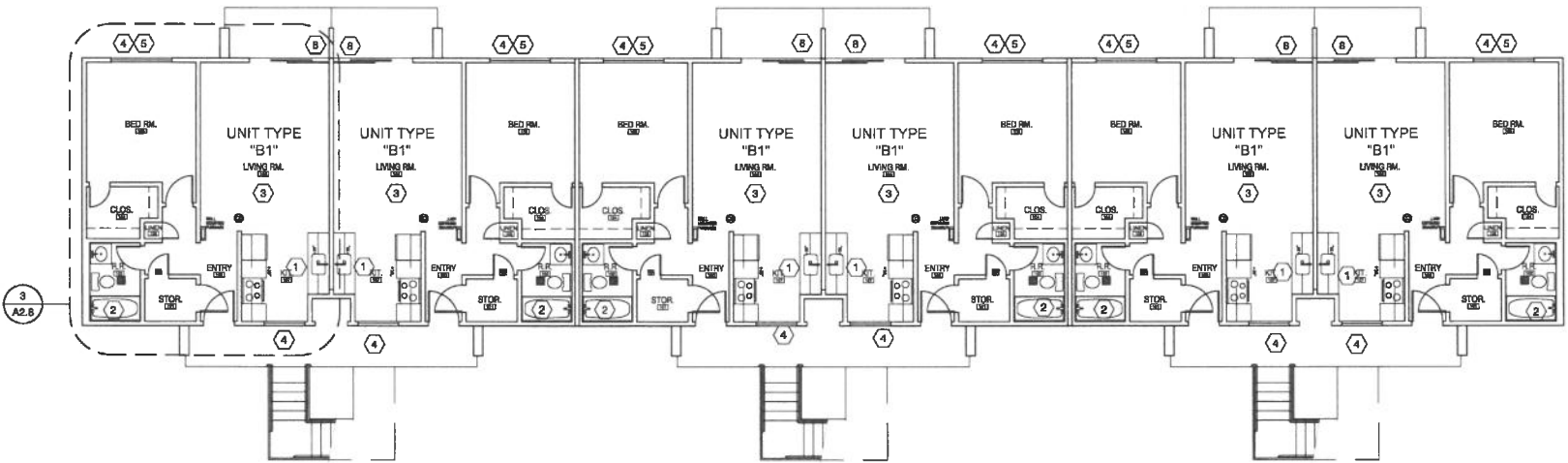
SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINET, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. TYPICAL ALL UNITS, THROUGHOUT UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR.
7. -
8. REPLACE SLIDING GLASS DOOR / TYPICAL ALL UNITS.



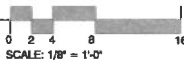
BUILDING 1406, 1526, TYPE 3- SECOND FLOOR

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



BUILDING 1406, 1526, TYPE 3- FIRST FLOOR

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



Project / Owner:

DEL MONTE MANOR

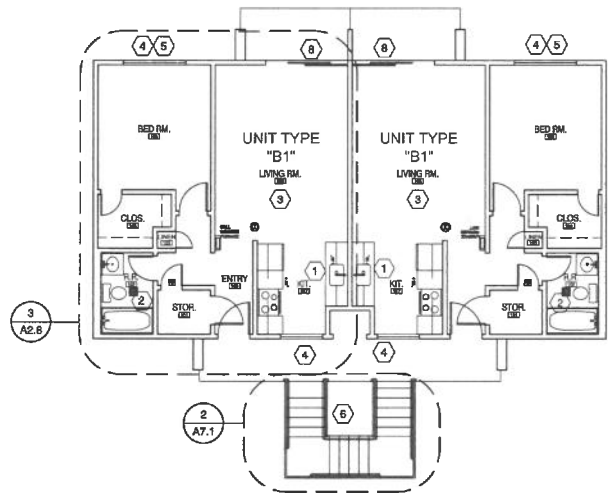
TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

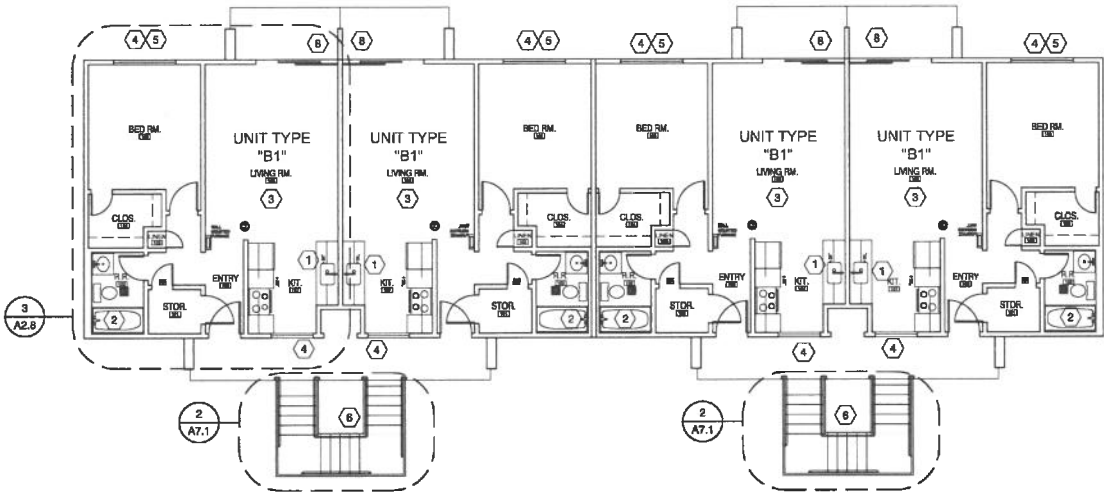
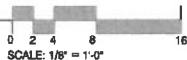
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
285 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



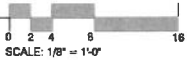
BUILDING 1472, TYPE 5- SECOND FLOOR

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



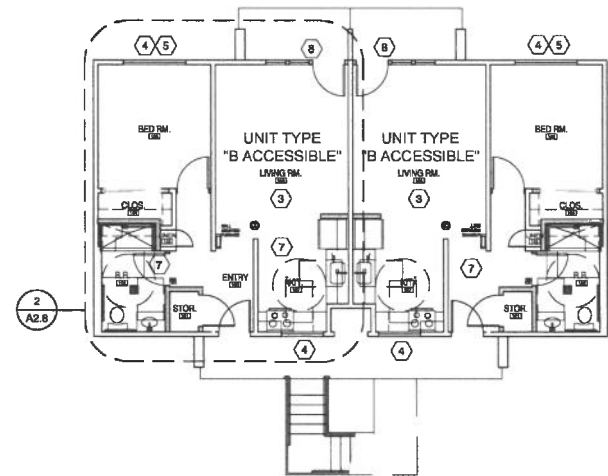
BUILDINGS 1484, 1490, TYPE 9- SECOND FLOOR

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



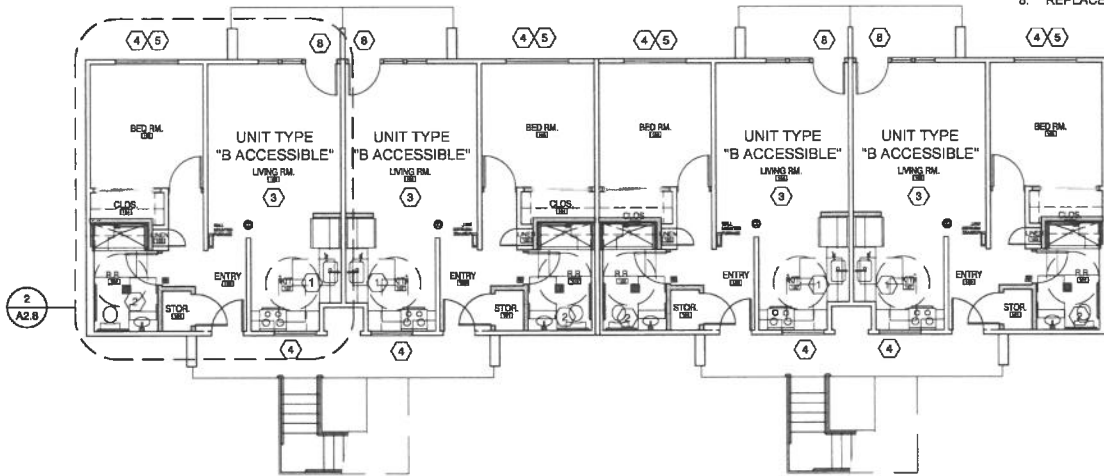
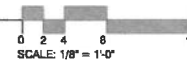
SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK, EXCEPT AT ACCESSIBLE UNITS. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINET, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. THROUGHOUT UNIT, TYPICAL ALL UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR
7. REMODEL BATHROOM AND KITCHEN TO MAKE UNIT ACCESSIBLE. SEE SHEET A5.1.
8. REPLACE SLIDING GLASS DOORS. TYPICAL ALL UNITS.



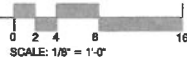
BUILDING 1472, TYPE 5- FIRST FLOOR

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



BUILDINGS 1484, 1490, TYPE 9- FIRST FLOOR

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



Drawn By: AP

Drawing Date: 07/01/18

Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and no reproduction or publication in any form is permitted without the written consent of the architect. This is the plan and specifications remain with the architect, and visual contact with these documents shall be maintained by the architect.

Sheet Title:
FLOOR PLANS
BUILDING
TYPES 5, 9

Sheet Number:

A2.4

DEL MONTE MANOR

TERRACORP INC.

1486 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINET, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. THROUGHOUT UNIT, TYPICAL ALL UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR
7. -
8. REPLACE SLIDING GLASS DOORS. TYPICAL ALL UNITS.

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

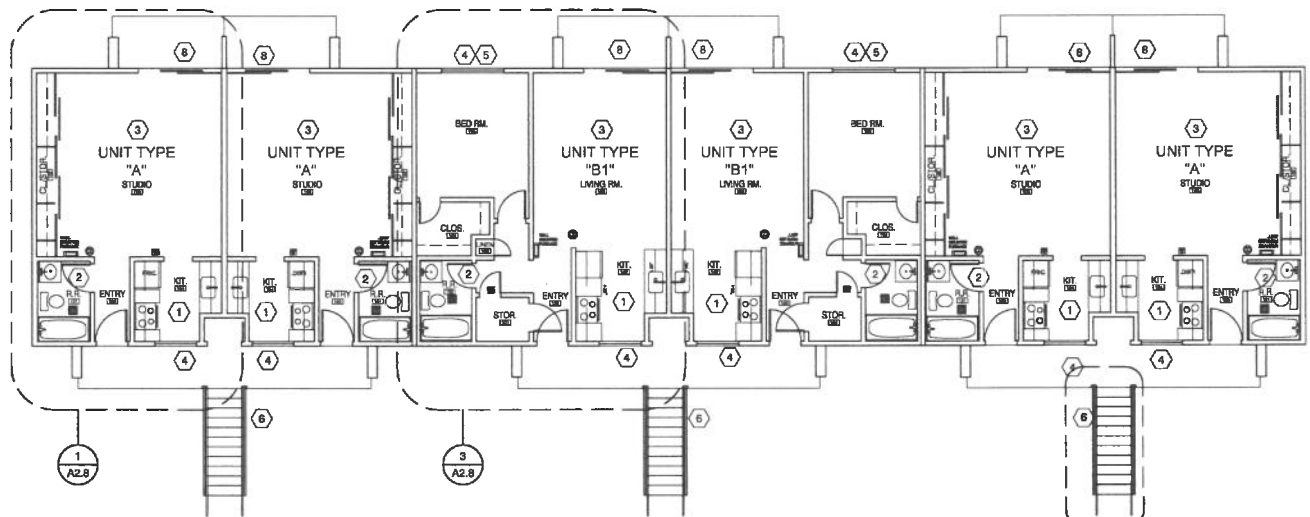
Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or publication by any method is stated or to part is prohibited. This is the sole and exclusive responsibility of the architect, and shall constitute evidence of the acceptance of the restrictions.

Sheet Title:
FLOOR PLANS
BUILDING
TYPES 1, 2

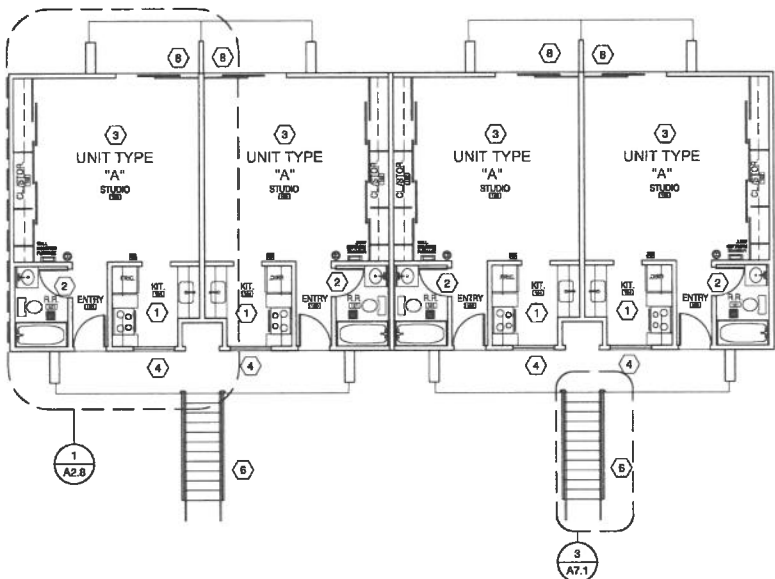
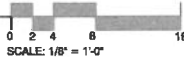
Sheet Number:

A2.5



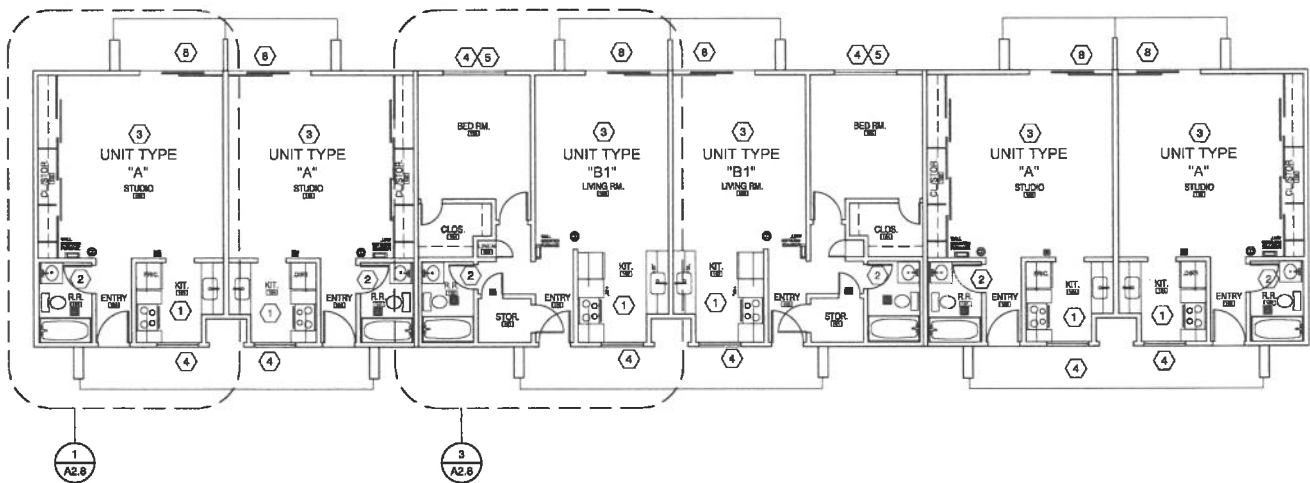
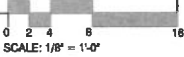
BUILDING 1520, TYPE 2 - SECOND FLOOR

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



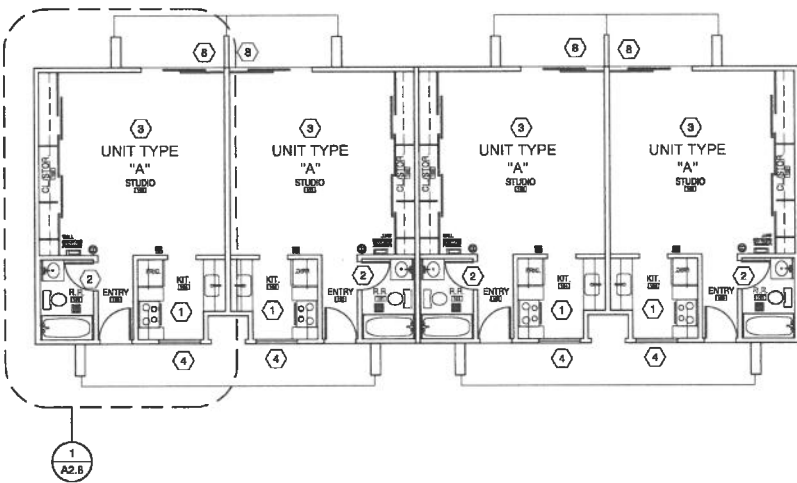
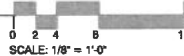
BUILDING 1530, TYPE 1 - SECOND FLOOR

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



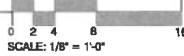
BUILDING 1520, TYPE 2- FIRST FLOOR

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



BUILDING 1530, TYPE 1- FIRST FLOOR

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



Project / Owner:

TERRACORP INC.

A.P.N. 012-631-002-000



Drawn By: AP

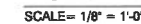
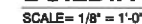
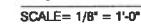
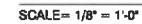
Drawing Date: 07/01/19

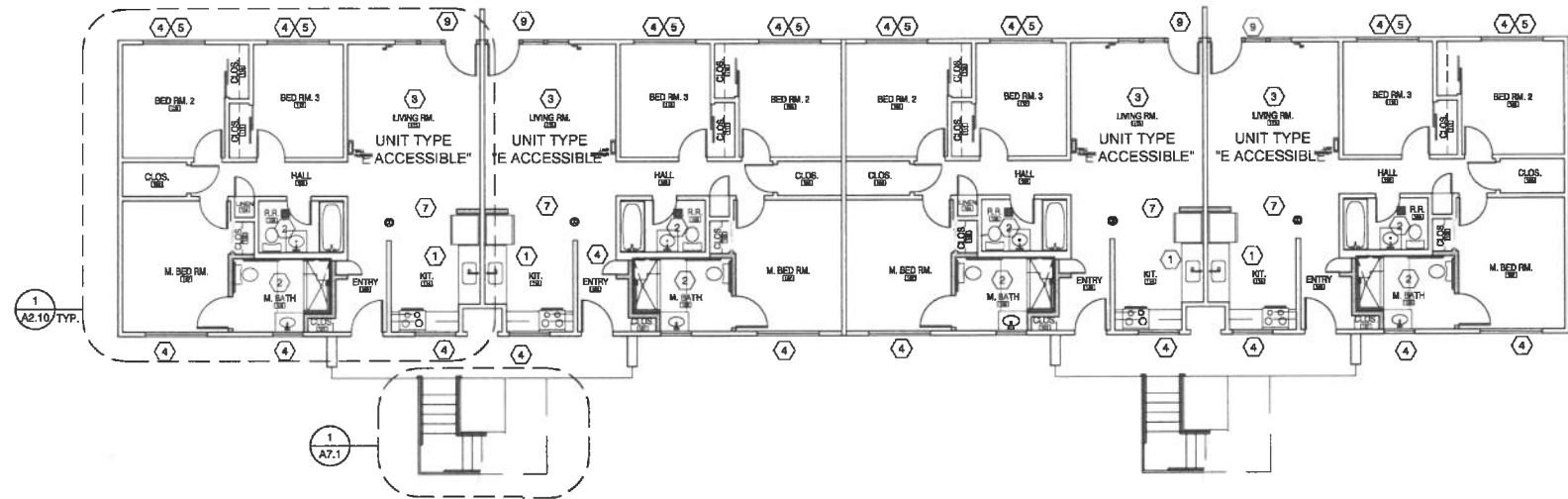
Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited in each case. Re-use, reproduction or publication by any method in whole or in part is prohibited. This in the plans and specifications remains with the architect, and when combined with their construction price forms evidence of the acceptance of the restrictions.

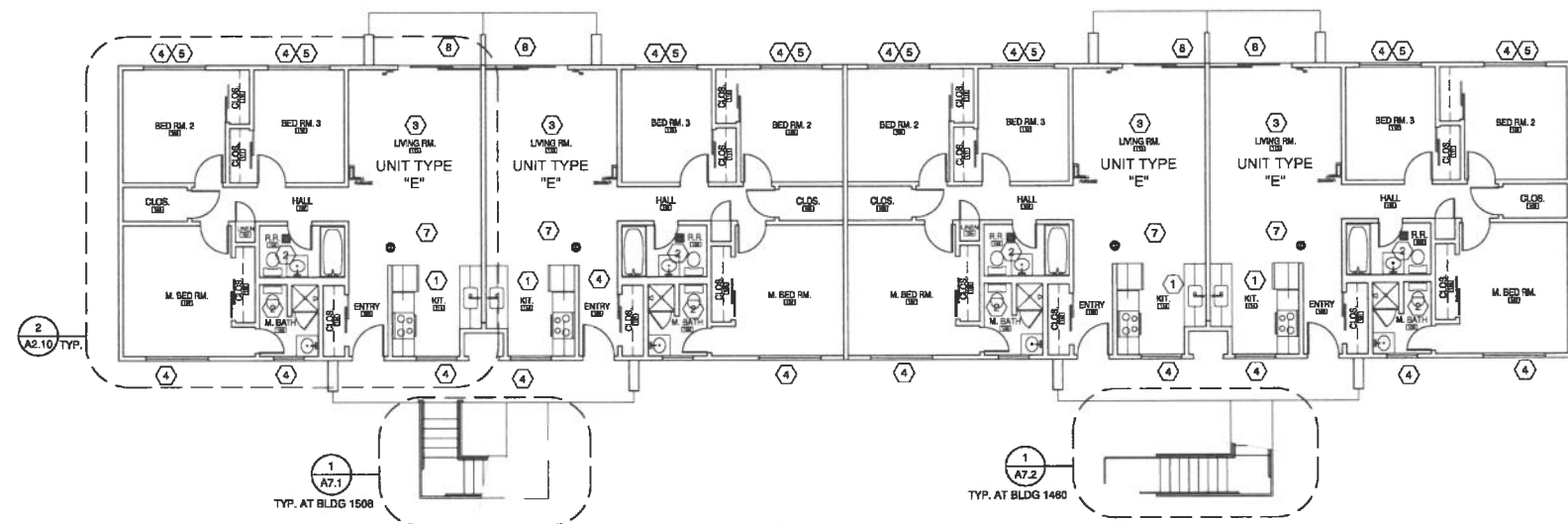
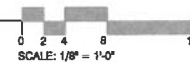
Sheet Number:





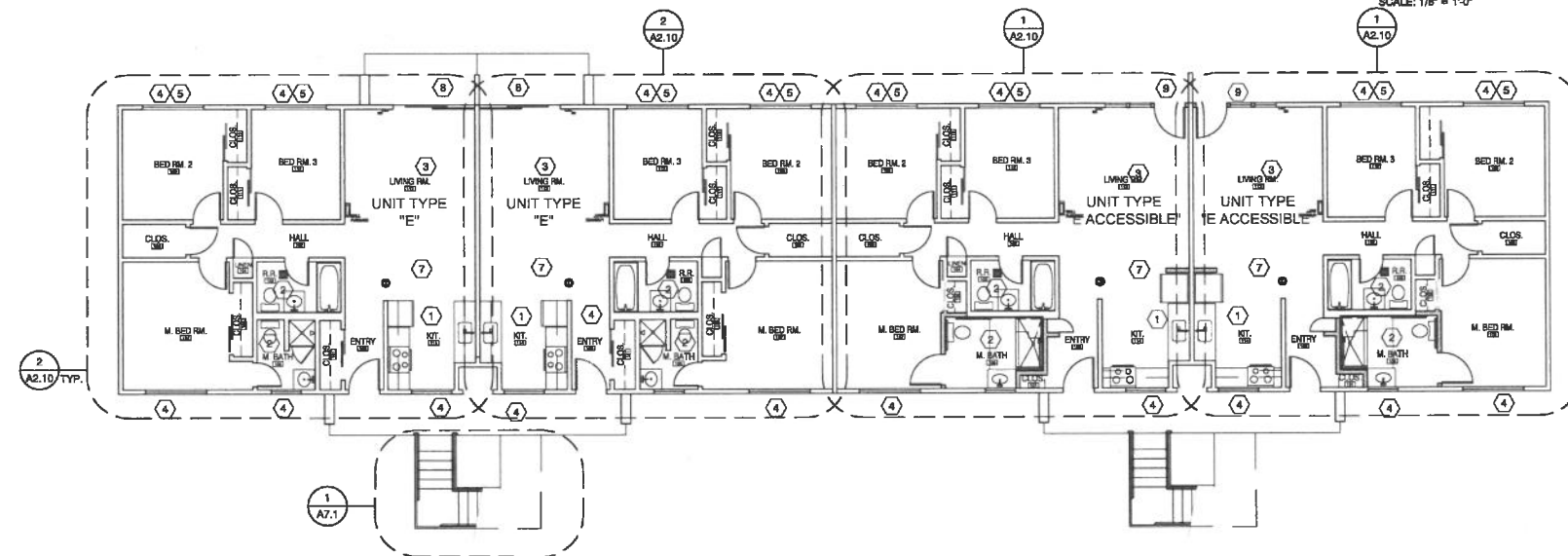
BUILDING 1478 TYPE 7- FIRST FLOOR

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



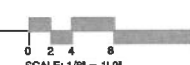
BUILDINGS 1460, 1508 TYPE 7- FIRST FLOOR

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



BUILDING 1502 TYPE 7- FIRST FLOOR

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



SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK, EXCEPT FOR ACCESSIBLE UNITS. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINETS, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. THROUGHOUT UNIT, TYPICAL ALL UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR.
7. REMODEL BATHROOM AND KITCHEN TO MAKE UNIT ACCESSIBLE. SEE SHEET A5.3.
8. REPLACE SLIDING GLASS DOORS. TYPICAL ALL UNITS.
9. REPLACE SLIDING GLASS DOORS WITH FRENCH DOOR AND TWO FIXED LITES. TYPICAL AT ACCESSIBLE UNITS.

Project / Owner:

DEL MONTE MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE PAUL DAVIS PARTNERSHIP

ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the project for which they were prepared, and no part of them may be reproduced or used in any way without the written consent of the architect. This is the plan and specifications remain with the architect, and shall be returned with them immediately upon final acceptance of the construction of the building.

Sheet Title:
**FLOOR PLANS
BUILDING
TYPE 7**

Sheet Number:

A2.7

DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

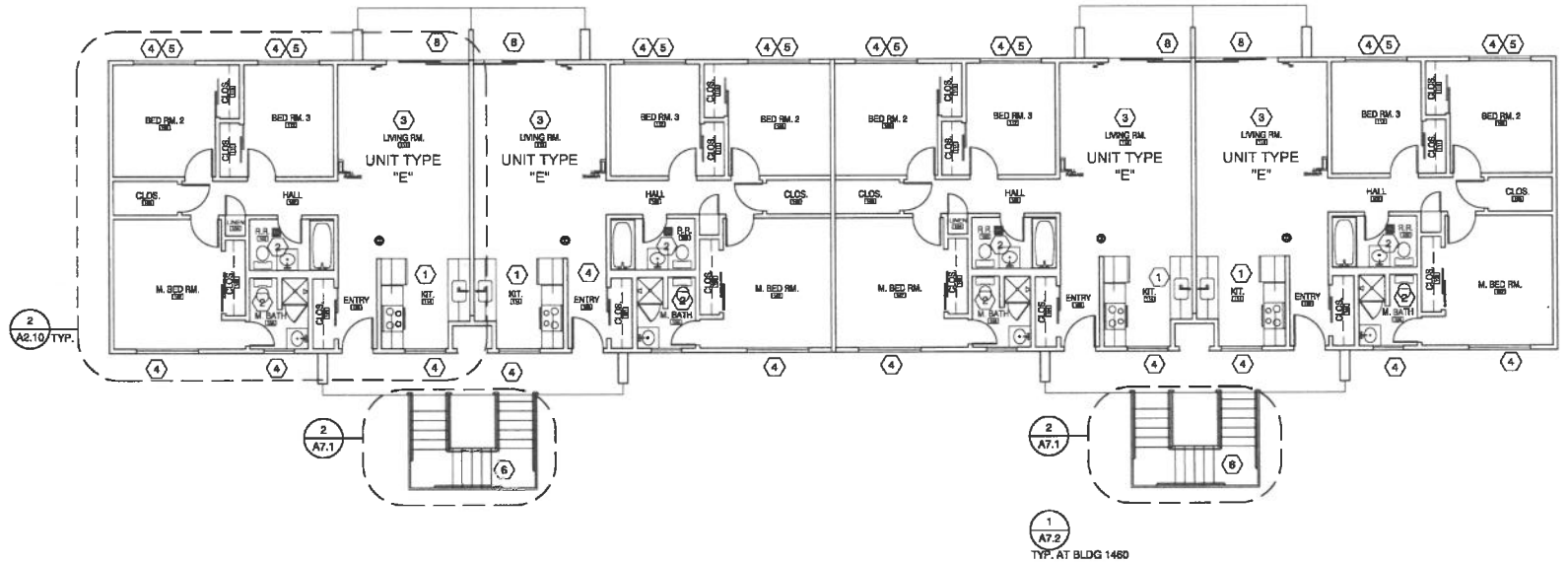
A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

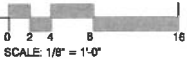
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7439
EMAIL: info@pauldavispartnership.com

SHEET NOTES

1. REPLACE EXISTING KITCHEN CABINETS, PLUMBING FIXTURES, AND APPLIANCES. REPLACE GARBAGE DISPOSAL AT KITCHEN SINK. TYPICAL ALL UNITS.
2. REPLACE EXISTING BATHROOM CABINETS, PLUMBING FIXTURES, MEDICINE CABINET, AND TUB OR SHOWER ASSEMBLY. TYPICAL ALL UNITS.
3. REPLACE EXISTING FLOOR FINISH, LIGHT FIXTURES, ELECTRICAL OUTLETS. REPAINT ALL WALLS AND CEILINGS. THROUGHOUT UNIT, TYPICAL ALL UNITS.
4. REPLACE EXISTING WINDOWS, TYPICAL.
5. REFRAME SILL FOR NEW WINDOW, MAXIMUM HEIGHT OF CLEAR OPENING FROM FINISH FLOOR TO BE 44" PER CBC 1030.3.
6. REPLACE EXISTING STAIR
7. REMODEL BATHROOM AND KITCHEN TO MAKE UNIT ACCESSIBLE. SEE SHEET A5.3.
8. REPLACE SLIDING GLASS DOORS. TYPICAL ALL UNITS.
9. REPLACE SLIDING GLASS DOORS WITH FRENCH DOOR AND TWO FIXED LITES. TYPICAL AT ACCESSIBLE UNITS.



BUILDINGS 1460,1478,1502,1508 TYPE 7- SECOND FLOOR
SCALE= 1/8" = 1'-0"



Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No sale, reproduction or publication by any method is stated or in part is prohibited. This is the plan and specifications remain with the architect, and shall remain with their specifications prior to the issuance of the construction of the restrictions.

Sheet Title:
FLOOR PLANS
BUILDING
TYPE 7

Sheet Number:

A2.8

DEL MONTE
MANOR

TERRACORP INC.

1486 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 18/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. NEW FENCE AT PATIO. SEE 20/A8.4
11. REMOVE (E) METAL FENCE AND GATE. BUILD NEW WALL AND DOOR.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 3/4 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.



Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

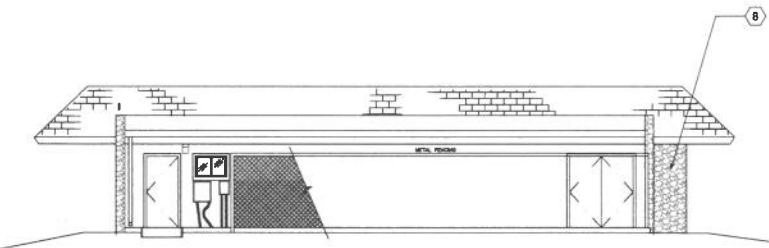
Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and no reproduction or publication by any method in whole or in part is permitted. This is the plan and specifications remain with the architect, and shall be returned with them immediately upon final release of the construction of the building.

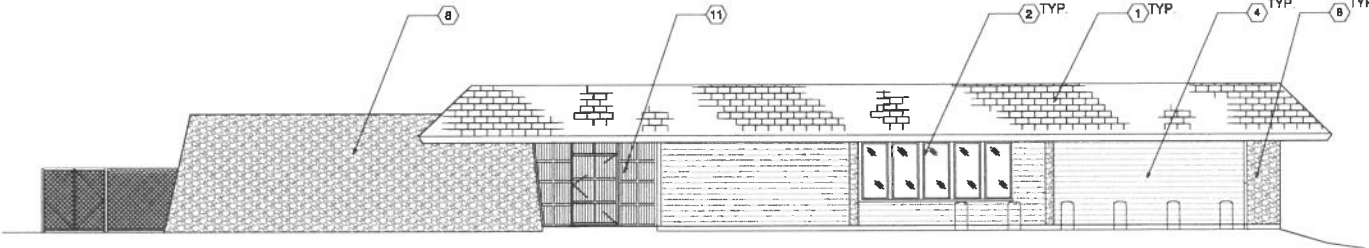


Sheet Title:
ELEVATIONS
COMMUNITY BLDG,
LAUNDRY

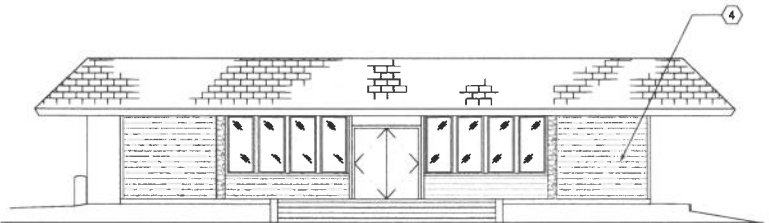
Sheet Number:



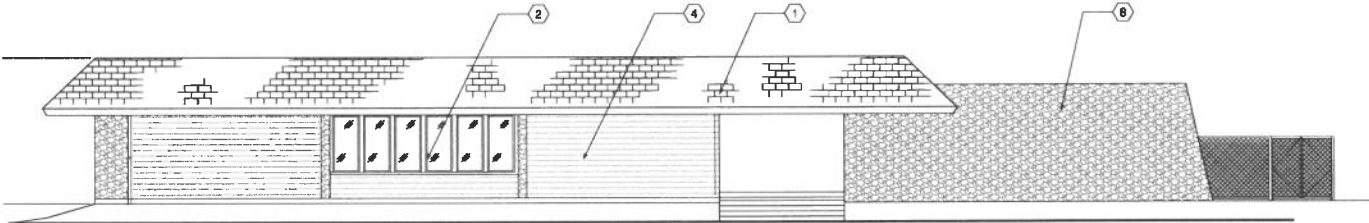
FRONT



SIDE



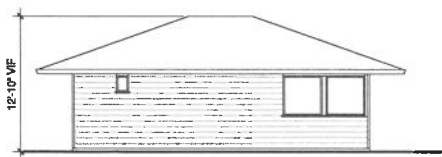
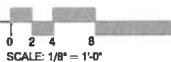
REAR



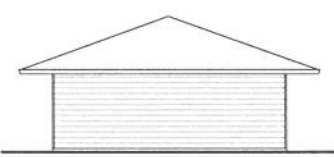
SIDE

EXTERIOR ELEVATIONS COMMUNITY BLDG

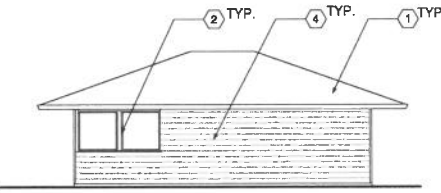
SCALE= 1/8" = 1'-0"



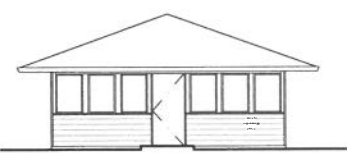
NORTH



EAST



SOUTH



WEST

EXTERIOR ELEVATIONS LAUNDRY

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



DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

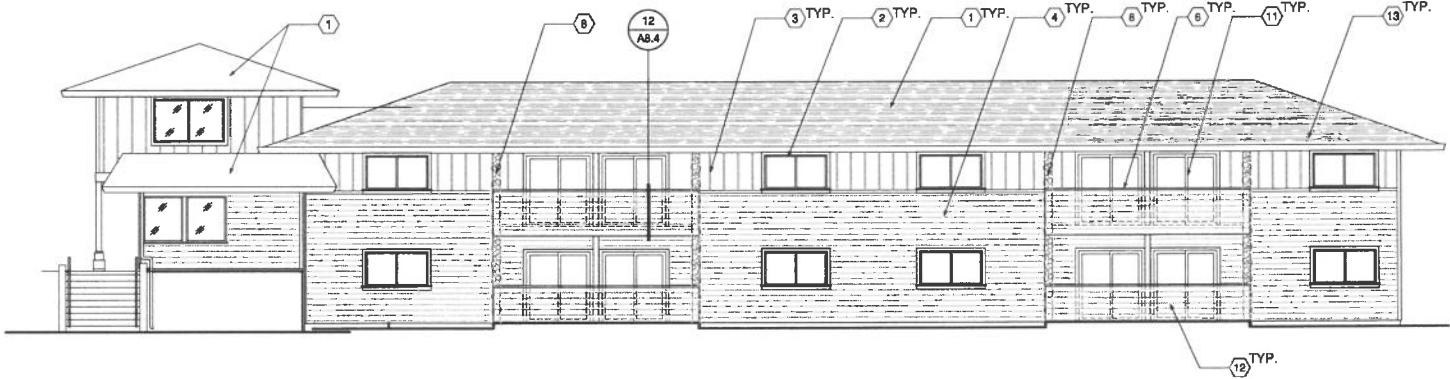
EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation.
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 225 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.

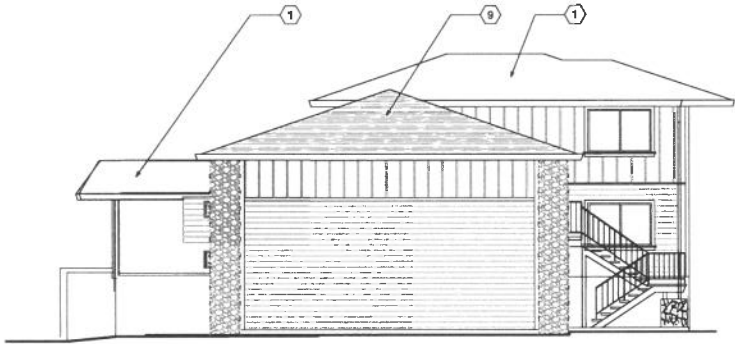
The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or publication by any method is whole or in part is prohibited. This to the plans and specifications remains with the architect, and shall constitute prima facie evidence of the acceptance of the restrictions.

Sheet Title:
ELEVATIONS
OFFICE
BUILDING 1466

Sheet Number:



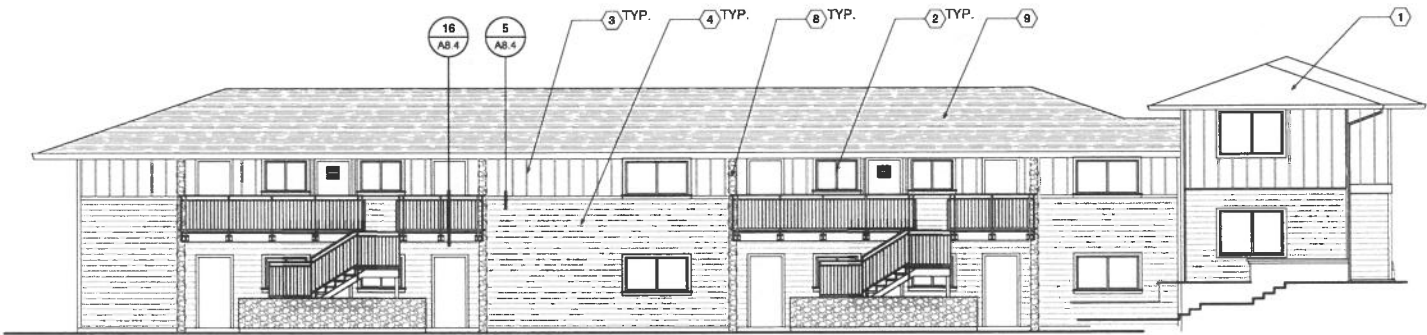
REAR



SIDE



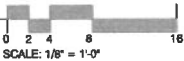
SIDE



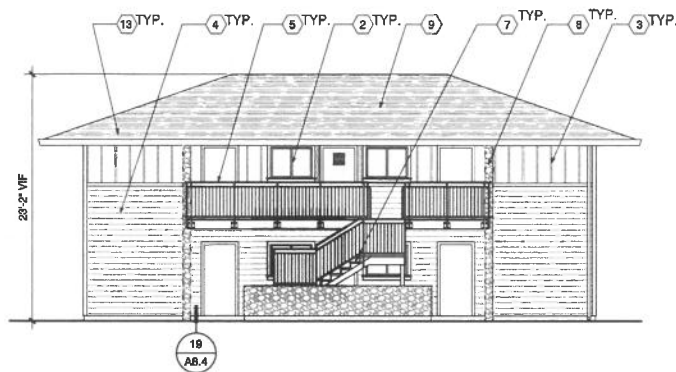
FRONT

EXTERIOR ELEVATIONS BUILDING 1466 TYPE 6

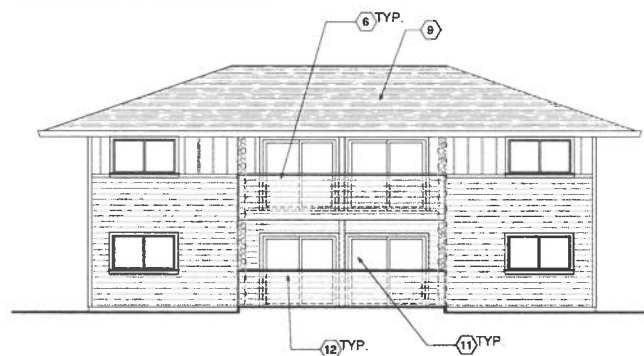
SCALE= 1/8" = 1'-0"



A3.2



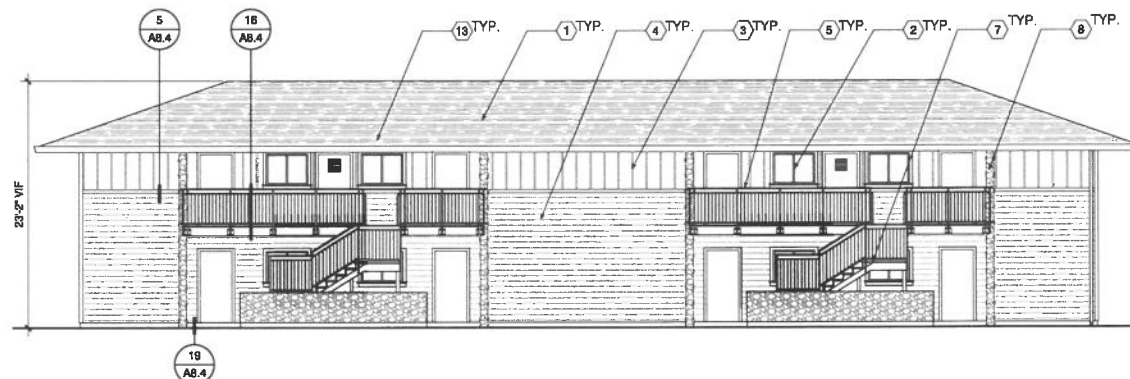
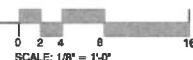
FRONT



REAR

EXTERIOR ELEVATIONS BUILDING 1472 TYPE 5

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



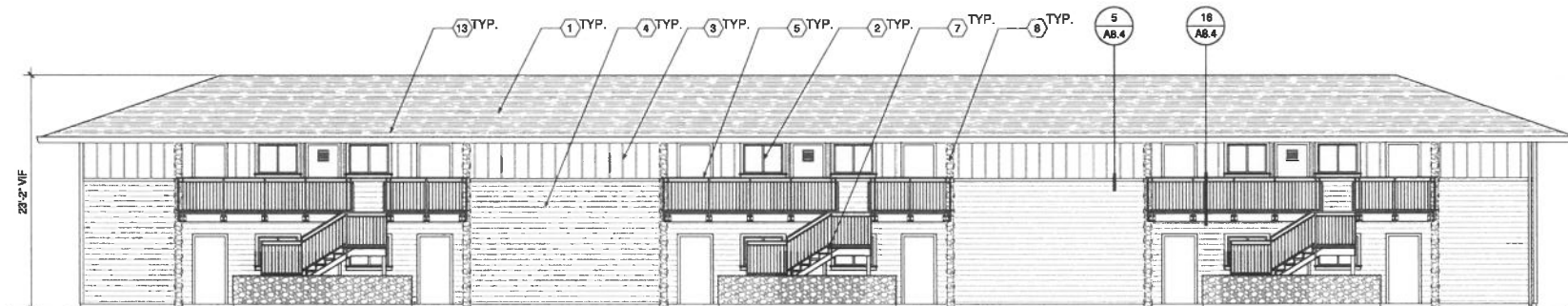
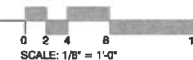
FRONT



REAR

EXTERIOR ELEVATIONS BUILDINGS 1484, 1490 TYPE 9

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



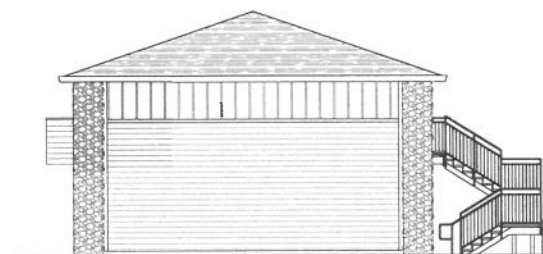
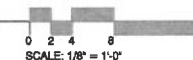
FRONT



REAR

EXTERIOR ELEVATIONS BUILDINGS 1406, 1526, TYPE 3

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



SIDE

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

EXTERIOR FINISH SCHEDULE

- ROOF:** Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING:** 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation.
- WALLS:** General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 90 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING:** Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/4 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:**
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.

Project / Owner:

DEL MONTE MANOR

TERRACORP INC.

1486 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the project for which they were prepared, and no part of these plans or specifications shall be used for any other project without the written consent of the architect.

Sheet Title:

ELEVATIONS BLDG TYPES 3, 5, 9

Sheet Number:

A3.3

Project / Owner:

DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

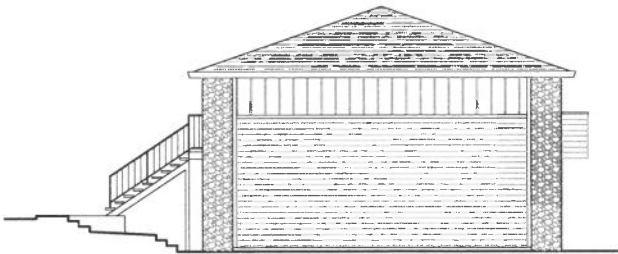
MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL. UNLESS NOTED OTHERWISE.



