Planning for Success.

INITIAL STUDY
PROPOSED MITIGATED NEGATIVE DECLARATION

FORT ORD YOUTH HOSTEL

PREPARED FOR

City of Seaside
Resources Management Services Planning Division

July 17, 2013

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831·649·1799 Fax 831·649·8399
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), the City of Seaside has undertaken environmental review for the proposed Seaside Youth Hostel at Colonel Durham Street and Sixth Avenue at the former Fort Ord, and intends to adopt a Mitigated Negative Declaration. The City of Seaside invites all interested persons and agencies to comment on the proposed Seaside Youth Hostel project.

Lead Agency:	City of Seaside Resource Management Services – Planning Division
Project Location:	4420 Sixth Avenue, northwest of Gigling Road and Sixth Avenue, City of Seaside; Assessor's Parcel 031-151-018; U.S. Army Fort Ord Parcel L37
Project Description:	Zoning Code text change to add "youth hostel" definition and make said use conditional in the Commercial Mixed Use district. Phased development of a 120-bed youth hostel with common rooms, meeting rooms, three employee apartments, parking, and landscaping.
Public Review Period:	Begins – July 18, 2013 Ends – August 16, 2013
Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:	City of Seaside City Hall, 440 Harcourt Avenue, Seaside, CA 93955
Address Where Written Comments May be Sent:	Rick Medina, Senior Planner City of Seaside Resource Management Services – Planning Division 440 Harcourt Avenue, Seaside, CA 93955
Public Hearings:	Planning Commission Date: August 28, 2013 Time: 7:00 PM Location: Council Chambers 440 Harcourt Avenue, Seaside, CA 93955 City Council Date to be determined.

FORT ORD YOUTH HOSTEL

Proposed Mitigated Negative Declaration

PREPARED FOR

City of Seaside Resource Management Services
Planning Division
Rick Medina, Senior Planner
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July 17, 2013

Proposed Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21000, et sec.) that the following project will not have a significant effect on the environment.

Lead Agency City of Seaside		**SCH #** not yet assigned	
File Number UP-12-02; ZA-12-01		**APN(s**) 031-151-018	**Date** July 17,2013
Project Name		**Project Type**	
Fort Ord Youth Hostel		Visitor Accommodations	
Owner		**Proponent** Central California Council	
City of Seaside		– American Youth Hostels	
Project Location			
4420 Sixth Avenue, Northwest of Gigling Road and Sixth Avenue, City of Seaside			
Project Description			
Zoning Code text change to add “youth hostel” definition and make said use conditional in the Commercial Mixed Use district. Phased development of a 120-bed youth hostel with common rooms, meeting rooms, three employee apartments, parking, and landscaping.			

Address where document may be obtained:		
City of Seaside Resource Management Services, Planning Division, 440 Harcourt Avenue, Seaside, CA 93955; (831) 899-6726		
Public Review Period:	**Begins:** July 18, 2013	**Ends:** August 16, 2013
Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before August 15, 2013. Comments should be based on specific environmental concerns. Written comments should be addressed to Rick Medina, Senior Planner.		
Responsible Agencies sent a copy of this document		
Fort Ord Reuse Authority		
Basis for Negative Declaration Recommendation		
The City of Seaside Resources Management Agency has reviewed the Initial Study for the project, and based upon substantial evidence in the record that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case since mitigation measures have been added to the project.		
This finding is based in the following considerations (see note below):		
The attached initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study (summarized below) would reduce the impacts to a less than significant level, and a have been agreed to by the applicant. There is no substantial evidence, in light of the whole record before the lead agency (City of Seaside), that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:		

MITIGATION MEASURES

Biological Resources

BIO-1. To avoid impacts to nesting birds, tree removal and noise-generating construction activities should be scheduled to take place outside of the nesting bird season (February 1 to August 31). If tree removal or construction occurs during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project implementation. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August).
If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) shall be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction noise would not impact the active nest.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.

BIO-2. To avoid/minimize potential impacts to burrowing owls, a qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If pre-construction “take avoidance” surveys performed during the breeding season (February through August) or the non-breeding season (September through January) for the species locate occupied burrows in or near the construction area, then consultation with the CDFW would be required to interpret survey results and develop project-specific avoidance and minimization approaches.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.

BIO-3. To protect special-status plants with potential to occur within the project site, the presence/absence of Congdon’s tarplant shall be determined on the potentially suitable portions of the entire site prior to construction-related activities associated with Phase 2. A qualified biologist shall conduct focused botanical surveys for this species in accordance with current CDFW and CNPS rare plant survey protocols, during the summer and fall months (typically August and September). If the focused botanical surveys conclude that the species is not present on the site, then no further mitigation is required. If this species occurs within the project site and would be significantly impacted by the proposed project, appropriate avoidance or mitigation shall be developed consistent with Fort Ord Reuse Plan Biological Resources Program A-4.3 in coordination with appropriate regulatory agencies as needed and implemented. These measures may include, but not be limited to:
a. In order to transplant seeds from the Congdon’s tarplant population prior to impacts to this species, the Applicant shall oversee selection of an appropriate mitigation area either at the project site, or in the project vicinity that shall be protected in perpetuity through a conservation easement.
b. Because this species is an annual herb, prior to any ground disturbance, the applicant shall contract with a qualified biologist or native plant specialist to perform seed collection from the plants within the impact area, and implement seed installation at the mitigation area at the optimal time. Additionally, topsoil from the project site shall be salvaged (where practical) for use in the mitigation area.
Implementation of this mitigation measure shall be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.

BIO-4. Tree removal and tree planting on the site shall fully comply with the City of Seaside Tree Ordinance regulations. Prior to ground disturbance, the developer shall obtain a permit to remove any tree "which usually but not necessarily has a single trunk and a height of ten feet or more, or has a circumference of twenty inches measured at twenty-four inches above the ground", and, if appropriate, to plant "any Coast Redwood, Blue Gum Eucalyptus, Willow, Cottonwood or Poplar", in compliance with the City of Seaside Tree Ordinance.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase where tree removal is proposed.

Cultural Resources

CR-1. The following language shall be included in all grading and construction plans for the proposed project:
"If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (±160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."

Hazards and Hazardous Materials

HAZ-1. Prior to issuance of a grading permit, storm water detention and infiltration designs shall be reviewed and approved by Department of Toxic Substances Control and Central Coast Regional Water Quality Control Board to ensure that infiltration of storm water on site does not adversely affect contaminated groundwater in the vicinity of the project site. Approval shall not be required if an agency determines that review of the project plans is not required by that agency.

HAZ-2. Prior to issuance of a grading permit, the project site shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if the project is planned within known or potential Ordnance and Explosives (OE) areas. If the DENR determines that the project is within such an area, then as part of construction plan specifications, the project contractor shall have an U.S. Army-approved plan for OE avoidance, and the avoidance shall be performed by a trained OE specialist. As part of construction plan specifications and the plan for OE avoidance, the contractor, construction crews, and subcontractors shall stop all work and contact the Federal police when ordnance is found.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 1.

HAZ-3. As part of all improvement plan specifications and before construction activities commence on the project, all construction supervisors and crews shall attend a U.S. Army sponsored OE safety debriefing. This briefing shall identify the variety of OE that is expected to exist on the installation and the actions to be taken if a suspicious item is discovered.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.

HAZ-4. Prior to renovation in buildings identified as containing lead or asbestos containing materials, the applicant shall conduct appropriate testing and remediate any identified lead or asbestos in accordance with standard procedures. Buildings already determined by U.S. Army surveys to be clean of asbestos and/or lead do not need additional testing or remediation.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project that involves renovations to structures.

HAZ-5. Prior to development of a garden to be used for food crops, the applicant shall have the underlying soil tested for lead, and if lead content exceeds the State's residential soil screening level for lead, the soils shall be replaced, isolated, or otherwise remediated to an acceptable level.
Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for the phase that includes the garden.

Hydrology and Water Quality

HY-1. Prior to the issuance of a building permit for each development phase subsequent to Phase I, the applicant must submit a water use summary of the existing usage to demonstrate that the project will not exceed the maximum water allocation of 5.5 acre feet for the project site. The City of Seaside Public Works Services Manager will be responsible for the review and approval of the water use summary. In the event that water use is proportionately higher than projected (based on guest unit count), the applicant shall develop a water use reduction plan or reduce ultimate project build-out to ensure total water use at build-out will not exceed 5.5 acre-feet per year.

HY-2. Landscape plans shall be subject to the review and approval of the Board of Architectural Review, and shall incorporate a xeriscape landscape design (excluding the organic garden area). Landscape irrigation supplied from the Marina Coast Water District shall be permitted for a period of up to three years in order to establish plantings, but the landscape areas shall be irrigated beyond that time with rainwater.

Noise

N-1. Prior to occupancy of Building 4421 as a meeting hall, if located within 100 feet of the Gigling Road right-of-way, an architect or similarly qualified professional shall provide an assessment of the noise insulative properties of the building, and demonstrate that the interior areas of the building will meet the City's 45 dBA interior noise standard. If the building does not meet noise standards, the building envelope shall be upgraded to reduce interior noise levels to an acceptable level.

Transportation/Traffic

T-1. Prior to re-construction of the south parking lot, the applicant shall provide an interim parking plan, which demonstrates how parking will be accommodated during the parking lot re-construction project. If the re-construction occurs during a non-peak season, reduced requirements may be demonstrated, based on a lower occupancy rate.

Note: The above measures are necessary to mitigate or avoid **significant environmental effects.** A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:
EMC Planning Group, Inc.
Environmental Consultant

Signature

July 17, 2013
Date

Fort Ord Youth Hostel

Initial Study

PREPARED FOR

City of Seaside Resource Management Services
Planning Division
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Tel 831.899.6726

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July 17, 2013

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Appendices

A. BACKGROUND

Project Title	Fort Ord Youth Hostel
Lead Agency Contact Person and Phone Number	City of Seaside Resource Management Services, Planning Division Rick Medina, Senior Planner (831) 899-6726
Date Prepared	July 17, 2013
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Teri Wissler Adam, Senior Principal Richard James, AICP, Principal Planner Andrea Edwards, Associate Biologist
Project Location	4420 Sixth Avenue, northwest of Gigling Road and Sixth Avenue, City of Seaside; Assessor's Parcel 031-151-018; U.S. Army Fort Ord Parcel L37
Project Sponsor Name and Address	Hostelling International – USA – Central California Council
General Plan Designation	Mixed Use (MX)
Zoning	Commercial Mixed Use (CMX)

Setting

The project site is on the former Fort Ord military base in the City of Seaside. Figure 1, Project Location, shows the project site location in relation to the City of Seaside and the Monterey Peninsula cities. Four buildings, parking lots, and landscaping developed by the U.S. Army occupy the project site. The former Fort Ord was closed by the U.S. Army in 1995. The California Department of Parks and Recreation submitted a public benefit conveyance request to the National Park Service in 1998 for the purpose of developing a youth hostel on the project site. In 2008, in accordance with a series of memorandums of understanding, the public benefit conveyance was withdrawn, and the U.S. Army subsequently transferred the project site through the Fort Ord Reuse Authority to the City of Seaside for development of a youth hostel. The project site is currently leased to American Youth Hostels for 30 years (through 2038), with an option for 30-year extensions. Key document for the land transfer and related activities are provided in Appendix A.