REAR



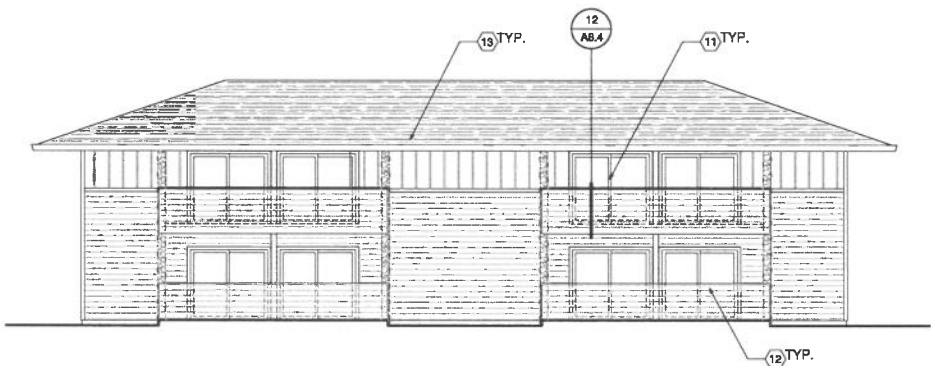
FRONT



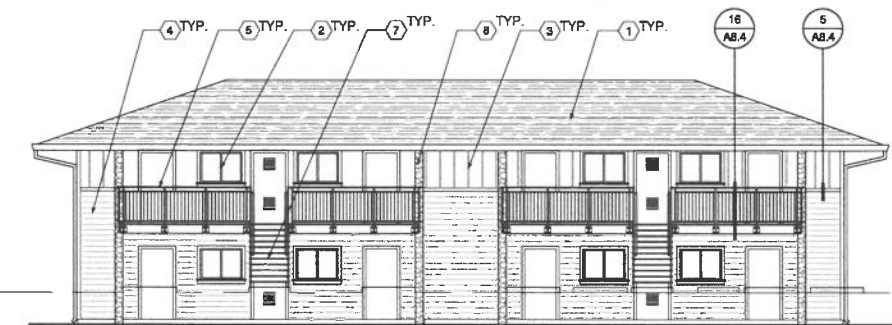
SIDE

EXTERIOR ELEVATIONS BUILDING 1520, TYPE 2

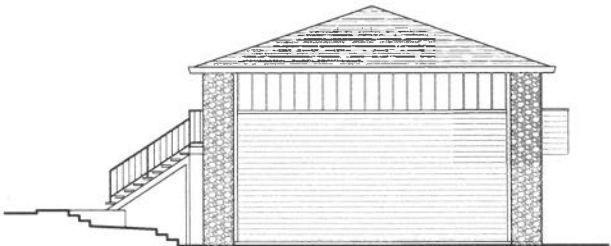
SCALE= 1/8" = 1'-0"



REAR



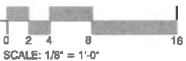
FRONT



SIDE

EXTERIOR ELEVATIONS BUILDING 1530 TYPE 1

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



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

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation.
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/4 inches into studs, stucco and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.



Drawn By:

AP

Drawing Date:

07/01/19

Project Number:

1948

Revisions:

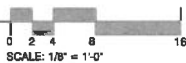
The use of these plans and specifications is restricted to the original site for which they were prepared, and no reproduction or publication by any method is allowed or is permitted. This is the plan and specifications remain with the architect, and shall be returned to the architect upon final acceptance of the construction.



Sheet Title:

ELEVATIONS
BLDG TYPES 1, 2

Sheet Number:



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

A3.5

DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1406.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/4 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.

Drawn By: AP

Drawing Date: 07/01/19

Project Number: 1948

Revisions:

The use of these plans and specifications is restricted to the project and for which they were prepared, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited. This to the plans and specifications remains with the engineer, and shall remain with them until such time as the engineer is notified of the completion of the construction.

Sheet Title:
SCHEME 1
COLOR ELEVATIONS
BLDG TYPE 4

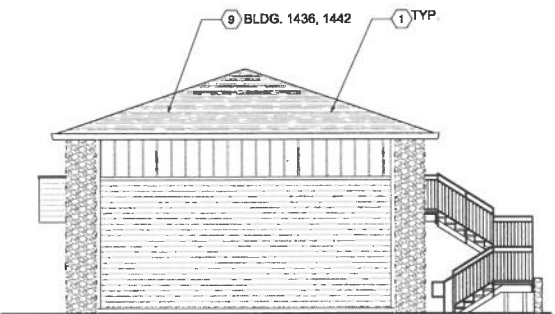
Sheet Number:



FRONT



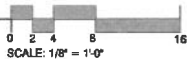
REAR



SIDE

EXTERIOR ELEVATIONS BUILDING 1400, 1424, 1430, 1436, 1442 TYPE 4

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



A3.6

DEL MONTE
MANOR

TERRACORP INC.

1486 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
285 Eldorado Street
Monterey, CA 93940
(831) 373-3784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 18/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH SCHEDULE

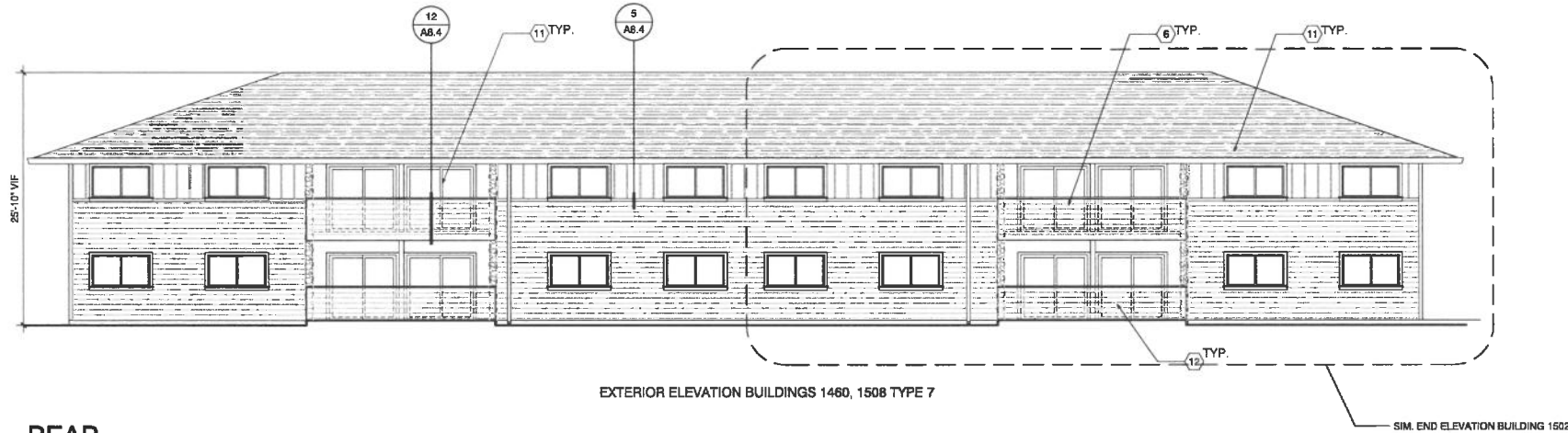
ROOF:	Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
FLASHING:	24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation.
WALLS:	General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
BOARD SIDING:	Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center. Fasteners shall be nails or screws with a penetration of not less than 1 1/4 inches into studs, studs and sheathing combined, or blocking. Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
NOTES:	1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted. 2. Paint all roof jacks, roof caps, clamps and flues to match roof color. 3. Paint all exposed flashing.

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or publication by any method in whole or in part is prohibited. This is the plan and specification remains with the architect, and shall remain with them until such time as the architect is notified in writing of the completion of the construction.

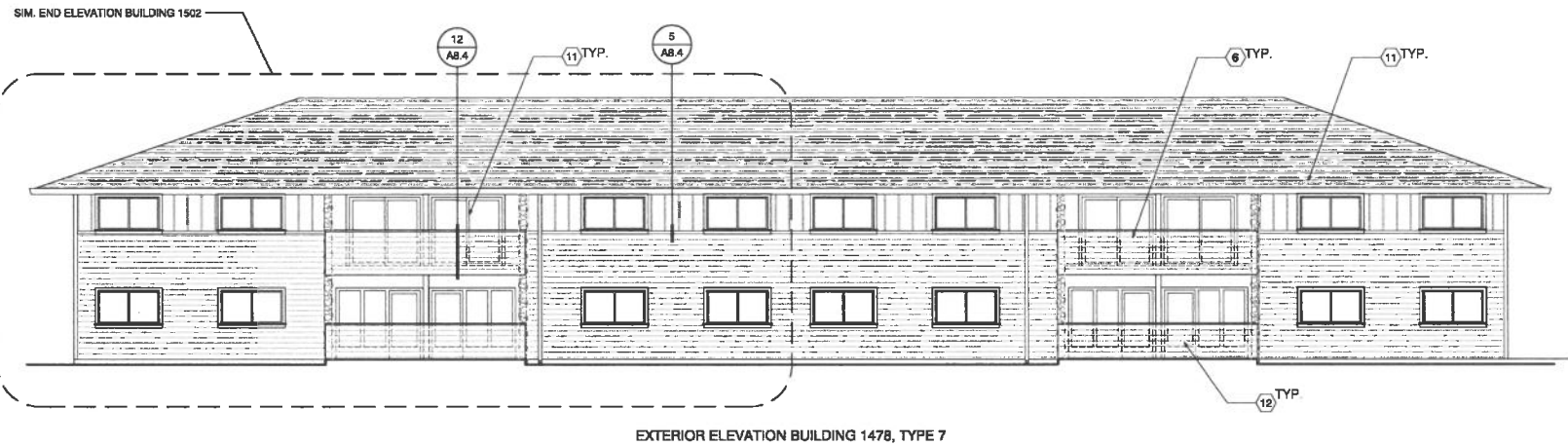
Sheet Title:

ELEVATIONS
BLDG TYPE 7

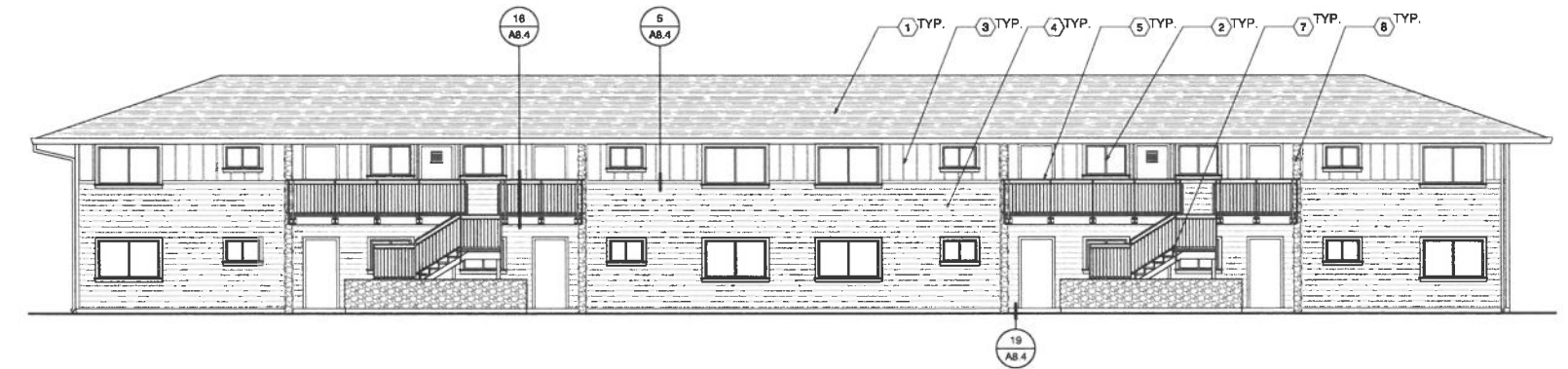
Sheet Number:



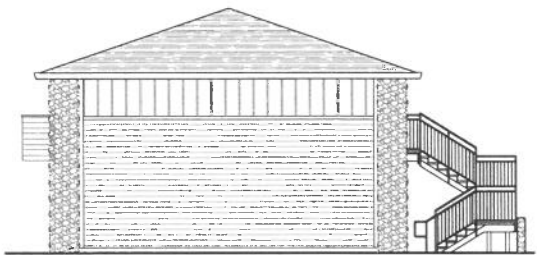
REAR



REAR



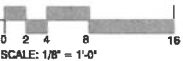
FRONT



SIDE

EXTERIOR ELEVATIONS BUILDING 1460, 1478, 1502, 1508, TYPE 7

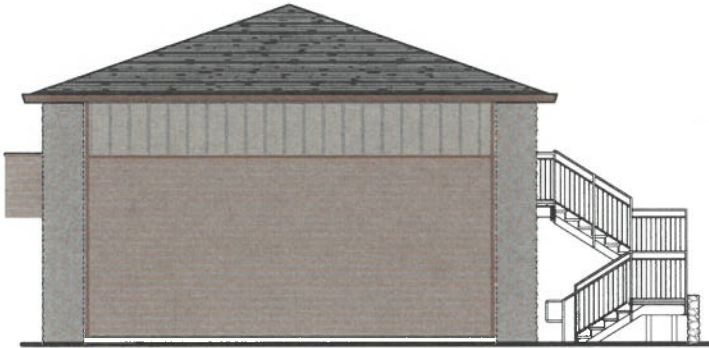
SCALE= 1/8" = 1'-0"



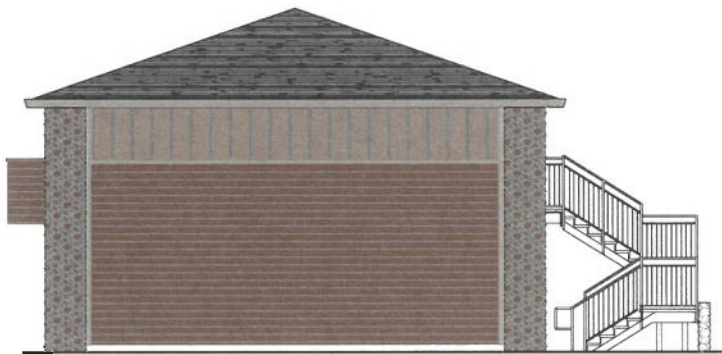
A3.7

COLOR SCHEME 5L

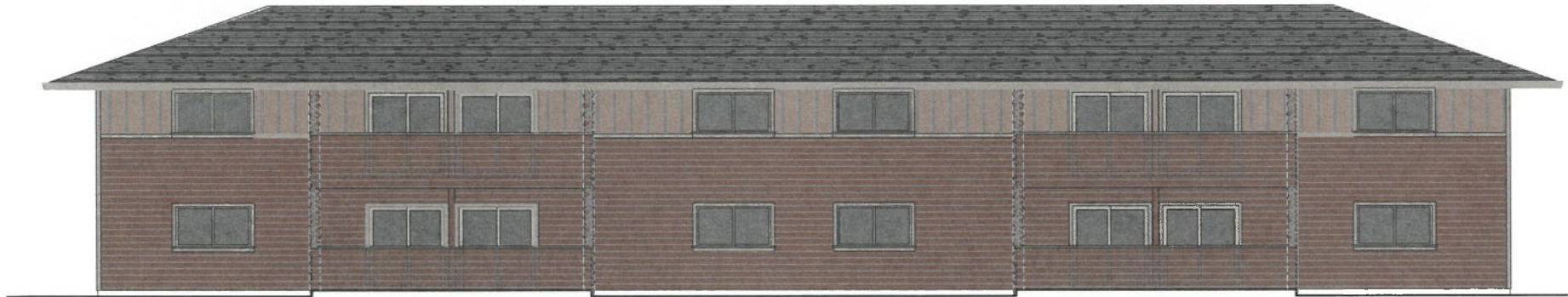
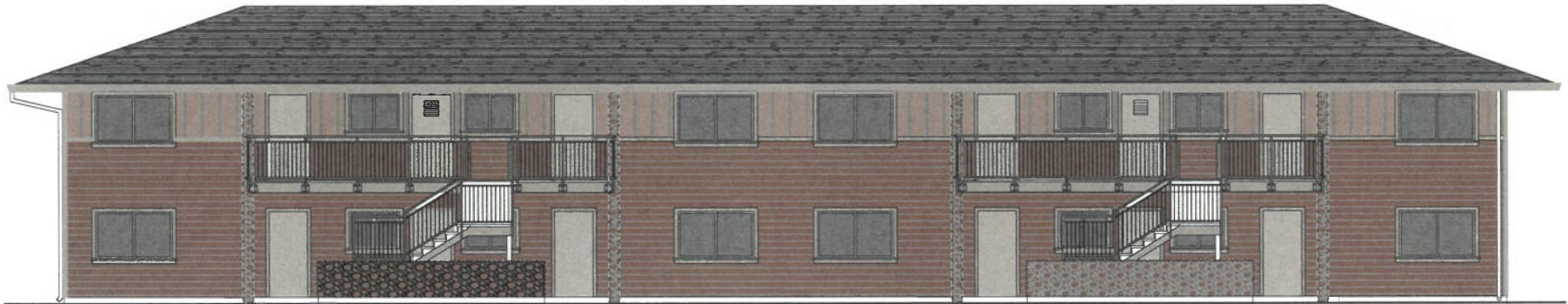
	A: 2836	133,105,91	AREA ABOVE TRIM BAND
	B: 2837	106,66,56	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



COLOR SCHEME 5

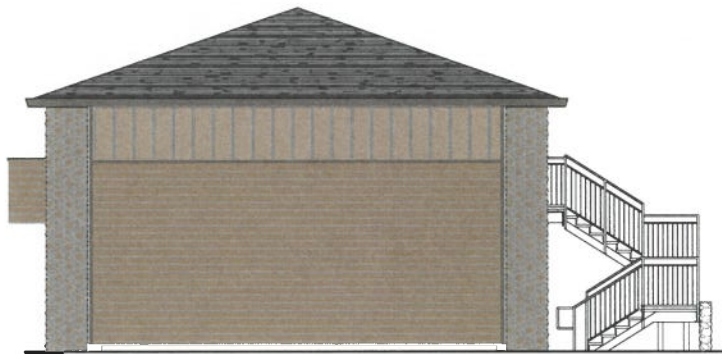


	A: 2836	133,105,91	AREA ABOVE TRIM BAND
	B: 2837	106,66,56	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



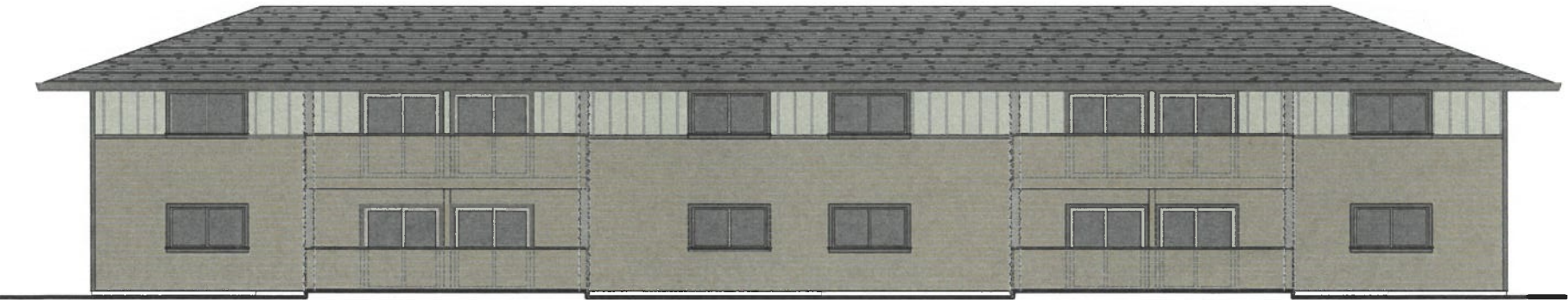
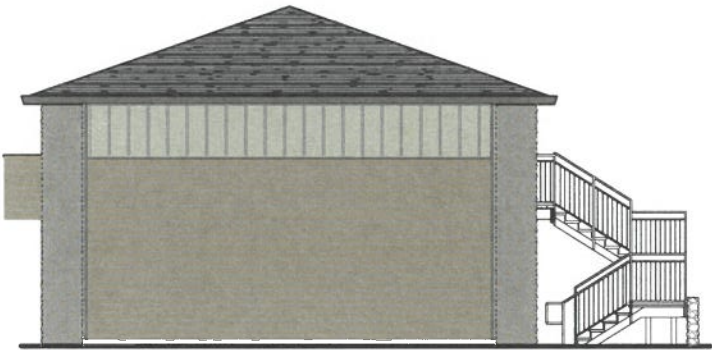
COLOR SCHEME 4

	A: 2823	154,126,100	AREA ABOVE TRIM BAND
	B: 2806	127,97, 74	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



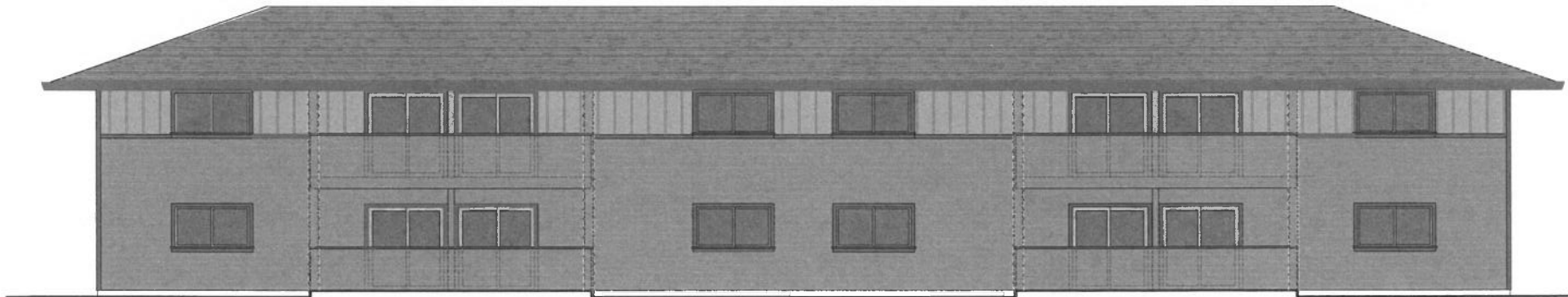
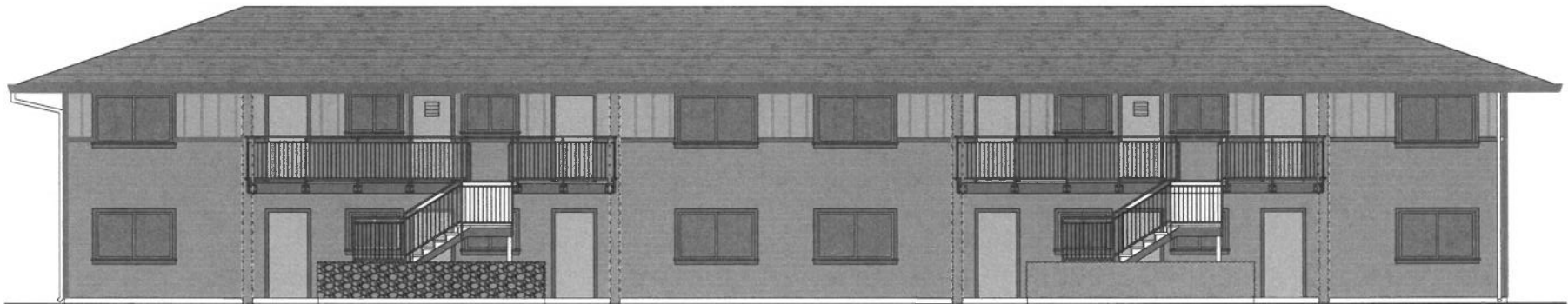
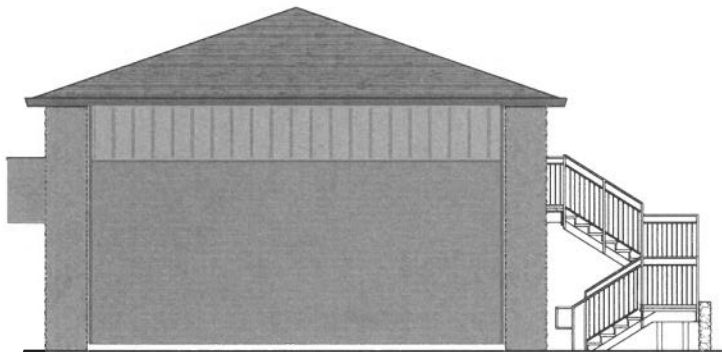
COLOR SCHEME 3L

	A: 2860	179,174,149	AREA ABOVE TRIM BAND
	B: 2861	133, 124, 93	AREA BELOW TRIM BAND
	C: 2846	87,84,73	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR

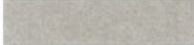


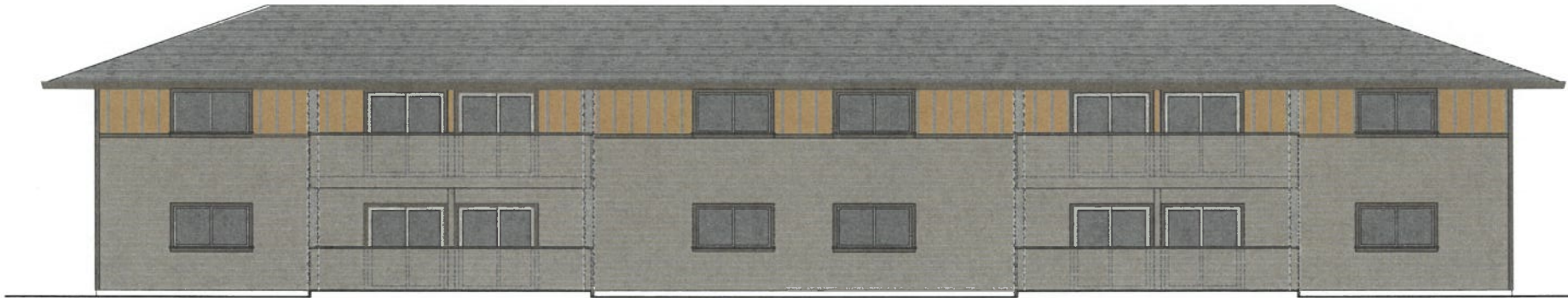
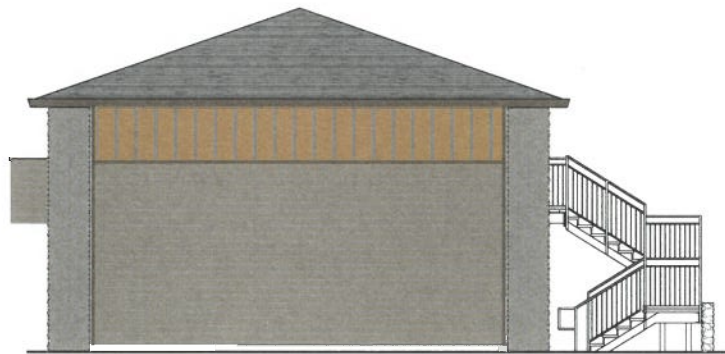
COLOR SCHEME 3

	A: 2845	152,143,123	AREA ABOVE TRIM BAND
	B: 2851	115,112,94	AREA BELOW TRIM BAND
	C: 2856	97,70,58	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



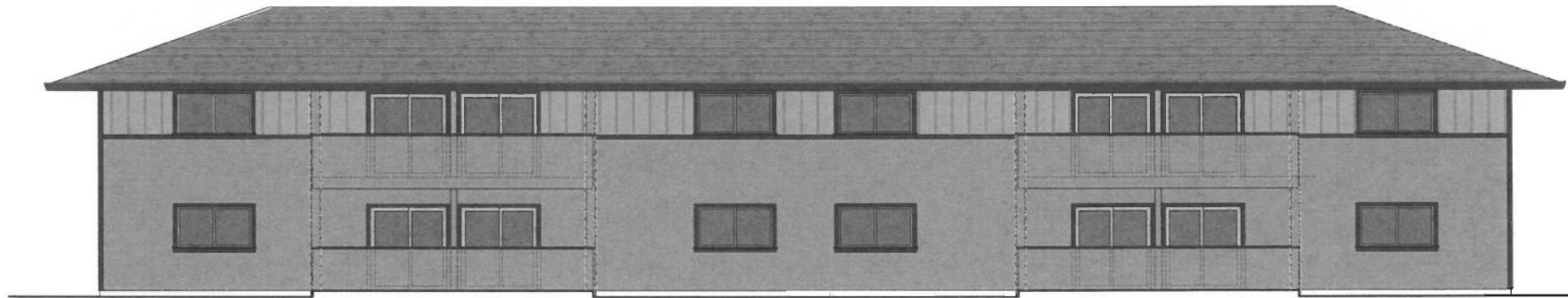
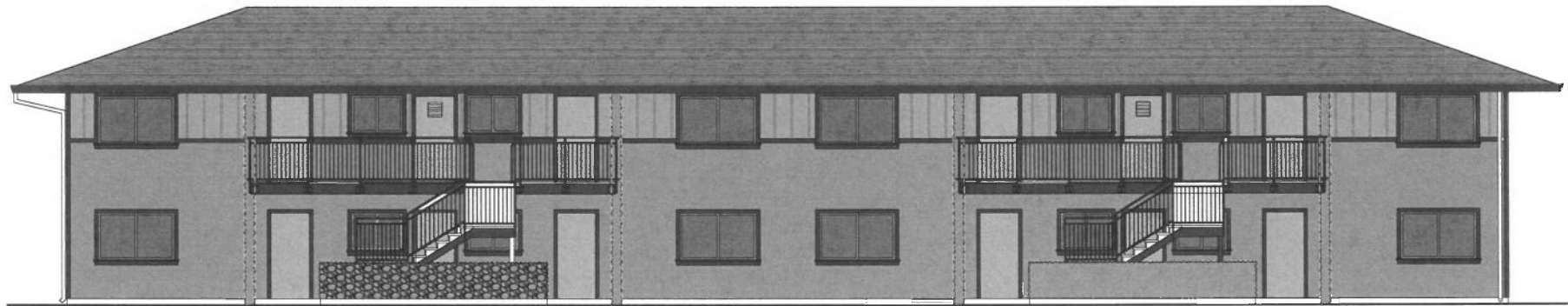
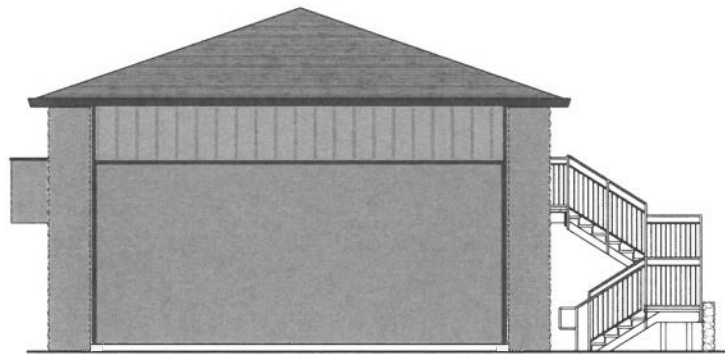
COLOR SCHEME 2

	A: 6117	165,121,85	AREA ABOVE TRIM BAND
	B: 6159	126,111,89	AREA BELOW TRIM BAND
	C: 7041	86,69,54	TRIM , RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



COLOR SCHEME 1

- A: 2827 166,150,124 AREA ABOVE TRIM BAND
- B: 2820 137,125,104 AREA BELOW TRIM BAND
- C: 2838 57,39,33 TRIM , RAILINGS, FASCIA, GUTTERS
- W: 6087 181,162,143 DOORS, WINDOWS SIMILAR



F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_01_Irrigation.dwg 9/19/2019

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name	Del Monte Manor	Status	80% CD	Calc By	JB
Project Number	19.041	Date	08/20/2019		

Reference Evapotranspiration (ETo)						36.00
Hydrozone #/Planting Description ¹	Plant Factor (PF)	Irrigation Method ² s or d	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area
Regular Landscape Areas						
1 Shrubs/Grndcvr	0.2	d	0.81	0.25	78,847	19468.40
2 Tree	0.2	d	0.81	0.25	2,460	607.41
				Totals	(A) 81307	(B) 20075.80
						448091.91
Special Landscape Areas						
7				1.00	0	0.00
8				1.00	0	0.00
				Totals	(C) 0	(D) 0.00
						0.00
					ETWU Total (Gallons)	448091.91
					Maximum Allowed Water Allowance (MAWA) ⁴ (Gallons)	816647.51
					ETWU (Acre Feet)	1.38
					MAWA (Acre Feet)	2.51

¹Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

²Irrigation Method
overhead spray
or drip

³Irrigation Efficiency
0.75 for spray head
0.81 for drip

⁴ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion
factor that converts acre-
inches per acre per year to
gallons per square foot per
year.

⁵MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	20075.80
Total Area	(A)	81307.00
Average ETAF	B ÷ A	0.25

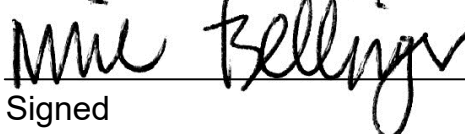
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		
Total ETAF x Area	(B+D)	20075.80
Total Area	(A+C)	81307.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.25

Total irrigated landscape area=1.8 acres. Annual water requirement=1.38 acre-feet

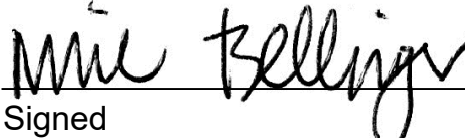
MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

	Michael Bellinger	3099	08-22-2019
Signed	Name	CLA#	Date

MONTEREY COUNTY DESIGN STATEMENT

I, Larry Foster, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

	Michael Bellinger	3099	08-22-2019
Signed	Name	CLA#	Date

GENERAL NOTES

- 1. GUARANTEE:**
Guarantee the irrigation system for one year from date of acceptance.
- 2. VERIFICATION:**
For new systems, design is based on 62 P.S.I. and XX G.P.M. required at discharge outlet of booster pump / meter / point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
- 3. UTILITIES:**
Verify location of all on-site utilities. Preserve and protect all such utilities unless otherwise noted. Restore damaged utilities to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.
- 4. EXISTING IRRIGATION**
Abandon all existing irrigation.
- 5. SCHEMATIC:**
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
- 6. SPECIFICATIONS:**
See Irrigation specifications for additional information.
- 7. CODES:**
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.

- 8. MASTER VALVE / FLOW SENSOR:**
 - Connect master valve, and flow sensor if included, to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.
 - Normally closed Master Valves; dedicated one station to quick coupler use.
 - Flow sensors: See Specifications for instructions on how to program irrigation controller to allow flow sensor to accommodate quick coupler use.
- 8. VALVES:**
 - For tree bubbler zones, include the MFR's adjustable pressure regulating dial.
 - For battery operated controllers, include the MFR's DC latching solenoid.
- 9. QUICK COUPLING VALVES:**
Install on double swing joint. Locate 12" away from edge of walks, walls, curbs, and headerboards within planting areas. Provide one swivel, hose ell.

- 10. CHECK VALVES:**
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.

- 11. BORING**
Jet bore or directional bore under existing rigid paving areas. Do not trench across unless specifically shown on the Drawings and/or approved in writing by the Owner's Representative.

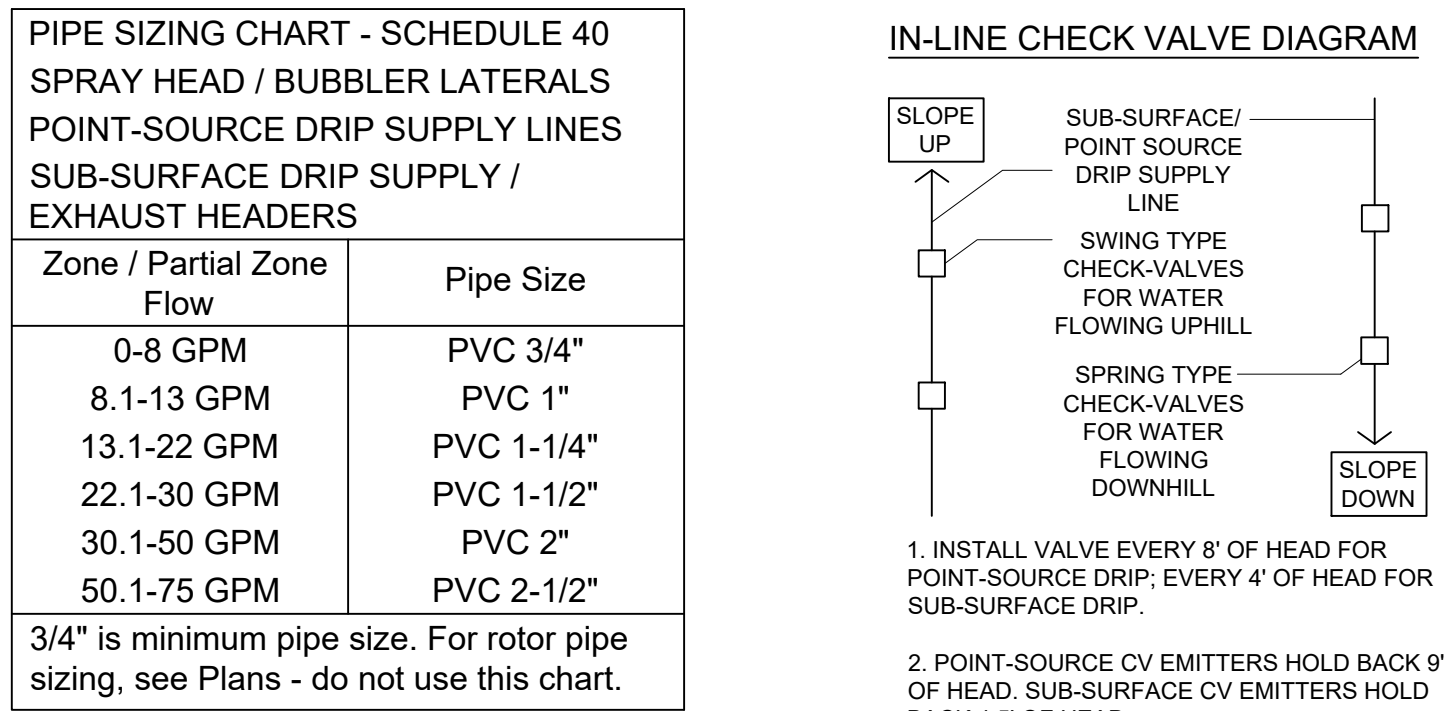
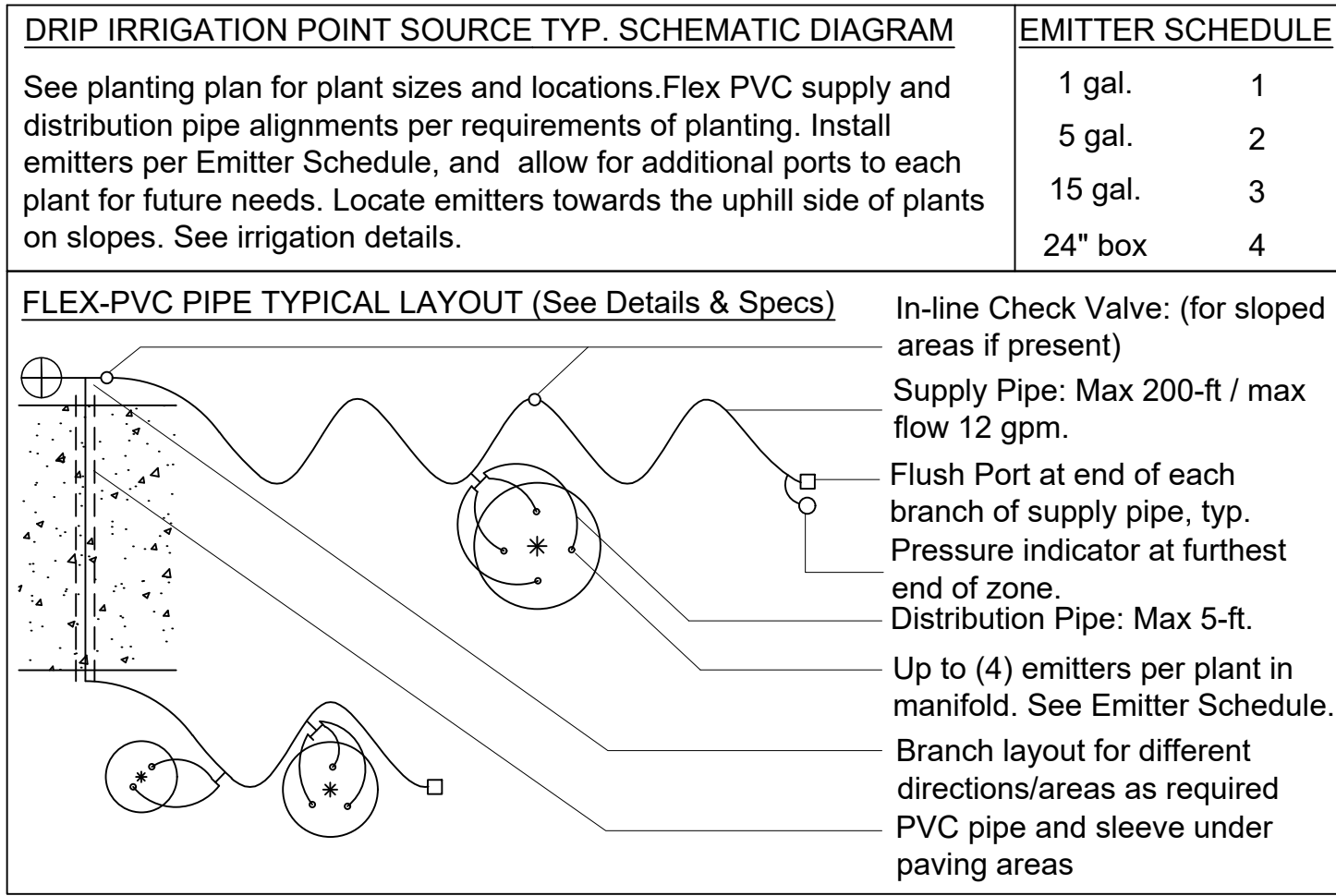
- 12. SLEEVING:**
Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock, 4-inch dia. or twice the aggregate diameter of all pipes contained within the sleeve, whichever is greater. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.

- 19. DRIP VALVES**
Group drip valve run times together to ensure a minimum flow of 2 GPM as required by the flow sensor. Suggested grouping chart will be provided prior to Final Completion.

- 21. CONTROLLER:**
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.

- 22. PROGRAMMING / SCHEDULING:**
 - Non-ET Controllers: Prior to the end of the maintenance period, schedule the controller for repeat cycle irrigation and multiple programs.
 - ET Controllers: Prior to the end of the maintenance period, program the controller per manufacturer's directions.
 - Adjust irrigation times for bio-retention soil areas to account for higher percolation rates
 - For sprinklers, provide at least two start times for shrubs if over 5 minutes in length for any one station. Shrubs shall be separated into two programs, one for sun valves, one for partial shade to shade valves.

- 23. FLUSH (E) MAIN:**
Upon completion of connection to (E) main, allowing for solvent setup, flush main line and existing main by flushing nearest quick coupler downstream of P.O.C. on existing main.