The project site is bounded by Colonel Durham Road on the north, Sixth Avenue on the east, Gigling Road on the south, and other former military buildings on the west. To the north of the project site is an underground water storage reservoir with a convex concrete cover. To the northeast of the project site are unused military buildings on the California State University Monterey Bay campus. Abandoned military barracks and support facilities are located both east and west of the project site. Southeast of the project site is a Pacific Gas and Electric Company switchyard and south of the project site is the Department of Defense office building, formerly the base hospital. Other significant uses near the project site include the Base Realignment and Closure office, a National Guard facility, and the Monterey College of Law. The central campus area of California State University Monterey Bay is located within one-half mile to the north. Figure 2, Project Vicinity, shows existing uses in the area near the project site. Figure 3, Vicinity Photographs, shows surrounding uses.

The buildings on the project site are identified by U.S. Army reference numbers as 4419, 4420, 4421, and 4423. A compressed gas storage tank that has been removed from the southern end of the project site was referred to as building 4460. Two one-story concrete block buildings near the middle of the project site were constructed in 1959 and used as a branch exchange/commissary (Building 4419) and an out-patient medical clinic (Building 4420). Building 4421, a one-story metal building on piers, was constructed in 1987 and used for storage or administrative purposes. Building 4423 is a two-story concrete block structure with daylight basement at the north end of the project site that was constructed in 1954 and formerly used as a regiment headquarters. The basement is accessed by interior stairs and a ramp on the south exterior of the building. The total existing floor area of the buildings is approximately 18,400 square feet. A large parking lot is located at the south end of the project site, and a smaller parking lot is located on the western half of the north end of the project site. A number of large cypress trees are located on the project site, as are several pine and eucalyptus trees, and a variety of other landscape plants. Figure 4, Existing Site Conditions, shows the existing improvements on the project site. Figure 5, Project Site Photographs, shows project site uses.

Existing Monterey Youth Hostel

Hostelling International – USA – Central California Council currently operates a hostel at 778 Hawthorne Street in Monterey. The Monterey Hostel has 32 beds, common rooms, and a community kitchen. Pot luck dinners, open to the public, are held once per month. The Monterey Hostel has operated for about 10 years, and now operates all year at an annual average of about 70 percent occupancy.

Description of Project

The proposed project has two aspects: a zoning ordinance change to make certain types of accommodations an allowed use in the Commercial Mixed Use (CMX) zone; and phased re-development of the project site for use as a youth hostel.

Zoning Text Amendment. The City's zoning text would be changed to add a definition for "youth hostel" and to add youth hostel as a use that is allowed in the CMX zone with a use permit. The complete language of the text amendment is included in Appendix B.

Youth Hostel Development. Development of the youth hostel would take place over about ten years and is divided into five major phases, the first of which (establishment of a caretaker unit) has already been completed. Development would involve renovation and additions to three of the buildings and relocation and renovation of one building. Paved areas would be reduced in area and re-configured. As part of the phased implementation, some uses would be temporarily housed at one building, and then relocated to permanent locations. For each phase, necessary utility improvements, bike parking or storage, and landscaping of the area near the building would be included. In total, the building additions would add about 3,800 square feet of floor area to the existing buildings. Figure 6, Site Plan, shows the proposed development of the site and the proposed phasing. The complete project plans are included in Appendix C. Additional information regarding the project is provided in Appendix D.

Phase 1 Youth Hostel Development. Phase 1 was establishing a caretaker unit on the project site in 2010 for security purposes.

Phase 2 Youth Hostel Development. Phase 2 would involve renovation of Building 4420 (Youth Hostel Building B) to provide basic hostel facilities on the project site. During this phase the hostel would initially have 33 beds, two shared bathrooms, temporary reception, temporary staff residential unit, community kitchen, and common room. A two-story addition to the south end of the building would eventually expand the building by about 1,400 square feet and extend the capacity to 42 beds. Also during this phase, a living roof would be installed at the north end of the building, and Building 4421 (Youth Hostel Building D) would be re-located to the south end of the project site. Building D would continue to be used as a storage building. A publicly-accessible meditation garden would be constructed in and near the former location of Building D.

Phase 3 Youth Hostel Development. Phase 3 would involve renovation of Building 4419 (Youth Hostel Building C) with two staff residential units, office, meeting rooms, staff kitchen, dining area, coffee shop, and a travel store. Youth hostel travel stores sell items useful to travelers, such as guidebooks, maps, transit passes, travel gear, and sundries. The travel store and coffee shop would be open to the public. The meeting rooms would have a capacity of 68 persons, and could be used by guests or non-guests. A two-story addition of about 1,400 square feet would be constructed at the west end of the

building to accommodate the residential units. The original staff residential unit in Building B would be converted to guest beds and capacity expanded to 48 beds. This phase would include a covered bicycle parking and storm water retention areas.

Phase 3 also includes renovation of Building 4423 (Youth Hostel Building A) to include 72 beds, reception, community kitchen, common rooms, reception, and manager's residential unit. The basement would be converted to bicycle storage, workshops, and a game room. A deck would be added at the south side of the ground level. A four-story semi-circular addition to the north side of the building would add about 280 square feet and include an elevator. A roof deck and garden would be added, and a 720 square-foot manager's residential unit would be added as a fourth partial story. A small parking lot (eight spaces) and drop-off lane would be constructed at the northwest corner of the project site.