VALVE LEGEND

Valve Station Number	Bubbler Drip Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
1	B	6.0	1"	Z1 (Trees)
2	D			Z2 (Shrubs)
3	D			Z3 (Shrubs)
4	D			Z4 (Shrubs)
5	B	6.0		Z5 (Trees)
6	D			Z6 (Shrubs)
7	B	7.0		Z7 (Trees)
8	D			Z8 (Shrubs)
9	D			Z9 (Shrubs)
10	B	6		Z10 (Trees)
11	D			Z11 (Shrubs)
12	B	8		Z12 (Trees)
13	-	-		-
14	D			Z14 (Shrubs)
15	B	5		Z15 (Trees)
16	D			Z16 (Shrubs)
17	D			Z17 (Shrubs)
18	B	7		Z18 (Trees)
19	B	6		Z19 (Trees)
20	D			Z20 (Shrubs)
21	B	11		Z21 (Trees)
22	D			Z22 (Shrubs)
23	B	4		Z23 (Trees)
24	D			Z24 (Shrubs)
25	D			Z25 (Shrubs)
26	B	10		Z26 (Trees)
27	D			Z27 (Shrubs)
28	B	11		Z28 (Trees)

VALVE LEGEND

Valve Station Number	Drip Spray Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
29	D			Z29 (Shrubs)
30	B	17		Z30 (Trees)
31	D			Z31 (Shrubs)
32	B	10		Z32 (Trees)
33	B	8		Z33 (Trees)
34	D			Z34 (Shrubs)
35	B	7		Z35 (Trees)
36	D			Z36 (Shrubs)
37	D			Z37 (Shrubs)
38	B	16		Z38 (Trees)
39	B	9		Z39 (Trees)
40	D			Z40 (Shrubs)
41	D			Z41 (Shrubs)
42	B			Z42 (Trees)
43	D			Z43 (Shrubs)
44	B	14		Z44 (Trees)
45	B	16		Z45 (Trees)
46	D			Z46 (Shrubs)
47	B	8		Z47 (Trees)
48	D			Z48 (Shrubs)
49	B	12		Z49 (Trees)
50	D			Z50 (Shrubs)
51	B	9		Z51 (Trees)
52	D			Z52 (Shrubs)
53	D			Z53 (Shrubs)
54	B	18		Z54 (Trees)
55	B	11		Z55 (Trees)
56	D			Z56 (Shrubs)
57	D			Z57 (Trees)
58	B	5		Z58 (Shrubs)

REFERENCE NOTES

- ① Point Of Connection: See POC Schematic Plan 1/L-1.0

LEGEND

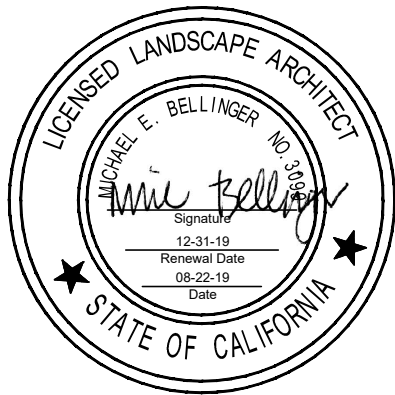
SYMBOL	MANUFACTURER	DESCRIPTION
-----X-----		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
-----		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
-----X-----		Stub Out: See Irrigation Details
☉	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
☑	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
☛	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
☛	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
☛	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
☛	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
None	NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
☐	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
☐	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
☐	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
☐	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
☛	Superior	1-1/2" - 3300 Normally Open Master Valve
☛	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
-----		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
-----LOW-----		Limit of Work Line
-----POC-----		Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	PSI	GPM / GPH
•	Rainbird / Hunter Root Watering Sys	RWS-M-B-C-1402 RZWS-18"-50-CV	30 0.5 GPM

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
Zone designation		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT,2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
☉	Rainbird / Hunter	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
☉	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold
☉	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:

DEL MONTE MANOR

1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

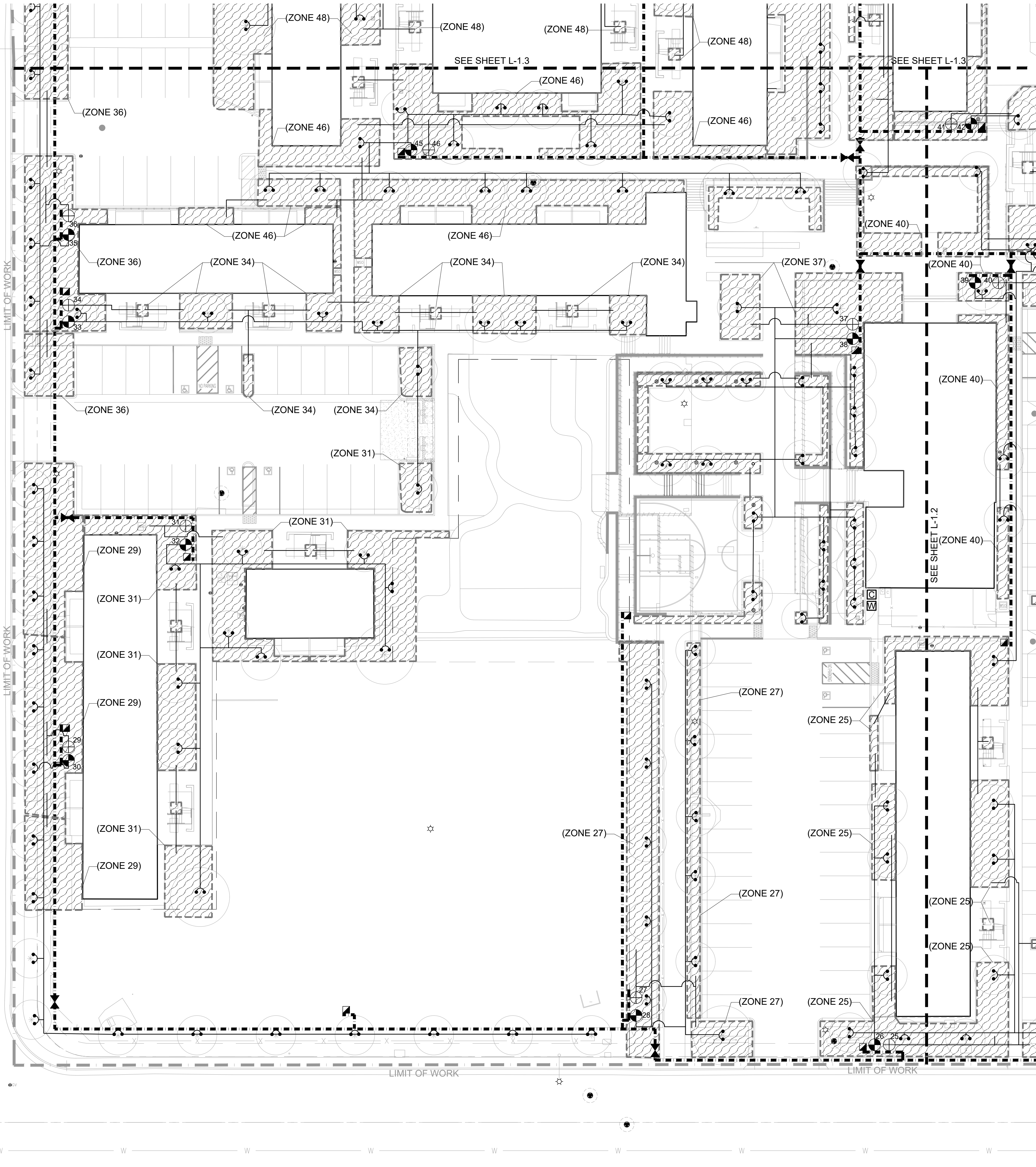
PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:

Irrigation Legend & Notes

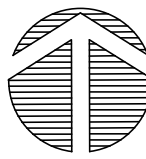
SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_01_Irrigation.dwg 9/19/2019



SCALE: 1"= 20'-0"

20 0 20 40



LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
	Superior	1-1/2" - 3300 Normally Open Master Valve
	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
	Rainbird / Hunter	RWS-M-B-C-1402	30	0.5 GPM
	Root Watering Sys	RZWS-18"-50-CV		

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT, 2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
	Rainbird / Hunter	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold
	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
**DEL MONTE
MANOR**
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

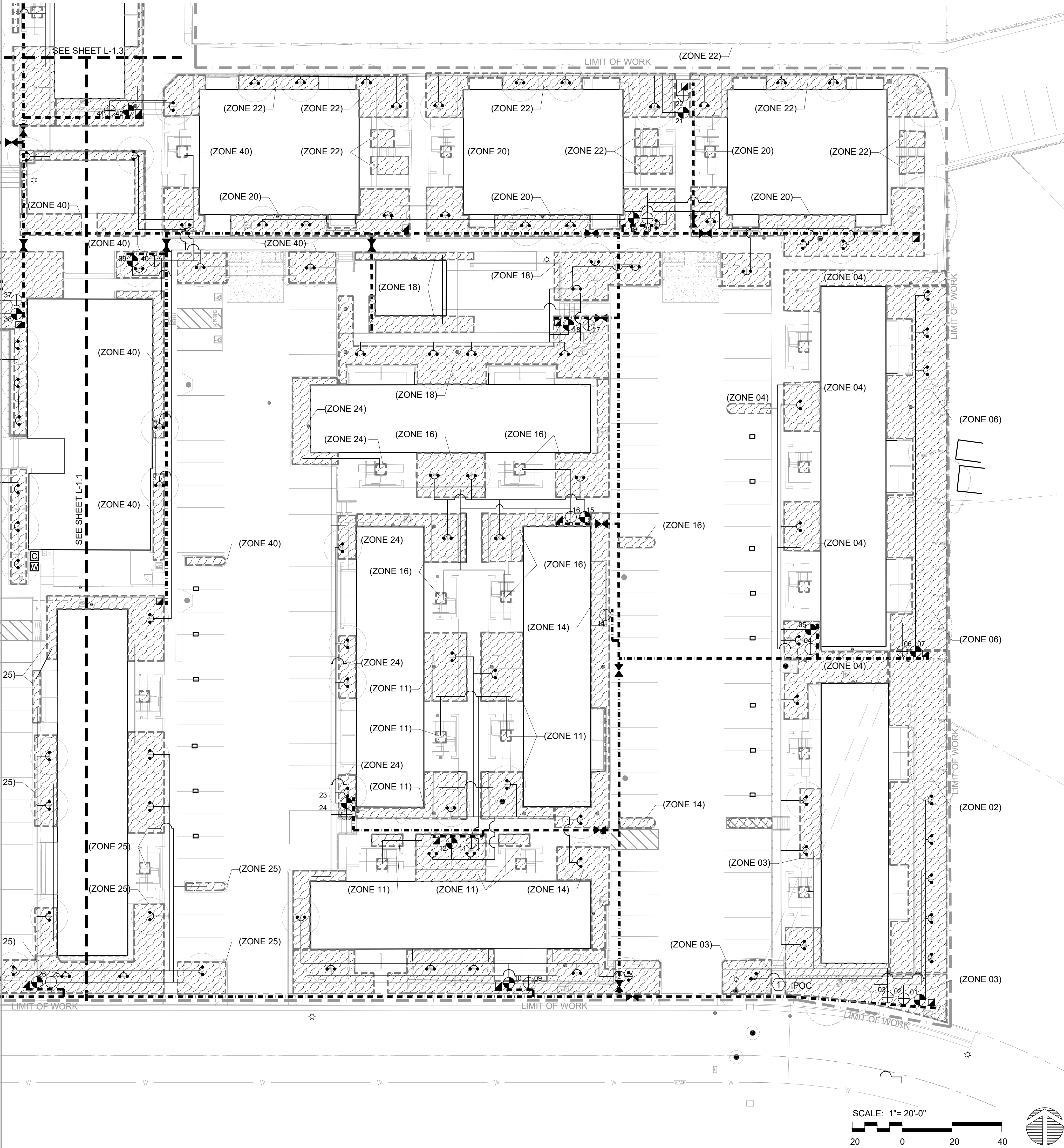
SHEET NAME:
Irrigation Plan

SHEET NO:

L-1.1

NOTE: SEE L-3.0 FOR LEGEND AND NOTES

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_01_Irrigation.dwg 9/19/2019



LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
	None NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
	Superior	1-1/2" - 3300 Normally Open Master Valve
	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
	Rainbird / Hunter Root Watering Sys	RWS-M-B-C-1402 RZWS-18"-50-CV	30	0.5 GPM

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		Zone designation
	Rainbird / Hunter	POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT, 2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
	Netafim	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold 1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

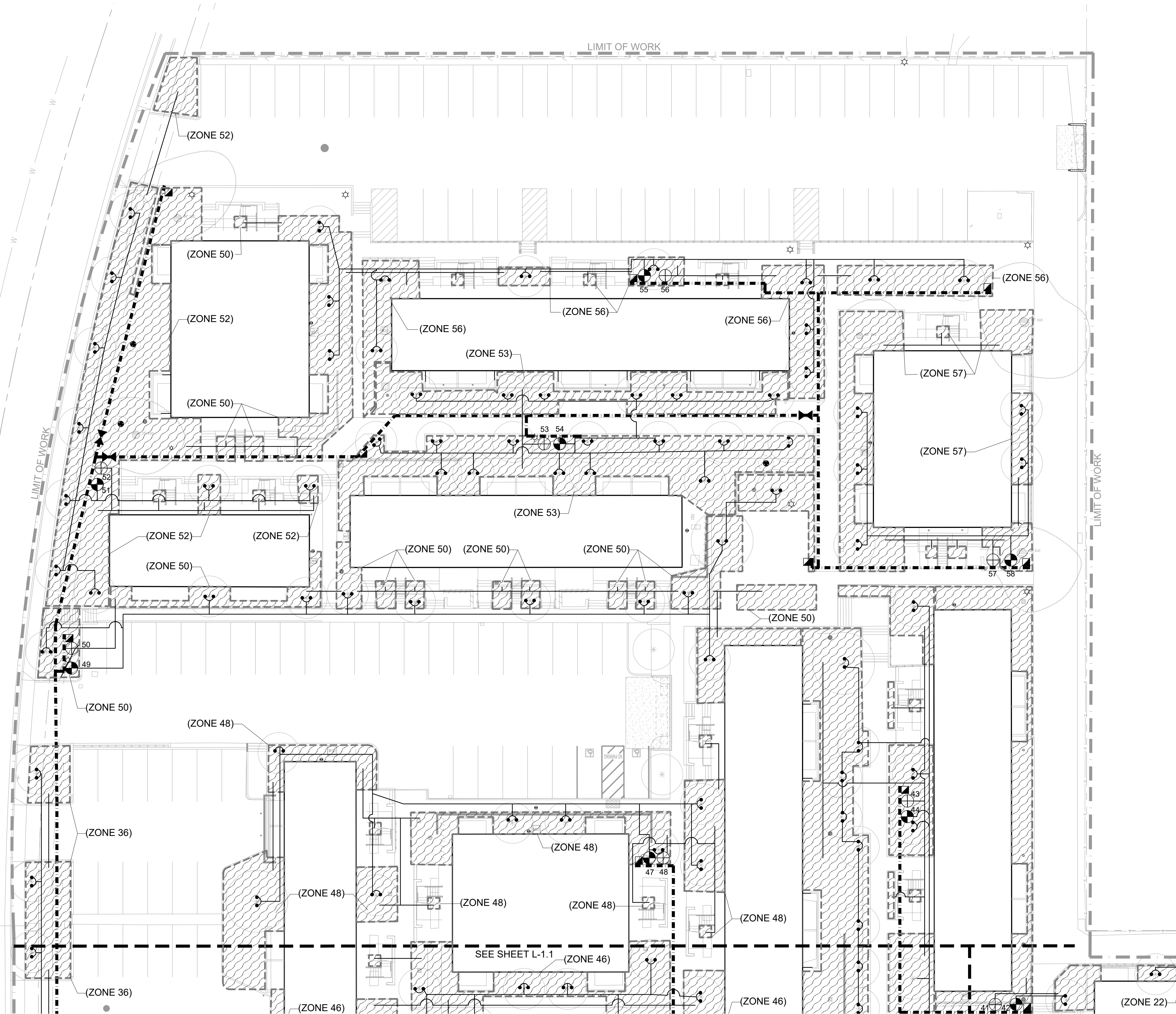
SHEET NAME:
Irrigation Plan

SHEET NO:

NOTE: SEE L-3.0 FOR LEGEND AND NOTES

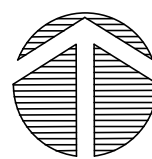
L-1.2

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_01_Irrigation.dwg 9/19/2019



SCALE: 1"= 20'-0"

20 0 20 40



LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
	Superior	1-1/2" - 3300 Normally Open Master Valve
	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
	Rainbird / Hunter	RWS-M-B-C-1402	30	0.5 GPM
	Root Watering Sys	RZWS-18"-50-CV		

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT,2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
	Rainbird / Hunter	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold
	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Irrigation Plan

SHEET NO:

NOTE: SEE L-3.0 FOR LEGEND AND NOTES

L-1.3

F:\PRODUCTION\Projects\2019\19.04\ICAD\19041_02_Planting.dwg 9/19/2019

MWEO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Mike Bellinger
Signed Name Mike Bellinger CLA# 3099 Date 12-31-2019

TREES



Lagerstroemia indica 'Tuscarora'
PINK CREPE MYRTLE



Melaleuca nesophila
PINK MELALEUCA



Metrosideros excelsa
NEW ZEALAND
CHRISTMAS TREE



Olea europaea
OLIVE TREE



Quercus agrifolia
COAST LIVE OAK

SHRUBS



Agave attenuata
FOX TAIL AGAVE



Cistanthe grandiflora
ROCK PURSLANE



Lomandra longifolia 'Breeze'
DWARF MAT RUSH



Phormium 'Yellow Wave'
YELLOW NEW ZEALAND FLAX



Phormium 'Dark Delight'
BURGUNDY NEW ZEALAND FLAX

GROUNDCOVERS



Arctostaphylos 'Pacific Mist'
GROUNDCOVER MANZANITA



Lantana montevidensis
TRAILING LANTANA



Senecio mandraliscae
KLEINIA

TREE PROTECTION NOTES

The City of Seaside has two effective tools to protect and preserve trees associated with this project - the City Tree Ordinance and the BAR. Best Management Practices (BMP) for tree preservation and resource protection are provided below.

Proper implementation of tree protection measures and regular construction site monitoring will assist in minimizing harmful impacts to trees, as well as safeguarding and sustaining the health and well-being of trees on the property. ANSI A300 tree care and management practices should be utilized to ensure the greatest level of tree preservation and welfare. Tree protection and preservation BMP will be determined on-site by the project arborist and other involved parties. Tree and resource preservation measures will be regularly inspected by the Project Arborist and properly maintained by assigned personnel for the duration of the project to ensure they are performing and functioning effectively.

Prior to the commencement of proposed development activities, a pre-construction meeting with the project Arborist will be scheduled to discuss the installation of tree and resource protection measures and BMP that will be necessary for the project. A monitoring program should be implemented for the duration of the project that will serve to regularly monitor and inspect the condition of tree and resource protection measures; determine if any repairs, modifications or improvements are necessary; and to make certain that tree and resource protection measures are functioning and performing effectively. An additional property inspection should be conducted prior to beginning any proposed construction activities to determine the presence or absence of nesting birds, roosting bats and any other sensitive resources that have the potential of occurring on the property.

The following are recommended tree and resource protection and BMP for the proposed project:

8.1) **Exclusionary Fencing:** Prior to commencing grading and construction activities, install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone of individual trees. The Project Arborist should be involved with identifying and delineating sensitive root zone areas within and beyond the canopy drip-line of retained trees. To avoid or limit tree impacts, necessary repairs, modifications and maintenance should be conducted on an as-needed basis.

8.2) **Sedimentation Control:** Install appropriate sedimentation control measures, and if necessary, apply soil stabilization and source control measures to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Erosion problems and sediment deposition around trees can adversely affect tree health and stability. Routine monitoring as well as necessary maintenance and improvements will ensure erosion and sedimentation control measures are functioning effectively.

8.3) **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3-feet of trees, install trunk and stem protection measures (See Details). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning, use proper tree pruning practices to minimize stress and maximize wound healing.

8.4) **Root Zone Protection:** Where possible avoid damaging or severing roots located within critical root zone (i.e., canopy drip-line) of trees, especially roots that are 2 inches in diameter or larger. Construction footings should be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If significant roots are encountered, efforts should be made to carefully excavate under or around primary lateral roots. Trenching operations that may occur in close proximity to retained trees should be performed under the guidance and monitoring of the project Arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile are permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for a prolonged time period, make certain a site attendant is assigned the task of regularly wetting burlap covered roots to prevent root desiccation.

8.5) **Tree Damage:** In accordance with the established tree care and preservation BMP, when trees are damaged during construction, each should be promptly repaired and/or treated as prescribed by the project Arborist specifications. Remedial or corrective treatments will depend largely on the condition of specific tree and the damage or injury sustained.

8.6) **Natural Grade Protection:** Where possible avoid altering the natural grade and applying excessive fill material within the critical root zone of trees. It is particularly important to avoid applying fill material against the lower trunk and root crown of protected trees.

8.7) **Irrigation:** Trees are to be irrigated on a schedule to be determined by an Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

8.8) **Pruning:** If tree pruning is necessary, it is important proper pruning BMP are performed. The Project Arborist should oversee proper pruning to minimize harmful impacts to trees and to reduce potential tree hazards. Ideally, tree pruning should be performed during the Fall through early winter months. An important principle is to make proper pruning cuts, keeping them as small as possible while removing as few living branches as possible.

8.9) **Storage:** Avoid storing construction tools, materials and equipment within the canopy drip-line of trees. Do not wash out or dispose of excess materials within critical root zones. If it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the drip-line of trees, apply 6-12 inches of clean woodchip mulch to prevent significant soil compaction and root zone disturbance. Once construction activities are complete this thick temporary mulch layer should be removed and reduced to a 3-4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

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

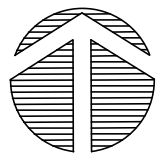


REVISIONS:		
NO.	DATE	DESCRIPTION

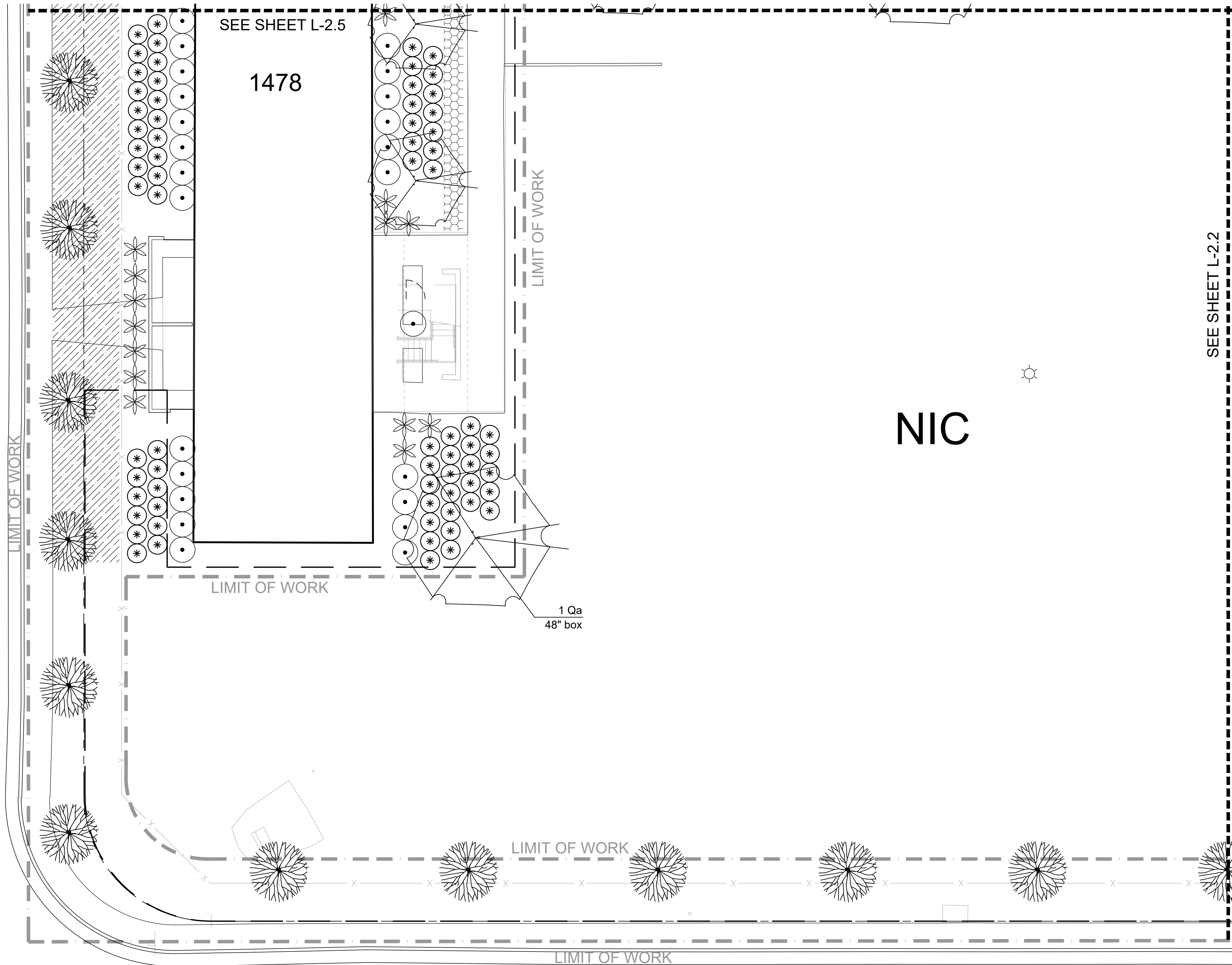
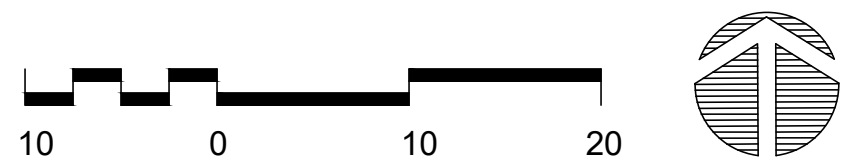
PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Key Plan



F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



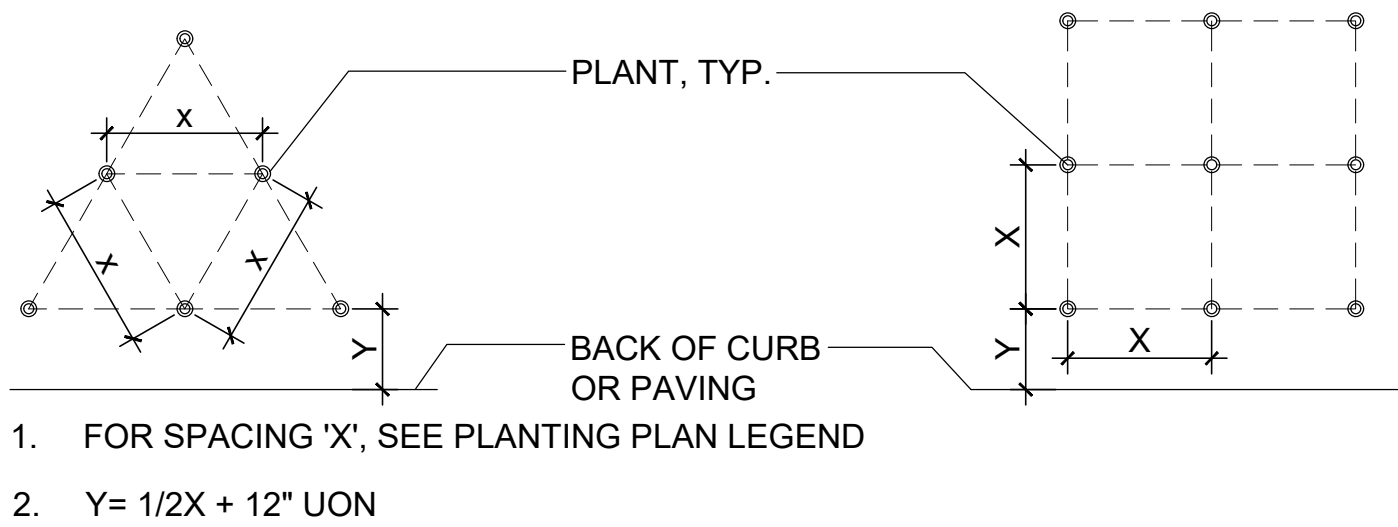
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

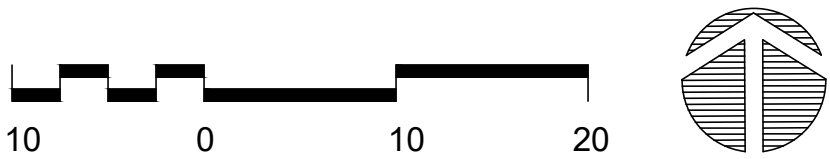
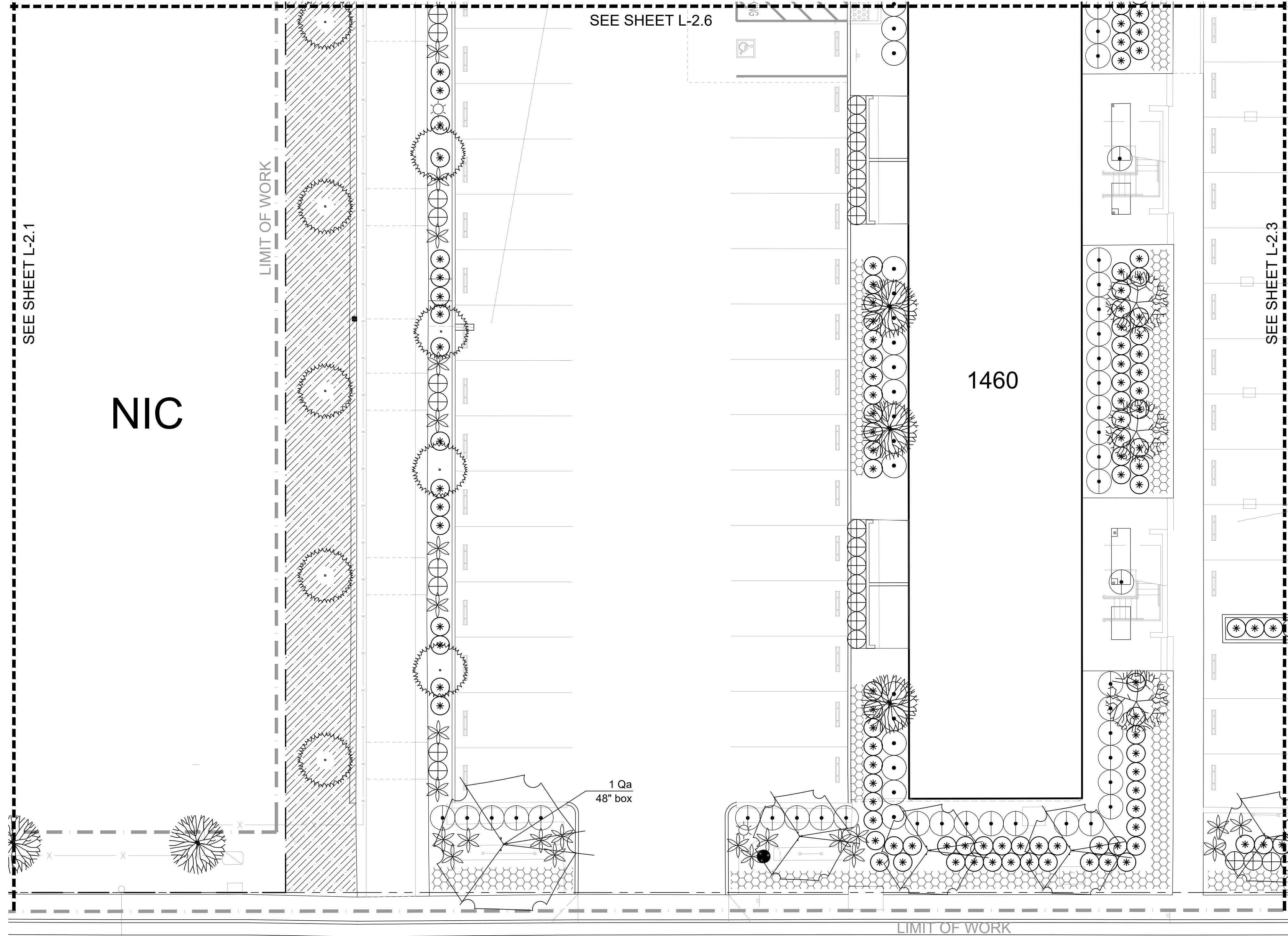
PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

L-2.1

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



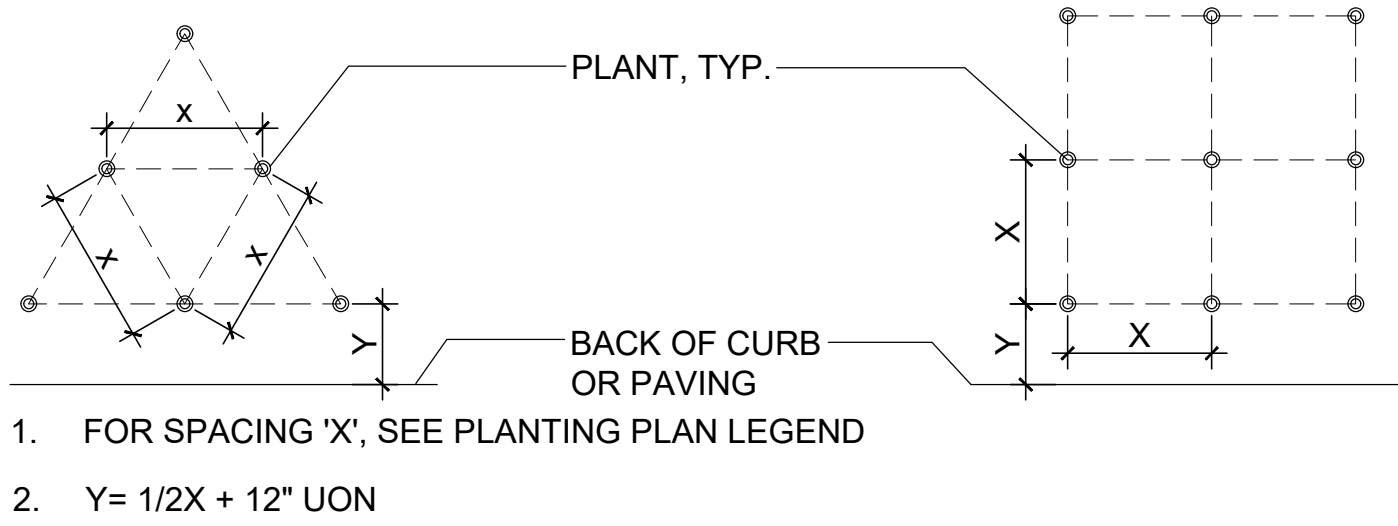
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

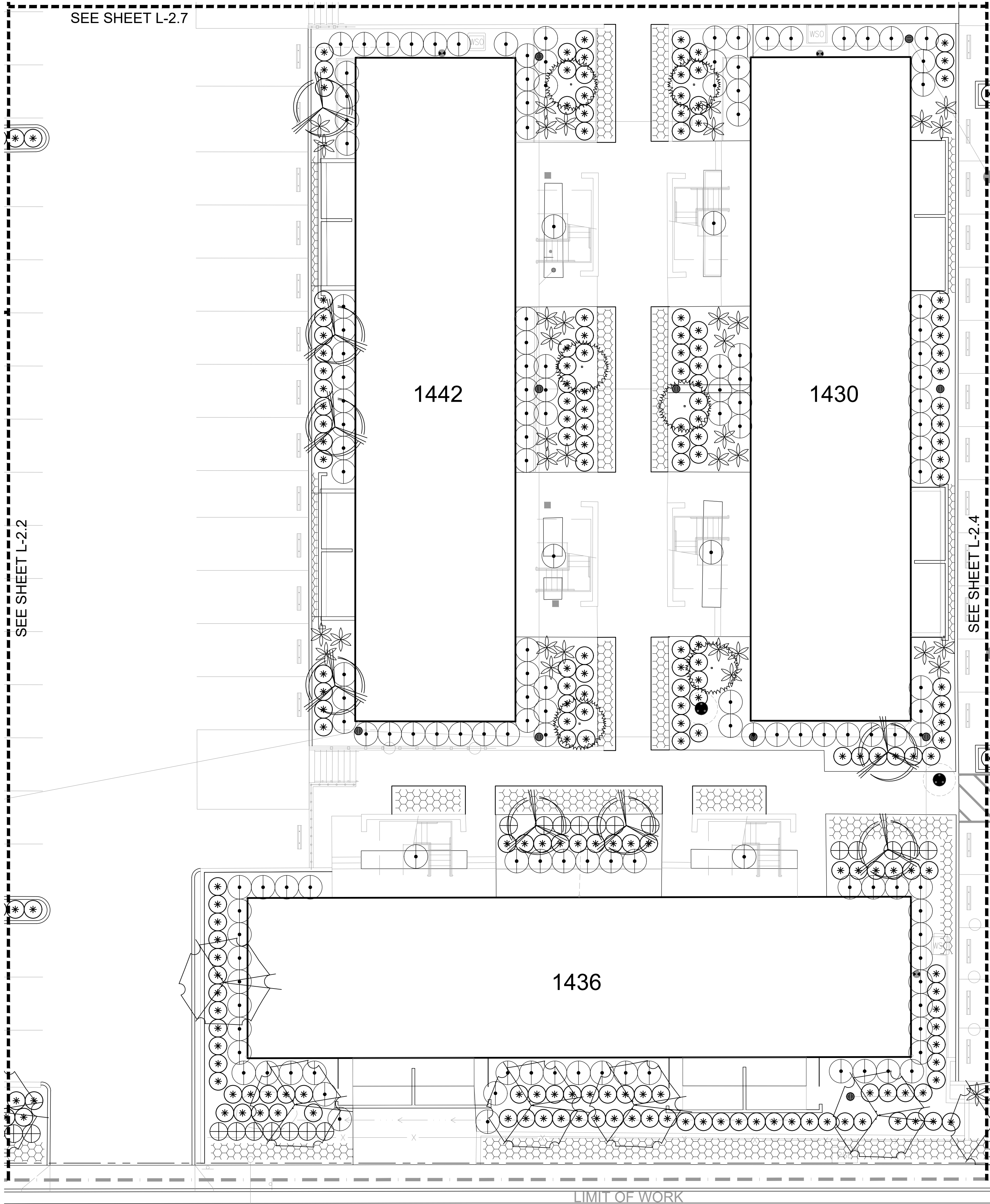
PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

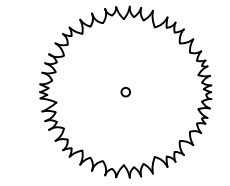
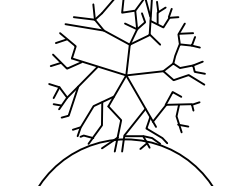
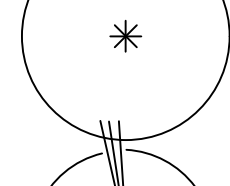
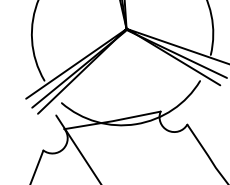
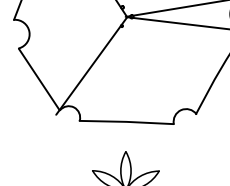
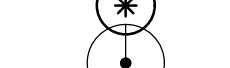
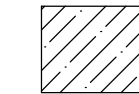
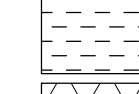
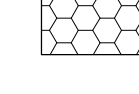
SHEET NAME:
Planting Plan

SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



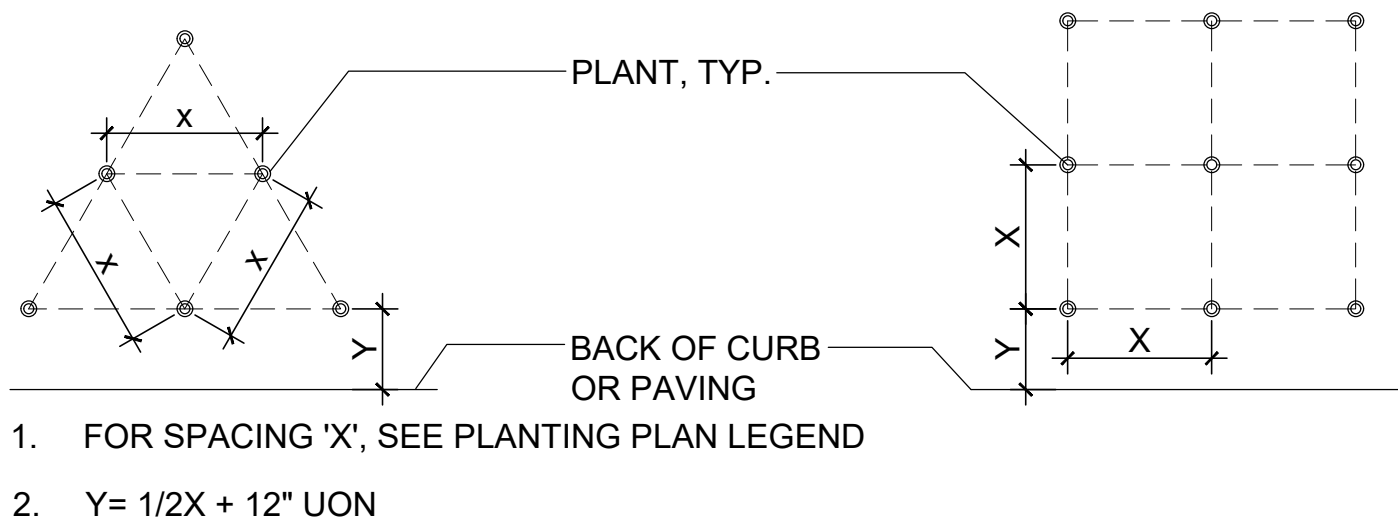
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
 L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
 L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
 L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
 L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
 VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
 L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
 L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
 L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
 L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
 L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
 L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
 L	Lantana montevidensis	Purple Lantana	1 Gal.	
 L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



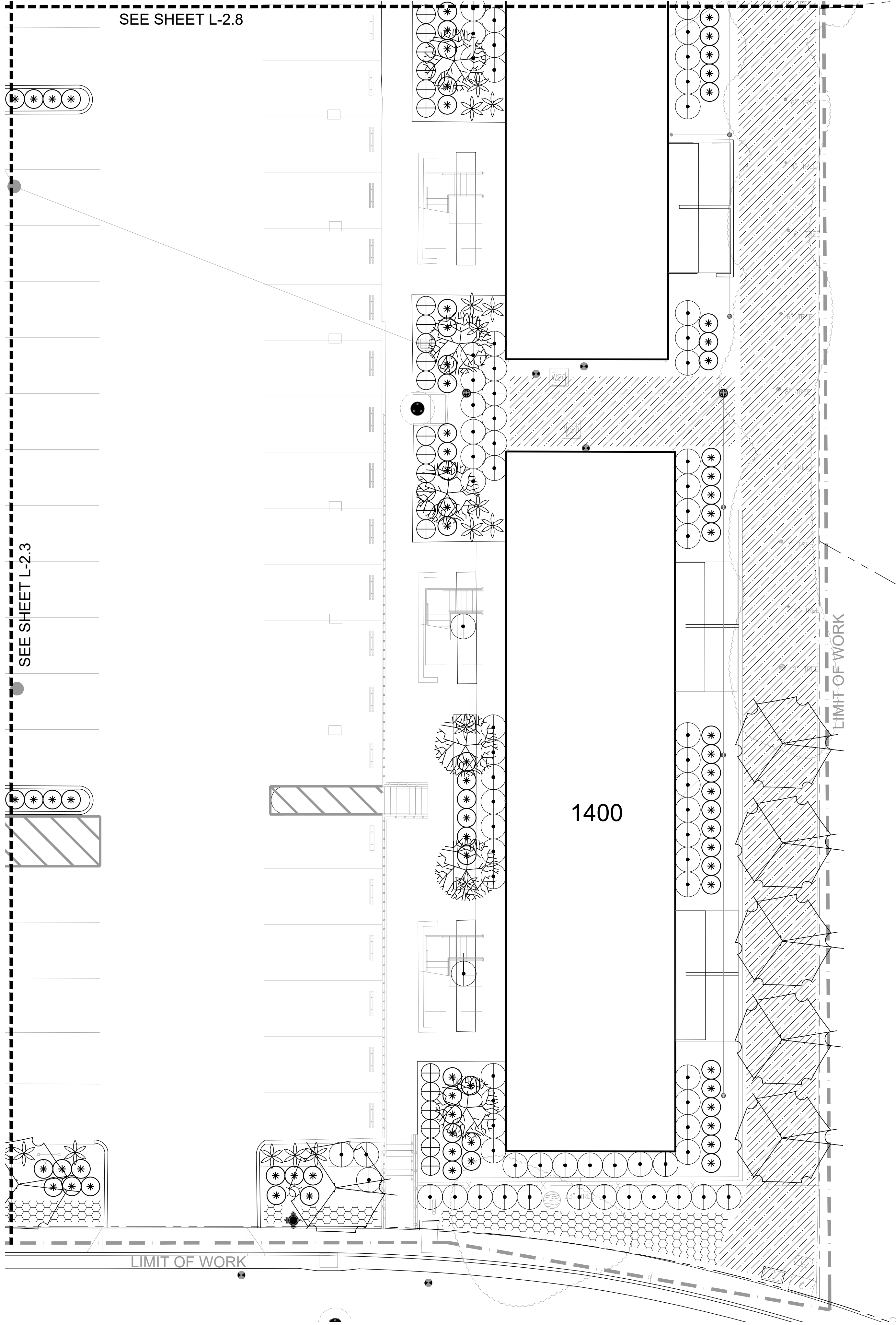
REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



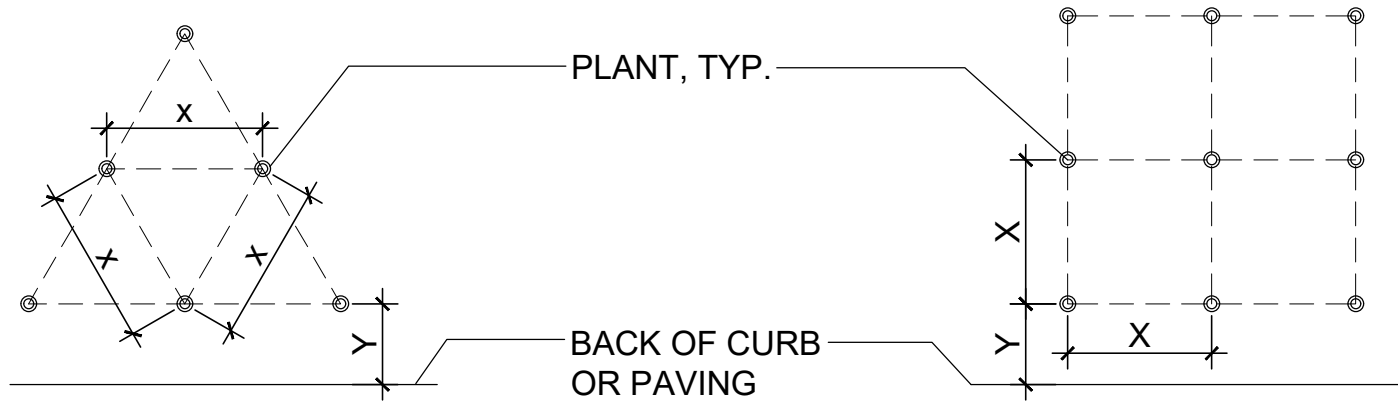
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

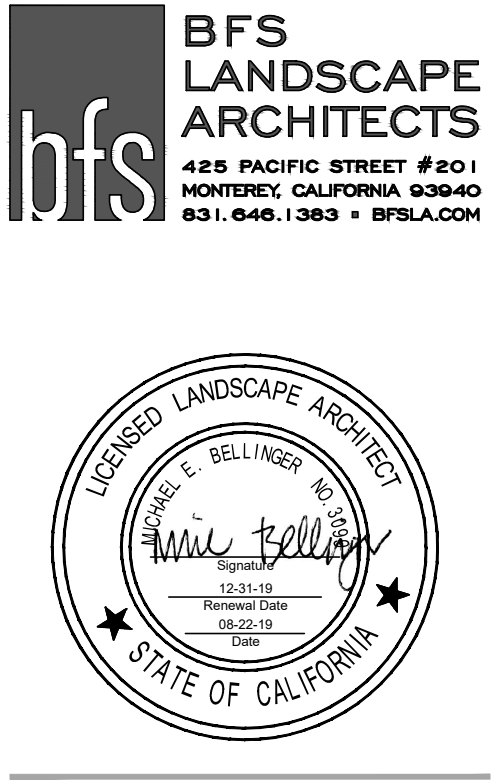
PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

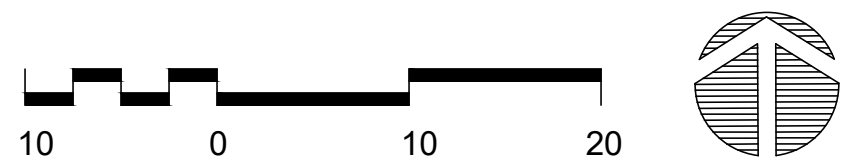
PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

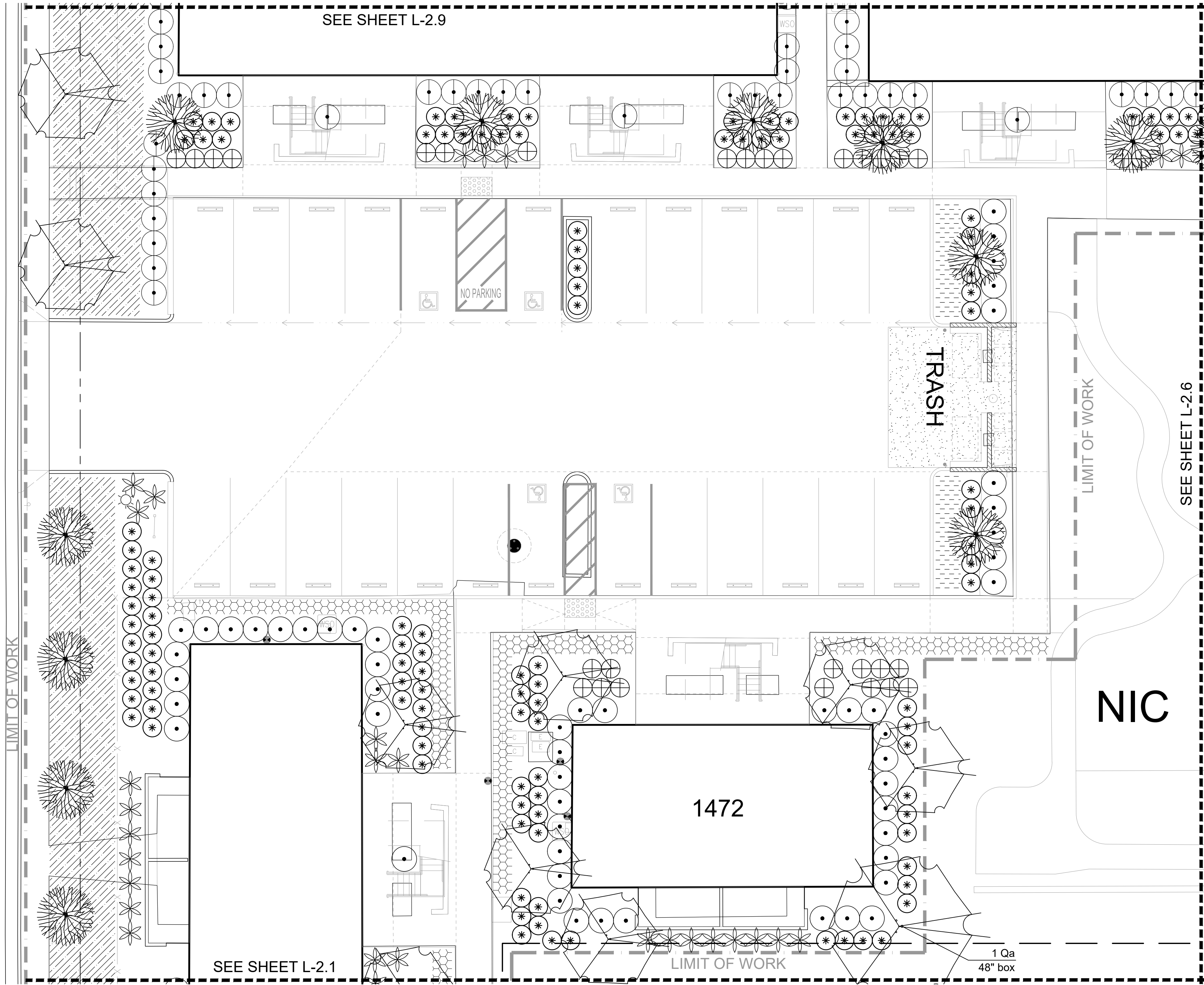
SHEET NO:

L-2.4

F:\PRODUCTION\Projects\2019\19.04\1\CAD\19041_02_Planting.dwg 9/19/2019



YOSEMITE ST.



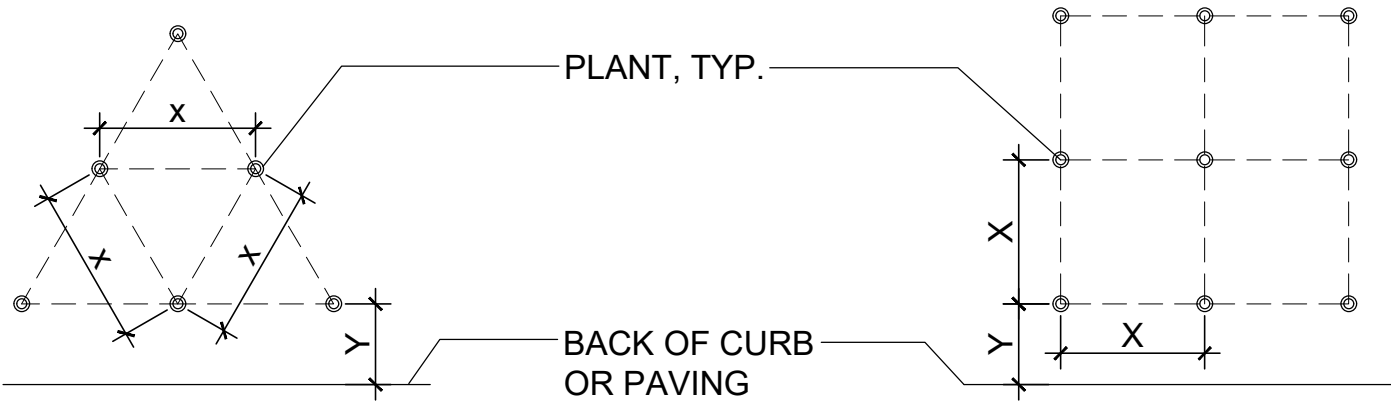
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2).
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2). See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2).
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

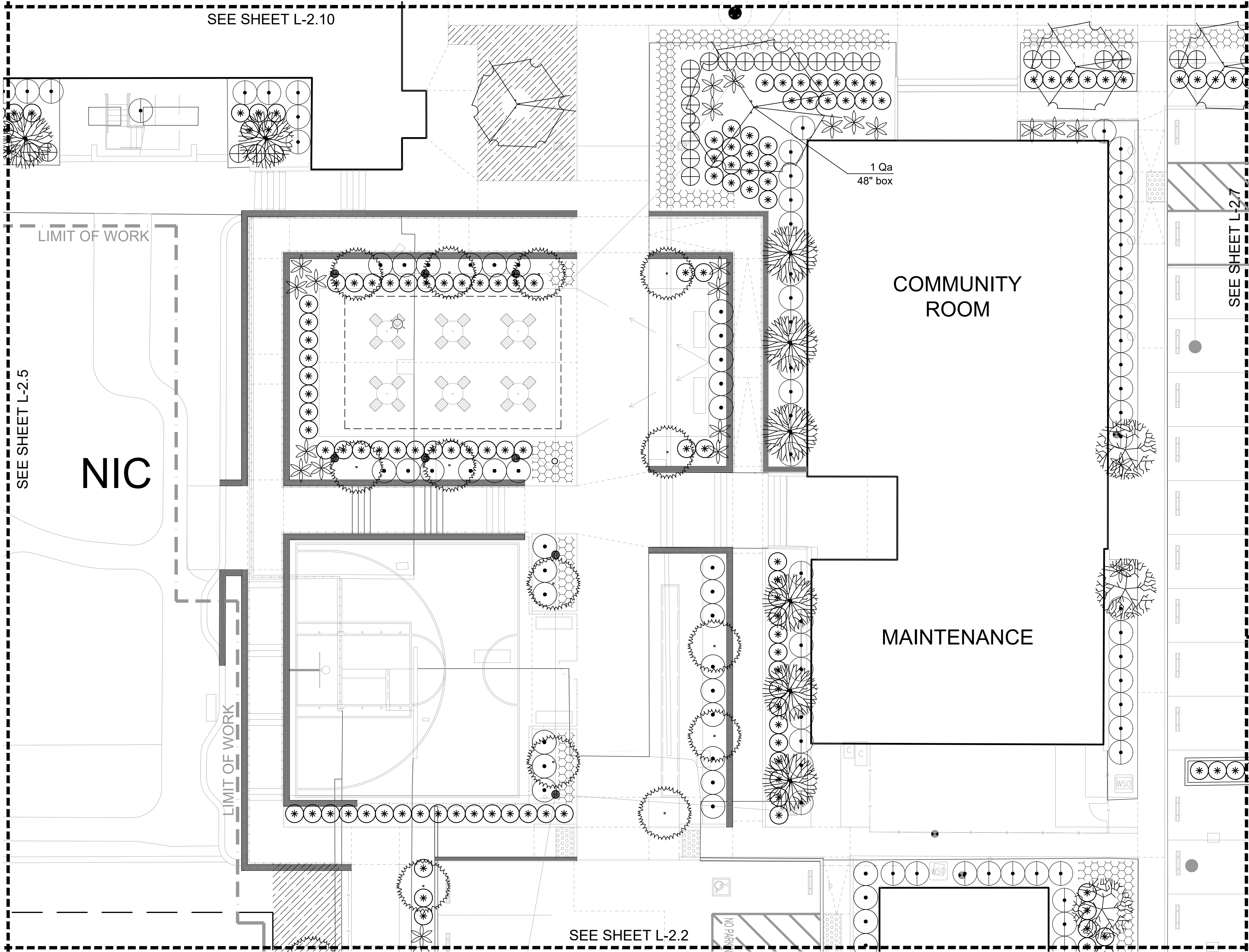
PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

L-2.5

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



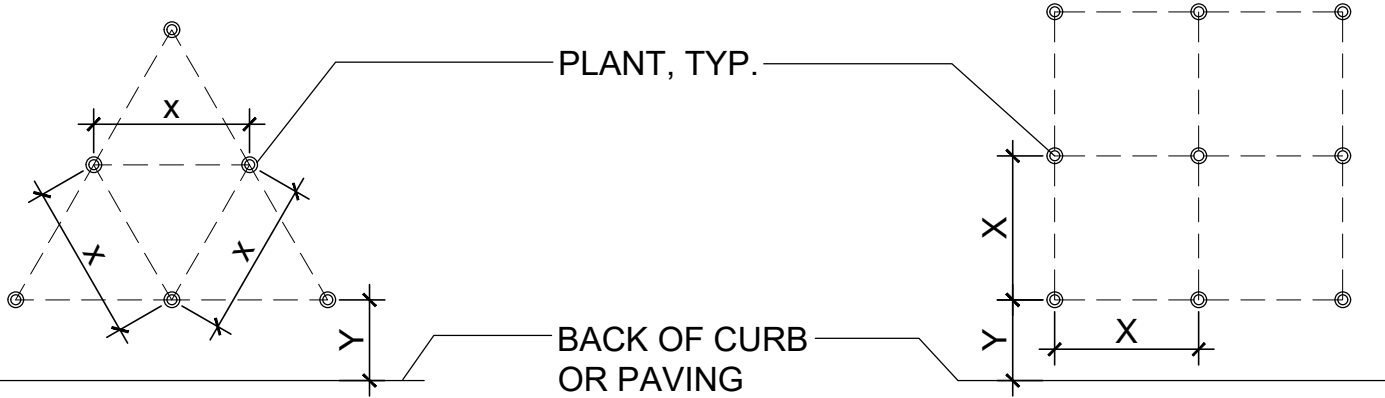
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2).
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

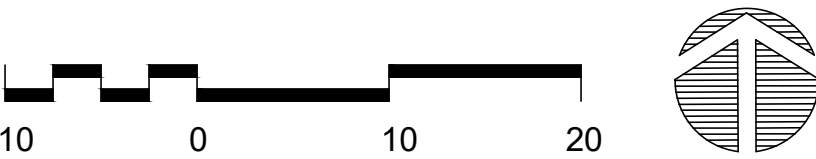
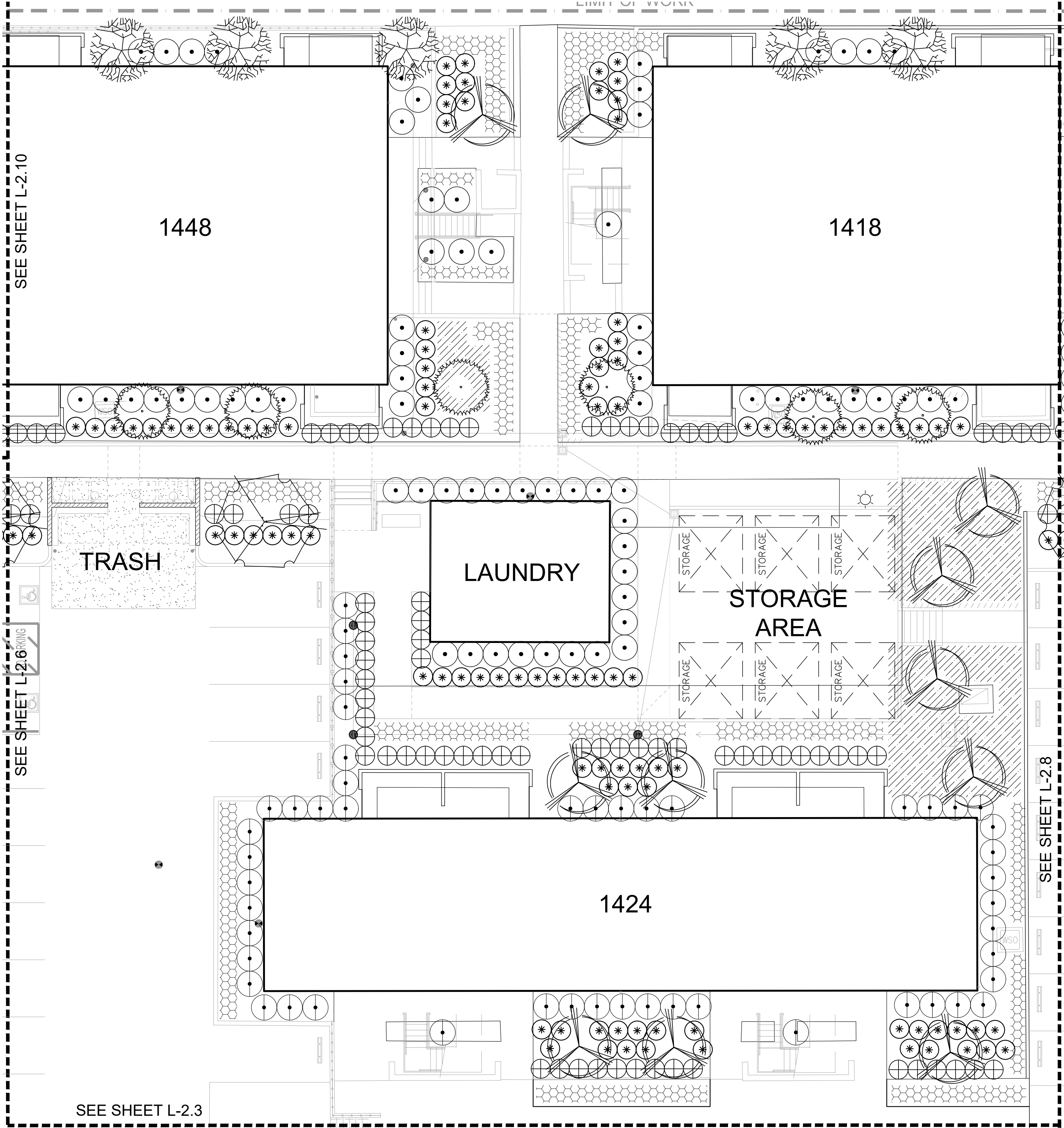
PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



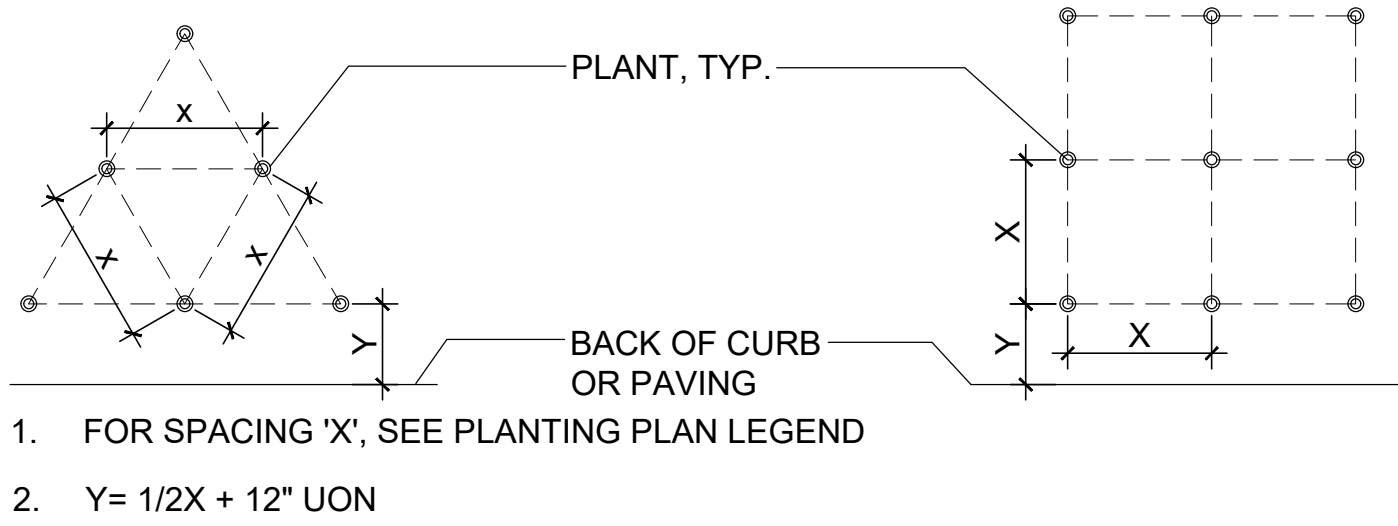
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

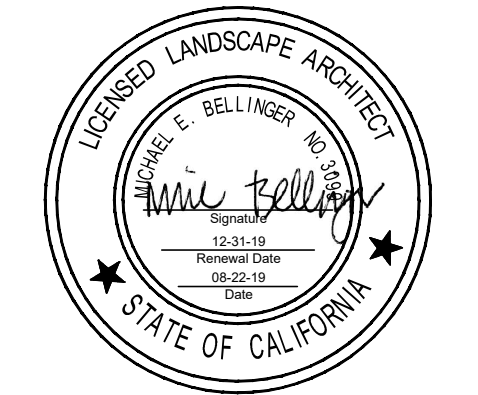
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2).
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

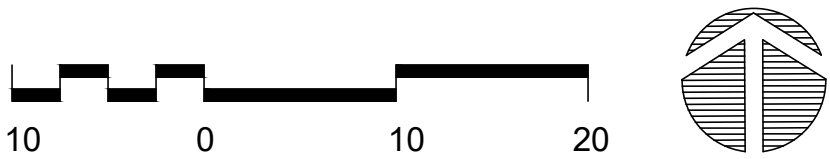
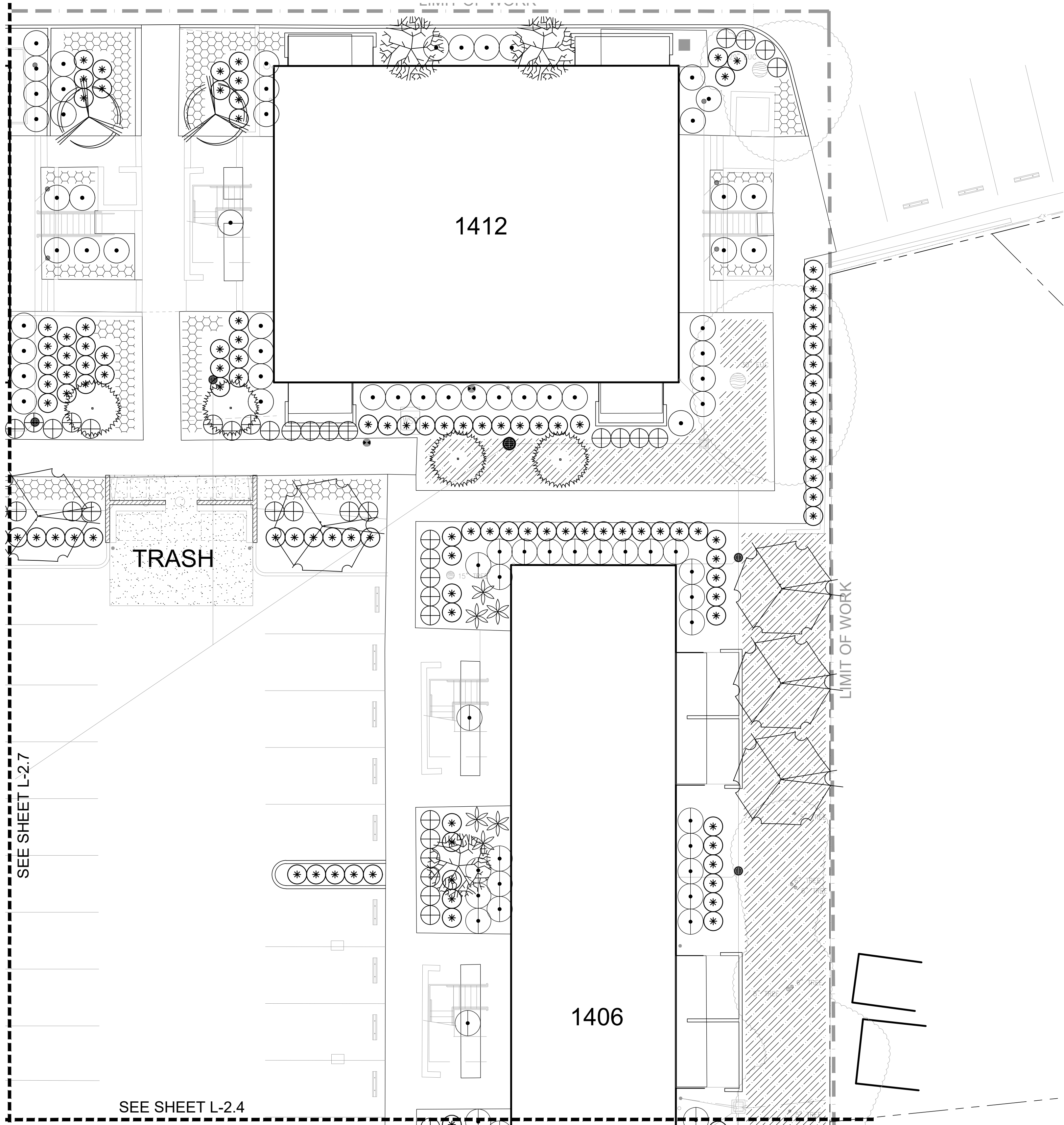
PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

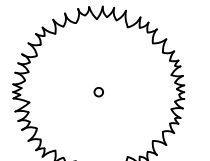
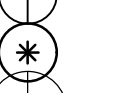
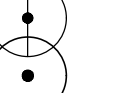
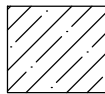
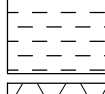
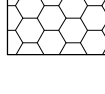
SHEET NAME:
Planting Plan

SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



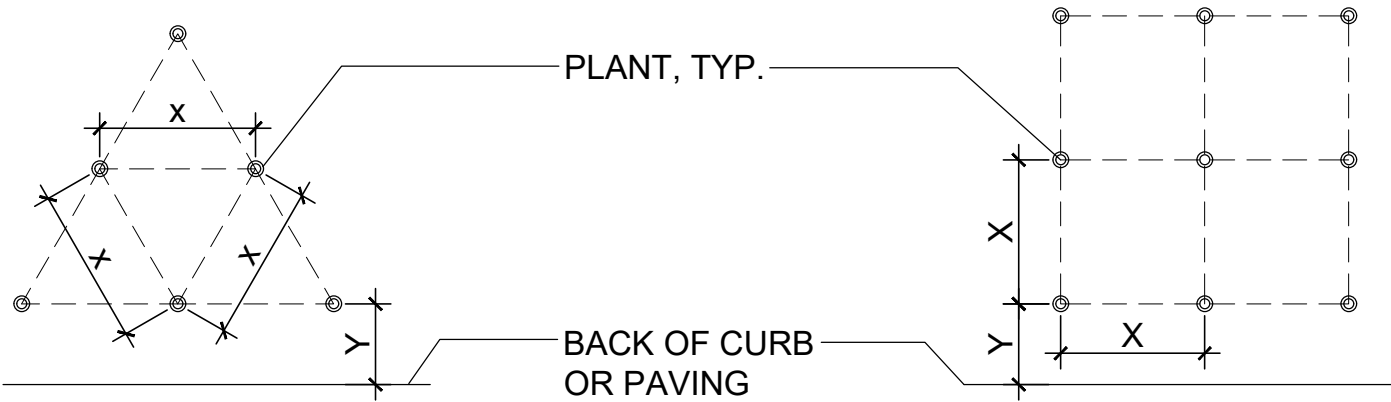
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
 L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
 L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
 L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
 L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
 VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
 L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
 L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
 L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
 L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
 L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
 L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
 L	Lantana montevidensis	Purple Lantana	1 Gal.	
 L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

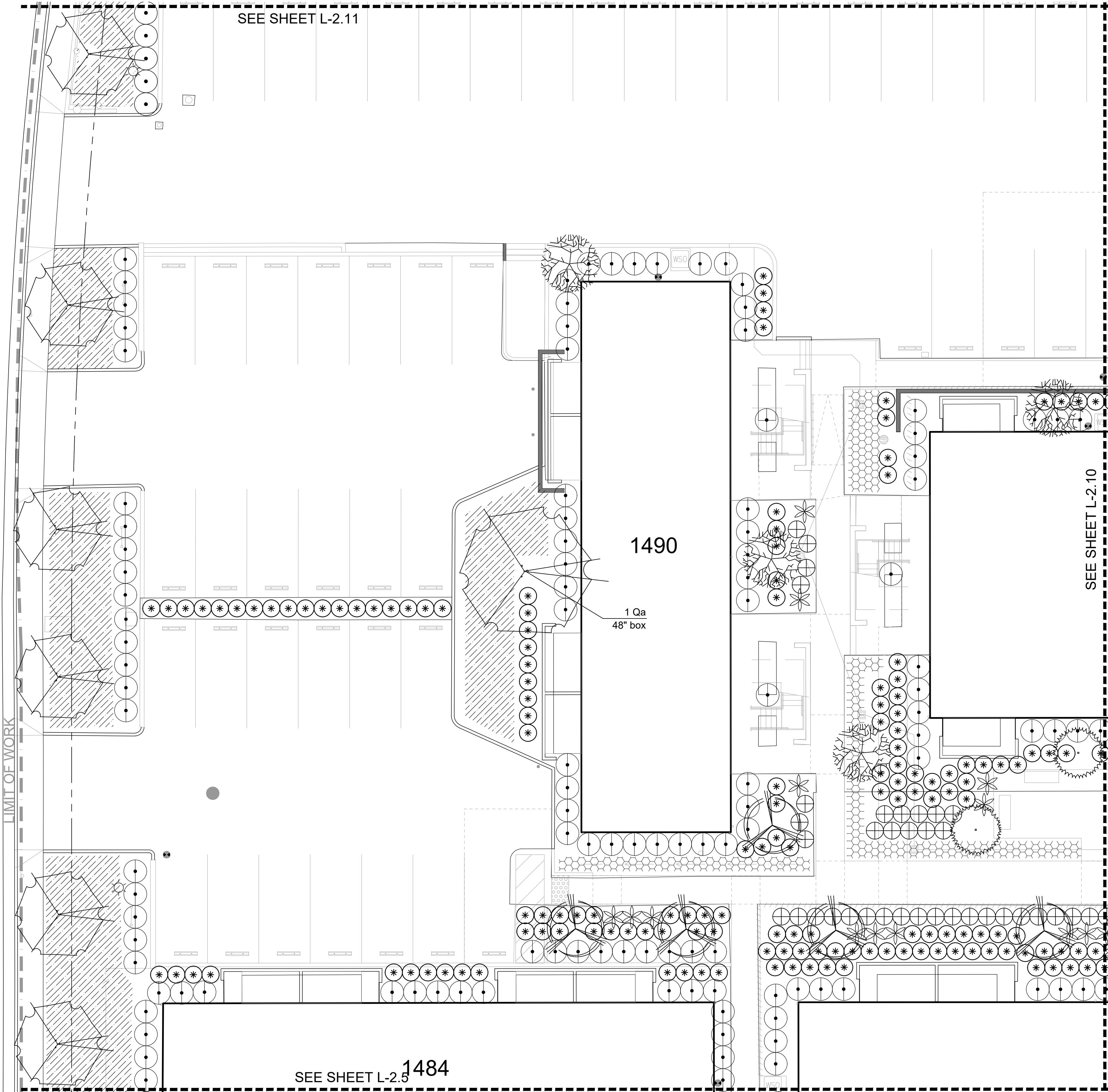
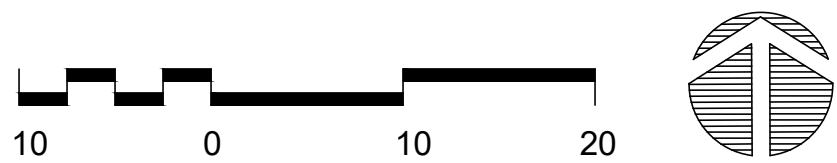
PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



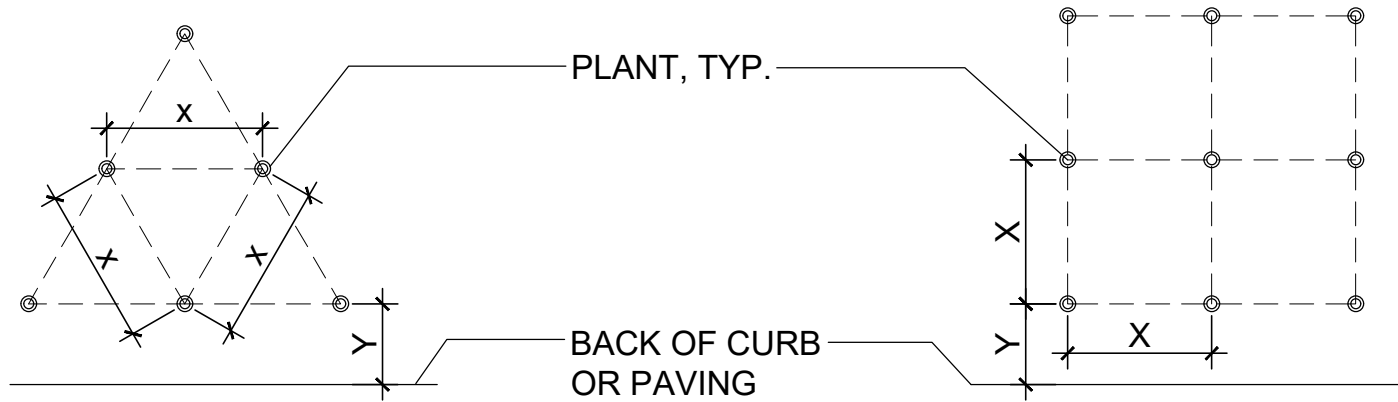
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



REVISIONS:		
NO.	DATE	DESCRIPTION

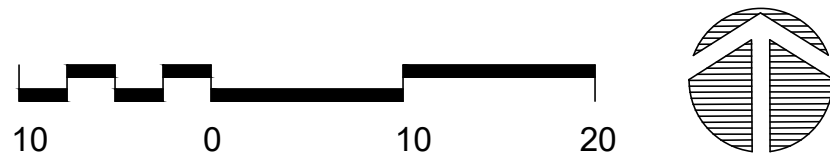
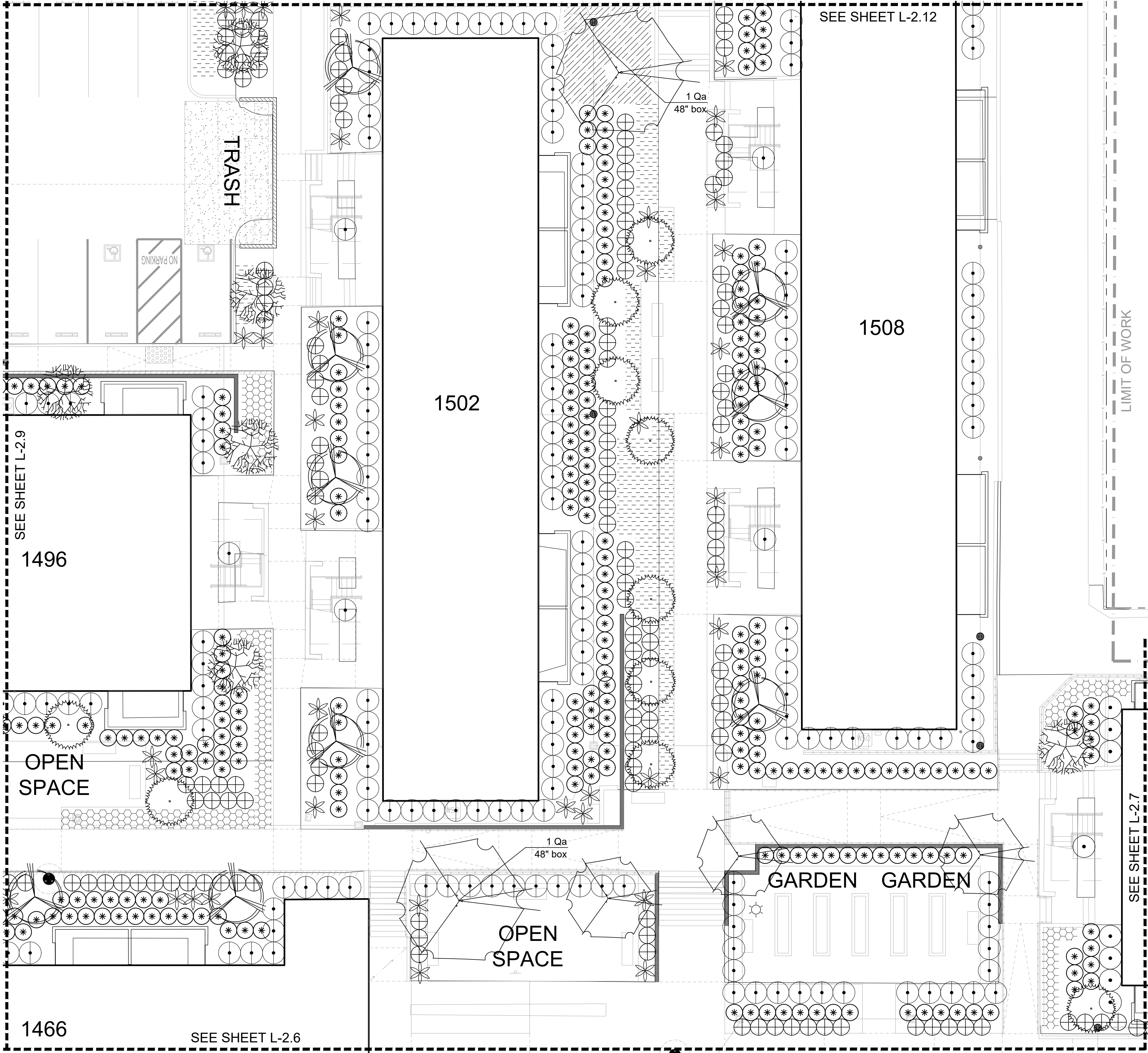
PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



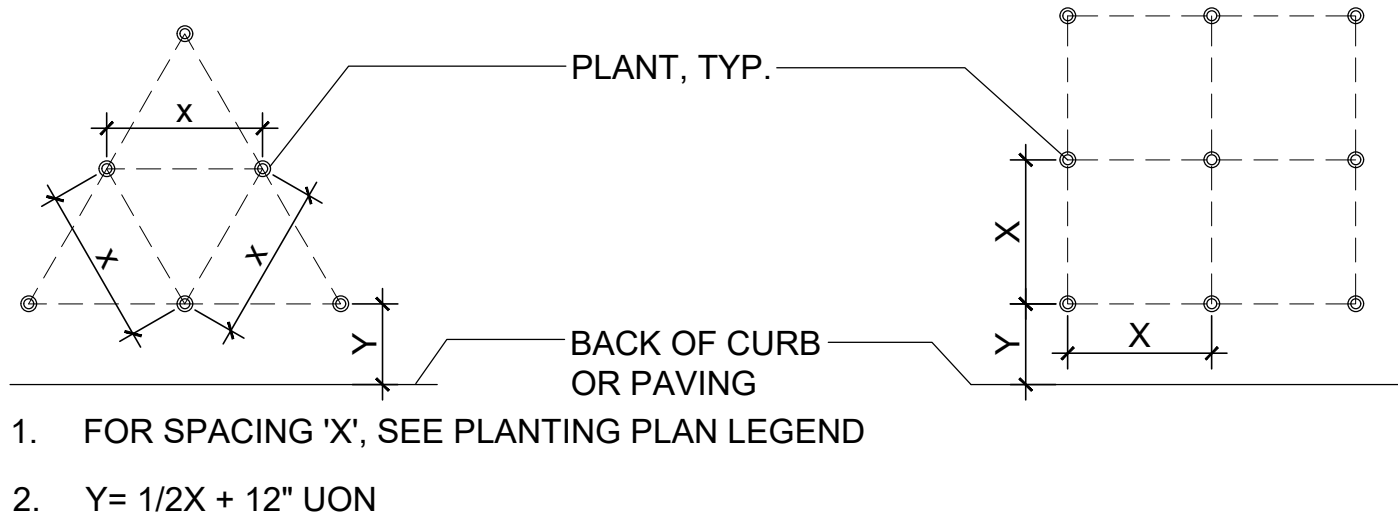
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

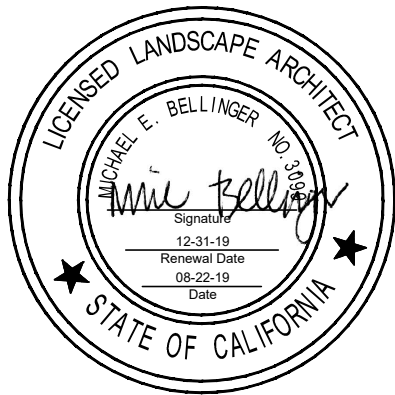
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.



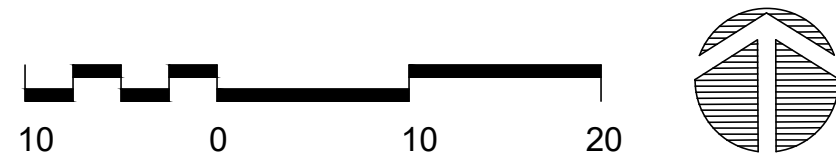
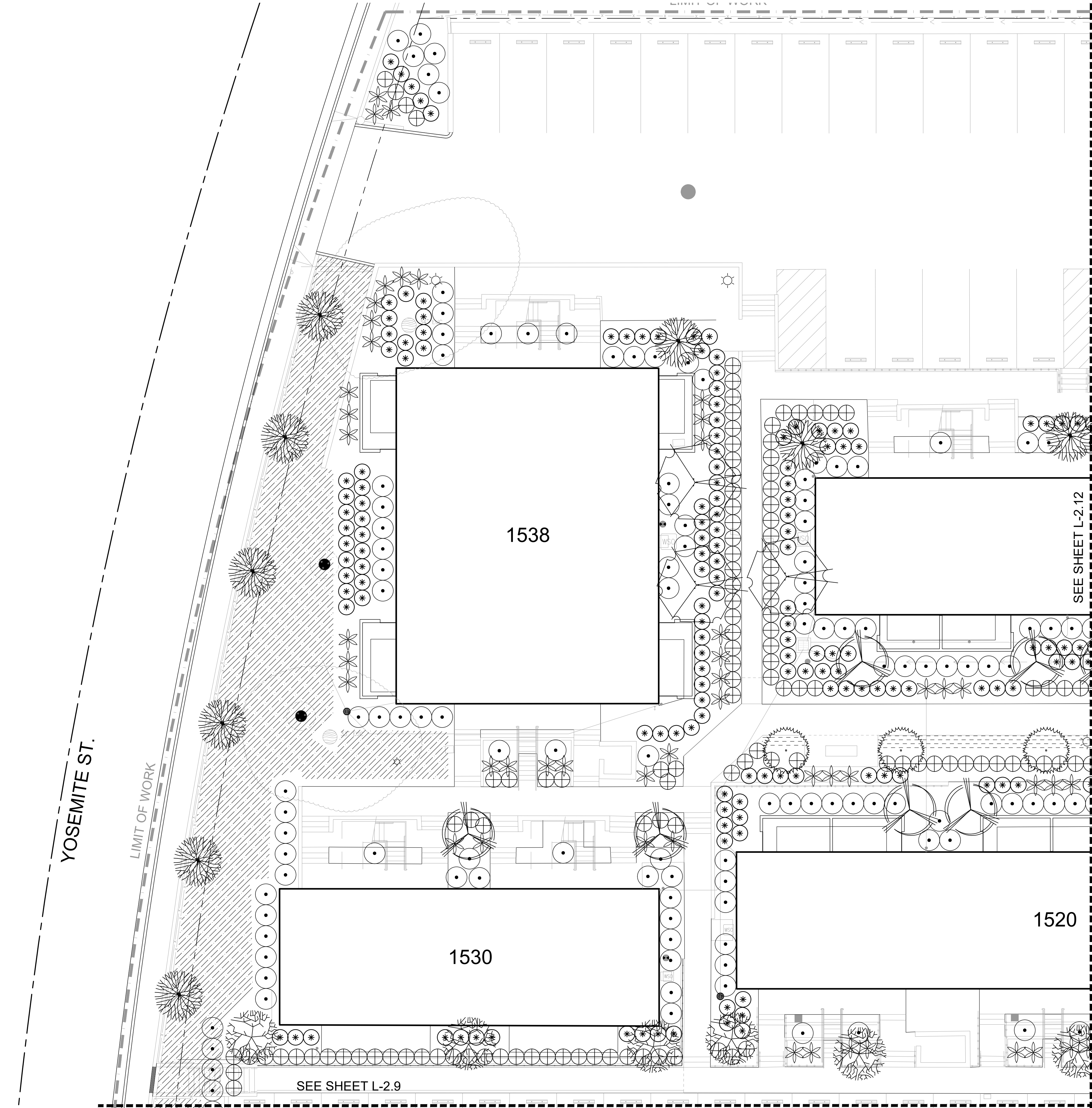
REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_02_Planting.dwg 9/19/2019



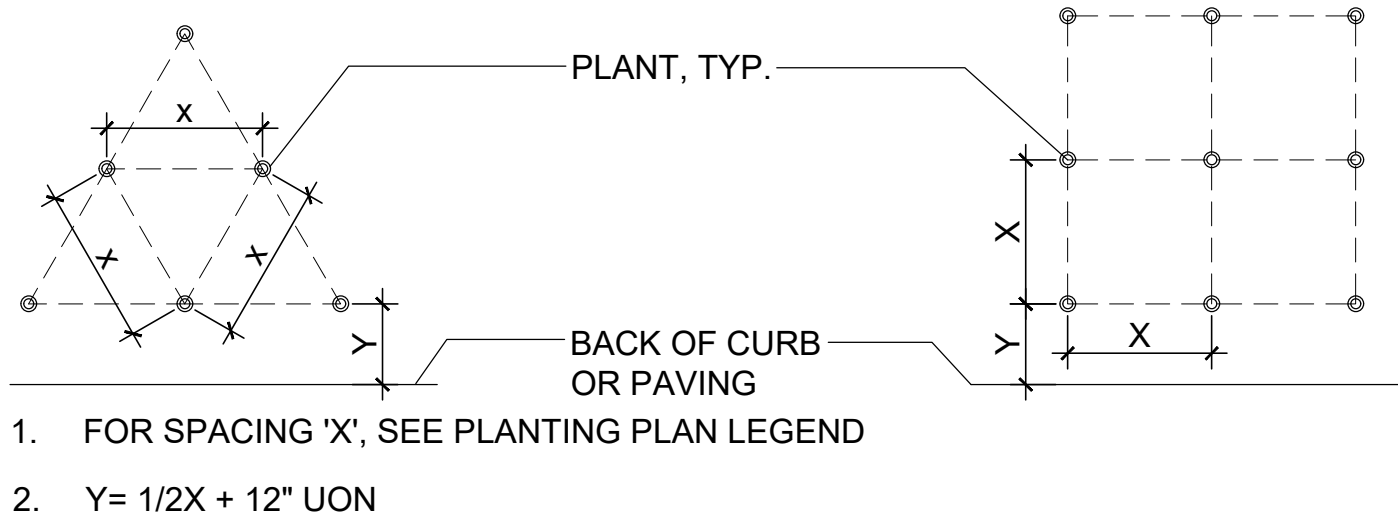
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

PLANT SPACING AND PLANTING SETBACK DIAGRAM



GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per soils report and per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (2/L-3.2)
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (3/L-3.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-3.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-3.2) .
- Install 3" mulch to all planting areas.
- See Specifications for Maintenance Period.

bfs

BFS

LANDSCAPE

ARCHITECTS

425 PACIFIC STREET #201

MONTEREY, CALIFORNIA 93940

831.646.1363 • BFSLA.COM

LICENSED LANDSCAPE ARCHITECT

MARK C. BELLINGER NO. 13331-19

RENEWAL DATE 06-22-19

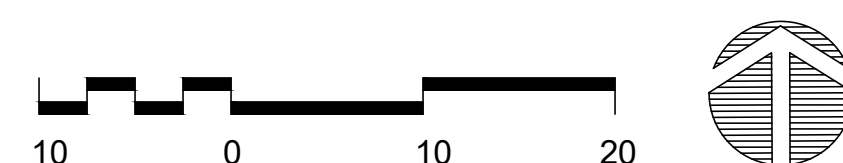
STATE OF CALIFORNIA

REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan



SHEET NO: **L-2.11**

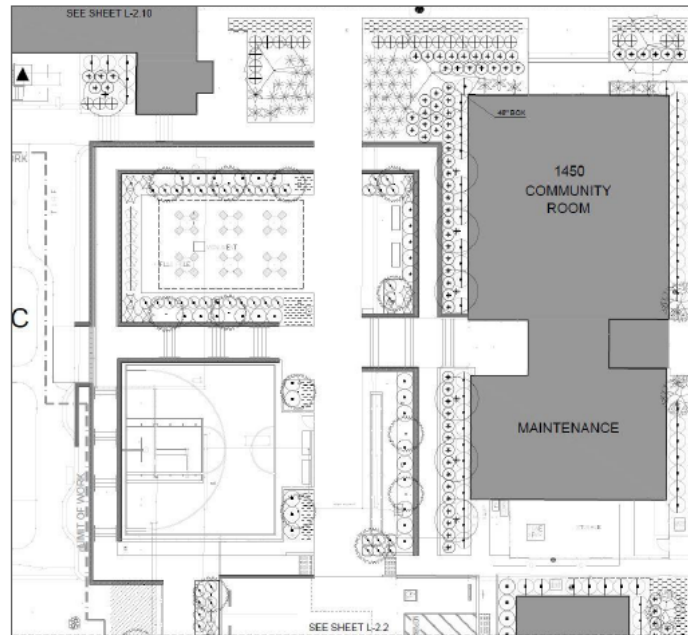
Packet Page 319

Attachment 1 – Exhibit B

Site Aerial Photo

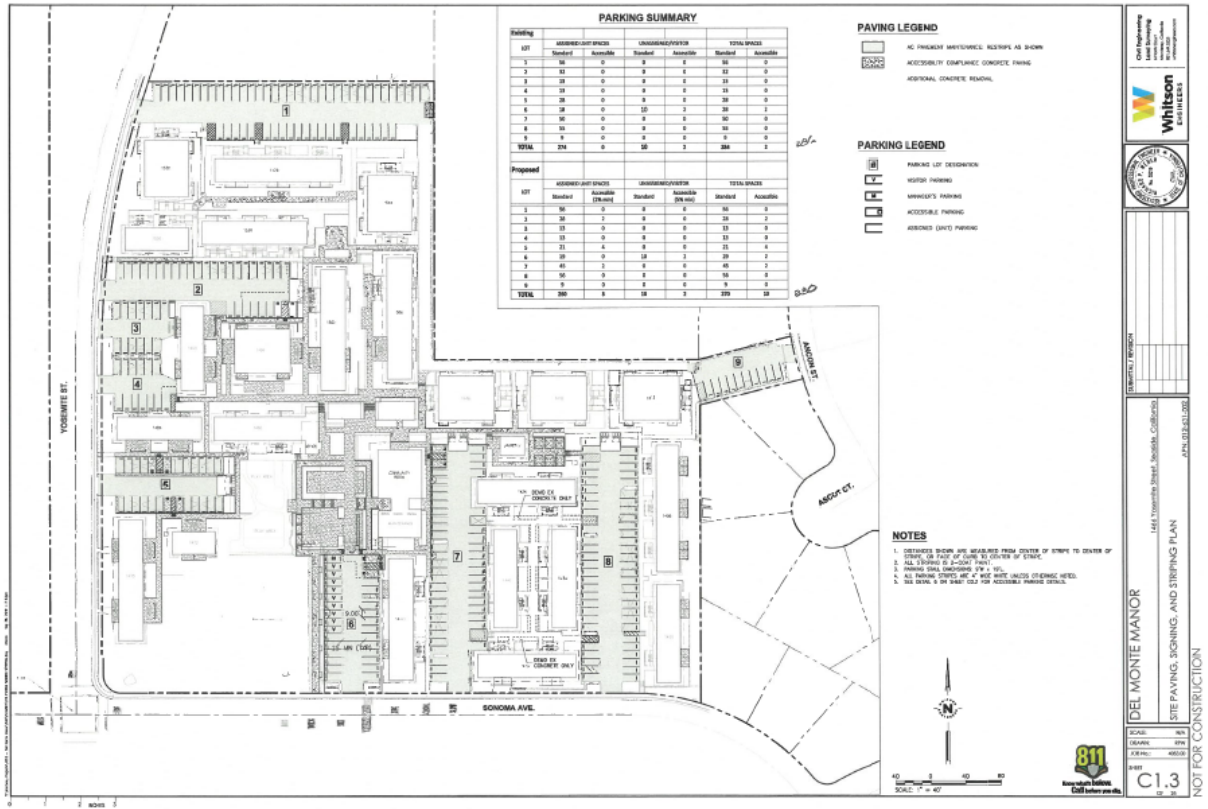


Community Spaces - Entry Courtyard & Basketball Court



Site Accessibility Improvements





Solar Carports

Single Cantilever



PROMISE
energy

Gate at Ancon Street To Prevent Non-Resident Misuse

Existing Site Pole Lights



New Site Pole Lights



light poles PLUS.com

LED Post Top Light

Product Description:

Coating channels allow vertical airflow

Optional Mount

Photo control 480V Max Photocell

Product Description:
Ideal for parks, walkway, and commercial office buildings. Applications where landscape lighting may come into use.