The hostel would reach its ultimate capacity at completion of Phase 3, with 120 guest beds.

Phase 4 Youth Hostel Development. Phase 4 would include re-construction of the south parking lot with new pavement and a solar canopy over the parking. A garden space, to be used by staff and guests, would be constructed adjacent to the south parking lot. The north parking lot would be removed and an amphitheater that would double in winter as a storm water runoff overflow basin would be constructed in its place. The amphitheater would hold up to 120 persons, and is envisioned primarily as a venue for guests. An existing paved area off Sixth Avenue, between Building A and Building B, would be re-constructed as a small parking lot (seven spaces) with handicap access. Information kiosks would be constructed at the northeast and southeast corners of the project site.

Phase 5 Youth Hostel Development. Phase 5 would convert Building D to a 35-person meeting space, and add two garage parking spaces adjacent to Building D. Landscaping of the south end of the project site would be installed, including additional storm water redirection and retention.

Youth Hostel Infrastructure and Operations. Vehicular entry to the project site would be by driveways from Colonel Durham Road and Sixth Avenue. Walkways would connect within the project site, including Americans with Disability Act compliant routes. Parking for 103 automobiles, two busses, and 26 bicycles would be provided at build-out. All storm water would be detained and percolated on-site. Water, power, and communications infrastructure is available at the street or is already on-site, and would be extended to buildings as needed. The proposed project would include solar panels and wind turbines to generate a portion of the required energy on-site.

Averaged annual occupancy of the proposed project is projected to be a maximum of 70 percent for the first ten years following build-out, based on present use of the Monterey Hostel. Initially, the hostel would be open full time only from June 1 to September 30, and used as an overflow facility for the Monterey Hostel or by reservation during the remainder of the year. When Building A is completed and capacity reaches 120 beds, the hostel would open year-round. Operating hours for the

travel store and coffee shop would vary seasonally, but tentatively, the store and coffee shop would be open six days per week during the summer season. Prior to full operation, there would be one or two resident staff and at least one staff member would be on-site when the hostel is operational. At completion, the staff would consist of nine full-time equivalent positions, with two to four staff living on-site. Meeting spaces and the amphitheater are expected to be used for American Youth Hostel-sponsored programs up to three times per month, and otherwise to be used by guests or groups staying at the hostel, with potential occasional use by persons from the immediate neighborhoods and California State University Monterey Bay.

CEQA Provisions for Base Reuse Projects

The California legislature adopted specific provisions to address CEQA review for planning and redevelopment of former military bases. A reuse plan EIR may be based on the physical setting as it existed at the time the decision to close the base was made final, and the EIR prepared for the reuse plan is considered, with some exceptions, to provide the CEQA review for all subsequent actions in furtherance of the reuse plan. For purposes of determining whether a reuse plan, or public or private activities taken pursuant to or in furtherance of a reuse plan may have a significant effect on the environment, an environmental impact report may be prepared in the context of the physical conditions that were present at the time that the federal decision for closure or realignment of the base or reservation became final (CEQA Guidelines section 15229). The federal decision to close Fort Ord became final in 1993, and the Fort Ord Reuse Plan EIR baseline conditions are those that were present in 1993.

CEQA Guidelines section 15229 (c) states:

> All public and private activities taken pursuant to, or in furtherance of, a reuse plan for which an EIR was prepared and certified pursuant to this section shall be deemed to be a single project. A subsequent or supplemental EIR shall be required only if the lead agency determines that any of the circumstances described in Section 15162 [subsequent] or 15163 [supplement] exist.

The following excerpts from CEQA Guidelines section 15229 (d) clarify that although a new environmental document may not be required for projects that are in furtherance of the reuse plan, the lead agency remains responsible to ensure that any potential environmental effects are adequately addressed in accordance with current laws:

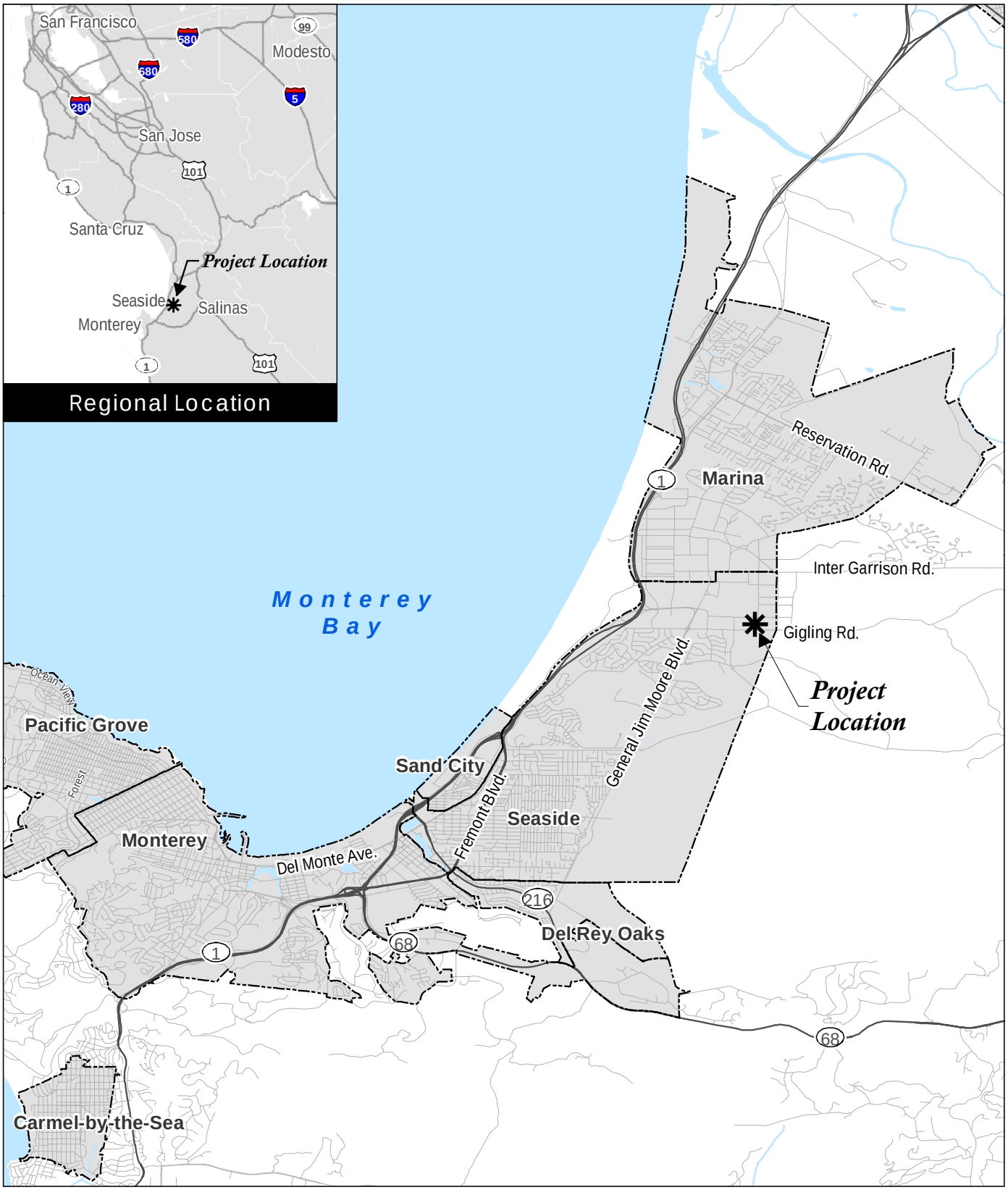
> (1) Nothing in this section shall in any way limit the scope or review or determination of significance of the presence of hazardous or toxic wastes, substances, and materials, including but not limited to, contaminated soils and groundwater. The regulation of hazardous or toxic wastes, substances, and materials shall not be constrained by this section.

> (3) All subsequent development at the military base or reservation shall be subject to all applicable federal, state or local laws, including but not limited to, those relating to air quality, water quality, traffic, threatened and endangered species, noise, and hazardous or toxic waste, substances, or materials.

This initial study takes a conservative approach, and considers the baseline existing conditions to be those of April 2013, as opposed to the conditions as they existed at the time the base closure was determined to be final.

Other Public Agencies Whose Approval is Required

- Fort Ord Reuse Authority (legislative and entitlement consistency determinations)
- Marina Coast Water District (water and possibly sewer connections)
- Seaside County Sanitation District (possibly sewer connections)
- Regional Water Quality Control Board (potential review of storm water basin)
- Department of Toxic Substances Control (potential review of storm water basin)



Source: ESRI StreetMap North America 2012

Figure 1

Location Map

Fort Ord Youth Hostel Initial Study

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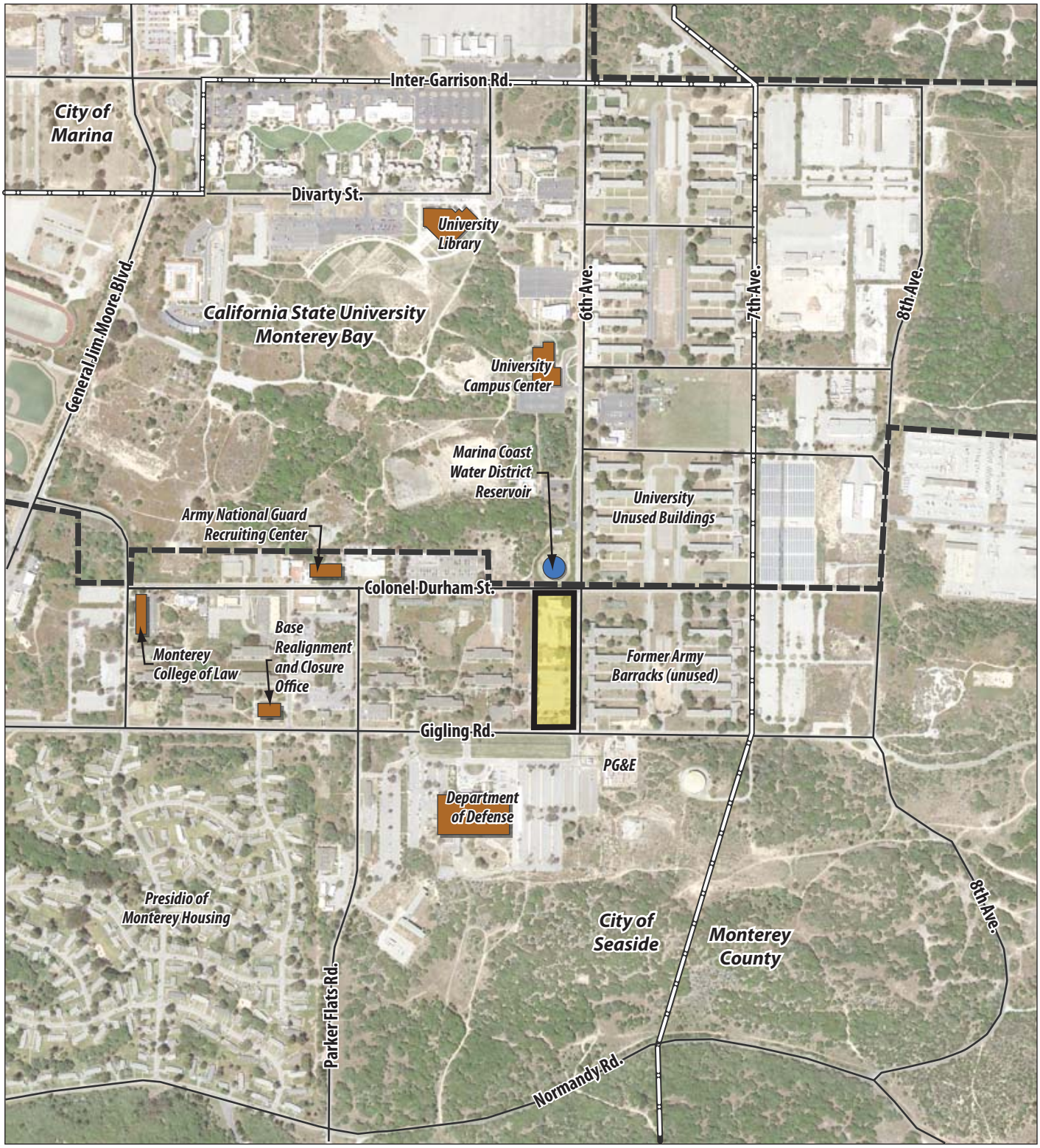