Features:

- UL and CUL listed for WET LOCATIONS.
- Corrosion resistant heavy duty cast aluminum construction. Standard 2" open on the bottom.
- Pass 3.0 vibration testing.
- Wiring Compartment on the Top for easy access and ease of installation.
- FINISH
 - Superior powder coat finish to withstand the toughest weather.
- OPTIONS
 - Precision injection molded, UV polycarbonate Optic Lens
 - Optional photocell with adder
 - Optional 24V with adder

Optional Kelvin color* with adder.

www.lightpolesplus.com

Entry Lighting



Lithonia Lighting > Dusk to Dawn Integrated Outdoor LED Wall

The Dusk-to-Dawn Well-Mount Outdoor Bronze LED Wall Pack from Lithonia Lighting provides security lighting to residential and commercial applications. In addition to LED technology, a photocell is included to maximize energy efficiency. The integrated LEDs last for 35,000 hours, so you never have to buy a bulb for the light. With this wall pack light, you get maintenance-free, energy-efficient performance.

- 1242 Lumens
- 80 CRI
- 14-Watt
- 4000K color temperature
- Wet location rated
- Dusk to dawn
- Starts down to -40°F
- 35,000 hour life
- Intended for 120-Volt use only

Basketball Court Lighting

lightpolesPLUS.com Flood Light And Area Light

Product Description:

Pole Mount: The pole mount is designed to be used in a variety of applications, including outdoor lighting, parking lot lighting, and more. It is a versatile and durable design.

Photocell: The photocell is used to control the light output of the fixture, ensuring it only operates during the desired hours.

Preprogrammed Optical Control: The preprogrammed optical control allows the user to adjust the light output of the fixture, ensuring it is always at the desired level.

AI Control Sensor Control: The AI control sensor control allows the user to adjust the light output of the fixture, ensuring it is always at the desired level.

Integrated Features: The integrated features include a variety of options, including a photocell, a preprogrammed optical control, and an AI control sensor control.

Base Frame: The base frame is designed to be used in a variety of applications, including outdoor lighting, parking lot lighting, and more. It is a versatile and durable design.

Product Description:

This sleek and modern luminaire has been designed to handle any environment. With a beautiful white design along with one of the highest lumen performance on the market, the versatile fixture can be used as a flood light or an area light. Including a multitude of mounting options, surge protection device, 807 photocell capability, and the most technologically advanced LED's on the market.

Optional Kohler color* with adder:

Features:

LISTING:

- 14-Watt LED, 1400lm and 80CRI

MOUNTING:

- Pole mount, the optional aluminum body with the steel bracket can be used for additional mounting.

LED'S:

- The most technologically advanced LED's on the market.

FINISH:

- The most technologically advanced LED's on the market.

LED'S:

- The most technologically advanced LED's on the market.

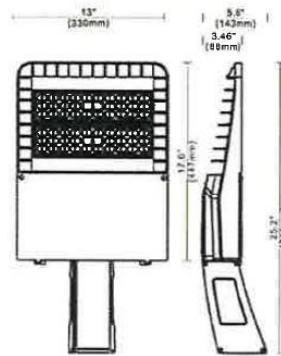
OPTIONAL:

- 807 photocell or adder with adder
- 807 photocell or adder with adder
- 807 photocell or adder with adder
- 807 photocell or adder with adder

Optional Kohler color* with adder:

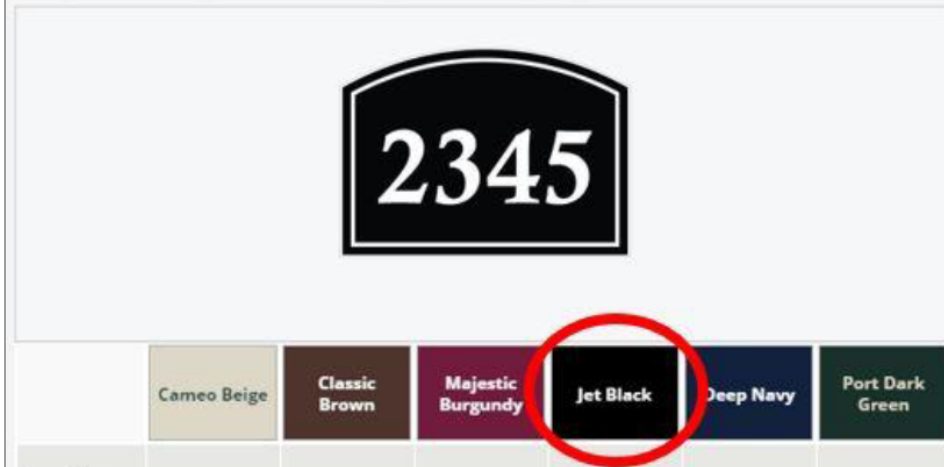
IP65

Dimension: Pole Mount



Building ID Signage

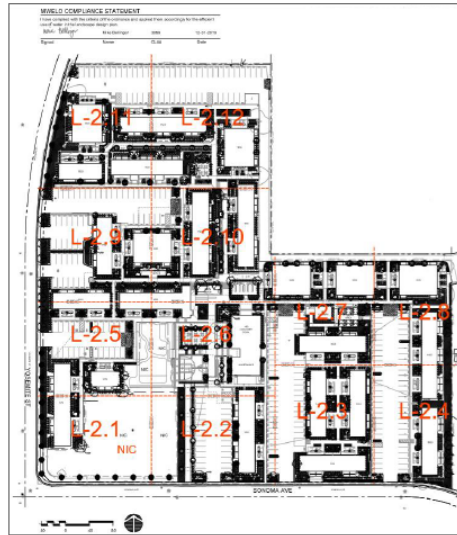
Poly Building Address Sign: Sweeping Arc



Monument Sign



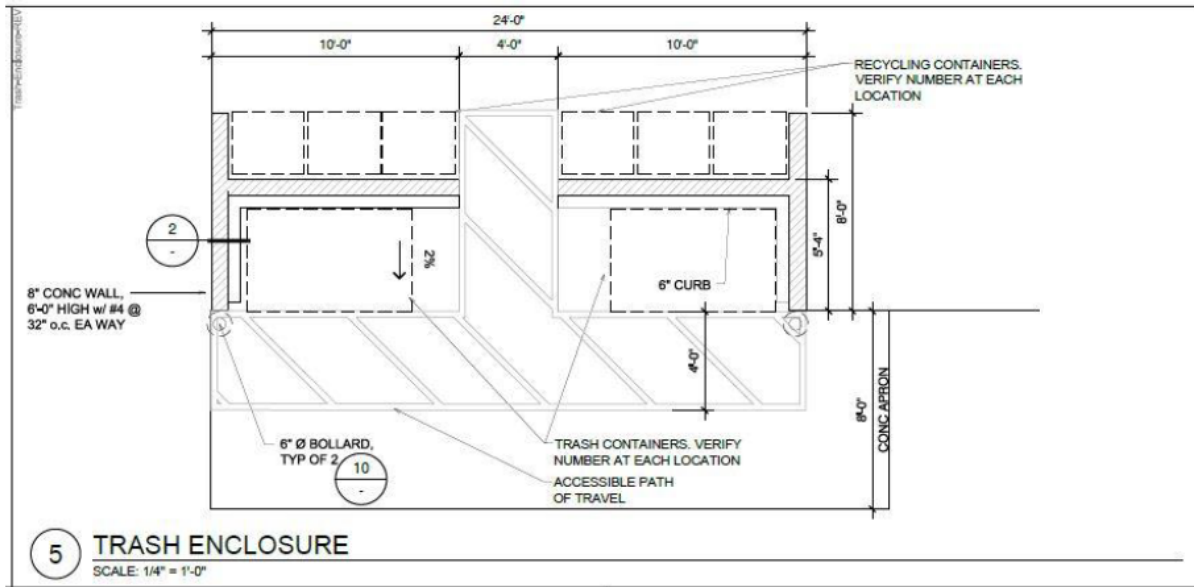
Landscape Plan



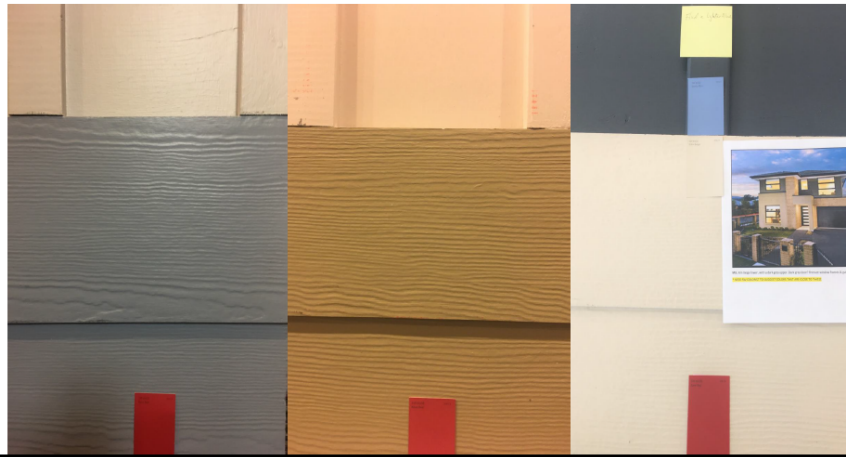
Plant Palette



Trash Enclosures



Color Schemes

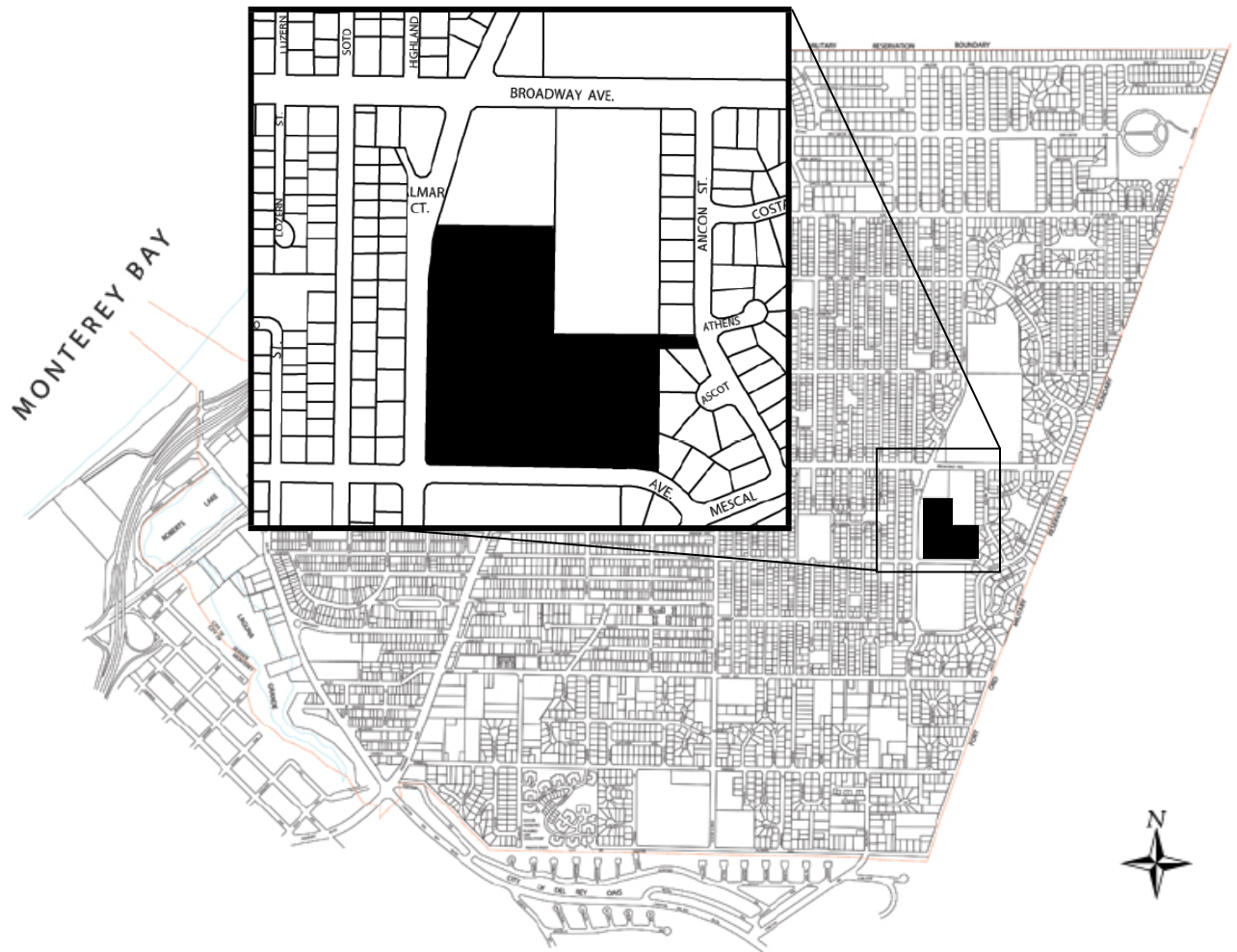


2-Tone Color Scheme (Not Representative Colors)



ATTACHMENT 2

VICINITY MAP



Attachment 3

Site Photos



View from Yosemite Street and Sonoma Avenue



View from Sonoma Avenue



View from Sonoma Avenue



View from Ancon Street drive entrance



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: November 20, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: CYPRESS COAST SUBARU, PROPERTY OWNER, AND AUTOPILOT USA, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS ASSOCIATED WITH THE EXPANSION AND REMODEL OF THE SUBARU NEW CAR DEALERSHIP LOCATED AT 2 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.8, changes to a previously approved project by the Board of Architectural Review shall require design review approval for subsequent modifications.

Staff recommends approval of the proposed new exterior storefront, building colors, and site modifications associated with the expansion and remodel of the showroom and related offices at the Subaru new car dealership subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A" in the staff report.

BACKGROUND

The project site is located on a 1.4 acre parcel within the Seaside Auto Center at 2 Geary Plaza located at the southwest corner of Fremont Boulevard and Geary Plaza. The site is developed with a one-story, 9,040 square-foot showroom/office facility, 1,880 square-foot service building and related automotive display areas. Driveways are located on Fremont Boulevard and along The Mall within the interior of the auto center. A total of 82 customer, service, and display

parking spaces are provided on site. A Location Map is provided as Attachment 2. An Aerial Photo of the project site is provided as Attachment 3.

The adjacent land uses consist of the Sullivan Tires to the south, the Chrysler dealership and the Cypress Coast Ford dealership to the west, BMW dealership to the north, and retail/commercial businesses to the east. Street Views are provided as Attachment 4.

PROJECT DESCRIPTION

The applicant received BAR approval in 1998 for a façade and storefront remodel. The applicant is now seeking to upgrade the facility to provide a storefront consistent with current corporate guidelines. The proposed improvements will add material and color palette consistent with Subaru standards as the building layout and shape does not represent a prototypical Subaru building.

Building and Site Improvements:

1. The total area of the building will increase from 9,040 sq. ft. to 14,200 sq. ft. (5,160 sq. ft. increase).
2. Remove and demolish all walls, slab, and roof structure of the existing showroom and sales related office space. The drive-through service tunnel in the center of the building, will also be demolished. The storefronts and some interior walls of the service and parts departments will be removed. A two story parts/storage is proposed above Building B.
3. The showroom and sales office areas will be expanded by 5,060 square feet. The center drive-through will be converted into new vehicle delivery bays with roll up overhead doors facing the west and east driveways. The center of the drive-through area will be converted to a service advisor area. The facades will be squared off with the use of composite metal panels on upper façade and combination of aluminum storefront windows and plaster siding on the lower façade. The finance and insurance offices, restrooms, cashier, and service manager office will move to the space previously occupied by service and parts.
4. The exterior of the building will be will consist of a Subaru silver on the plaster siding and a darker silver on the composite metal panels. Entry door trim will be painted white.
5. The site will maintain its current building footprint, driveway configuration, and parking layout. Customer parking spaces will be designated and two ADA spaces will be relocated adjacent to the west side of the showroom. The path of travel from these spaces to the dealership entrance will be established in compliance with the applicable Building Codes. The entry steps on the west side of the showroom will be reconfigured as they lead to the new showroom and offices.
6. The exterior lighting around the building will be provided by existing parking lot locations and under roof overhang adjacent to the building.
7. The signs will consist 36" Channel letters for "Subaru", 24" Channel letters for "Cypress Coast Subaru", 18" Channel letters for "Service".

The project plans are provided as Attachment 1 - Exhibit "A".

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301.e.2.A and B.

Evidence: The project consists of an addition to an existing structure that will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Auto Center.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings take 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 Auto Center and neighboring commercial properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Design Guidelines for the Auto Center, 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 similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

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

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 1 - Exhibit A Landscaping
 4. Attachment 1 - Exhibit A Lighting Plan
 5. Attachment 2 - Location Map
 6. Attachment 3 - Aerial Photo
 7. Attachment 4 - Street Photos
-

**Conditions of Approval
File No. BAR-19-21
November 20, 2019**

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “SUBARU Cypress Coast” and approved on November 20, 2019. Project plans are provided as Attachment 1 to Exhibit “A”.
2. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
3. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.
4. Parking spaces shall be clearly identified for customer, service, and employee use.

Building:

1. The construction plans for the project shall be submitted in accordance with the 2016 California Building Code. Any required ADA spaces shall meet the requirements of the California Building Code and any other applicable codes.

Fire:

2. Note: The applicant shall comply with Chapter 15.04.170 Adoption of the Fire code. Section 903.6 – Existing buildings – Repairs, Alterations, and Additions.
3. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible.

Public Works:

4. Compliance shall be maintained with the requirements of the Public Works Department for improvements in the public right-of-way and storm water control plan for the new development subject to Low Impact Development standards.

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 date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
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. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. 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.
8. 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.
9. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project..

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-21

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).

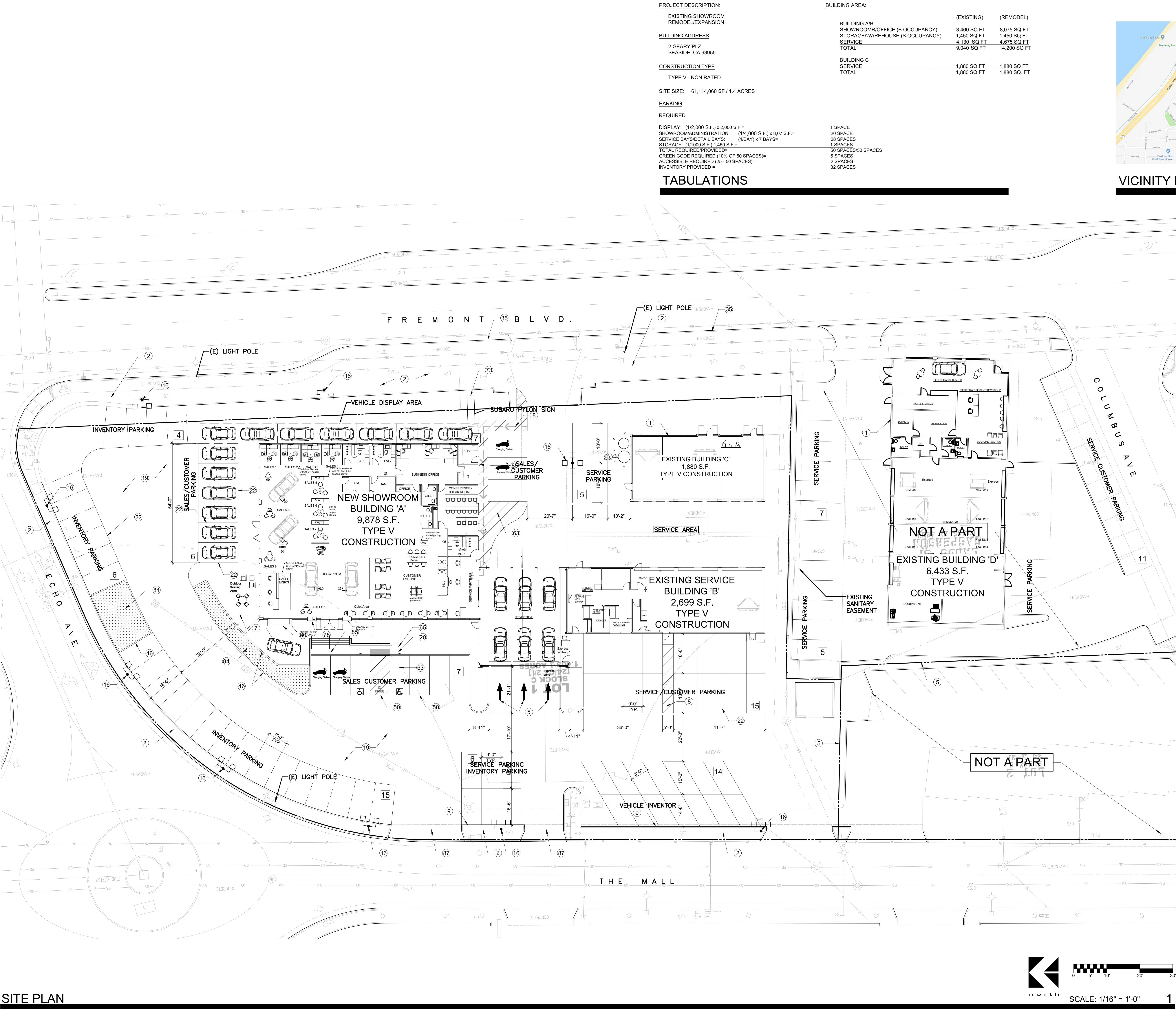
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

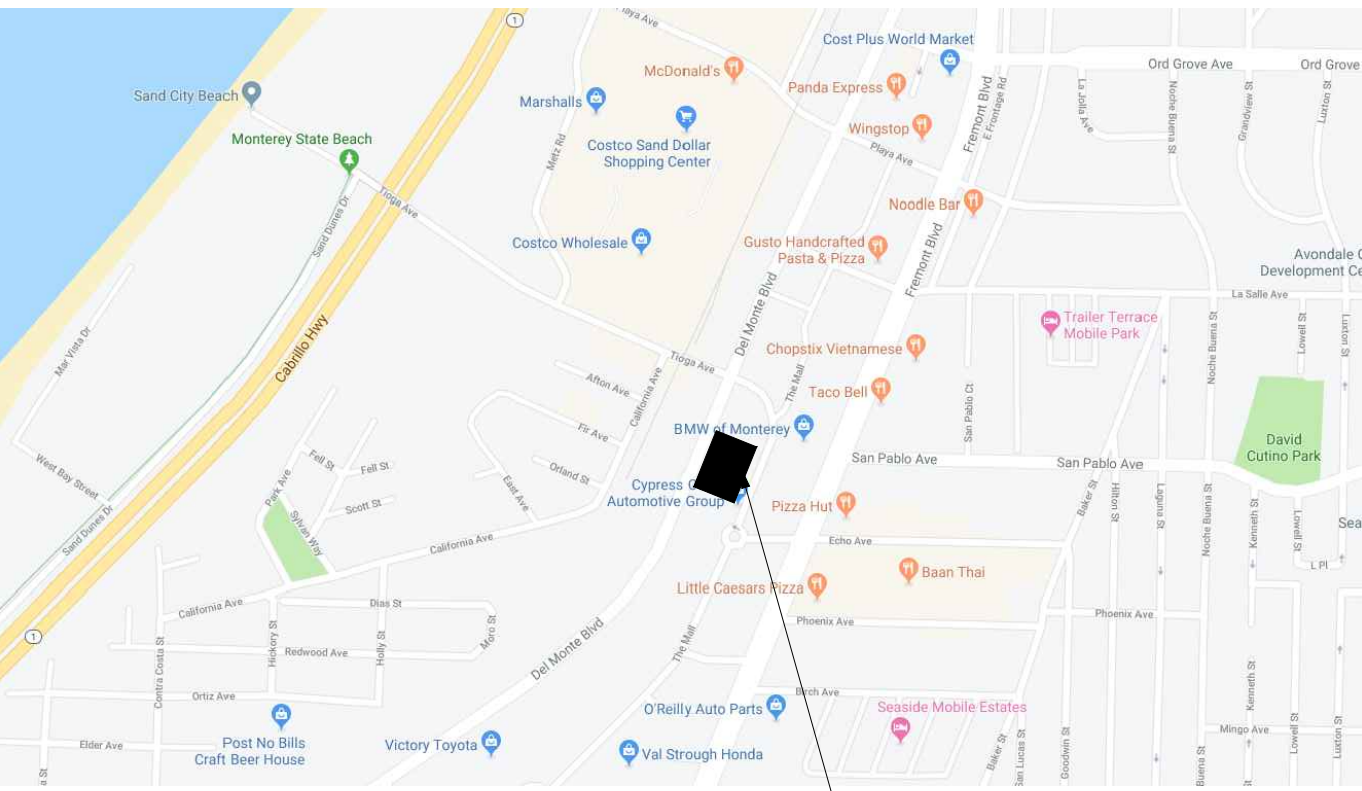
Property Owner's Signature

Date



PROJECT DESCRIPTION:		BUILDING AREA:	
EXISTING SHOWROOM		(EXISTING)	(REMODEL)
REMODEL/EXPANSION			
BUILDING ADDRESS		BUILDING A/B	
2 GEARY PLZ		SHOWROOM/OFFICE (B OCCUPANCY)	
SEASIDE, CA 93955		STORAGE/WAREHOUSE (S OCCUPANCY)	
CONSTRUCTION TYPE		TOTAL	
TYPE V - NON RATED		TOTAL	
SITE SIZE:		BUILDING C	
61,114.060 SF / 1.4 ACRES		SERVICE	
PARKING		TOTAL	
REQUIRED		1 SPACE	
DISPLAY: (1/2,000 S.F.) x 2,000 S.F.=		20 SPACE	
SHOWROOM/ADMINISTRATION: (1/4,000 S.F.) x 8.07 S.F.=		28 SPACES	
SERVICE BAYS/DETAIL BAYS: (4/BAY) x 7 BAYS=		1 SPACES	
STORAGE: (1/1,000 S.F.) 1,450 S.F.=		50 SPACES/60 SPACES	
TOTAL REQUIRED/PROVIDED=		5 SPACES	
GREEN CODE REQUIRED (10% OF 60 SPACES)=		2 SPACES	
ACCESSIBLE REQUIRED (25 - 50 SPACES) =		32 SPACES	
INVENTORY PROVIDED =			

TABULATIONS

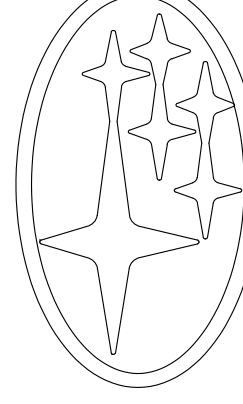


VICINITY MAP
NOT TO SCALE

- EXISTING BUILDING - PATCH & PAINT AS REQUIRED - COLOR TO MATCH NEW BUILDING PAINT
- EXISTING LANDSCAPING
- DIRECTIONAL SIGNAGE
- NEW 2'X4 1/2" CENTER-GLAZED, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1/4" CLEAR GLAZING BY ARCADIA AR450 OR AP EQ
- PROPERTY LINE
- DIRECTIONAL ARROWS - PAINTED PER 15 / AD.1
- 6" CONC PAVING W/ #3 REBAR AT 16" OC EW - CUSTOM COLOR CONC GREY - LIGHT BROOM FINISH W/ TOOLED EDGES
- PAINTED ADA PATH OF TRAVEL, 2% MAX CROSS SLOPE EACH DIRECTION TO ENTRY RAMP OR PARKING STALL, 4.99% MAX SLOPE IN DIRECTION OF PATH - 4'-0" MIN WIDTH
- EXISTING CONCRETE CURB
- MECHANICAL EQUIPMENT - SEE MECH DWGS FOR ADDITIONAL INFO
- SERVICE WRITER FURNITURE BY OWNER - N I C - PLAM FINISH TO MATCH PL-1 & PL-2
- VENDING MACHINE
- NEW 2 1/2" X 6" OFF-SET-GLAZED, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" INSULATED, CLEAR, DUAL- PANE GLAZING (TEMPERED) - BY ARCADIA AG 651
- SUSPENDED A/C TILE CEILING SYSTEM - SEE FINISH SCHEDULE
- ROOF VENT
- LIGHT FIXTURE - SEE ELECTRICAL DWGS - POLE LT BASES TO BE SACKED, PATCHED SMOOTH & PAINTED TO MATCH BUILDING
- NEW "GLASS A" SINGLE PLY TPO 60 MIL MECHANICALLY FASTENED ROOF COVER - COLOR WHITE - BY CARLISLE OR AP EQ
- ACM FASCIA PANEL SYSTEM W/ 3/4" REVEALS O/ COMMERCIAL AIR AND WATER BUILDING WRAP O/ 5/8" CDX PLYWOOD SHEATHING O/ METAL STUD FRAMING - SILVER METALLIC PER MATERIAL LIST
- EXISTING PAVING - SEE CIVIL
- ACCESSIBILITY SIGNAGE - SEE 4/GN.3
- ELECTRICAL PANEL - SEE ELECTRICAL DWGS
- PARKING LOT PAINTED STRIPING 4" WHITE LINE PER SEASIDE CITY STANDARDS
- EXIT SIGN - TYP
- NEW SIGNAGE - NIC BY OWNER
- LINE OF CEILING BEYOND OR ABOVE
- PARKING LOT 4" WIDE BLUE PAINTED ACCESSIBLE STRIPING
- ELECTRICAL FIXTURE - SEE ELECTRICAL DWGS
- ADA TRUNCATED DOME DETECTABLE WARNING - COLOR TO BE YELLOW
- WALK OFF CARPET INSET IN TILE FLOOR
- SLOPE EXPOSED THRESHOLD MAX 1/2"
- 2% MAXIMUM SLOPE - 60" MIN DEEP LANDING
- LINE OF MECHANICAL EQUIPMENT BEYOND
- METAL STUD FRAMING W/ 5/8" GYP BD - LEVEL 5 FINISH
- FIRE BLOCK AT 10'-0" MAX PER CBC SEC 708.2
- EXISTING SIDEWALK
- ROOF DRAIN AND OVERFLOW DRAIN
- ALUMINUM TOP CAP VERTICAL FACE TO BE PMS 280C REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
- CONTRACTOR SUPPLIED MILLWORK
- R-30 BATT INSULATION - UNDER ROOF
- R-19 BATT INSULATION - FULL HEIGHT IN EXTERIOR WALLS
- SLAT WALL - PLAM FINISH, TBD
- 5/8" CDX PLYWOOD SHEATHING
- HOLLOW METAL ACCESS/EGRESS DOOR - PAINTED
- FLOOR DRAIN
- CONC FOOTING - SEE STRUCTURAL
- NEW 6" HIGH CONCRETE CURB - SEE CIVIL
- GALV & PAINTED SHEET METAL FLASHING - SEE ELEV'S FOR COLOR
- EXISTING SIDEYARD WALL
- 5/8" TYPE 'X' GYP BD CEILING
- PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL
- STREET ADDRESS - SEE DETAIL 28/AD.1
- ADA PARKING STALL
- ALUMINUM STOREFRONT DOOR - MATCH STOREFRONT FINISH
- ROOF ATTIC VENT
- WALL-MOUNTED FLAT SCREEN TELEVISION BY OWNER
- SOFFIT ATTIC VENT
- 30" X 48" CLEAR SPACE
- 60" DIA ADA MANEUVERING AREA
- ACCESS HATCH - 24"x30" - PAINT TO MATCH CEILING COLOR
- SEMI-RECESSED MNTD CAB & FIRE EXT - LARSENS MFG CO 2712-RL WHITE
- 1-1/2" DIA HANDRAIL - STAINLESS STEEL #4 FIN
- EXISTING FIRE SERVICE
- WHITE PAINTED LETTERING 12" HIGH
- LINE OF ROOF BEYOND
- STEEL BRACING
- ACCESSIBLE CURB RAMP - MAXIMUM SLOPE IN PATH OF TRAVEL SHALL BE 1" IN 12" OF HORIZONTAL RUN
- SUBARU SLATE KNEEWAL - FINISH & INSTALL PER SUBARU SPEC REQ'S
- EXISTING GATE
- LINE OF SOFFIT
- 6" SQUARE GALVANIZED METAL DOWNSPOUT, PAINTED
- SLAB EXPANSION JOINT OR SAWCUT
- FIRE HYDRANT (E)
- 6" HIGH X 6" WIDE X 48" LONG CONCRETE WHEEL STOP
- MONUMENT/DIRECTIONAL SIGNAGE BY OWNER - UNDER SEPARATE PERMIT
- RECYCLING BINS, 1 EACH FOR PAPER, CORRUGATED CARDBOARDS, GLASS, PLASTICS & METAL
- LINE OF ROOF BELOW
- 1 1/2" DIA PAINTED GALV STEEL PIPE HANDRAIL
- ALUMINUM TOP CAP, COLOR TO MATCH SILVER METALLIC FINISH
- NOT USED
- NOT USED
- NEW SERVICE ELECTRICAL PANELS - SEE ELECTRICAL DWGS
- EXISTING CONCRETE ENTRANCE DRIVEWAY
- SUBARU SLATE ICON TOWER SLATE INSTALLED OVER CONC BACKER BOARD PER SUBARU SPEC REQ'S
- NOT USED
- 12" WIDE PAINTED RED STRIPE W/ 6" HIGH PAINTED WHITE LETTERS READING "NO PARKING" FOR FIRE LANE
- OVERHEAD SECTIONAL DOOR - CLEAR
- ANODIZED FINISH W/ GLASS PANELS
- BIO-SWALE AREA - SEE CIVIL
- EV CHARGING STATION
- SUBARU PORTICO - ACM SILVER METALLIC PANEL TO MATCH FASCIA
- "W" EXT CEM PLASTER REVEALS - PAINTED

Revision:

NOT FOR CONSTRUCTION



CYPRESS COAST SUBARU
#2 GEARY PLAZA

Project: CCS
Drawn: CCS
Checked: CCS
Approved: CCS-A-1-0
File: CCS-A-1-0
Date: 5-10-19
Scale: 3/32"=1'-0"
Sheet No: A1.0
Rev No:
Plot Date:

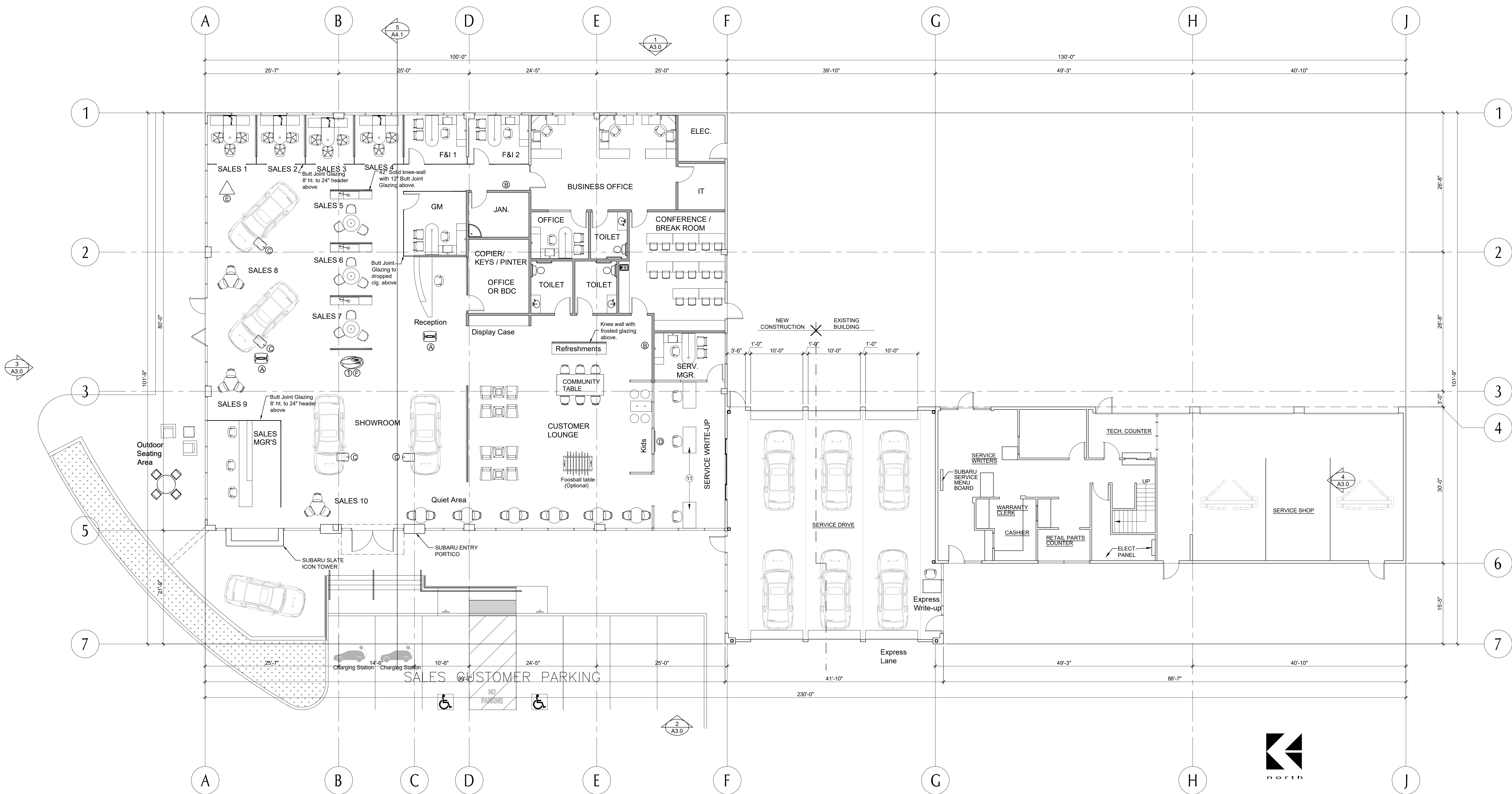
SITE PLAN

KEYNOTES

FIRST FLOOR PLAN - BUILDING 'A' & 'B'

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

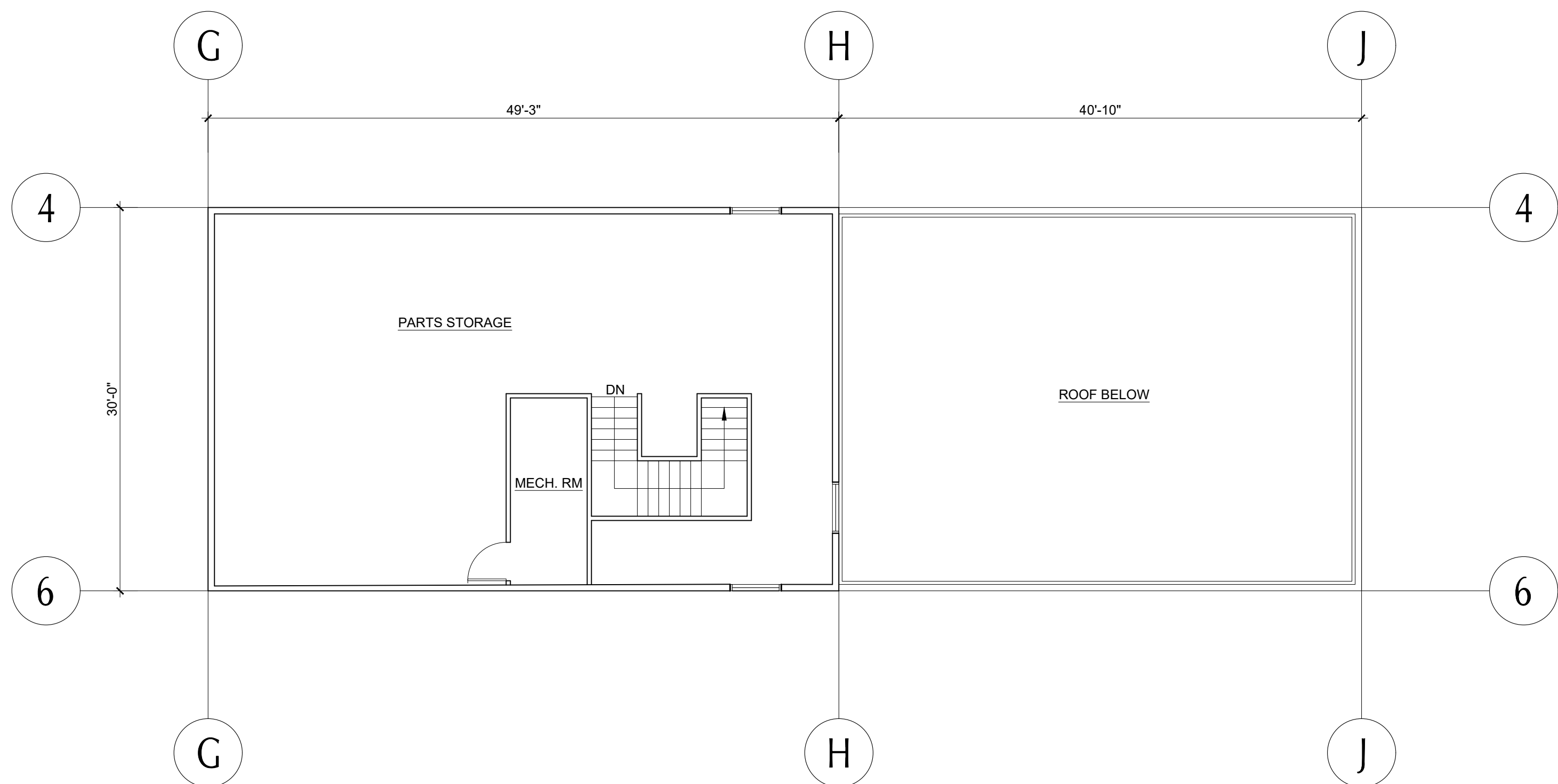
KEYNOTES



SECOND FLOOR PLAN - BUILDING 'B'

SCALE: 1/8" = 1'-0" 2

WALL LEGEND



STUDIO IV INCORPORATED
2569 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST, CA 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalazar - Architect - C 2011

Revision:

CYPRESS COAST SUBARU
#2 GEARY PLAZA

Project: CCS
Drawn: CCS
Checked: CCS
Approved: CCS-A-2-0
Date: 5-10-19
Scale: 3/32"=1'-0"

Sheet No: A2.0
of
Rev No:
Plot Date:

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ©STUDIO IV. ALL RIGHTS RESERVED

Packet Page 348



4



3

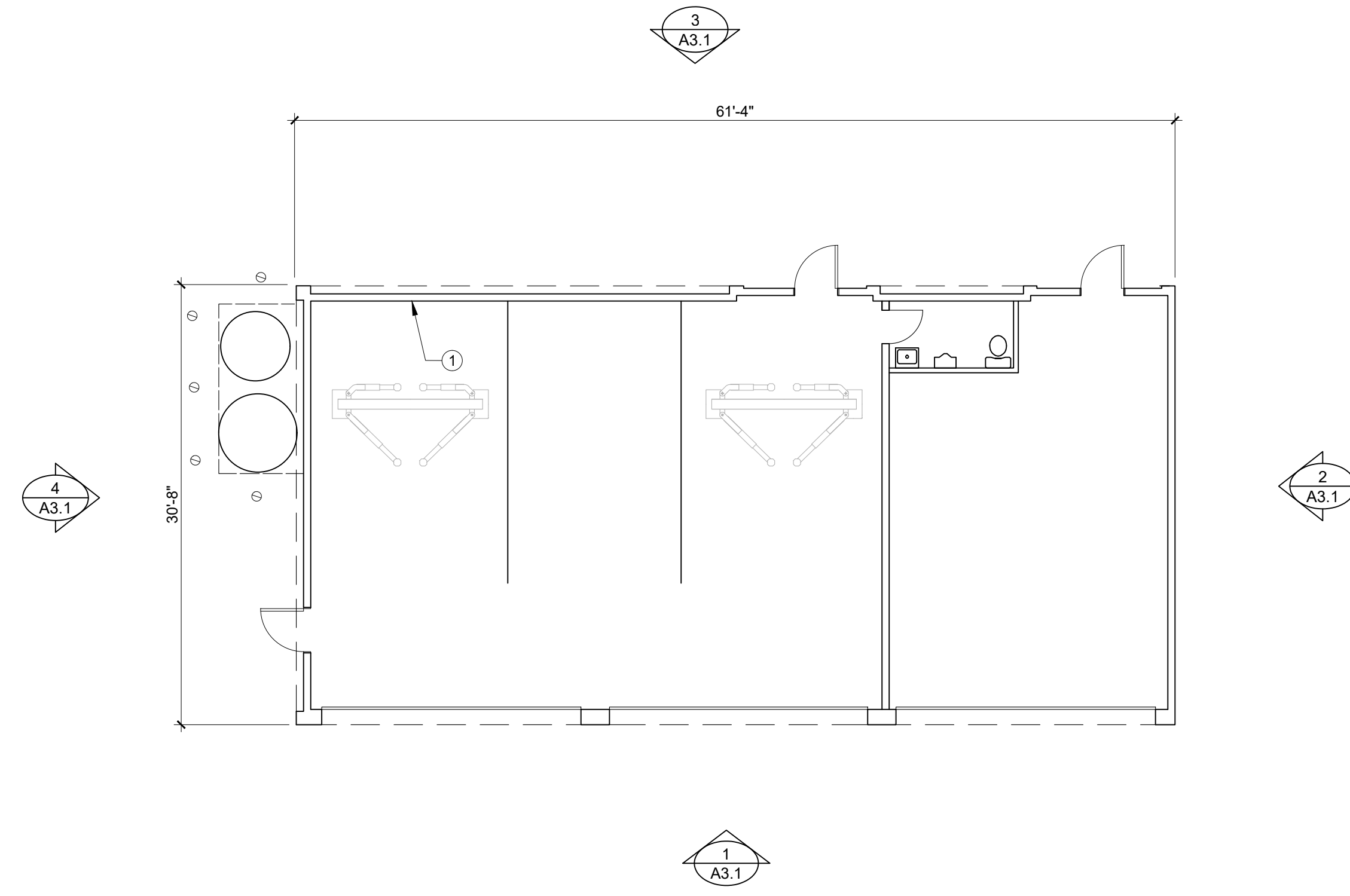


2

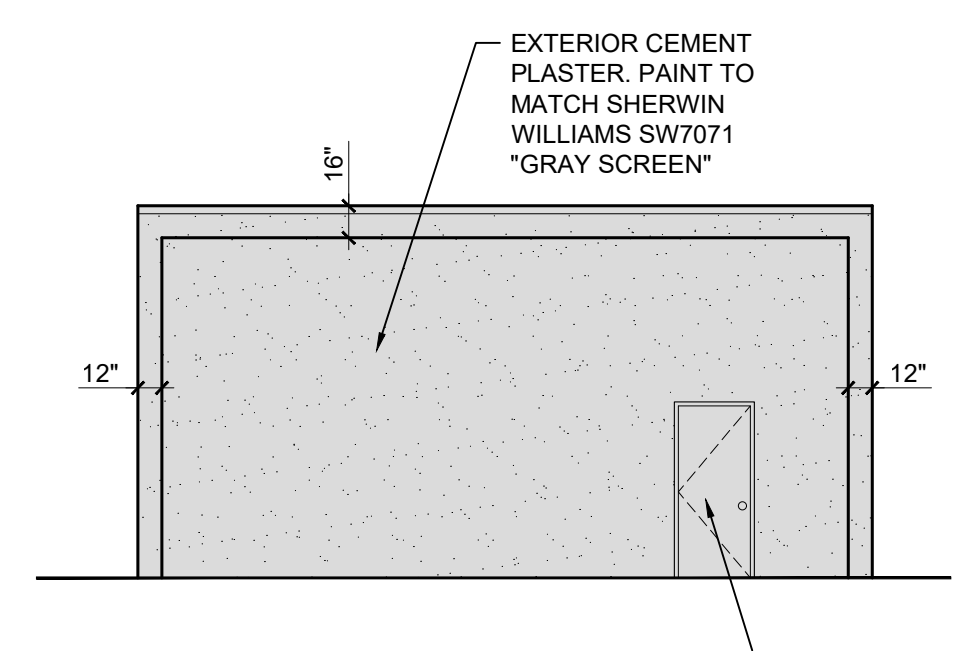


1

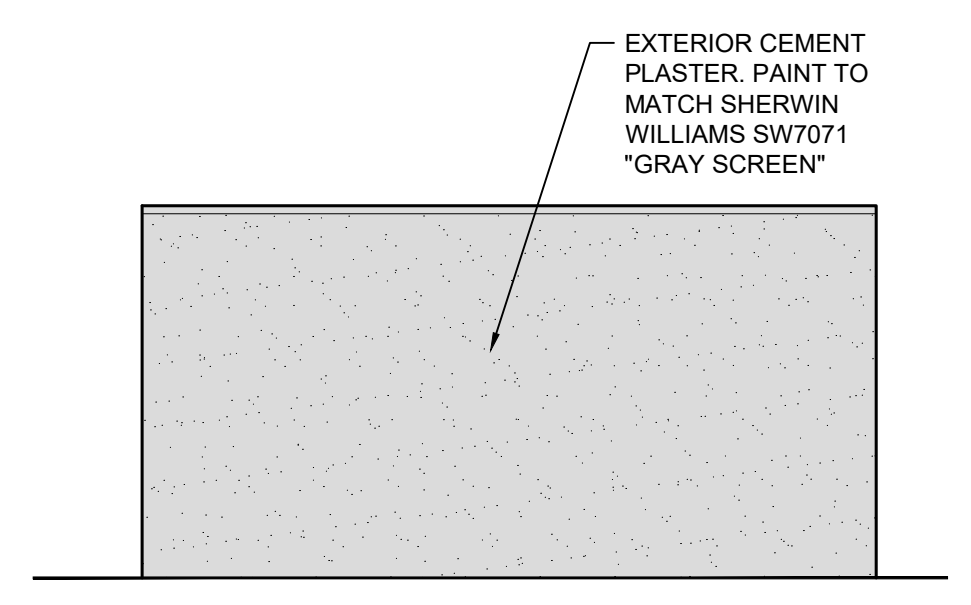
KEYNOTES



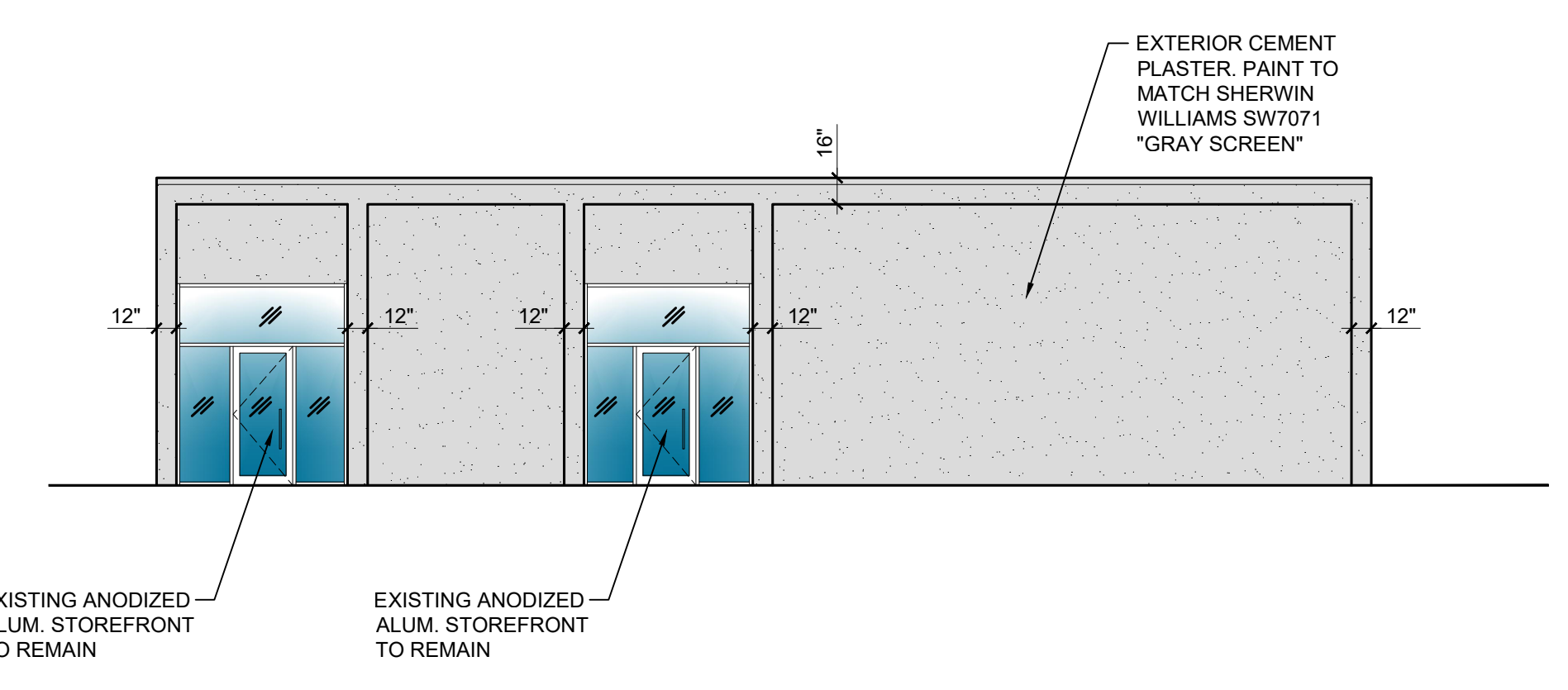
FIRST FLOOR PLAN - BUILDING 'C' SCALE: 1/8" = 1'-0" 5