Legend

City Limits

California State University Monterey Bay - Campus Boundary

Project Boundary

0 850 feet

Source: Google Earth 2012

Figure 2

Project Vicinity

Fort Ord Youth Hostel Initial Study

E M C

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1 Water reservoir

2 Unused CSUMB buildings

3 Former Army building

Project Boundary

4 PG&E switchyard

5 Department of Defense building

6 Former Army barracks

Source: Google Earth 2012

Figure 3

Vicinity Photographs

Fort Ord Youth Hostel Initial Study

E M C

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Legend

Project Boundary

Cypress Tree

0 125 feet

Source: Google Earth 2012

Figure 4

Existing Site Conditions

Fort Ord Youth Hostel Initial Study

E M C

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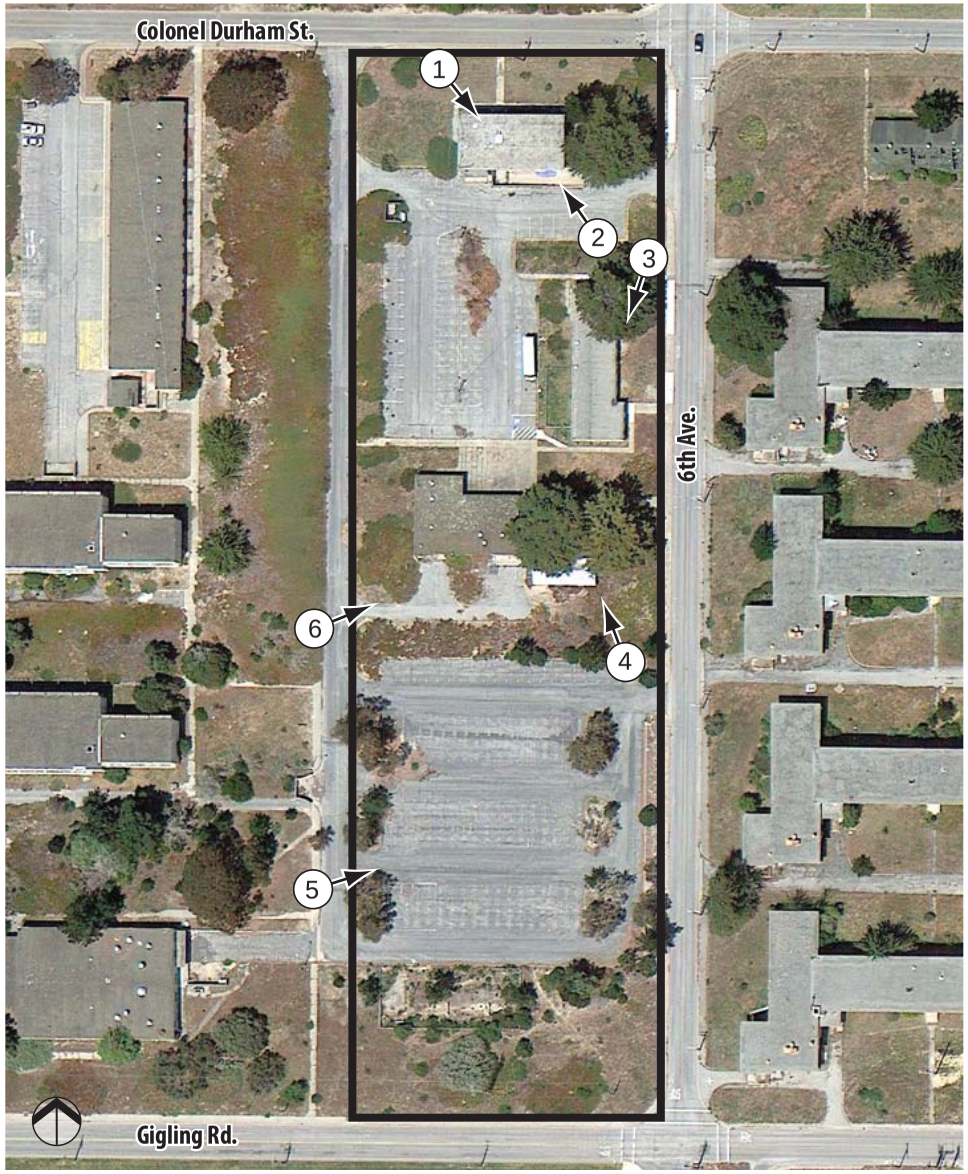
1 Former regiment headquarters main entry

2 Former regiment headquarters back entry and ramp

3 Former medical clinic



Project Boundary

4 Storage building and cypress trees

5 Parking lot

6 Former Army Exchange and storage buildings

Source: Google Earth 2012

Figure 5

Project Site Photographs

Fort Ord Youth Hostel Initial Study

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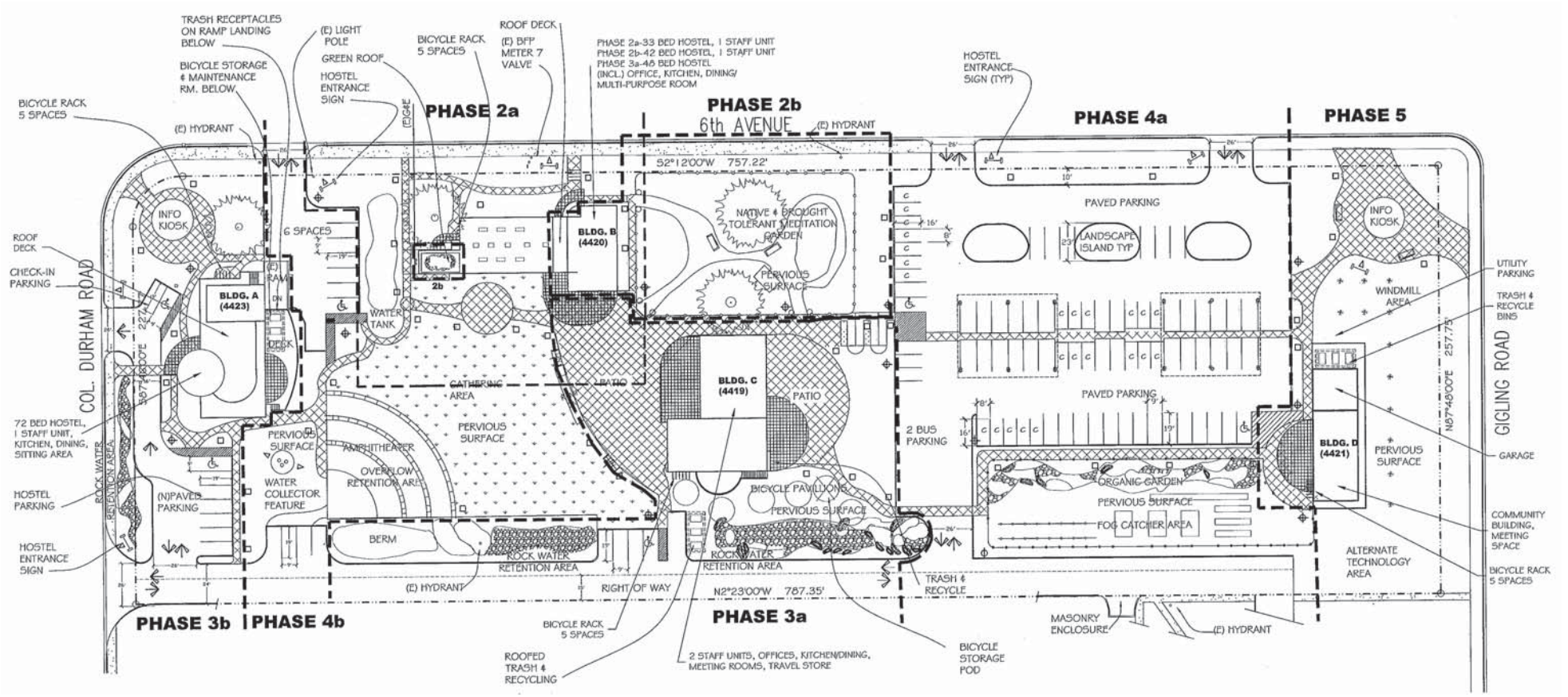

0 90 feet

Source: Terri L.N. Fisher, Architect 2012

Figure 6
Site Plan

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B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

❑ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Rick Medina, Senior Planner Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Notes

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

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

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

4. "Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).

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

    a. "Earlier Analysis Used" identifies and states where such document is available for review.

    b. "Impact Adequately Addressed" identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.

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

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.

7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.