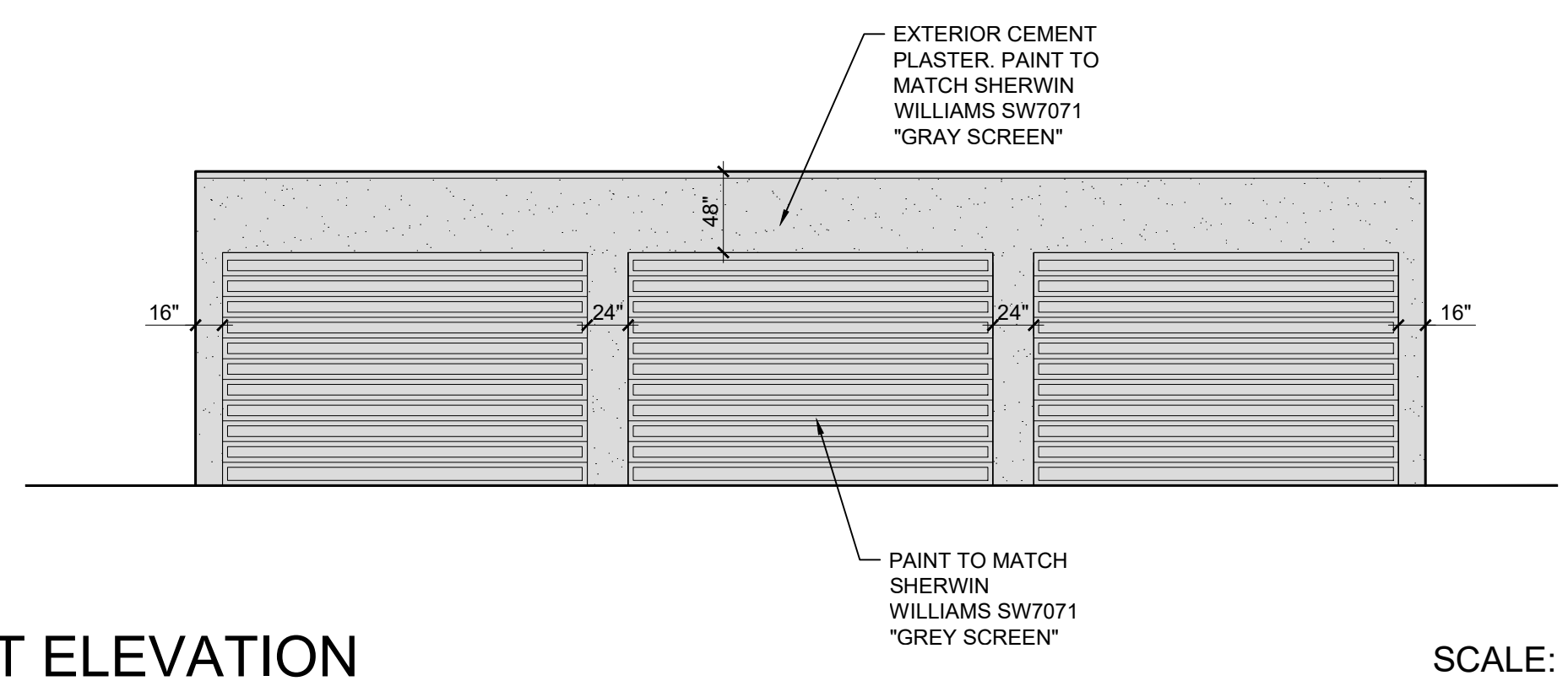
NORTH ELEVATION SCALE: 1/8" = 1'-0" 4



SOUTH ELEVATION SCALE: 1/8" = 1'-0" 2



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



WEST ELEVATION SCALE: 1/8" = 1'-0" 1

KEYNOTES

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ©STUDIO IV. ALL RIGHTS RESERVED.

STUDIO IV
INCORPORATED
2589 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST, CA 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalczar - Architect - C 2011

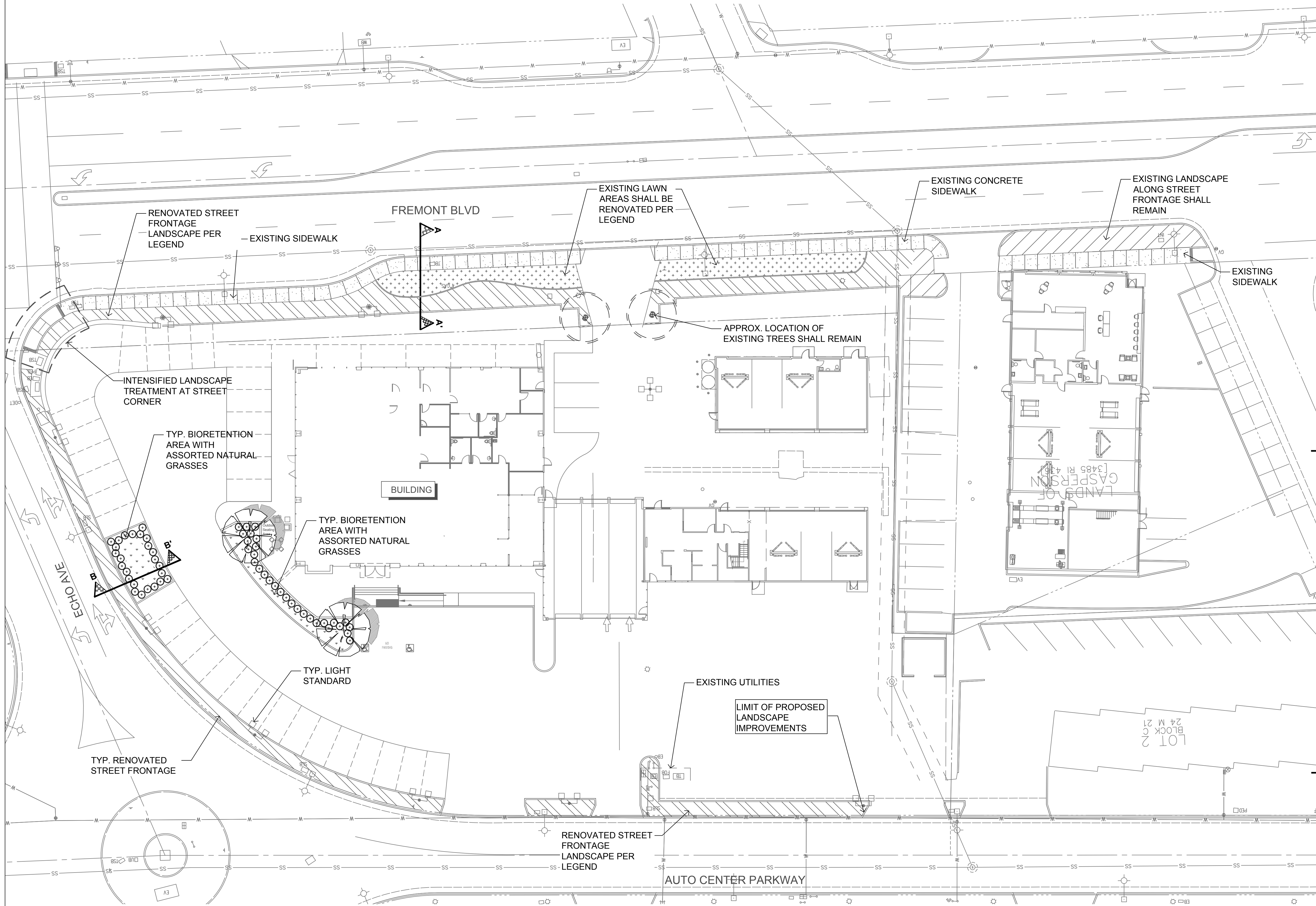
ARCHITECT
PROJECT
C-2011
10/3/19
MADE IN CALIFORNIA

Revision:

CYPRESS COAST SUBARU
#2 GEARY PLAZA

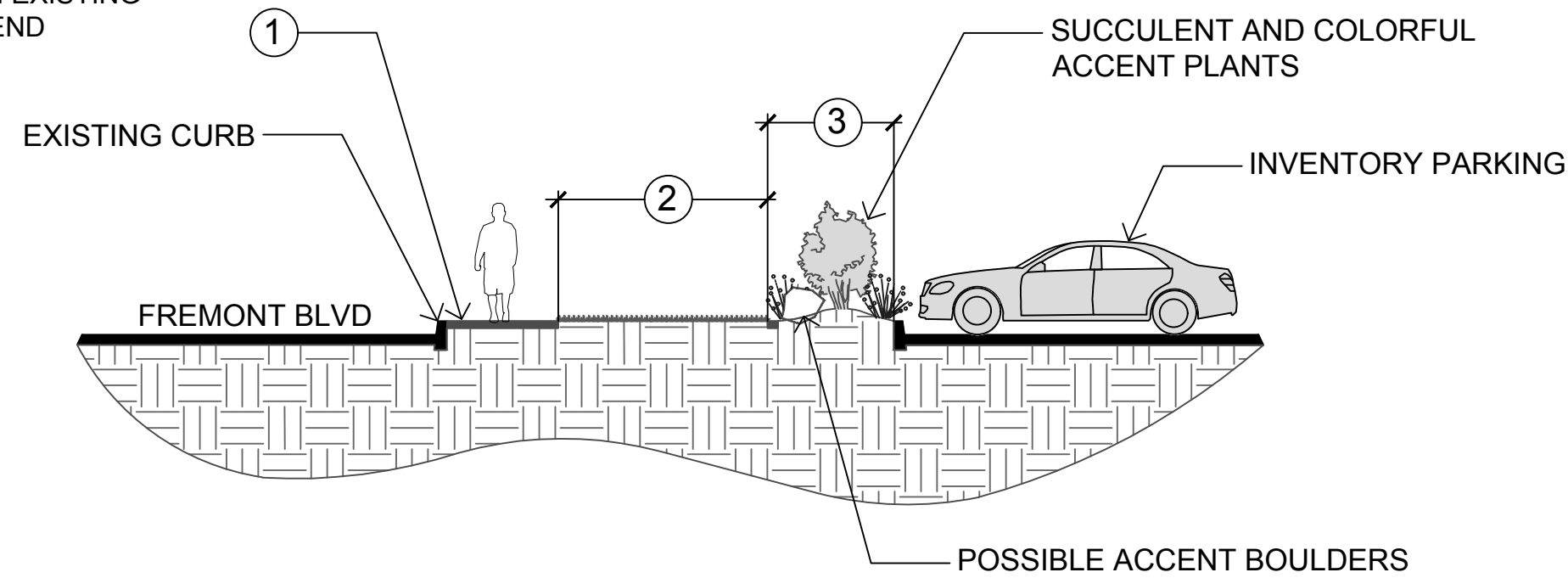
Project:	CCS
Drawn:	
Checked:	
Approved:	
File:	CCS-A3.1
Date:	5-19-19
Scale:	3/32"=1'-0"

Sheet No:
A3.1
of
Rev No:
Plot Date:



SECTION A-A' KEY NOTES:

- 1. EXISTING SIDEWALK
- 2. RENOVATED EXISTING LAWN AREA PER LEGEND
- 3. NEW SUPPLEMENTAL ACCENT PLANTS TO INTERFACE WITH EXISTING PLANTING PER LEGEND

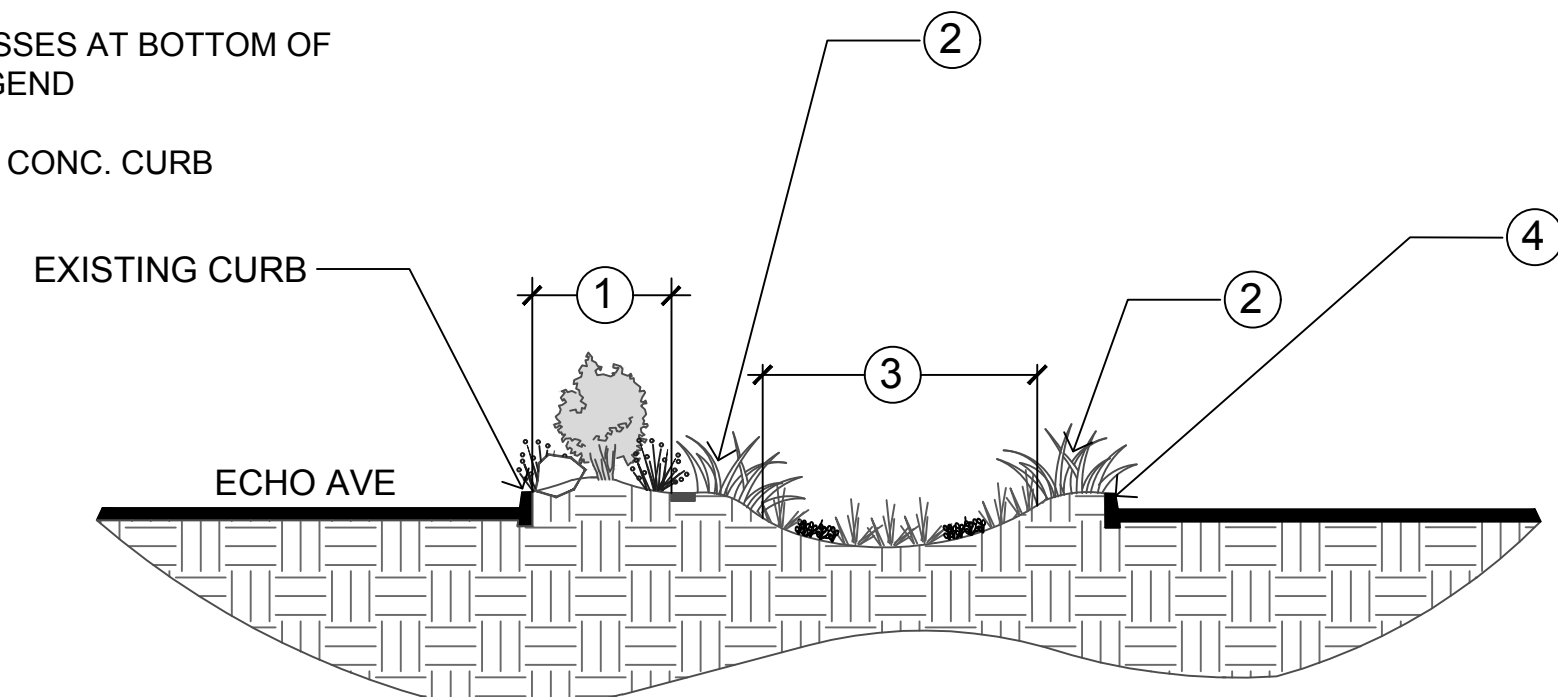


SECTION 'A-A'

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

SECTION B-B' KEY NOTES:

- 1. NEW SUPPLEMENTAL ACCENT PLANTS TO INTERFACE WITH EXISTING PLANTING PER LEGEND
- 2. NATURAL LARGER GRASSES AND ACCENT PLANTS SURROUNDING BASIN
- 3. SMALLER GRASSES AT BOTTOM OF BASIN PER LEGEND
- 4. CONTAINMENT CONC. CURB



SECTION 'B-B' - BIORETENTION BASIN

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

PLANTING RENOVATION LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	POSSIBLE NEW FLOWERING ACCENT TREE. LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	2	L
	EXISTING TREE SHALL REMAIN. VERY IN FIELD.		

STREET FRONTAGE AREAS:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	EXISTING STREET FRONTAGE LANDSCAPE SHALL BE RENOVATED, "REFRESHED" WITH NEW SUPPLEMENTAL PLANT MATERIAL CONSISTING OF THE FOLLOWING: - RHAPHIOLEPIS INDICA, INDIAN HAWTHORN - MUHLENBERGIA CAPILLARIS, PINK MUHLY - ANIGOZANTHOS SPP., KANGAROO PAW - LIMONIUM, SEA LAVENDER - LANTANA MONTEVIDENSIS, PURPLE LANTANA - SENECIO MANDRALISCAEA, BLUE CHALK STICKS NOTE: ACCENT BOULDERS/ROCK MAY BE INTRODUCED IN FOCAL AREAS.	L
	RENOVATE EXISTING LAWN AREA. OVERSEED WITH "TALL FESCUE" FERTILIZER AND AERATE ACCORDINGLY. EDGE OF EXISTING TURF SHALL BE BETTER DEFINED.	L
	EXISTING LANDSCAPE SHALL REMAIN PROTECT IN PLACE. VERIFY IN FIELD.	L

NOTE: ALL NEW SUPPLEMENTAL PLANTS SHALL BE 5 GAL. SIZE.

BIOSWALE AREAS:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	TYP. ASSORTMENT OF NATURAL GRASSES AND ACCENT PLANTS SURROUNDING PROPOSED BIOSWALE AREAS. - MUHLENBERGIA CAPILLARIS, PINK MUHLY - DIETES BICOLOR, FORNIGHT LILY - LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER	L
	BOTTOM OF BASIN SHALL CONSIST OF: - CAREX DIVULSA GRASS - JUNCUS GRASS	L

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.
*ALL NEW LANDSCAPE AREAS ALONG STREET FRONTAGE SHALL BE IRRIGATED WITH DRIP SYSTEMS.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

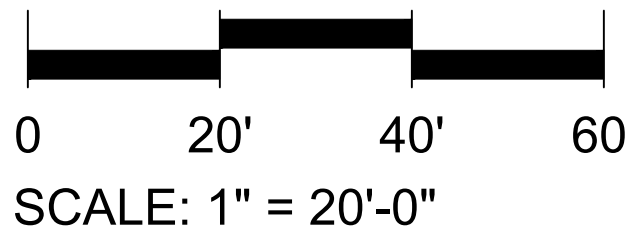
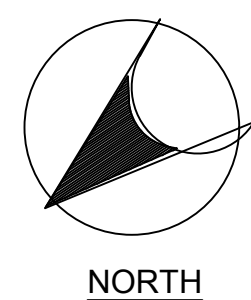
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

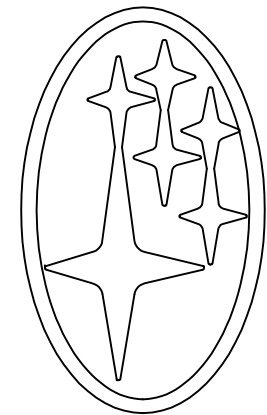
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS



SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993



Revision:



CONCEPTUAL LANDSCAPE
RENOVATION PLAN

CYPRESS COAST SUBARU
#2 GEARY PLAZA
SEASIDE, CA 93955

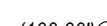
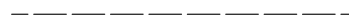
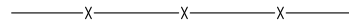
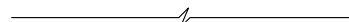
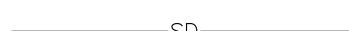
Project: CCS
Drawn:
Checked:
Approved:
File:
Date: 10-30-2019
Scale:

Sheet No:
L-1
of
Rev No:
Plot Date:

[illegible]4010-

0

LEGEND

PROJECT BOUNDARY		UTILITY BOX (SIZE VARIES)	
ADJACENT PROPERTY LINE		SIGN	
CENTERLINE		TITLE REPORT EXCEPTION NUMBER	
EASEMENT		RECORD INFORMATION W/ REFERENCE	
BUILDING LINE W/ DOOR		TREE W/ SIZE AND ELEVATION	
BUILDING OVERHANG		SPOT ELEVATION	
FOUND MONUMENT AS NOTED		CONTOUR	
FOUND IRON PIPE OR AS NOTED		INDEX CONTOUR	
LIGHT		CURB	
STREET LIGHT		CURB & GUTTER	
TRAFFIC SIGNAL POLE		CONCRETE	
TRANSFORMER		FENCE	
FIRE HYDRANT		RETAINING WALL	
STORM DRAIN MANHOLE		EDGE OF PAVEMENT	
SANITARY SEWER MANHOLE		SANITARY SEWER	
CLEAN OUT		STORM DRAIN	
GAS METER		WATER	
VALVE		GAS	
CATCH BASIN / DROP INLET			
WATER METER			
FIRE DEPARTMENT CONNECTION			
BACK FLOW PREVENTER			
POST INDICATOR VALVE			

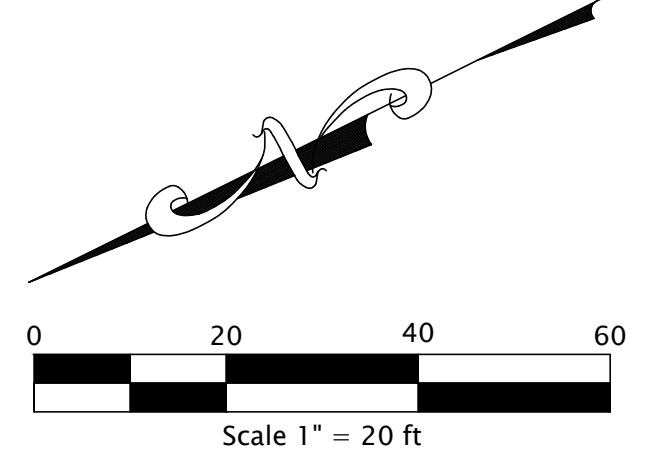
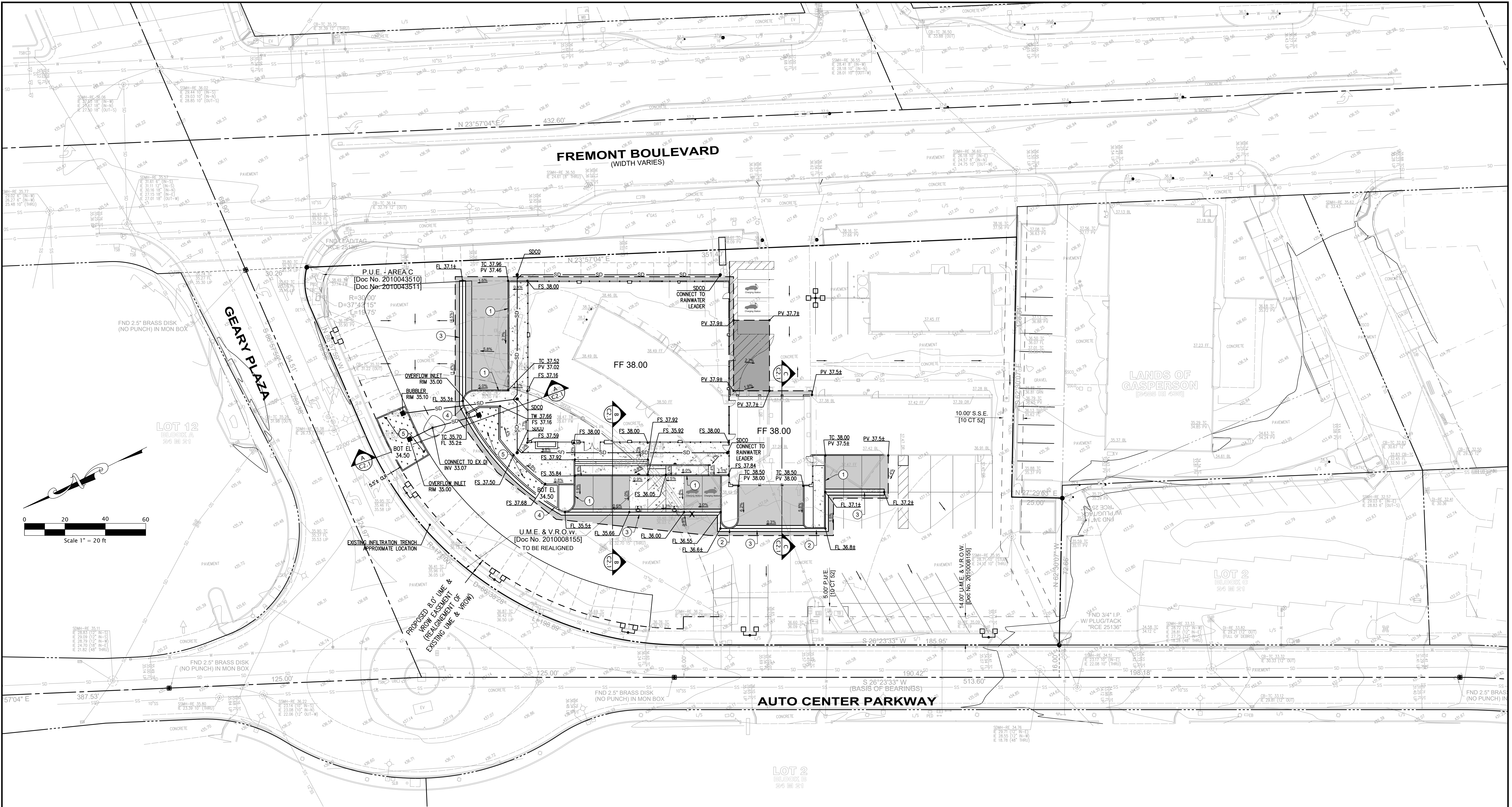
ABBREVIATIONS

BL	BUILDING
BTM	BOTTOM
CATV	CABLE TELEVISION
CB	CATCH BASIN
DET	DETECTOR
DI	DROP INLET
DR	DOOR
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
FF	FINISH FLOOR
FL	FLOW LINE
FOB	FIBER OPTIC BOX
FW	FACE OF WALL
GRN	GROUND
IE	INVERT ELEVATION
INT	INTERCONNECT BOX
LS	LANDSCAPE
LIP	LIP OF GUTTER
PED	PEDESTAL
PV	PAVEMENT
RE	RISE ELEVATION
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TS	TOP OF STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
UB	UTILITY BOX
UME	UTILITY MAINTENANCE EASEMENT
WB	WATER BOX

NOTES

1. All distances shown herein are in U.S. Survey feet and decimals thereof.
 2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by Chicago Title Company dated January 18, 2019, Title No. FWMM-TO19000085-MM. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
 3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of all underground utilities. (A reasonable effort will be made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
 4. A.P.N.: 011-535-029
 5. Basis of Bearings:
The bearing of South 26°25'33" West taken on the centerline of Auto Center Parkway as shown on that certain Map of The Seaside Auto Center filed for record on August 31, 2009 in Volume 24 of Cities and Towns at Page 21, Monterey County Records was taken as the Basis of all Bearings shown herein.
 6. Benchmark:
NGS Monument "K 1320".
Point 3" Disk located in the sidewalk on the westerly side of Del Monte Boulevard at the intersection of Clementine Ave.
Elevation: 19.88 feet (Adjusted) (Datum) NAVD 1988
 7. Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060203 0326 H, dated May 16, 2009, as being located in Flood Zone "X".

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.
- Information was obtained from the FEMA website (www.fema.gov) on May 24, 2019.



CONSTRUCTION NOTES	
①	CONCRETE CURB
②	CONCRETE CURB & GUTTER
③	CONCRETE VALLEY GUTTER
④	SLOTTED FLOW THROUGH CONCRETE RETAINING CURB
⑤	BIO-INFILTRATION POND AREA

LEGEND		NEW	EXISTING
PROJECT BOUNDARY		---	---
ADJACENT PROPERTY LINE		---	---
CENTERLINE		---	---
EASEMENT		---	---
BUILDING LINE		---	---
CATCH BASIN/JUNCTION BOX		■	■
STORM DRAIN CLEAN OUT		●	●
AREA DRAIN		●	●
SPOT ELEVATION		100.00	100.00
TREE		●	●
TREE TO BE REMOVED		X	---
INDEX CONTOUR		---	---
RIDGE		---	---
CURB		---	---
CURB & GUTTER		---	---
VALLEY GUTTER		---	---
STORM DRAIN		---	---
NEW AC PAVEMENT		---	---
AC OVERLAY (MAINTENANCE)		---	---
NEW CONCRETE		---	---
BIORETENTION AREAS		---	---

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
4685 elabot drive suite 300
Pleasanton, California 94588
P: 925.244.9621

CYPRESS COAST SUBARU #2
GEARY PLAZA

SEASIDE, CA

PRELIMINARY GRADING PLAN

DATE	REMARKS	DATE	REMARKS
10/25/2019	PLANNING SUBMITTAL		

PA / PM: B. NGUYEN

DRAWN BY: STAFF

JOB NO.: SNR19-4010-00

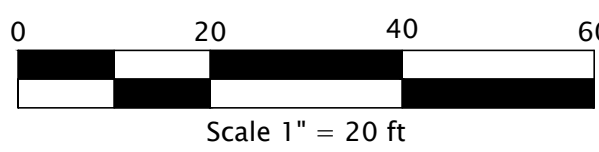
SHEET

C2.0



SHEET
C2.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



Central Coast Region

Stormwater Coastal Measure

Sizing Calculator

Version: 2/26/2019

1. Project Information

Project name:

Cypress Coast Suburban

Project location:

Tier 2/Tier 3:

Tier 3 - Retention

Design rainfall depth (in):

1.2

Total project area (ft²):

Total new impervious area (ft²):

0

Total replaced impervious in a USA (ft²):

17600

Total replaced impervious not in a USA (ft²):

0

Total pervious/landscape area (ft²):

0

2. DMA Characterization

Add DMA Row

Remove DMA Row

Name	DMA Type	Area (ft ²)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	9800	Roof	Replaced	SCM 1
DMA 2	Drains to SCM	7800	Concrete or asphalt	Replaced	SCM 2

DMA Summary Area Check

Total project impervious area (ft ²):	17600
New impervious area (ft ²):	0
Replaced impervious within a USA (ft ²):	0
Replaced impervious not in a USA (ft ²):	17600
Total pervious/landscape area (ft ²):	0

3. SCM Characterization

Add SCM Row

Remove SCM Row

Name	SCM Type	Safety Factor	SCM Soil Type	Infiltr. Rate (in/hr)	Area (ft ²)
SCM 1	Direct Infiltration	2	Site-Specific	5	500
SCM 2	Direct Infiltration	2	Site-Specific	5	500

4. Run SBUH Model

Launch Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft ³)	Depth Below Underdrain (ft)	Drain Time (hours)
SCM 1	1	0.00	0.0
SCM 2	0	0.00	0.0

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft ²)	Tributary DMA Name	Tributary DMA Area (ft ²)	Tributary / SRA Area Ratio

NEW SIDEWALK AREAS

NEW PAVEMENT AREAS

NEW BUILDING AREA

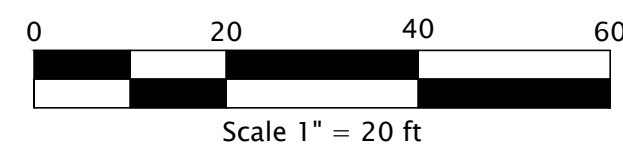
SHEET

C3.0

architecture
planning
interiors
graphics
civil engineering

4683 chabot drive
pleasanton, calif
p 925.244.9620
f 925.244.9621

SEASIDE, CA

[illegible][illegible]

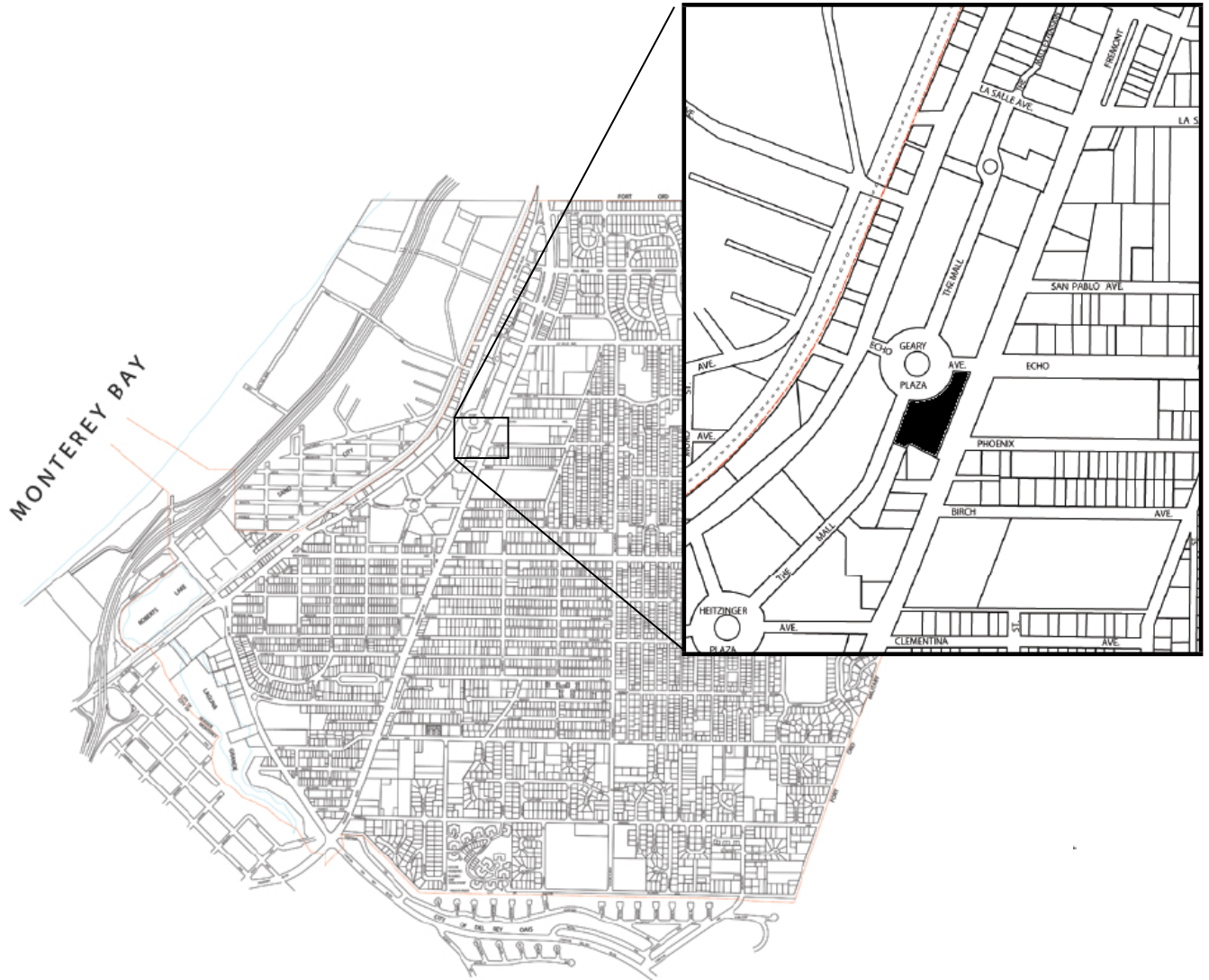
SHEET

C4.0

Attachment 2

Location Map

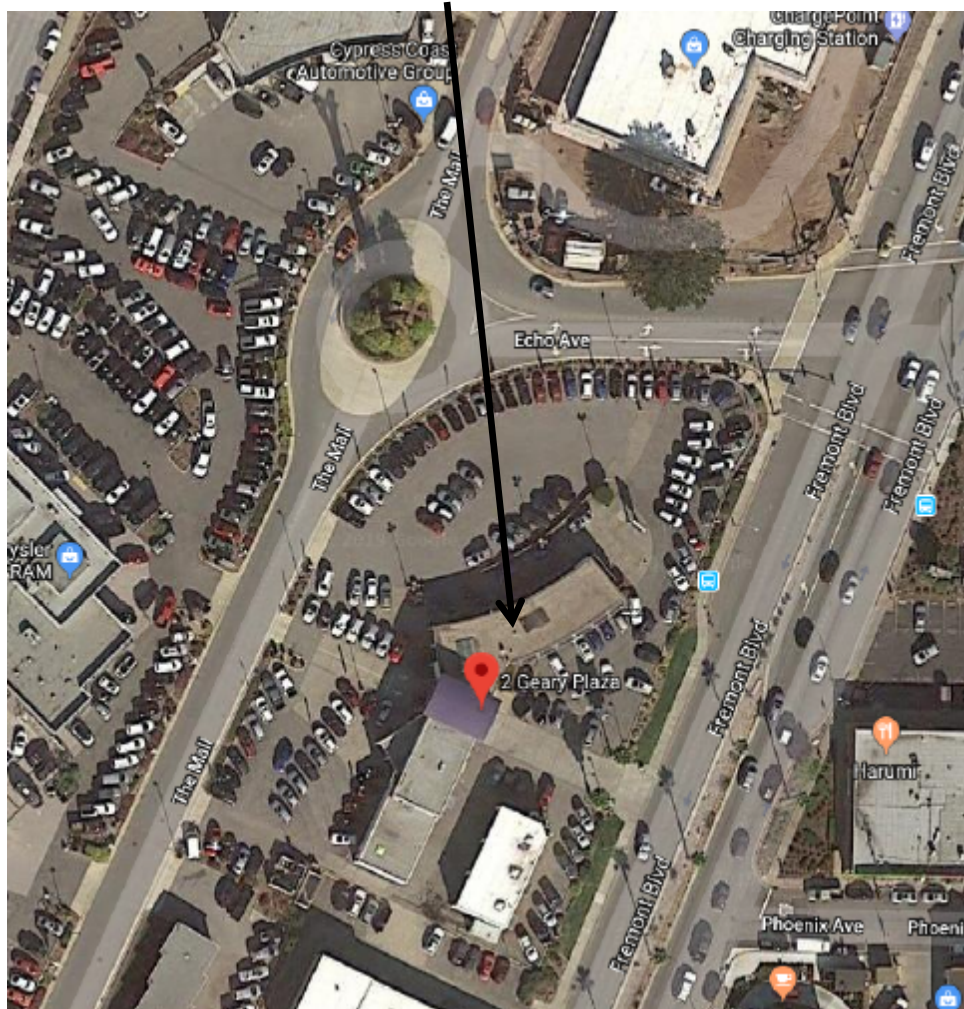
Project Site: 2 Geary Plaza



Attachment 3

Aerial Photo

Project Site: 2 Geary Plaza



Attachment 4

Site Photos



View from southwest corner looking north



View from northwest corner looking south



View from north side looking south



View from Fremont Boulevard looking south



View from Fremont Boulevard looking north



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Board of Architectural Review

BY: Beth Rocha, Associate Planner

DATE: November 20, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC., THE APPLICANT, IS PROPOSING TO CONSTRUCT A TEN BUILDING 112,326 SQUARE-FOOT MIXED USE PROJECT, WHICH INCLUDES: 4,079 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 106 ONE, TWO, AND THREE BEDROOM RESIDENTIAL UNITS ON THE FIRST, SECOND AND THIRD FLOORS, 16 OF WHICH WILL BE AFFORDABLE UNITS, AND 8,154 SQUARE FEET OF COMBINED PARKING (89 SPACES UNDER PODIUM, 67 SURFACE OFF-STREET), DELIVERY, REFUSE, AND MECHANICAL AREA. THE 89 PODIUM PARKING SPACES ARE RESERVED FOR THE RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL UNITS RANGE IN SIZE FROM 633 +/- SF TO 1,320 +/- SF. PROJECT LOCATION: BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNs: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022, 023, 024, 025, 028 and 029).

PURPOSE & RECOMMENDATION

The purpose of this item is for the Board of Architectural Review to complete its final review and approval for the architectural design, landscaping and irrigation plans, lighting, and signage for the proposed construction of a mixed-use project.

City staff recommends that the BAR review the project revisions completed in response to the Conceptual Design Review conducted on 10.16.19 (See Attachment 3: Conceptual Design Review Minutes), determine added project conditions, if any, and approve the project in accordance with the findings and evidence in the staff report and the conditions of approval listed as Attachment 1 to the staff report.

BACKGROUND

Conceptual Design Review:

On October 16, 2019 the Board of Architectural Review (BAR) conducted Conceptual Design Review (SMC 17.62.030.C) of the proposed project. The following feedback was provided to the applicant regarding the proposed project, as documented in the amended BAR minutes approved on 11.6.19 (Attachment 3):

The Board stated they would like some adjustments made on the access points and lighting for the residential units. The Board made a concern on entries (safety aspect), signage, and lighting in specific areas. The Board had the following concerns:

- Open space is insufficient
- Data on the number of driveways per block for Ascent compared with the number of driveways on adjacent blocks, separate out data for those specific to residential and commercial uses
- Rooftop deck access
- Lighting to increase safety
- Sign details

The applicant is required to obtain approval of the Minor Use Permit by the Zoning Administrator prior to returning to the BAR for final design approval.

City Council:

On November 7, 2019 the applicant went before the City Council for approval of the density bonus, inclusionary housing, and development concessions for the project. The Council approved the resolution for the density bonus, inclusionary housing, and development concessions with the stipulation that technical changes be made to the resolution. Council directed staff to work with the developer to determine the inclusionary housing rental range of 25%-30% of the 80% area median income. The determined percentage is required to be brought back to the City Council for final approval.

The following development concessions were granted by the council:

1. A reduction to the Common and Private open space requirements of Seaside Municipal Code (SMC) 17.52.180.X, subject to the conditions of approval/Resolution from the Zoning Administrator hearing (MUP-19-05).
2. A waiver to the front facade standards for projects in the CMX zone SMC 17.15.060, subject to the conditions of approval/Resolution from the Zoning Administrator hearing (MUP-19-05).

Zoning Administrator:

On November 18, 2018 the Zoning Administrator reviewed and approved Minor Use Permit MUP-19-05 subject to the MUP Resolution, conditions of approval (Attachment 4) and the project plans: <https://www.ci.seaside.ca.us/DocumentCenter/View/10082/19-1113-Ascent-Entitlement-Package--Including-Addendum-2-> .

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 32, Section

15332 and 15300.2. The project is exempt due to consistency with the general plan and zoning regulations that are within city limits on sites less than 5 acres in size that can be served by all required utilities, do not have any habitat value, and do not result in any significant effects relating to traffic, noise, air quality, or water quality (See Attachment 2: DD&A CEQA Memorandum).

PROJECT DESCRIPTION

Site Description:

The Project site is proposed on 14 Parcels consisting of 124,533 square feet that will be adjusted with a Lot Line Adjustment to be comprised of six Parcels. The adjusted Parcels contain a one-story, 3,240 square foot commercial building occupied with a barber shop and beauty shop and a one-story, 5,760 square-foot vacant commercial building. The proposal involves the removal of all structures and parking areas for the new mixed use development.

Building Design:

The project is a 10 building rental housing project consisting of one bedroom, two bedroom, and three bedroom units along Broadway Avenue and Olympia Avenue. The Building at the corner of Terrace Street and Broadway Avenue will have a 4,079 square foot commercial lease area on the first floor. The existing alley between Broadway Avenue and Olympia Avenue will be expanded to 24 feet to allow two-way access and all of the buildings on Broadway Avenue would have both street and alley access. The buildings along Broadway Avenue are paired together with a shared vehicular driveway to access podium parking on the first floor. The townhomes on Olympia Avenue will have two-car garages. Green spaces are proposed between the buildings on Broadway Avenue. The exterior design will consist of a combination of stucco panels, composite horizontal siding, metal bands, metal frame and charcoal vinyl windows, and composite wood rail and cable rail for the exterior decks.

For a more complete description of the Project's architectural design components, please refer to the Project plans at following web

link: <https://www.ci.seaside.ca.us/DocumentCenter/View/10082/19-1113-Ascent-Entitlement-Package--Including-Addendum-2->

Landscape Design:

Landscaping at the ground level consists of planting areas within the open space areas between buildings, between the back of sidewalk and the buildings and in the parking areas. Climbing vines, shrubs, succulents and/or groundcovers, and trees are also incorporated at these locations and in planting areas adjacent to the central landscaped courtyards. Street trees are proposed along Broadway Avenue, Terrace Street, Olympia Avenue, and San Lucas Street. Four existing trees on-site are to be removed and the overall proposed number of trees compensates for the removal.

Building Circulation and Parking:

The building layout affords primary ground floor access for pedestrians directly to residential units and the commercial lease area. Secondary or service access is also afforded for each residential building from the rear alley and surface parking spaces via a common sidewalk which is integrated into the rear alley driveway. Pedestrian access to the second and third floor residential units is provided via a central hallway/corridor both from the podium parking, street frontages, and residential parking lot.

Lighting Design:

At the 10.16.19 BAR meeting, the Board stated they would like some adjustments made on lighting for the residential units. The BAR made a concern on entries (safety aspect) and lighting in specific areas. The lighting plans show the common area lighting: walkways, corridors, and parking. However, exterior unit lighting details are not provided for the decks, which could provide illumination to adjacent common areas where it doesn't appear common area lighting is proposed (landscaped areas without walkways). Additionally, see the Safety section completed by Seaside

Police Department, below.

Safety:

Additionally, Seaside Police Deputy Chief Judy Veloz provided the following conditions as guided by Crime Prevention Through Environmental Design and are also included in the MUP Resolution (Attachment 4).

- Provide motion sensors, where necessary
- Ensure there is sufficient lighting by all outdoor entrances
- Ensure there is sufficient lighting in areas with significant grade changes, and to be aware of possible shadows created by retaining walls and/or fences
- Ensure visibility in walking / pass through areas, especially to the seating nooks; use small convex mirrors at corners to provide visibility
- Ensure that horizontal slats on Broadway side of Building Type A have sufficient spacing to provide some visibility
- Areas with low wood slat decorative screening will be sufficiently spaced to provide visibility
- Ensure that landscape areas are well-maintained to minimize hiding places, especially in the range of 3' – 6' above ground
- Ensure that dumpster enclosures have lighting and small convex mirrors to reduce hiding areas
- There are safety concerns about driveways directly on Broadway. It is preferable that alley driveways be used instead.

STAFF ANALYSIS

The following updates were made to the Ascent plans (dated November 13, 2019 Addendum 2):

- Removing the driveway off Broadway nearest the San Lucas/Broadway intersection. Add landscape and trees at removed driveway (see plan sheet G4.2).
- Three (3) additional common outdoor open space nodes along the main internal site accessible path of travel (in the area of the "V" ramps) (see plan sheets L1 and L3).
- Updating site lighting plan (see plan sheets E2.1-4P).
- Include "wayfinding" graphics at building entries (see A5.1).
- Update Bldg. 9 floor plan converting a 3 bed unit to a one bed and two bed unit changing the total unit count to 106.
- Add storage lockers at the back wall of Bldg. 9 parking area for tenants (see plan sheet L1).
- Delete the wood low fence at the alley way driveway entry (see plan sheet A5.6).
- Trees: Draceana replaced with Prunus 'Krauter Vesuvius' and the Acacia replaced with Laurus nobilis.
- Add bike parking on project summary (see plan sheet G1.5).

Development Concessions Granted by City Council:

1. A reduction to the Common and Private open space requirements of SMC 17.52.180.X, subject to the conditions of approval/Resolution from the Zoning Administrator hearing (MUP-19-13):

SMC 17.52.180.X. requires each multi-family residential project include permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space) and that all required open space be easily accessible, have continuous, usable site elements, and be separated from parking areas and safe and secure. Also, each common open space area is required

to have a minimum dimension of 20 feet for projects with five or more units.

1. SMC 17.52.180.X.b states: *Private open space shall be at the same elevation as and immediately accessible from within the unit. Each private open space area shall have a minimum dimension of eight feet, except that the review authority may authorize different minimum dimensions for upper-floor units where the private open space is provided as a balcony or upper floor court.*

Analysis: Most of the balconies meet the minimum dimension requirement, but not all meet the minimum private open space area of 150 sf per unit. The townhome balconies are not shown on the unit floor plans, but are shown in the elevations (A5.5). The following condition was added to the MUP Resolution to address this discrepancy: *The townhome balconies are not shown on the unit floor plans, but are shown in the elevations (A5.5). Balconies must be provided as shown in the elevations (A5.5).*

SMC 17.52.180.X.a states: *Common open space. All required open space shall be easily accessible, have continuous, usable site elements, and be separated from parking areas and safe and secure. Each common open space area shall have a minimum dimension of 20 feet for projects with five or more units.*

Analysis: There are three landscaped areas of approximately 35'w x 96'l (3,360 square feet) split between Parcels 1 and 2, 2 and 3, and 3 and 4. However, the approximate grade change across these landscaped areas makes the amount of usable common open space questionable. The limited on-site circulation within the open space illustrates that the area is not easily accessible, nor does it have continuous, usable site elements with the exception of the expanded common open spaces provided in the plan revisions. Three additional common open spaces have been proposed and are located between the main internal site accessible paths of travel of Parcels 1-4, which addresses the grade change. These spaces nearly double the common open space provided for the project. The rectangular seating nooks remain as originally proposed on the following proposed parcels at the following quantities:

Parcel 1: 2 seating nooks

Parcel 2: 2 seating nooks

Parcel 3: 2 seating nooks

Parcel 4: 1 seating nook

Parcel 5: no common open space provided, with the exception of seating near the parking area

Parcel 6: common open space is not clear, as the landscaped area located on the east side of Parcel 6 does not contain many details

The BAR made comments regarding the insufficient open space and the potential to use the rooftop space to meet the common open space requirement. However, it was determined that rooftop spaces are not feasible. The lack of common open space, or lack of details on the open space, for Parcels 5 and 6 should be examined by the BAR as common open space is provided for every other parcel. Additionally, the BAR specified that lighting in the common open spaces shall be provided with resident safety in mind.

2. A waiver to the front facade standards for projects in the CMX zone SMC 17.15.060, subject to the conditions of approval/ Resolution from the Zoning Administrator hearing (MUP-19-13):

SMC 17.14.060. CMX Frontage and Facade Standards states: *each building shall be designed so that its front facade occupies 100 percent of its front property line.* The construction methods,

density, parking and landscaping do not accommodate building footprints that would occupy 100% of the front property lines.

Mixed-Use Project Design Standards:

Section 17.14.060 of the Zoning Ordinance provides standards and objectives for the design of mixed-use projects as follows (note: after each standard and objective, staff provides a brief statement regarding compliance with and/or implementation thereof):

1. Building Placement

The building layout will consist of 10 buildings with podium parking under nine of the 10 buildings being reserved for the residents and surface parking being provided for additional resident parking and commercial use. The buildings associated with Parcel 6 will not have any podium parking.

Analysis: Plan revisions resulted in the removal of the driveway associated with Parcel 1. With this removal, two additional trees would be planted. This revision will contribute to improving the walkability of Broadway Avenue and also provide for additional on-street parking to support the business community and the commercial tenant located within the first floor of Building 8.

2. Building Design and Architectural Elements

Analysis: The proposed design will consist of using multiple materials which will serve to differentiate the building façade and provide interest through the use metal frame windows, balconies, offset planes, composite siding, and multiple colors that create a dimensional relief.

3. Pedestrian Access

Analysis: The proposed design provides pedestrian access from the primary building frontage.

CONCLUSION

The BAR shall review the project revisions completed in response to the Conceptual Design Review conducted on 10.16.19 (See Attachment 3: Conceptual Design Review Minutes), determine added project conditions, if any, and approve the project in accordance with the findings and evidence in the staff report and the conditions of approval listed as Attachment 1 to the staff report.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - DD&A CEQA Memorandum
 3. Attachment 3 - Conceptual Design Review Minutes
 4. Attachment 4 - MUP Resolution
 5. Attachment 5 - Police Department Comments
-

Conditions of Approval
File No. BAR-19-17
November 20, 2019

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Ascent" stamped as received on "November 13, 2019." The project plans and building colors are here:
<https://www.ci.seaside.ca.us/DocumentCenter/View/10082/19-1113-Ascent-Entitlement-Package--Including-Addendum-2->

Building:

1. The applicant shall comply with the 2016 California Building Code.

Fire Department:

1. Applicant shall comply with the 2016 California Fire Department Code.

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 date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
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. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
7. 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.
8. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-17

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



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

MEMORANDUM

Date: October 14, 2019
To: Kurt Overmeyer, Economic Development Director, City of Seaside
From: Erin Harwayne, AICP, Senior Project Manager, DD&A
Subject: CEQA Compliance Analysis for the Ascent Project

The City of Seaside (City) has contracted Denise Duffy & Associates, Inc. (DD&A) to conduct an environmental analysis of the proposed Ascent project (proposed project) to determine if the proposed project would qualify as a Class 32, In-Fill Development Project, Categorical Exemption under the California Environmental Quality Act (CEQA). The following memorandum provides an overview of the proposed project, an environmental analysis of the exemption criteria, and a determination whether the proposed project qualifies for the Class 32 exemption.

Project Overview

The project site is generally located on the north side of the 1200 block of Broadway Avenue between Terrace Street and San Lucas Street within the City (**Figure 1**). According to the Ascent Entitlement Package (June 27, 2019), the project proponent proposes to construct a mixed-use development consisting of 10 separate building sites, including 105 residential units and 4,079 square feet (sq. ft.) of retail, on six parcels totaling approximately 2.85 acres (**Figure 2**). The proposed project would consist of a 10-building workforce rental housing project consisting of one-bedroom, two-bedroom, and three-bedroom units and townhouses along Olympia Avenue. The building along Terrace Street and Broadway Avenue would consist of 4,079 sq. ft. of retail. The existing alley between Broadway and Olympia Avenues would be expanded to 24 ft. to allow two-way access and all of the buildings along Broadway Avenue to have both alley and street access. The buildings along Broadway Avenue would be paired together with a shared vehicular court with permeable pavers and green spaces with seating areas for residents between the pairs of buildings.

Regional access to the proposed project site is provided from Highway 1, located approximately 0.5 mile to the west. The property is bordered by residential uses to the north and east, commercial to the south and federal (i.e., U.S. Postal Service Office) to the west. The property is primarily vacant and highly disturbed, containing mostly dirt and ruderal vegetation with some pavement and two buildings, which would be demolished to accommodate the proposed project (**Figure 3**). The 2002 City of Seaside General Plan designates the proposed project site as Mixed-Use (MX), and the project is zoned Commercial Mixed-Use (CMX). A project summary is provided in **Figures 4a-4c**, and a site rendering is depicted in **Figure 5**.

The proposed project would also include various site improvements associated with circulation, drainage, utilities, and landscaping. Details of these site improvements are as follows:

Circulation

The existing alley between Broadway Avenue and Olympia Avenue would be expanded to 24 ft. to allow two-way access. All the buildings along Broadway Avenue would have both alley and street access (**Figure 6**).

Drainage

Water currently runs west toward Terrace Street due to the significant westerly slope of the project site. The drainage pattern would primarily be maintained with various improvements to reduce runoff into the adjacent rights-of-way. Impacts associated with impervious surfaces at the proposed project site would be reduced by the use of pervious surfaces, including planters and permeable pavers. Planter areas would be provided wherever site constraints allow. Permeable pavers would be used between buildings and in a portion of the proposed alley, where the grades are relatively flat, to provide treatment and promote infiltration. Onsite Stormwater Control Measures (SCMs) would include six large areas of permeable pavers. These systems would be collectively sized to meet the Tier 2 (treatment), Tier 3 (retention) and Tier 4 (detention) requirements for each Drainage Management Area (DMA) (Whitson Engineers, 2019).

Utilities

Underground utilities would be constructed and consist of water lines (service provided by California American Water), sanitary sewer lines (service provided by Seaside County Sanitation District), gas and electrical services (service provided by PG&E & Monterey Bay Community Power), as shown in **Figure 7**.

Landscaping

The proposed project would include 27,439 sq. ft. of landscaping, including around the perimeter of the buildings and within the courtyards located between buildings. The planting palette consists of California water efficient species. A Landscape Plan is provided in **Figure 8**.

Categorical Exemption Analysis

The following section analyzes whether the proposed project would qualify for Class 32, In-Fill Development Project, Categorical Exemption under CEQA in accordance with CEQA Guidelines Sections 15332 and 15300.2.

CEQA Guidelines Section 15332, In-Fill Development Projects

Under Class 32, projects that meet the following conditions are characterized as in-fill development, and, therefore, are categorically exempt from CEQA:

- a) 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;
- 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; and
- e) The site can be adequately served by all required utilities and public services.

The proposed project meets each of the conditions set forth in CEQA Guidelines Section 15332, as outlined below:

- a) As stated above, the 2002 City of Seaside General Plan designates the proposed project site as Mixed Use (MX) and the project is zoned Commercial Mixed-Use (CMX). The proposed project

involves the construction 10 separate building sites, including 105 residential units and 4,000 sq. ft. of retail as a single development, which is consistent with the mixed-use general plan designation and zoning of the site. Further, a consistency analysis was performed to ensure the proposed project would be consistent with all relevant plans, policies, and regulations (e.g., the 2002 City of Seaside General Plan, Seaside Zoning Code, and City of Seaside Municipal Code). The proposed project was found to be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b) The proposed project would be located on a project site that is approximately 2.85 acre and within the city limits of Seaside. As described above, the project site is surrounded by urban uses including commercial and residential uses.
- c) A DD&A biologist conducted a reconnaissance-level survey of the project site. Where the site is not paved, the site contains mostly bare ground and non-native invasive species (i.e., iceplant and telegraph weed). A few trees (i.e., eucalyptus and coast live oak) are located within the project site. The project site is highly disturbed and does not provide value as habitat for endangered, rare, or threatened species.
- d) The proposed project would not have a significant effect related to traffic, noise, air quality, or water quality, as specified below.

Traffic

The proposed project would not result in a significant increase in vehicle miles traveled (VMT) and as a result the proposed project would not have significant construction- nor operation- related traffic impacts as discussed in **Appendix A. Ascent Mixed Use Project Traffic Study, Seaside, California** (Traffic Study).

Per CEQA Guidelines Section 15064.3(b)(1), traffic impacts are less than significant if the project is close to transit (i.e., “projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact”). Public Resources Code Section 21155 defines a high-quality transit corridor as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. Please refer to **Figure 9** indicating that the proposed project is located along a high-quality transit corridor, as there are 11 transit stops with service intervals no longer than 15 minutes within one-half mile of the project site. As a result, transportation impacts are less than significant.

Vehicle miles traveled is the new method for analyzing transportation impacts under CEQA. Many agencies will continue to require Level of Service (LOS) analysis for their purposes and policies, mainly complying with general plan obligations, but it will no longer be used for CEQA purposes. Agencies have until July 1, 2020, to institute their own policies for complying with the new CEQA requirements. It is understood that neither the City of Seaside nor County of Monterey has instituted its own policies for VMT. The Governor’s Office of Planning and Research (OPR) has published its *Technical Advisory on Evaluating Transportation Impacts in CEQA* to provide VMT guidance. OPR recommends that “a proposed project exceeding a level of 15 percent below existing regional VMT per resident may indicate a significant transportation impact.” For purposes of this analysis, project-generated VMT in excess of the 15% reduction would be considered to have a potentially significant impact.

Project VMT is estimated by calculating an average trip length using net project trip generation with distances to trip destinations. This is based on the proximity of the project to trip attractions

such as employment centers, schools and shopping. The destinations are weighted based on population, employment and shopping opportunities. The Traffic Study estimated the total daily trips to estimate the proposed project VMT; please refer to **Appendix A** for more information.

The proposed project regional trip distribution and VMT is tabulated in **Table 1**. Most of the project traffic (74%) is expected to be to and from work, shopping, school and personal trip destinations throughout the greater Monterey Peninsula (Seaside, Monterey, Sand City, Marina, and Carmel). The proposed project is an infill development near major shopping and transit service in the vicinity of the Fremont Street/Broadway Avenue intersection. It is conservatively expected to result in a capture of 4% of additional trips less than 0.75 miles in length that would otherwise use cars if the project was located on the fringe of the developed areas in or near Seaside. This is based on information in "Trip Generation," Institute of Transportation Engineers, 10th Edition, 2017, included in **Appendix A**.

The proposed project is estimated to generate 3,061 VMT per day. According to the 2010 United States Census, Seaside has an average occupancy rate of about 3.16 persons per apartment. A total of about 332 persons are anticipated to reside at the proposed project. The average VMT per resident is expected to be about 9.2 miles per day with each person. This is about 43% of the existing average regional VMT per resident of 21.66 miles described in "Campus Town Specific Plan Transportation Analysis," Fehr & Peers, June 2009. As stated above, a project is considered to have a significant impact if it exceeds a level of 15 percent below existing regional VMT, and the proposed project is within the 15% reduction in VMT threshold. As a result, the proposed project does not exceed regional thresholds of significance and, therefore, is not expected to have a significant impact.

Table 1. Projected Vehicle Miles Traveled				
Location	Percent of Net Project Traffic	Daily Project Traffic	Distance from Project (miles)	Vehicle Miles Traveled
Seaside	30%	109	0.75	82
Monterey	20%	73	3.50	256
Carmel	2%	7	6.00	42
Watsonville	2%	8	24.00	192
Sand City	6%	22	1.50	33
Castroville	5%	18	12.00	216
CSUMB	6%	22	4.00	88
Marina	12%	44	7.50	330
Salinas	10%	37	16.00	592
Santa Cruz County	2%	8	35.00	280
Santa Clara County	5%	19	50.00	950
Total:	100%	367		3,061
Project Average Trip Length				8.3

Table 1. Projected Vehicle Miles Traveled				
Location	Percent of Net Project Traffic	Daily Project Traffic	Distance from Project (miles)	Vehicle Miles Traveled
Apartment Occupants per Unit				3.16
Number of Apartments				105
Number of People Living in Apartments				332
Average Residential Vehicle-Miles Traveled (miles/resident):				9.2
Average AMBAG Region VMT per Capita				21.66
Project Percent of Regional VMT per Capita				43%

Notes:

1. Total daily net project residential trips cited from trip generation on **Exhibit 2**.
2. Apartment Occupants per Unit is average household size in Seaside in 2010 US Census, per the 2010 US Census (factfinder.census.gov).
3. "Campus Town Specific Plan Transportation Analysis," Fehr & Peers, June, 2019

Noise

The proposed project is located in an urban/residential setting and is consistent with the land uses surrounding the project site. Commercial and residential uses associated with the project would not expose people to noise in excess of established levels. Further, as stated above, the proposed project is consistent with the current land use designation and zoning of the proposed project site. The primary source of noise associated with the project would be traffic noise generated by an increase in trips associated with the proposed project; however, as stated in **Appendix A**, the increase in VMT would be minimal and, thus, is not expected to generate a significant source of noise. Therefore, long-term operational noise associated with the proposed project would not result in any significant effects.

Construction of the project would result in short-term, temporary noise increases in the project vicinity. Noise impacts from construction activities depend on the type of construction equipment used, the timing and length of activities, the distance between the noise generating construction activities and receptors, and shielding. Construction, including the demolition of the existing buildings, is estimated to take 15 months. Typical construction equipment would include, but would not be limited to, tracked excavator, backhoe, water truck, concrete trucks, dump trucks, flat-bed delivery trucks, vibratory compacters, and asphalt paving equipment.

Typical hourly average construction noise levels could be as loud as 75 - 80 decibels at a distance of ± 100 ft. from the construction area during active construction periods (DOT, 2006). Noise associated with the construction of the project would be temporary and intermittent, and would be limited to weekdays between the hours of 8:00 a.m. and 4:00 p.m. The City of Seaside's noise ordinance does not contain quantitative noise limits, rather it contains a series of specific prohibitions and exemptions. The ordinance seeks to control noise by setting forth time periods when activities are allowed or prohibited. For example, excessive unnecessary or unusually loud construction noise activity before 7:00 a.m. or after 7:00 p.m. daily (except Saturday, Sunday and holidays when the hours are before 9:00 a.m. and after 7:00 p.m.) are prohibited (City of Seaside Municipal Code Chapter 9.12). As the proposed project does not include construction outside these

hours, short-term construction noise associated with the proposed project would not result in any significant effects.

Air Quality

The Monterey Bay Air Resources District (MBARD) has developed and implemented several plans to address exceedance of State air quality standards, including the MBARD 2012-2015 Air Quality Management Plan (AQMP). This plan addresses attainment of the State ozone standard and federal air quality standard. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments (AMBAG) and other indicators. The proposed project would not result in a substantial increase in employment, nor would the proposed project result in increased population growth. The proposed project would be consistent with the MBARD 2012-2015 AQMP. Further, the primary source of air quality emissions would be generated by project-related traffic. However, as stated in **Appendix A**, operational VMT would be minimal and is not anticipated to exceed applicable MBARD thresholds. Therefore, long term operational air quality emission associated with the proposed project would not result in any significant effects.

Grading and filling during construction could result in impacts to air quality. Site disturbance activities could result in short-term, localized decrease in air quality due to the generation of particulate emissions (PM₁₀). According to the MBARD's criteria for determining construction impacts (as updated February 2008), a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation. The project site is approximately 2.85 acres, but earthmoving activities would be limited daily to remain below the threshold. In addition, the proposed project would also implement standard construction Best Management Practices (BMPs) related to dust suppression, which would include the following: 1) watering active construction areas; 2) prohibiting grading activities during periods of high winds (over 15 mph); 3) covering trucks hauling soil; and 4) covering exposed stockpiles. The implementation of BMPs would further ensure that potential construction-related emissions would be minimized. Since the proposed project would fall under the threshold for construction air quality impacts, construction of the proposed project would not result in any significant effects on air quality.

Water Quality

The proposed project site is located in an urban environment and operations would not utilize materials that would significantly harm water quality. Furthermore, the proposed project would comply with applicable regulations and laws to ensure proper discharge into the City's stormwater and sanitary infrastructure as described above (Whitson Engineers, 2019). In addition, there are no creeks, wetlands, and riparian habitats present on the proposed project site or within close proximity of the site.

Construction of the project would require grading activities that could result in a temporary increase in erosion affecting the quality of storm water runoff and water quality. The project would be required to obtain a grading permit through the City of Seaside, as well as comply with the State Water Resources Control Board's (SWRCB's) National Pollution Discharge Elimination System (NPDES) General Construction Activities Permit. As part of the NPDES Permit and Grading Permit, the proposed project would be required to develop, implement, and maintain a Stormwater Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities. In addition, construction of the proposed project would be required to incorporate BMPs into the project construction to control the discharge of stormwater pollutants including sediments associated with construction

activities.¹ When construction is complete, a Notice of Termination (NOT) for the General Permit for Construction shall be filed with the SWRCB. The NOT shall document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the site. Therefore, construction of the proposed project would not result in any significant effects on water quality.

- e) The proposed project site can be adequately served by all required utilities and public services (Overmeyer, pers. comm.).

CEQA Guidelines Section 15300.2, Exceptions

A project may be exempt from CEQA pursuant to a categorical exemption if the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2. These exceptions include:

- a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR).
- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project does not meet any of the above exceptions identified in CEQA Guidelines Section 15300.2, as outlined below:

- a) The project is a Class 32 exemption, and, therefore, this exception does not apply.

¹ Examples of BMPs include preventing spills and leaks, cleaning up spills immediately after they happen, storing materials under cover, and covering and maintaining dumpsters.

- b) The proposed project would not result in a cumulatively considerable adverse environmental effect. As described above, the proposed project would not result in any significant impacts. The proposed project involves a mix-use development in an urbanized area, and is consistent with the land use and zoning designations for the site. There are no similar projects proposed in the project area that, when combined with the proposed project, would result in cumulatively considerable effects.
- c) Based on the nature and location of the proposed project, and in light of the presence of other residential and commercial uses in the area, there are no unusual circumstances surrounding implementation of the proposed project that would suggest a reasonable possibility of a significant effect.
- d) The proposed project site is not located on or near a scenic highway.
- e) The project site is not listed pursuant to Section 65962.5 of the Government Code.
- f) The proposed project site is located on a primarily vacant lot and the two buildings that would be demolished are not considered historical resources. Therefore, the proposed project would not impact an eligible historic resource.

Determination

In conclusion, as shown herein, the proposed project meets all the criteria under the Class 32, In-Fill Development, Categorical Exemption, and none of the exceptions to the categorical exemptions under CEQA apply. Therefore, the proposed project is categorically exempt from CEQA,

Attachments

Figures 1 – 9

Appendices

Attachment A. Ascent Mixed Use Project Traffic Study, Seaside, California.

References

Ascent Entitlement Package. June 27, 2019.

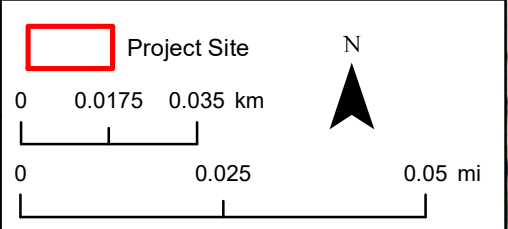
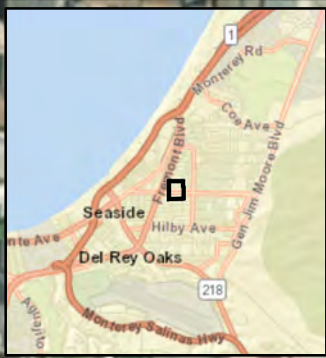
[DOT] U.S. Department of Transportation. August 2006. Federal Highway Administration Highway Construction Noise Handbook.

Overmeyer, Kurt. September 27, 2019. Personal Communication.

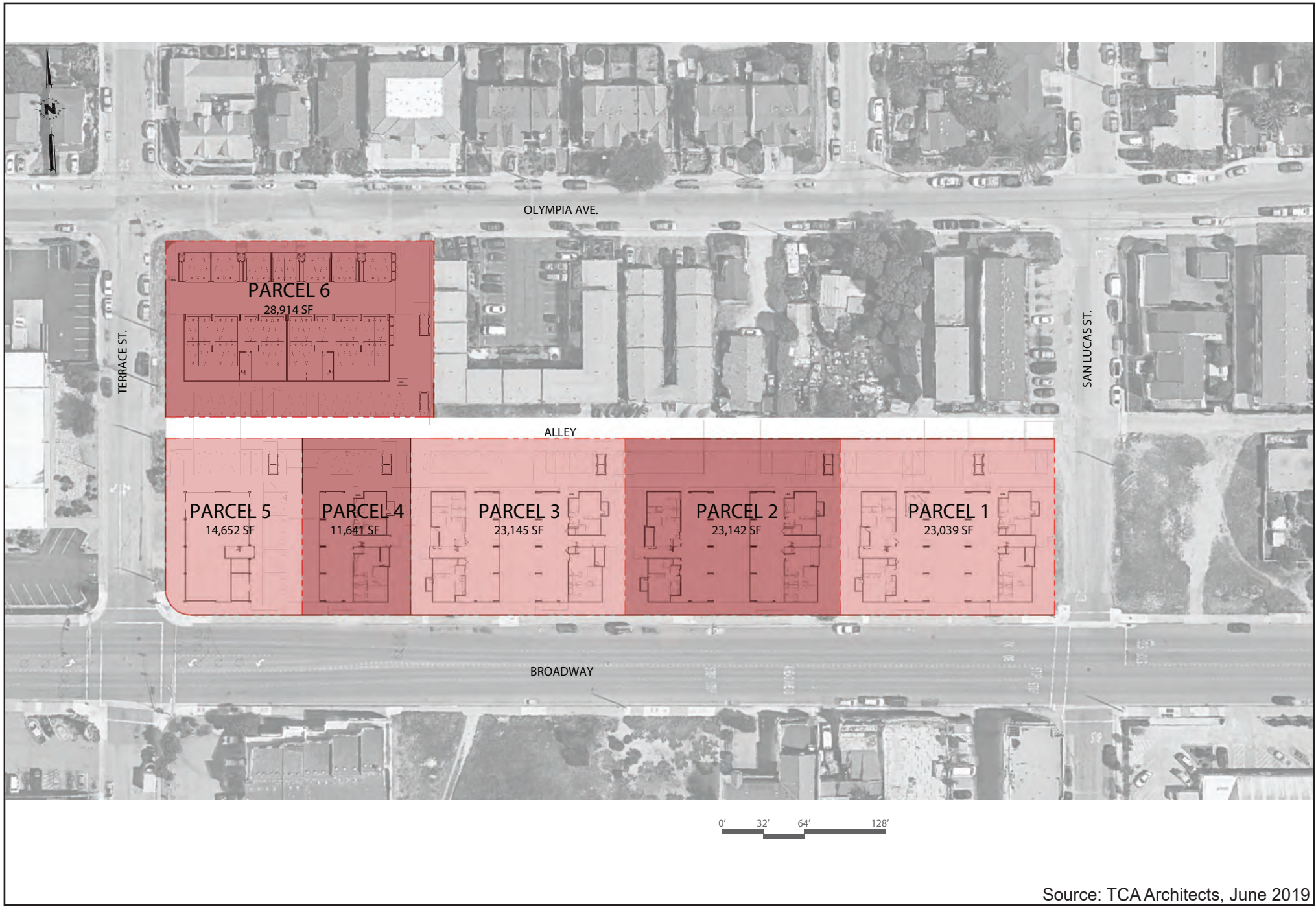
Keith Higgins. October 10, 2019. Ascent Mixed Use Project Traffic Study, Seaside, California

Whitson Engineers. June 27, 2019. Preliminary Storm Water Control Plan for Ascent Seaside.

This Page Intentionally Left Blank



Title: Project Location	Date: <u>9/23/2019</u> Scale: <u>1 inch = 0.02 miles</u> Project: <u>2019-44</u>	Monterey San Jose Denise Duffy and Associates, Inc. Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 1
---------------------------------------	---	--	----------------------------



Source: TCA Architects, June 2019

Title:

Site Plan

Date 9/23/19
 Scale 1"=32'
 Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
2



VIEW FROM BROADWAY AND TERRACE AVE.



VIEW ALONG BROADWAY



VIEW FROM OLYMPIA AVE AND TERRACE AVE.



VIEW FROM BROADWAY AND SAN LUCAS ST.

Source: TCA Architects, June 2019

Title: Site Photos

Date 9/23/19
Scale N/A
Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
3

Parcel 1

BUILDING 1 - TYPE A				BUILDING 2 - TYPE A			
	SF	Coun	Total SF		SF	Coun	Total SF
One Bedroom				One Bedroom			
A1	860	2	1,720	A1	860	2	1,720
A1.1	822	1	822	A1.1	822	1	822
A2	614	0	0	A2	614	0	0
A3	633	0	0	A3	633	0	0
Two Bedroom				Two Bedroom			
B1	1,059	6	6,354	B1	1,059	6	6,354
B1.1	1,079	1	1,079	B1.1	1,079	1	1,079
Three Bedroom				Three Bedroom			
C1	1,320	0	0	C1	1,320	0	0
C2	1,295	0	0	C2	1,295	0	0
Townhouse				Townhouse			
TH1	1,200	0	0	TH1	1,200	0	0
Total	998	10	9,975	Total	998	10	9,975

Area Summary		Total SF	Area Summary		Total SF
Residentia		9,975	Residentia		9,975
Circulatio		629	Circulatio		629
Service		65	Service		65
Retail		0	Retail		0
Total		10,669	Total		10,669

SUBTOTAL			
	SF	Coun	Total SF
One Bedroom			
A1	860	4	3,440
A1.1	822	2	1,644
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	12	12,708
B1.1	1,079	2	2,158
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	20	19,950

Area Summary		Total SF
Residentia		19,950
Circulatio		1,258
Service		130
Retail		0
Total		21,338

Site Area	23,039
FAR	0.93

Retail Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	25
Cover Space	12
Cover Spaces (ADA)	2
Surface Spaces	10
Surface Spaces (ADA)	1
Garage Space	0

Parcel 2

BUILDING 3 - TYPE A				BUILDING 4 - TYPE A				SUBTOTAL			
	SF	Coun	Total SF		SF	Coun	Total SF		SF	Coun	Total SF
One Bedroom				One Bedroom				One Bedroom			
A1	860	2	1,720	A1	860	2	1,720	A1	860	4	3,440
A1.1	822	1	822	A1.1	822	1	822	A1.1	822	2	1,644
A2	614	0	0	A2	614	0	0	A2	614	0	0
A3	633	0	0	A3	633	0	0	A3	633	0	0
Two Bedroom				Two Bedroom				Two Bedroom			
B1	1,059	6	6,354	B1	1,059	6	6,354	B1	1,059	12	12,708
B1.1	1,079	1	1,079	B1.1	1,079	1	1,079	B1.1	1,079	2	2,158
Three Bedroom				Three Bedroom				Three Bedroom			
C1	1,320	0	0	C1	1,320	0	0	C1	1,320	0	0
C2	1,295	0	0	C2	1,295	0	0	C2	1,295	0	0
Townhouse				Townhouse				Townhouse			
TH1	1,200	0	0	TH1	1,200	0	0	TH1	1,200	0	0
Total	998	10	9,975	Total	998	10	9,975	Total	998	20	19,950

Area Summary		Total SF	Area Summary		Total SF
Residentia		9,975	Residentia		9,975
Circulatio		629	Circulatio		1,258
Service		65	Service		130
Retail		0	Retail		0
Total		10,669	Total		21,338

Site Area	23,142
FAR	0.92

Retail Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	24
Cover Spaces	12
Cover Spaces (ADA)	2
Surface Spaces	9
Surface Spaces (ADA)	1
Garage Space	0

Source: TCA Architects, June 2019

Title: **Project Summary**

Date 9/23/19
Scale N/A
Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
4a

Parcel 3

BUILDING 5 - TYPE A

	SF	Coun	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary

	Total SF
Residential	9,975
Circulation	629
Service	65
Retail	0
Total	10,669

BUILDING 6 - TYPE A

	SF	Coun	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary

	Total SF
Residential	9,975
Circulation	629
Service	65
Retail	0
Total	10,669

SUBTOTAL

	SF	Coun	Total SF
One Bedroom			
A1	860	4	3,440
A1.1	822	2	1,644
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	12	12,708
B1.1	1,079	2	2,158
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	20	19,950

Area Summary

	Total SF
Residential	19,950
Circulation	1,258
Service	130
Retail	0
Total	21,338

Site Area	23,145
FAR	0.92

Retail Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	26
Cover Space	12
Cover Spaces (ADA)	2
Surface Spaces	11
Surface Spaces (ADA)	1
Garage Space	0

PARCEL 4

BUILDING 7 - TYPE A

	SF	Coun	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	1	822
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	1	1,079
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	998	10	9,975

Area Summary

	Total SF
Residential	9,975
Circulation	629
Service	65
Retail	0
Total	10,669

Site Area	11,641
FAR	0.92

Retail Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	10
Cover Spaces	6
Cover Spaces (ADA)	1
Surface Space	2
Surface Spaces (ADA)	1
Garage Space	0

Source: TCA Architects, June 2019

Title: Project Summary

Date 9/23/19
Scale N/A
Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
4b

PARCEL 5

BUILDING 8 - TYPE B			
	SF	Coun	Total SF
One Bedroom			
A1	860	2	1,720
A1.1	822	0	0
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	0	0
Total	1,009	8	8,074

Area Summary		Total SF
Residential		8,074
Circulation		860
Service		169
Retail		4079
Total		13,182

Site Area	14,652
FAR	0.90

Retail Parking	12
Surface Spaces	11
Surface Spaces (ADA)	1
Residential Parking	3
Cover Spaces	0
Cover Spaces (ADA)	0
Surface Spaces	3
Surface Spaces (ADA)	0
Garage Space	0

Parcel 6

BUILDING 9 - TYPE C			
	SF	Coun	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	0	0
Total	1,097	20	21,948

Area Summary		Total SF
Residential		21,948
Circulation		2,443
Service		76
Retail		0
Total		24,467

BUILDING 10 - TYPE D			
	SF	Coun	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	0	0
A3	633	0	0
Two Bedroom			
B1	1,059	0	0
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	0	0
C2	1,295	0	0
Townhouse			
TH1	1,200	7	8,400
Total	1,200	7	8,400

Area Summary		Total SF
Residential		8,400
Circulation		448
Service		56
Retail		0
Total		8,904

SUB TOTAL			
	SF	Coun	Total SF
One Bedroom			
A1	860	0	0
A1.1	822	0	0
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	6	6,354
B1.1	1,079	0	0
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	7	8,400
Total	1,124	27	30,348

Area Summary		Total SF
Residential		30,348
Circulation		2,891
Service		132
Retail		0
Total		33,371

Site Area	28,914
FAR	1.15

Retail Parking	0
Surface Spaces	0
Surface Spaces (ADA)	0
Residential Parking	56
Cover Spaces	26
Cover Spaces (ADA)	0
Surface Space	15
Surface Spaces (ADA)	1
Garage Space	14

TOTAL

TOTAL			
	SF	Coun	Total SF
One Bedroom			
A1	860	16	13,760
A1.1	822	7	5,754
A2	614	2	1,228
A3	633	2	1,266
Two Bedroom			
B1	1,059	54	57,186
B1.1	1,079	7	7,553
Three Bedroom			
C1	1,320	6	7,920
C2	1,295	4	5,180
Townhouse			
TH1	1,200	7	8,400
Total	1,031	105	108,247

Area Summary		Total SF
Residential		108,247
Circulation		8,154
Service		756
Retail		4079
Total		121,236

Site Area	124,533
FAR	0.97

Retail Parking	12
Surface Space	11
Surface Spaces (ADA)	1
Residential Parking	144
Cover Space	68
Cover Spaces (ADA)	7
Surface Space	50
Surface Spaces (ADA)	5
Garage Space	14

Source: TCA Architects, June 2019

Title: **Project Summary**

Date 9/23/19
Scale N/A
Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
4c



Source: TCA Architects, June 2019

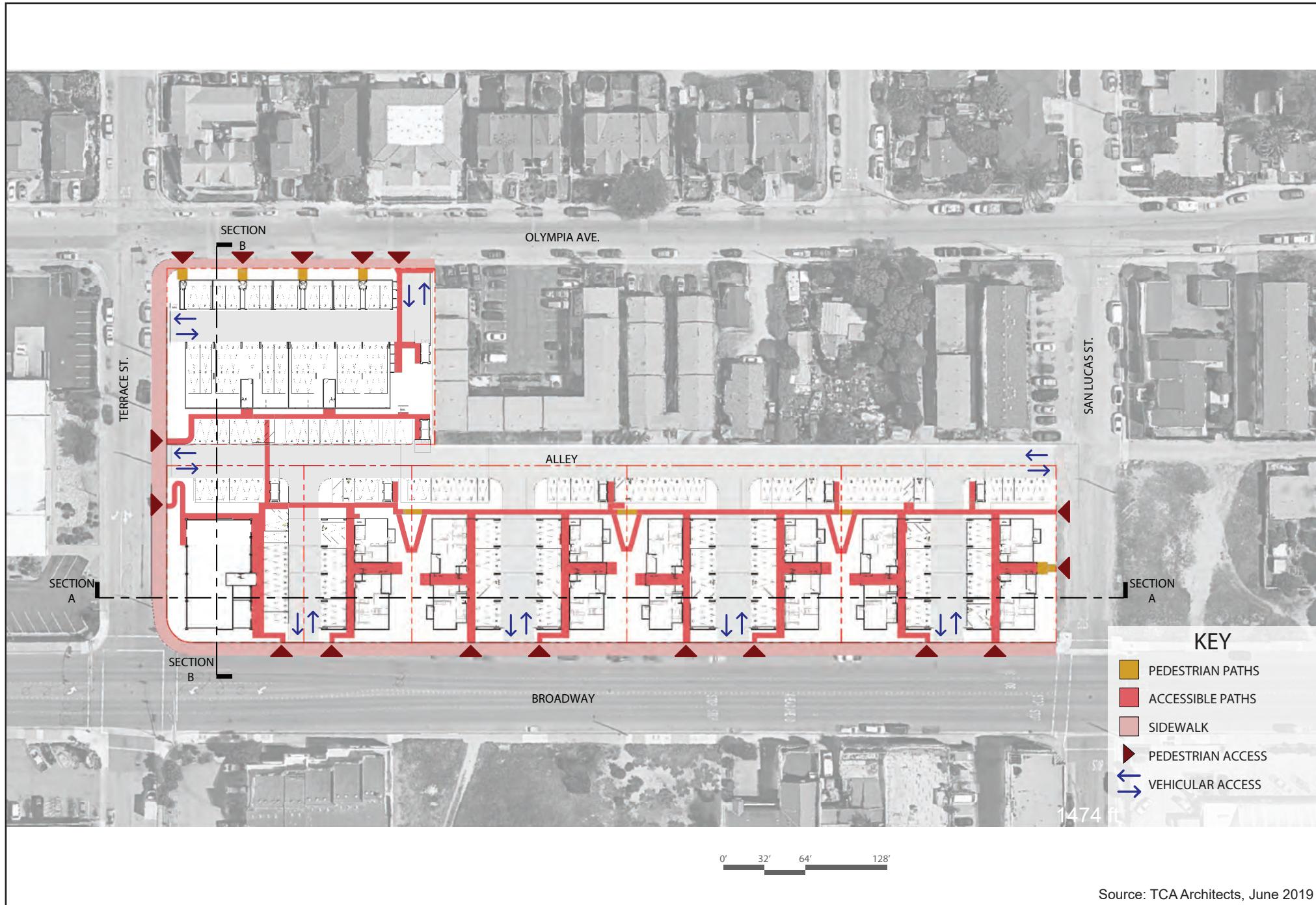
Title: **Site Rendering**

Date	9/23/19
Scale	NTS
Project	2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
5



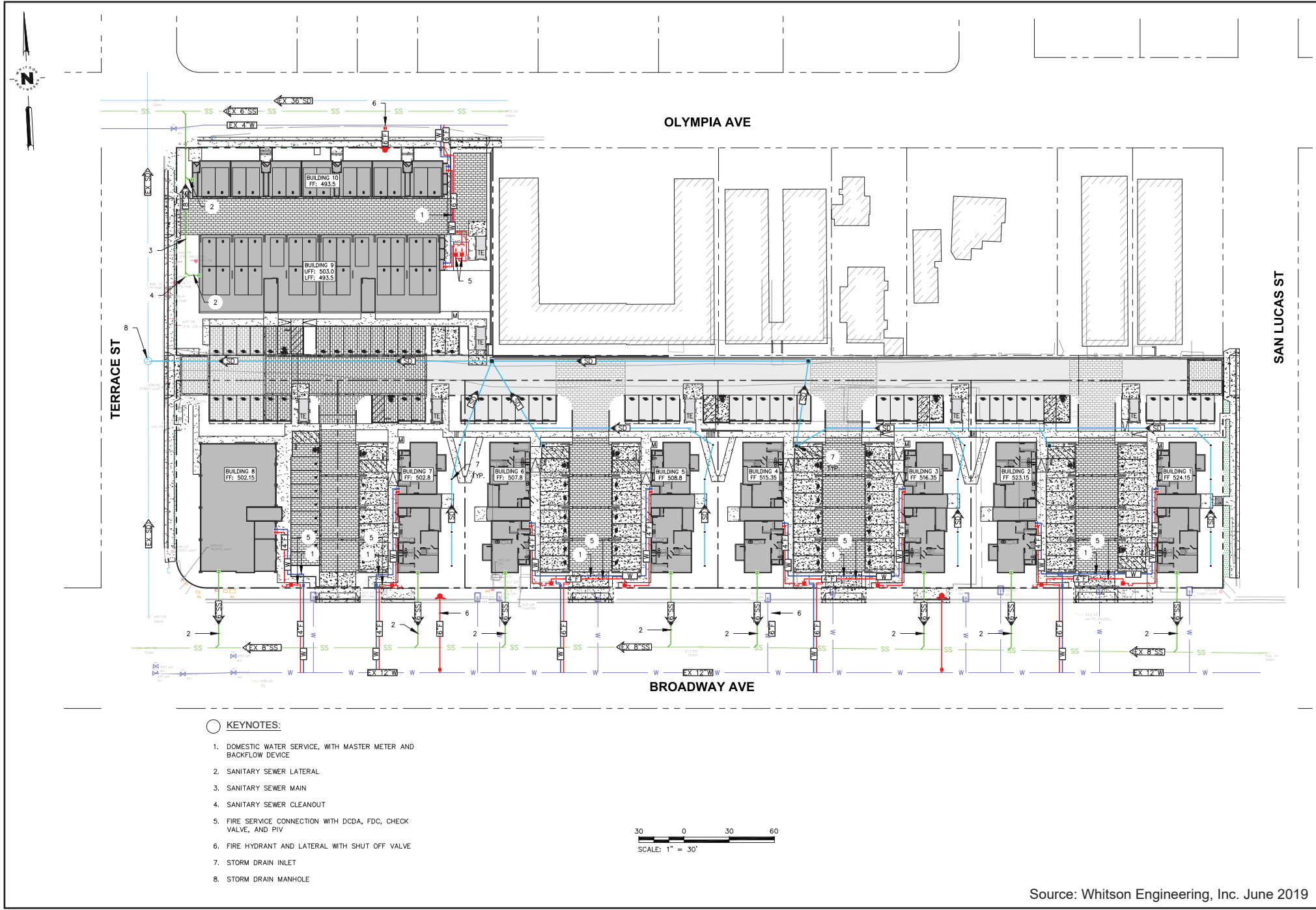
Title: **Circulation Plan**

Date 9/23/19
 Scale 1"=32'
 Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
6



Title: **Utility Plan**

Date 9/23/19
 Scale 1"=30'
 Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
7

California Water Efficient Landscape Worksheet									
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	ETAF Efficiency (EF)	Project Type	Residential	ETAF	Landscape Area (TAF x 5g FL)	Estimated Total Water Use (ETWU)	
Regular Landscape Areas									
Low-Shrubs	0.3	Drip	0.81	0.37	18886	6921	154471		
Mod-Shrubs	0.5	Drip	0.81	0.62	4650	2870	64067		
Low-Trees	0.3	Drip	0.81	0.37	2536	944	21080		
Mod-Trees	0.5	Drip	0.81	0.62	3550	957	21356		
			0.75	0.00		0	0		
			0.75	0.00		0	0		
Totals					27436	11692	260973		
Special Landscape Areas									
			1			0	0		
			1			0	0		
			1			0	0		
			1			0	0		
Totals					0	0	0		
								ETWU Total	260973
								Maximum Allowed Water Allowance (MAWA)	336804

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	11692
Total Area	27436
Average ETAF	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Regular Landscape Areas	
Total ETAF x Area	11692
Total Area	27436
Average ETAF	0.43

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES					
ACA BAI	Acacia baileyana	BAILEY ACACIA	24" BOX	LOW	
ARB MAR	Arbutus menziesii - Multi Trunk	MARINA STRAWBERRY TREE	36" BOX	LOW	
CER CAN	Cercis canadensis - Low Branching	EASTERN REDBUD	36" BOX	MOD	
DRA DRA	Dracaena draca	DRAGON TREE	24" BOX	LOW	
OLE EUR	Olea europaea "Swan Hill"	FRUITLESS OLIVE	36" BOX	LOW	
GIN GOL	Ginkgo biloba "Goldspire"	GOLDSPIRE GINKGO	24" BOX	MOD	
PLA ACE	Platanus x acerifolia "Columbia"	LONDON PLANE TREE	24" BOX	MOD	
SHRUBS					
AEO PUR	Aeonium "Sunburst"	SUNBURST AEONIUM	15 GAL	LOW	
AGA ATT	Agave attenuata "Nava"	FOXTAIL AGAVE	15 GAL	VL	
AGA VIL	Agave viviparissima "Stained Glass"	VAREGATED OCTOPUS AGAVE	15 GAL	LOW	
ALO FER	Aloe ferox	BITTER ALOE	15 GAL	LOW	
ASP DEN	Asparagus densiflorus "Myers"	FOXTAIL FERN	5 GAL	MOD	
CIS SAL	Cistus salvifolius	SAGE-LEAF ROCKROSE	5 GAL	LOW	
ECH BLA	Echeveria "Black Prince"	BLACK PRINCE ECHEVERIA	6" POT	LOW	
ECH SEN	Echeveria subrigida	NOV	6" POT	LOW	
ECH CAN	Echinocandora	PRIDE OF MADRERA	5 GAL	LOW	
FES CAL	Festuca californica	CALIFORNIA FESCUE	1 GAL	LOW	
HEL SEM	Helictotrichon sempervirens	BLUE OAT GRASS	1 GAL	LOW	
LAV STO	Lavandula stoechas	SPANISH LAVENDER	5 GAL	LOW	
LIG JAP	Ligustrum japonicum "Texanum"	TEXANUM WAXED LEAF PRIVET	1 GAL	MOD	
LIM PER	Limnium perzli	SEA LAVENDER	5 GAL	LOW	
LON LON	Lomandra longifolia "Breeze"	DWARF MAT RUSH	1 GAL	LOW	
MUL CAP	Muhlenbergia capillaris	PINK MUHLY GRASS	1 GAL	LOW	
MUL RIG	Muhlenbergia rigens	DEER GRASS	5 GAL	LOW	
NAS TEN	Nassella tenuissima	MEXICAN FEATHER GRASS	1 GAL	LOW	
OLE LIT	Olea s. "Little Olia"	LITTLE OLLIE SHRUB OLIVE	15 GAL	LOW	
POD GRA	Podocarpus gracilior (column)	AFRICAN FERN PINE	15 GAL	MOD	
RDS OFF	Rosemarinus officinalis	ROSEMARY	5 GAL	LOW	
SEN MAN	Senecio monardellae	KLEINIA	1 GAL	LOW	
VINES					
DIS BUC	Dioscorea buccinatoria	BLOOD RED TRUMPET VINE	5 GAL	LOW	
FIC PUM	Ficus pumila	CREeping FIG	5 GAL	MOD	



Source: TCA Architects, June 2019

Title: **Landscape Plan**

Date 9/23/19
 Scale 1"=30'
 Project 2019.44



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
8

Appendix A
Ascent Mixed Use VMT Study

This Page Intentionally Left Blank

Keith Higgins

Traffic Engineer

October 10, 2019

Erin Harwayne
Denise Duffy & Associates, Inc.
947 Cass St. Suite 5
Monterey, CA. 93940

Re: Ascent Mixed Use Project Traffic Study, Seaside, California

Dear Erin,

Per your request, this is an estimate of vehicle miles traveled (VMT) for the Ascent Mixed Use Project in Seaside, California. The project is located at 1200 Broadway and extends along the north side of Broadway between Terrace and San Lucas Streets. The proposed project will include 105 multi-family dwelling units (7 townhomes and 98 apartments) plus 4,079 gross square feet of retail floor area. The project site is currently vacant. A project location map is included as **Exhibit 1**. The proposed project site plan is included as **Exhibit 2**.

This study focuses on VMT in accordance with the latest California Environmental Quality Act (CEQA). In order to determine project VMT, project trip generation is estimated using rates included in the Trip Generation Manual, Institute of Transportation Engineers (ITE), 10th Edition, 2017.

Project VMT is estimated by calculating an average trip length using net project trip generation with distances to trip destinations. This is based on the proximity of the project to trip attractions such as employment centers, schools and shopping. The destinations are weighted based on population, employment and shopping opportunities.

Project trip generation is tabulated on **Exhibit 3**. Using standard ITE rates, it is estimated to total about 922 gross daily trips with 52 in the AM peak hour and 75 in the PM peak hour. Project net driveway trips are expected to total about 874 daily trips with 49 in the AM peak hour and 71 in the PM peak hour. This assumes about 5% of project traffic is between the project's complementary retail and residential uses.

About 15% of the gross retail trips are expected to be pass-by, which are vehicles passing in the immediate project vicinity that stop at the site while en route to a primary destination. This results in an estimated increase in traffic on the street system from the project of about 853 daily trips, 49 AM peak hour trips and 69 PM peak hour trips.

Erin Harwayne
October 10, 2019

Project regional trip distribution is tabulated on **Exhibit 4**. Most of the project traffic (74%) is expected to be to and from work, shopping, school and personal trip destinations throughout the greater Monterey Peninsula (Seaside, Monterey, Sand City, Marina and Carmel). The project is an infill development near major shopping and employment as well as major transit corridors and bike facilities in the vicinity of the Fremont Street / Broadway Avenue intersection. It is expected that only 41% of project trips will be made by cars. This is based on information in "Trip Generation," Institute of Transportation Engineers, 10 Edition, 2017, included in **Appendix A**. This is further refined in **Appendix B** by compiling the mode splits for individual infill projects that are located on transit corridors near substantial retail and other services and employment, which are similar to the Ascent Mixed Use project.

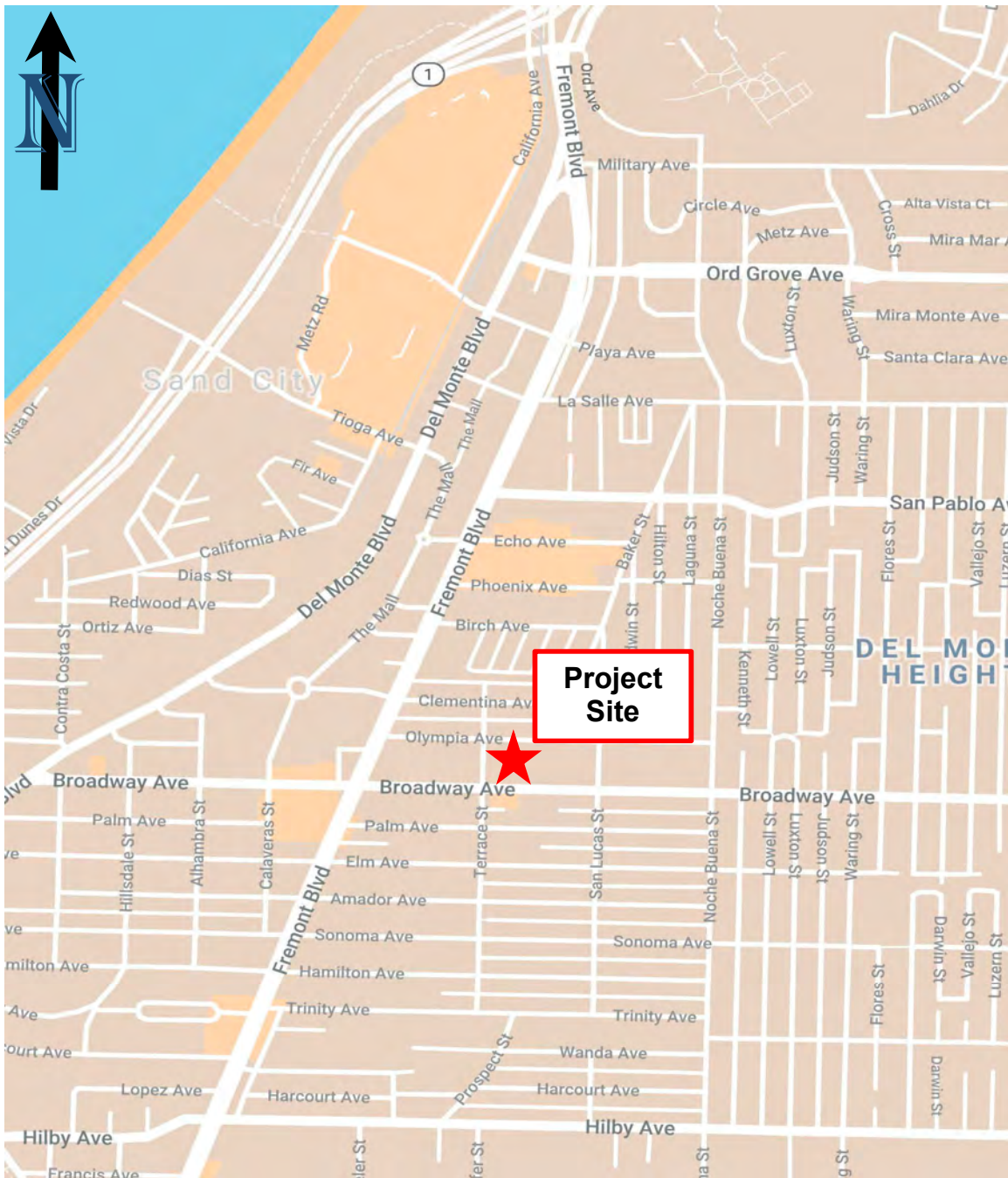
The resulting project VMT is tabulated on **Exhibit 4**. The Ascent Mixed Use project is estimated to generate about 3,061 VMT per day. According to the 2010 United States Census, Seaside has an average occupancy rate for of about 3.16 persons per apartment. A total of about 332 persons are anticipated to reside at the project. The average VMT per resident is expected to be about 9.2 miles per day with each person. This is about 43% of the existing average regional VMT per resident of 21.66 miles described in "Campus Town Specific Plan Transportation Analysis," Fehr & Peers, June 2019. The anticipated VMT per resident is 57% below the regional average, which is a greater decrease than the 15% significance threshold. The project, therefore, will not have a significant traffic impact.

If you have any questions regarding the contents of this analysis, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you with this project.

Respectfully submitted,

Keith Higgins

Keith B. Higgins, PE, TE
Attachments



Basemap Source: Google Maps, 2019.

Keith Higgins
Traffic Engineer

Exhibit 1
Project Location Map
Packet Page 396



Source: TCA Architects, June 27, 2019

Keith Higgins
Traffic Engineer

Exhibit 2
Project Site Plan

TRIP GENERATION RATES	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Multifamily Housing (Low-Rise) (per unit)	220	7.32	0.46	6%	23%	77%	0.56	8%	63%	37%
Shopping Center (per 1,000 sq. ft.)	820	37.75	0.94	2%	62%	38%	3.81	10%	48%	52%
PROPOSED USE	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Townhomes	7 units	51	3	6%	1	2	4	8%	3	1
Apartments	98 units	717	45	6%	11	34	55	8%	35	20
Retail	4,079 sq. ft.	154	4	3%	2	2	16	10%	8	8
Subtotal:		922	52		14	38	75		46	29
Internal Reduction (5%):		-46	-3		-1	-2	-4		-2	-1
Total Gross Project Trips		876	49		13	36	71		44	28
Retail Passby Trips (Assumed to be 15% of Retail Total)		-23	-1		-1	0	-2		-1	-1
Total Net Project Trips		853	49		12	36	69		43	27

MODE SPLIT ADJUSTMENTS		
	<u>Base³</u>	<u>Anticipated⁴</u>
Vehicle Trip Percentage:	96%	41%
Pedestrian Trip Percentage:	2%	40%
Bicycle Trip Percentage:	1%	4%
Transit Trip Percentage:	<u>1%</u>	<u>15%</u>
	100%	100%

PROPOSED USE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
		PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Adjusted Vehicle Trips:	364	21		5	16	29		18	11

Notes:

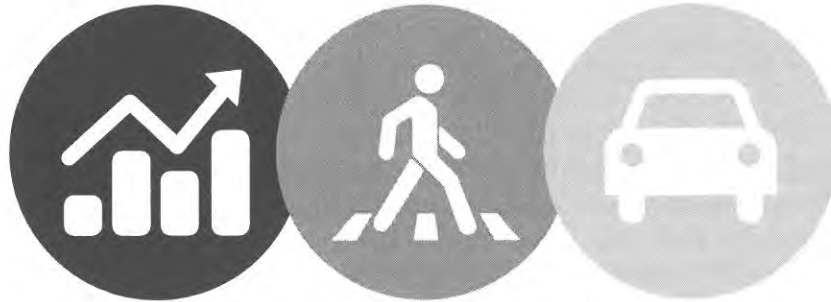
1. Trip generation rates published by Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, 2017.
2. sq. ft. = square feet
3. Base mode splits based upon data in source cited in Note 1.
4. Anticipated mode splits are anticipated pedestrian, bicycle and transit trips for project, based on frequency of transit operations in area and proximity of project site to commercial uses.

Location	Percent of Net Project Traffic	Daily Project Traffic	Distance from Project (miles)	Vehicle Miles Traveled
Seaside	30%	109	0.75	82
Monterey	20%	73	3.50	256
Carmel	2%	7	6.00	42
Watsonville	2%	8	24.00	192
Sand City	6%	22	1.50	33
Castroville	5%	18	12.00	216
CSUMB	6%	22	4.00	88
Marina	12%	44	7.50	330
Salinas	10%	37	16.00	592
Santa Cruz County	2%	8	35.00	280
Santa Clara County	5%	19	50.00	950
Total:	100%	367		3,061
Project Average Trip Length				8.3
Apartment Occupants per Unit				3.16
Number of Apartments				105
Number of People Living in Apartments				332
Average Residential Vehicle-Miles Traveled (miles/resident):				9.2
Average AMBAG Region VMT per Capita				21.66
Project Percent of Regional VMT per Capita				43%

Notes:

1. Total daily net project residential trips cited from trip generation on **Exhibit 2**.
2. Apartment Occupants per Unit is average household size in Seaside in 2010 US Census, per the 2010 US Census (factfinder.census.gov).

APPENDIX A
INSTITUTE OF TRANSPORTATION ENGINEERS
MODAL SPLIT DATA



Trip Generation Handbook 3rd Edition

SEPTEMBER 2017
INSTITUTE OF TRANSPORTATION ENGINEERS

Appendix B. Person Trip Data For Baseline Sites

Baseline Mode Shares

Trip Generation Manual contains no data on mode shares for baseline site trip generation. For this *Handbook*, a limited amount of weekday peak period (7:00–9:00 a.m., 4:00–6:00 p.m.) site trip generation mode share data were collected for baseline sites to provide a general starting point for baseline mode shares for the most common land use types. Baseline data were collected at apartments, motels, offices, shopping centers, restaurants, a bank, and a bowling alley. The land use types were selected so the data would be transferrable to similar land uses (for example, residential apartment mode shares should be applicable to all suburban baseline apartment classifications). Tables B.1 and B.2 show the available weekday AM and PM peak period average mode shares and ranges for the baseline sites at which data were collected.

There are not enough samples to derive precise percentages by mode for the land use codes for which data were collected. However, for all but one direction during one peak period for one land use category,³ the motor vehicle percentage (personal passenger vehicle plus truck) of total person trips is at least 96 percent. Nearly half of the land use category averages in the tables are 100 percent motor vehicle. Based on the limited data shown, the following conclusions appear reasonable:

- The percentage mode share of person trips made by motor vehicle for baseline sites appears to be 96 percent or more. Where sample sizes exceed 100 observations, almost all the individual sites have motor vehicle shares of 96 percent or more.
- Almost all non-vehicle trips are by walking (rather than transit or bicycle).
- From the limited number of samples with more than 100 observations, it appears that there may be only very small **directional** differences in motor vehicle share percentages for some land uses. Smaller samples contain larger variations that could be the result of data noise from the smaller samples. More data are needed to fully understand the directional differences.
- Motor vehicle percentages are only available in this data set for a few land uses. The findings may or may not be transferrable to other land uses based on limited alternative opportunities. However, it may be reasonable to assume similar results for land uses within the same land use *category* (such as residential, lodging, or general retail).
- If the analyst assumes a baseline mode share of 96 percent motor vehicles, it means the ITE vehicle trip generation rates/equations represent 96 percent of the total **person** trips. The other 4 percent would be walk, bicycle, or transit trips.

Baseline Vehicle Occupancy

Trip Generation Manual contains limited vehicle occupancy data for some land use classifications. Table B.3 summarizes the vehicle occupancy data. All data are for baseline sites. Many of the most commonly analyzed land use codes are not included in this table.

³ Inbound trips during the AM peak period at three motels were an average 94 percent motor vehicle.

The limited baseline site weekday peak period (7:00–9:00 a.m., 4:00–6:00 p.m.) data collection conducted for this *Handbook* also includes vehicle occupancy. These data were collected to provide a general starting point for baseline vehicle occupancy for the most common land use types. Tables B.1 and B.2 show the available average vehicle occupancy values for the counted baseline sites.

For land uses for which there are sample sizes of more than 100 observations, vehicle occupancy is fairly consistent for a given land use. For those few land uses, inbound and outbound vehicle occupancy is similar. However, there are differences in vehicle occupancy by land use. Likewise, there could be some land uses for which directional peak period vehicle occupancy might logically differ, such as office. That remains to be determined through more data collection.

Vehicle occupancy values shown in Tables B.1 through B.3 for similar land uses appear to be similar, considering the effect of limited samples sizes and number of sites. This *Handbook* recommends that additional data be collected—especially for the land uses most frequently analyzed in infill areas where the differences between baseline and infill trip generation rates may differ significantly.

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type ¹	Development Units ²	ITE LUC	Inbound						Outbound						Source	
					Mode Shares						Mode Shares							
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Personal Passenger Vehicle	Truck	Walk	Transit	Bike		Vehicle Occ.
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0	1.22	23	98	2	0	0	0	1.10	128
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0	1.02	49	96	0	4	0	0	1.06	126
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0	1.05	39	99	1	0	0	0	1.07	145
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1	1.14	46	95	2	1	0	2	1.14	153
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0	1.23	40	97	1	1	0	1	1.09	158
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0	1.12	73	96	0	3	0	1	1.08	314
Simple average					89.2	7.0	3.3	0.3	0.2	1.13		96.8	1.0	1.5	0.0	0.7	1.09	
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0	1.29	33	96	1	2	1	0	1.32	116
Motel	College Station, TX	5	68 rooms	320	90	0	10	0	0	1.21	19	95	5	0	0	0	1.25	77
Motel	College Station, TX	5	79 rooms	320	96	0	4	0	0	1.29	23	99	1	0	0	0	1.20	66
Simple average					92.3	1.0	5.7	1.0	0.0	1.26		96.7	2.3	0.7	0.3	0.0	1.26	
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0	1.13	71	100	0	0	0	0	1.00	8
Simple average					94.0	3.0	3.0	0.0	0.0	1.13		100.0	0.0	0.0	0.0	0.0	1.00	
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0	1.06	438	90	10	0	0	0	1.06	39
Simple average					97.0	2.0	0.0	1.0	0.0	1.06		90.0	10.0	0.0	0.0	0.0	1.06	
Shopping center ³	Bryan, TX	5	110,000	820	100	0	0	0	0	1.19	179	100	0	0	0	0	1.19	130
Shopping center ³	College Station, TX	5	116,000	820	100	0	0	0	0	1.14	233	100	0	0	0	0	1.13	210
Simple average					100.0	0.0	0.0	0.0	0.0	1.17		100.0	0.0	0.0	0.0	0.0	1.16	
Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD																		
Development units in gross square feet of floor area unless otherwise indicated. Italics denote occupied development units.																		

¹ Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

² Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

³ Anchored by large grocery store.

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Area Type ¹	Location	Develop-ment Units ²	ITE LUC	Inbound						Outbound						Sample Size	Vehicle Occ.	Source
					Mode Shares						Mode Shares								
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Personal Passenger Vehicle	Truck	Walk	Transit	Bike			
Apartments	5	Falmouth, ME	173 DU	220	96	3	1	0	0	1.15	126	96	4	0	0	0	1.14	189	Kevin Hooper Assoc
Apartments	6	Mt. Pleasant, SC	240 DU	220	93	1	4	1	1	1.15	124	87	1	12	0	0	1.08	68	Items, Inc.
Apartments	6	Oklahoma City, OK	360 DU	220	100	0	0	0	0	1.10	186	99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	6	Tampa, FL	278 DU	220	97	1	1	0	1	1.20	138	97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	6	Tampa, FL	317 DU	220	98	0	1	0	1	1.14	614	96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	6	Tampa, FL	689 DU	220	94	1	4	0	1	1.14	317	93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15		94.7	1.5	3.5	0.0	0.3	1.21		
Motel	5	College Station, TX	133 rooms	320	94	2	4	0	0	1.33	67	98	2	0	0	0	1.55	51	Texas A&M University
Motel	5	College Station, TX	68 rooms	320	93	7	0	0	0	1.12	28	87	7	7	0	0	1.08	15	Texas A&M University
Motel	5	College Station, TX	79 rooms	320	100	0	0	0	0	1.47	44	100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31		95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	5	College Station, TX	73,000	437	100	0	0	0	0	1.27	75	100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27		100	0	0	0	0	1.33		
Office	6	Falmouth, ME	178,000	710	96	4	0	0	0	1.11	47	98	1	1	0	0	1.07	452	Kevin Hooper Assoc
Simple average					96	4	0	0	0	1.11		98	1	1	0	0	1.07		
Shopping center ³	5	Bryan, TX	153,000	820	100	0	0	0	0	1.19	198	100	0	0	0	0	1.19	259	TX A&M Transp. Inst.
Shopping center ⁴	5	Bryan, TX	110,000	820	100	0	0	0	0	1.22	666	100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center ⁴	5	College Station, TX	116,000	820	100	0	0	0	0	1.21	362	100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	5	Mt. Pleasant, SC	68,000	820	100	0	0	0	0	1.27	286	100	0	0	0	0	1.16	258	Items, Inc.
Shopping center ⁵	6	Falmouth, ME	48,800	820	100	0	0	0	0	1.16	665	99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21		99.8	0.2	0	0	0	1.18		
Bank	5	Prospect, KY	2,500	912	100	0	0	0	0	1.11	19	100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11		100	0	0	0	0	1.16		
Quality restaurant	6	Oklahoma City, OK	5,000	931	100	0	0	0	0	1.62	105	100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	6	Mt. Pleasant, SC	8,150	932	100	0	0	0	0	1.33	151	97	3	0	0	0	1.34	39	Items, Inc.
Drive-thru restaurant	5	Prospect, KY	2,800	934	96	0	4	0	0	1.27	135	96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41		97.7	1.0	1.3	0.0	0.0	1.39		
Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD																			
Development units in gross square feet of floor area unless otherwise indicated. Italics denote occupied development units.																			
Anchored by discount store.																			
Anchored by grocery store comprising major portion of total floor area.																			

¹ Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

² Development units in gross square feet of floor area unless otherwise indicated. Italics denote occupied development units.

³ Anchored by discount store.

⁴ Anchored by grocery store comprising major portion of total floor area.

Appendix C. Person Trip Data for Infill Sites

This appendix contains a compilation of infill site modal person trip data originating in part from the sources described in Appendix G and in part from data collected at additional sites specifically for development of this *Handbook*. These limited data represent a start on an infill trip generation database. More data are needed for additional land uses and sites to confirm the conclusions described in Chapter 7 and to develop comprehensive mode share and vehicle occupancy for infill development across all major land use classifications and context types.

Tables C.1 through C.8 contain AM and PM peak period mode share information for residential (Tables C.1 and C.2), office (C.3 and C.4), general retail (C.5), convenience store (C.6), and restaurant (C.7 and C.8) in infill settings. Site context is represented by area type categories described in Chapter 3 of this *Handbook*. Many of the sites are non-isolated and required a combination of interview and count data to determine mode shares. Data were collected during one or more weekday peak periods. All data were collected directionally but were combined to report as non-directional. Vehicle occupancy was not reported for most sites.

Tables C.9 and C.10 present directional (inbound and outbound) mode share and vehicle occupancy during AM and PM peak periods, respectively, for a subset of the sites presented in Tables C.1 through C.8.

Data collected at infill sites, though limited, provides some significant findings and conclusions.

- One of the most important findings is confirmation that the motor vehicle mode share at infill development is consistently and significantly less than 100 percent. This finding is true for all of the land uses for which data are reported.
- The variance in the percentage of trips made by motor vehicle appears to depend on the site context (the more-urban settings have lower motor vehicle mode shares) and the proximity of rail transit.
- The proximity of an infill site to a university campus appears to result in a significant reduction in the motor vehicle mode share.⁴
- Walking is the predominant mode of the non-motor vehicle trips at infill sites. Even at sites close to rail stations, walk trips tend to substantially outnumber transit trips.
- Bicycle trips, where counted separately, make up a small percentage of the person trips at infill sites.

Although data presented in the Tables demonstrates that infill development generates fewer person trips by motor vehicle, more data are needed to determine to what extent the motor vehicle mode share changes with changes in site context.

⁴ This finding was also observed in the *California Urban Infill Trip Generation Study*. Data collected at multiple mixed-use sites near the University of California at Berkeley campus showed significantly lower vehicle trips than similar mixed-use sites elsewhere. Further investigation found that nearly 50 percent of the persons surveyed were associated with the campus either as a student, faculty, or staff. Source: Kimley-Horn and Associates, Inc. Economic & Planning Systems, and Gene Bregman & Associates. *Trip-Generation Rates for Urban Infill Land Uses in California Phase 2: Data Collection Final Report*. California Department of Transportation (Caltrans) Headquarters Divisions of Transportation Planning and Research & Innovation, Sacramento, CA, 2009.

Table C.1 Infill Weekday AM and PM Non-Directional Peak Period Mode Share and Vehicle Occupancy Examples—Multi-Family Residential

Land Use	Location	Area Type ¹	Occupied Dwelling Units	ITE LUC	AM				Vehicle Occupancy	Sample Size ³	Source
					Mode Shares						
					Motor Vehicle ²	Transit	Walk	Bike			
Apartment	Pasadena, CA	3	355 DU	220	82	4	13		1.19	177-198	Caltrans/UC Davis; TTI
Apartment	Los Angeles, CA	3	73 DU	220	69	31	0		1.12	83	Gibson Transp. Consult.
Apartment	Los Angeles, CA	3	72 DU	220	59	41	0		1.18	29	Gibson Transp. Consult.
Apartment	Brentwood, CA	6	178 DU	220	100	0	0		1.22	156	Fehr & Peers
High-Rise Apartment	Sacramento, CA	1Ta	192 DU	222	68	7	20	4	1.17	103	Caltrans/TTI
High-Rise Apartment	N. Hollywood, CA	4Ta	173 DU	222	72	4	20	4	1.15	11-110	Caltrans/TTI
High-Rise Apartment	San Francisco, CA	0a	178 DU	222	38	19	44		na	49	Caltrans/UC Davis
High-Rise Apartment	Los Angeles, CA	0a	308 DU	222	31	3	65		na	54	Caltrans/UC Davis; TTI
Mid-Rise Apartment	Sacramento, CA	3Ta	256 DU	223	77	4	12	7	1.08	95-171	Caltrans/TTI
Mid-Rise Apartment	Walnut Creek, CA	2Ta	370 DU	223	63	23	15	0	1.20	64-262	Caltrans/TTI
Mid-Rise Apartment	Walnut Creek, CA	2Ta	490 DU	223	50	36	13	1	1.28	271-260	Caltrans/TTI
Mid-Rise Apartment	Walnut Creek, CA	2Ta	856 DU	223	61	28	11	0	1.21	237-448	Caltrans/TTI
Mid-Rise Apartment	San Jose, CA	1Ta	190 DU	223	50	25	23	3	1.13	73-109	Caltrans/TTI
Mid-Rise Apartment	San Jose, CA	3	187 DU	223	63	16	15	6	1.19	106-128	Caltrans/TTI
Mid-Rise Apartment	Los Angeles, CA	4Ta	154 DU	223	68	4	29	0	1.19	20-168	Caltrans/TTI
Mid-Rise Apartment	Los Angeles, CA	4To	431 DU	223	42	33	24	1	1.08	98-159	Caltrans/TTI
Mid-Rise Apartment	Pasadena, CA	3	136 DU	223	78	5	15	2	1.06	36-106	Caltrans/TTI
Mid-Rise Apartment	Pasadena, CA	4Ta	128 DU	223	73	12	15	0	1.20	24-72	Caltrans/TTI
Mid-Rise Apartment	Pasadena, CA	4Ta	180 DU	223	87	5	7	1	1.17	23-152	Caltrans/TTI
Mid-Rise Apartment	N. Hollywood, CA	3Ta	420 DU	223	78	12	10	0	1.20	45-292	Caltrans/TTI
Mid-Rise Apartment	Woodland Hills, CA	6	491 DU	223	94	2	4	0	1.18	35-444	Caltrans/TTI
Mid-Rise Apartment	La Mesa, CA	3To	286 DU	223	63	23	13	0	1.14	60-157	Caltrans/TTI
Mid-Rise Apartment	La Mesa, CA	3To	226 DU	223	64	25	10	1	1.21	38-126	Caltrans/TTI
Mid-Rise Apartment	Los Angeles, CA	3	113 DU	223	66	0	34		1.14	48-115	Caltrans/UC Davis; TTI
Mid-Rise Apartment	Los Angeles, CA	3	221 DU	223	80	2	18		1.12	143-148	Caltrans/UC Davis; TTI
Mid-Rise Apartment	Culver City, CA	3	110 DU	223	84	0	15		1.17	93-128	Caltrans/UC Davis; TTI
Mid-Rise Apartment	Berkeley, CA	3C	44 DU	223	0	11	89		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Berkeley, CA	3C	98 DU	223	20	7	73		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Berkeley, CA	3CTa	34 DU	223	25	50	25		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Berkeley, CA	3CTa	56 DU	223	21	17	62		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Berkeley, CA	1TaC	100 DU	223	44	22	34		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Oakland, CA	3	107 DU	223	41	22	29		na	79	Caltrans/UC Davis
Mid-Rise Apartment	Oakland, CA	3	220 DU	223	61	22	17		na	111	Caltrans/UC Davis
Mid-Rise Apartment	Emeryville, CA	4M	101 DU	223	70	9	21		na	48	Caltrans/UC Davis
Mid-Rise Apartment	Sacramento, CA	3Ta	66 DU	223	62	4	34		na	40	Caltrans/UC Davis
Mid-Rise Apartment	Berkeley, CA	3	71 DU	223	57	29	14		na	na	Caltrans/Kimley-Horn
Mid-Rise Apartment	Pasadena, CA	4To	221 DU	223	68	15	17		1.11	142-205	Caltrans/UC Davis; TTI
Mid-Rise Apartment	Pasadena, CA	4M	259 DU	223	79	2	19		na	121	Caltrans/UC Davis; TTI
Resid Condo/TH	San Diego, CA	0a	149 DU	230	85	2	13		na	na	Caltrans/Kimley-Horn
Hi-Rise Condo/TH	San Diego, CA	1Ta	211 DU	232	77	3	20		na	na	Caltrans/Kimley-Horn
Simple average - all Area Type 0-4 (inclu. Ta/To) for LUC 220-232					60	15	25		1.16		
Simple average - all Area Type 0a for LUC 220-232					51	8	41		na		
Simple average - all Area Type 1/1Ta for LUC 220-232					60	14	26		na		
Simple average - all Area Type 2/2Ta for LUC 220-232					58	29	13		1.23		
Simple average - all Area Type 3/3Ta/3To for LUC 220-232					58	16	26		1.15		
Simple average - all Area Type 4/4Ta/4To for LUC 220-232					70	11	20		1.15		

Notes: Simple averages are shown only where at least three sites are available for similar combinations of area type, context, and rail transit availability. Sums of average mode shares may not add to 100% due to rounding. "na" designates not available or insufficient sample size.

¹ Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural. Special context conditions noted are (C) adjacent to university campus, (M) within larger mixed-use development. Rail transit availability is (Ta) rail transit station within 1/4 mile or (To) rail station immediately adjacent or connected-TOD.

² Motor vehicle trips is the sum of person trips in personal passenger vehicles and trucks.

³ Number of person trips covered by usable interviews; if two values are listed, the number of vehicles counted for vehicle occupancy is shown after the dash.

Table C.2 Infill Weekday AM and PM Non-Directional Peak Period Mode Share and Vehicle Occupancy Examples

*Multi-Family
Residential
Office
Apartments*

Land Use	Location	Area Type ¹	Occupied Dwelling Units	ITE LUC	PM					Vehicle Occupancy	Sample Size ³	Source
					Mode Shares							
					Motor Vehicle ²	Transit	Walk	Bike				
Apartment	Pasadena, CA	3	355 DU	220	68	1	32		1.21	111-215	Caltrans/UC Davis; TTI	
Apartment	Los Angeles, CA	3	73 DU	220	60	40	0		1.14	76	Gibson Transp. Consult.	
Apartment	Los Angeles, CA	3	72 DU	220	46	54	0		1.18	27	Gibson Transp. Consult.	
Apartment	Brentwood, CA	6	178 DU	220	92	3	5		1.47	313	Fehr & Peers	
High-Rise Apartment	Sacramento, CA	1Ta	192 DU	222	74	8	15	3	1.17	127	Caltrans/TTI	
High-Rise Apartment	N. Hollywood, CA	4Ta	173 DU	222	77	5	15	3	1.28	23-270	Caltrans/TTI	
High-Rise Apartment	San Francisco, CA	0a	178 DU	222	27	23		50	na	64	Caltrans/UC Davis	
High-Rise Apartment	Los Angeles, CA	0a	308 DU	222	39	0		61	na	24	Caltrans/UC Davis; TTI	
Mid-Rise Apartment	Sacramento, CA	3Ta	256 DU	223	70	4	21	5	1.12	128-169	Caltrans/TTI	
Mid-Rise Apartment	Walnut Creek, CA	2Ta	370 DU	223	61	20	18	0	1.26	145-275	Caltrans/TTI	
Mid-Rise Apartment	Walnut Creek, CA	2Ta	490 DU	223	58	27	15	1	1.28	263-328	Caltrans/TTI	
Mid-Rise Apartment	Walnut Creek, CA	2Ta	856 DU	223	64	17	17	1	1.25	270-623	Caltrans/TTI	
Mid-Rise Apartment	San Jose, CA	1Ta	190 DU	223	44	26	28	2	1.12	137-104	Caltrans/TTI	
Mid-Rise Apartment	San Jose, CA	3	187 DU	223	52	25	18	5	1.22	116-125	Caltrans/TTI	
Mid-Rise Apartment	Los Angeles, CA	4Ta	154 DU	223	72	6	21	0	1.24	38-385	Caltrans/TTI	
Mid-Rise Apartment	Los Angeles, CA	4To	431 DU	223	44	22	33	0	1.13	138-184	Caltrans/TTI	
Mid-Rise Apartment	Pasadena, CA	3	136 DU	223	67	4	26	2	1.19	65-122	Caltrans/TTI	
Mid-Rise Apartment	Pasadena, CA	4Ta	128 DU	223	76	4	17	2	1.24	23-83	Caltrans/TTI	
Mid-Rise Apartment	Pasadena, CA	4Ta	180 DU	223	89	2	9	0	1.29	33-200	Caltrans/TTI	
Mid-Rise Apartment	N. Hollywood, CA	3Ta	420 DU	223	75	11	14	0	1.32	79-386	Caltrans/TTI	
Mid-Rise Apartment	Woodland Hills, CA	6	491 DU	223	91	4	5	0	1.24	48-436	Caltrans/TTI	
Mid-Rise Apartment	La Mesa, CA	3To	286 DU	223	55	18	26	1	1.37	140-183	Caltrans/TTI	
Mid-Rise Apartment	La Mesa, CA	3To	226 DU	223	67	17	15	0	1.30	70-149	Caltrans/TTI	
Mid-Rise Apartment	Los Angeles, CA	3	113 DU	223	78	1	20		1.20	33-84	Caltrans/UC Davis; TTI	
Mid-Rise Apartment	Los Angeles, CA	3	221 DU	223	44	0	6		1.17	61-123	Caltrans/UC Davis; TTI	
Mid-Rise Apartment	Culver City, CA	3	110 DU	223	78	17	5		1.26	48-131	Caltrans/UC Davis; TTI	
Apartment	Berkeley, CA	3C	44 DU	223	7	27	66		na	na	Caltrans/Kimley-Horn	
Apartment	Berkeley, CA	3C	98 DU	223	24	5	71		na	na	Caltrans/Kimley-Horn	
Apartment	Berkeley, CA	3CTa	34 DU	223	15	9	76		na	na	Caltrans/Kimley-Horn	
Apartment	Berkeley, CA	3CTa	56 DU	223	20	7	73		na	na	Caltrans/Kimley-Horn	
Apartment	Berkeley, CA	1TaC	100 DU	223	24	14	62		na	na	Caltrans/Kimley-Horn	
Mid-Rise Apartment	Oakland, CA	3	107 DU	223	40	19	40		na	65	Caltrans/UC Davis	
Apartment	Oakland, CA	3	220 DU	223	54	19	26		na	137	Caltrans/UC Davis	
Mid-Rise Apartment	Emeryville, CA	4M	101 DU	223	71	2	27		na	105	Caltrans/UC Davis	
Mid-Rise Apartment	Sacramento, CA	3Ta	66 DU	223	67	3	30		na	37	Caltrans/UC Davis	
Apartment	Berkeley, CA	3	71 DU	223	35	30	35		na	na	Caltrans/Kimley-Horn	
Mid-Rise Apartment	Pasadena, CA	4To	221 DU	223	59	8	33		1.12	70-209	Caltrans/UC Davis; TTI	
Mid-Rise Apartment	Pasadena, CA	4M	259 DU	223	55	1	44		na	73	Caltrans/UC Davis; TTI	
Resid Condo/TH	San Diego, CA	0a	149 DU	230	69	0	31		na	na	Caltrans/Kimley-Horn	
Hi-Rise Condo/TH	San Diego, CA	1Ta	211 DU	232	73	7	20		na	na	Caltrans/Kimley-Horn	
Simple average - all Area Type 0 - 4 (including Ta/To) for LUC 220-232					55	13	32		1.22			
Simple average - all Area Type 0a for LUC 220-232					45	8	47		na			
Simple average - all Area Type 1/1Ta for LUC 220-232					54	14	33		na			
Simple average - all Area Type 2/2Ta for LUC 220-232					61	21	18		1.26			
Simple average - all Area Type 3/3Ta/3To for LUC 220-232					51	16	33		1.22			
Simple average - all Area Type 4/4Ta/4To for LUC 220-232					68	6	26		1.22			

Notes: Simple averages are shown only where at least three sites are available for similar combinations of area type, context, and rail transit availability. Sums of average mode shares may not add to 100% due to rounding. "na" designates not available or insufficient sample size.

¹ Area types: (0a) regional CBD; (0b) outlying CBD; (1) urban core; (2) activity center; (3) general urban; (4) suburban business district; (5) suburban strip commercial; (6) general suburban; (7) special district; (8) rural town business district; (9) rural. Special context conditions noted are (C) adjacent to university campus, (M) within larger mixed-use development. Rail transit availability is (Ta) rail transit station within 1/4 mile or (To) rail station immediately adjacent or connected-TOD.

² Motor vehicle trips is the sum of person trips in personal passenger vehicles and trucks.

³ Number of person trips covered by usable interviews; if two values are listed, the number of vehicles counted for vehicle occupancy is shown.

APPENDIX B
ITE MODAL SPLIT DATA
FOR
PROJECTS COMPARABLE TO
ASCENT MIXED USE PROJECT

Location	Car	Transit	Walk/Bike	Total Trips	Units
Berkeley	0	11	89	100	44
Berkeley	20	7	73	100	98
Berkeley	25	50	25	100	34
Berkeley	21	7	62	90	56
Berkeley	44	22	17	83	100
San Diego	85	2	13	100	149
San Diego	77	3	20	100	211
	272	102	299	673	692

Average	38.86	14.57	42.71	96.14	98.86
	40%	15%	44%		

Average Trips/Unit 1.03

NOTE - Locations are comparable to the Ascent Mixed Use project are referenced from Appendix B. Person Trip Data for Baeline Sites, Tables B.1 and B.2, Institute of Transportation Engineers (ITE), *Trip Generation Manual, 10th Edition, 2017*. These are used to estimate comparable project modal split rates for trip generation and VMT.



AMENDED MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, October 16, 2019
5:30 PM

1. CALL TO ORDER

Chari Ventimiglia called the meeting to order at 5:43 PM.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Sawhney, Khalsa, Ventimiglia, Mitchell (arrived at 5:34 PM)

BOARD OF ARCHITECTURAL REVIEW

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review approved all minutes as presented.

RESULT: Approved

AYES: Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney

NOES: None

A. APPROVAL OF MINUTES FOR JUNE 19, 2019 REGULAR MEETING, JULY 10, 2019 SPECIAL MEETING, JULY 17, 2019, AUGUST 7, 2019 AND AUGUST 21, 2019 REGULAR MEETINGS.

Action: Approved

6. BUSINESS ITEMS

Chair Ventimiglia request that item 6A be moved to the end of the agenda.

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC, APPLICANT, AND THE CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, ARE REQUESTING CONCEPTUAL DESIGN REVIEW FOR A 10 BUILDING 108,247 SQUARE-

FOOT MIXED USE PROJECT GENERALLY LOCATED AT 1131 BROADWAY AVENUE BETWEEN TERRACE STREET AND SAN LUCAS STREET. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Item was presented by Beth Rocha, Associate Planner; she went over the presentation for the project. Mr. Patrick Orosco was asked to come before the Board. He spoke in detail about the project. Matt Knohr, project architect also spoke on the project. There were questions from the Board that were answered by the applicants. The Board stated they would like some adjustments made on the access points and lighting for the residential units. The Board made a concern on entries (safety aspect), signage, and lighting in specific areas. Chair Ventimiglia opened public comment, seeing none, public comment was closed. The Board had the following concerns:

- Open space is insufficient
- Data on the number of driveways per block for Ascent compared with the number of driveways on adjacent blocks, separate out data for those specific to residential and commercial uses
- Rooftop deck access
- Lighting to increase safety
- Sign details

B. THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO MANZANITA STUART PARK LOCATED IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

On motion by Board Member LisAnne Sawhney and seconded by Board member Keith Mitchell and passed by the following vote the Board of Architectural Review Approved design for the proposed improvements to Manzanita Stuart Park located in the Open Space Recreation (OSR) zoning district.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell, LisAnne Sawhney

NOES:

None

C. BOARD OF ARCHITECTURAL REVIEW: BAR-19-15 THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS SEEKING ARCHITECTURAL REVIEW APPROVAL AS REQUIRED OF SMC 17.62.030.B.3 FOR THE CREATION OF POLLINATOR HABITATS (LANDSCAPING) IN CITY PARKS, EXCEPT PACCHETTI DOG PARK, AND RIGHTS-OF-WAYS AND AS RELATED TO THE REQUIREMENTS OF THE SEASIDE'S BEE CITY USA DESIGNATION.

On motion by Board Member Keith Mitchell and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Approved the creation of pollinator habitats (Landscaping) in City parks, except Pacchetti Dog Park, and right-of-ways and as related to Bee City USA designation.

RESULT: *Approved*
AYES: *Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell, LisAnne Sawhney*
NOES: *None*

D. BOARD OF ARCHITECTURAL OF APPLICATION No. BAR-19-13: MIACHAEL KOBRINSKY, PROPERTY OWNER, AND JON RASMUSSEN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A FACADE RENOVATION TO ACCOMMODATE A FITNESS TRAINING CENTER AT 1564 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN# 011-302-008). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

On motion by Keith Mitchell and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved for a Façade Renovation to accommodate a fitness training center at 1564 Del Monte Boulevard in the Mixed Use (MX) Zoning District in the West Broadway Urban Village Specific Plan.

RESULT: *Approved*
AYES: *Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell, LisAnne Sawhney*
NOES: *None*

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 8:04 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair

**ZONING ADMINISTRATOR
RESOLUTION NO. ZA-19-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-19-05 TO ALLOW FOR A 10 UNIT MIXED USE DEVELOPMENT OF 106 RESIDENTIAL UNITS IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT LOCATED ON THE PARCELS BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNs: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022, 023, 024, 025, 028 and 029), SEASIDE, CALIFORNIA.

WHEREAS, West End Partners, LLC, applicant, has applied for a Minor Use Permit for the purpose of allowing a mixed use development in the CMX Zoning District; and

WHEREAS, the proposed project requires approval by the Zoning Administrator, and it is the responsibility of the Zoning Administrator to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on November 18, 2019; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Class 32, Section 15332 – In-Fill Development. This section exempts projects that are consistent with general plan and zoning regulations that are within city limits on sites less than 5 acres in size that can be served by all required utilities, do not have any habitat value, and do not result in any significant effects relating to traffic, noise, air quality, or water quality.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-19-05:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and Municipal Code.
Evidence: The proposed project would permit the construction of a mixed used development that would provide much needed housing, including affordable housing, and activating ground floor commercial space; furthermore conditions of project approval will be required to ensure that the project remains in compliance with all City, County, and State requirements.

2. The proposed use is consistent with the General Plan and any applicable specific plan.
Evidence: The General Plan land use designation for the proposed project site is CMX (Commercial Mixed Use). The purpose of the CMX land use designation is to promote pedestrian and transit oriented activity centers where services are conveniently located adjacent to existing population centers.
3. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and planned future uses in the vicinity.
Evidence: All existing and planned future adjacent uses would continue to be mixed use in nature and would be compatible with the existing and future allowed uses in the vicinity.
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and absence of physical constraints.
Evidence: The site is physically suitable for the proposed mixed use development and will be improved to provide access and utilities.
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.
Evidence: The project as approved and conditioned would ensure that the health, safety, and welfare of the public are protected.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-19-05 subject to the following terms and agreements:

Building:

1. Comply with all requirements of the current 2016 California Building Code.

Fire Department:

1. Comply with all requirements of the Seaside Fire Department and current 2016 California Fire Code.

Police Department:

1. Motion sensors on lights, as appropriate
2. Ensure there is sufficient lighting by all outdoor entrances

3. Ensure there is sufficient lighting in areas with significant grade changes, and to be aware of possible shadows created by retaining walls and/or fences
4. Ensure visibility in walking / pass through areas, especially to the seating nooks; use small convex mirrors at corners to provide visibility [and reduce hiding areas]
5. Ensure that horizontal slats on Broadway side of Building Type A have sufficient spacing to provide some visibility
6. Areas with low wood slat decorative screening will be sufficiently spaced to provide visibility
7. Ensure that landscape areas are well-maintained to minimize hiding places, especially in the range of 3' – 6' above ground
8. Ensure that dumpster enclosures have lighting and small convex mirrors to reduce hiding areas
9. There are safety concerns about driveways directly on Broadway. It is preferable that alley driveways be used instead.

Planning:

1. The following revisions were made to the tree species and shall be planted accordingly: Draceana replaced with Prunus 'Krauter Vesuvius' and the Acacia replaced with Laurus nobilis.
2. The townhome balconies are not shown on the unit floor plans, but are shown in the elevations (A5.5). Balconies must be provided as shown in the elevations (A5.5).

Standard:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped "Received City of Seaside November 13, 2019, Community Development Department."
2. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at

its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

4. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
5. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
6. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 18th of November, 2019.

Rick Medina
Zoning Administrator

Seaside Police Department

- Ensure there is sufficient lighting by all outdoor entrances
- Ensure there is sufficient lighting in areas with significant grade changes, and to be aware of possible shadows created by retaining walls and/or fences
- Ensure visibility in walking / pass through areas, especially to the seating nooks; use small convex mirrors at corners to provide visibility [and reduce hiding areas]
- Ensure that horizontal slats on Broadway side of Building Type A have sufficient spacing to provide some visibility
- Areas with low wood slat decorative screening will be sufficiently spaced to provide visibility
- Ensure that landscape areas are well-maintained to minimize hiding places, especially in the range of 3' – 6' above ground
- Ensure that dumpster enclosures have lighting and small convex mirrors to reduce hiding areas
- There are safety concerns about driveways directly on Broadway. It is preferable that alley driveways be used instead.

Judy Veloz

Deputy Chief

Seaside Police Department

(831)-899-6863

jveloz@ci.seaside.ca.us