8. This is the format recommended in the CEQA Guidelines as amended January 2011.

9. The explanation of each issue identifies:

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

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

1. AESTHETICS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Have a substantial adverse effect on a scenic vista? (6, 7)	❑	❑	✓	❑
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (4, 6, 7, 9)	❑	❑	❑	✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings? (6, 7)	❑	❑	❑	✓
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (6)	❑	❑	✓	❑

Comments:

a. The project site is in an area of the former Fort Ord Main Garrison that is elevated above the adjacent lands to the west and north, and that provides views toward Monterey Bay from many locations. The proposed project would add two-story additions to two of the existing buildings, and a partial third story to another building, with a total of about 3,800 square feet of additional floor area. Public viewing areas are from Sixth Avenue and from Gigling Road. The building additions would not adversely affect views because the additions would cover only a small portion of the project site, and existing cypress and other trees are much taller than the proposed building additions.

b. The project site is not located near or within view of a State Scenic Highway. State Route 1 is designated as eligible but is not an officially-designated scenic highway in the vicinity of the former Fort Ord. The State Route 1 corridor is designated as a scenic route in the *Fort Ord Reuse Plan*, with special design considerations required within 500 feet of the highway (page 269). The project site is located nearly one mile from State Route 1. Due to a combination of embankments above the highway and heavy tree cover to the east of the highway, the project site is not visible from State Route 1.

c. The project site is in a developed area on the former Fort Ord military base. Many of the buildings in the vicinity are three stories or taller, and many are currently vacant. Windows of many buildings are boarded up or broken. The proposed project would renovate the project site buildings and construct new landscaping. The proposed project would have a beneficial effect on the existing visual character of the site and surroundings.

d. The proposed project would add new lighting for the parking lots and buildings. The lighting is proposed to use cut-off luminaries on standards of 14 feet or less in height (15 fixtures) for general illumination, pole-mounted sconces (12 fixtures) within the main parking lot, path lights (37 fixtures), and lighted direction signs (7 fixtures). The general illumination lights would utilize LED arrays. The tallest lighting would be placed at about 14 feet off the ground, and is proposed mainly toward the center of the project site. Light would not spill onto adjacent properties, and given the low heights, direct light glare would not occur off-site. Board of Architectural Review approval would be required for the design, intensity, and placement of exterior lighting. Therefore, although the proposed project would create a new source of light, the increase is not substantial and would not affect day or nighttime views in the area. Therefore, this impact is less than significant.

2. AGRICULTURE AND FOREST RESOURCES

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

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (7, 8)	❑	❑	❑	✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (2, 7, 8)	❑	❑	❑	✓
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))? (7, 3)	❑	❑	❑	✓
d. Result in the loss of forest land or conversion of forest land to non-forest use? (7)	❑	❑	❑	✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (7, 8)	❑	❑	❑	✓

Comments:

a-e. The project site has been developed with uses since the U.S. Army constructed regiment headquarters, medical clinic, and exchange buildings in the mid to late 1950s. The nearest farmland is located about three and one-half miles from the project site.

3. AIR QUALITY

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

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Conflict with or obstruct implementation of the applicable air quality plan? (10, 11, 12, 13, 54)	❑	❑	❑	✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (6, 12, 13)	❑	❑	✓	❑
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (12, 13)	❑	❑	✓	❑
d. Expose sensitive receptors to substantial pollutant concentrations? (7, 8, 12, 13)	❑	❑	✓	❑
e. Create objectionable odors affecting a substantial number of people? (6, 7)	❑	❑	❑	✓

Comments:

a. The Monterey Bay Unified Air Pollution Control District adopted the *2012 Triennial Plan Update* (Air Quality Plan) in April 2013. Residential population and housing generating activities have a direct causal relationship with air quality: internal combustion-powered motor vehicles that transport people and the goods on which they depend, create tailpipe emissions; human consumption creates waste-generating methane, other criteria pollutants and toxic substances; construction to build housing generates a variety of air pollutants; and the energy required to operate buildings and transport water are likely to be the products of fossil fuel combustion. All of these activities contribute to air pollution. Population and housing forecasts adopted by the Association of Monterey Bay Area Governments are used to forecast population-related emissions, and these are used through the air quality attainment planning process, to develop basin-wide controls on stationary, area, and transportation sources of air pollution, to offset emission growth. If a proposed project's housing and population growth are consistent with the population forecasts, related

emissions have been accounted for, and the project is considered consistent with the Air Quality Plan. Non-population inducing projects have no effect on population levels and are considered consistent with the Air Quality Plan. The proposed project would include up to four resident staff at build-out. The proposed project was reviewed by Monterey Bay Unified Air Pollution Control District staff, who determined that the proposed project is consistent with the Air Quality Plan. The communication providing the consistency determination is included in Appendix E.

b. The proposed project would have 120 beds and up to four resident staff at full build-out. The Monterey Bay Unified Air Pollution Control District's *Air Quality CEQA Guidelines*, Table 5-4 identifies some indirect sources that could significantly impact regional air quality if not mitigated. The table should be used for general screening purposes and does not represent definitive thresholds. Table 5-4 does not include a youth hostel land use category; therefore, the land use category "motel" is included and is used in this analysis. Table 5-4 indicates that a motel under 9,050 rooms is not expected to have significant operational air quality impacts. The proposed project is well below that threshold. Construction impacts occur when construction takes place on an area over 8.1 acres, or significant grading takes place on more than 2.2 acres. Although the project site is 4.7 acres, much of the site would not be disturbed, and construction activity would take place over several phases and several years. Therefore, construction activities would not exceed the significance threshold and the impact is less than significant.

c. The Monterey Bay Unified Air Pollution Control District is in non-compliance for ozone and particulate matter (PM_{10}). The ozone precursors of volatile organic compounds and nitrogen oxide are measured for contributions to ozone emissions. Because the proposed project is small and would not exceed emissions thresholds (refer to item b above), the proposed project's contribution would not be cumulatively considerable.

d. Exposure of sensitive receptors to high pollutant concentrations is a concern for toxic air contaminants, in particular diesel particulate matter. The project site is not located in an area of heavily congested traffic, or along a freeway with very high traffic volumes; therefore, the proposed project would not be subjected to substantial pollutant concentrations.

e. The proposed project does not have any attributes that would result in the emission of odors.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 6, 7, 14, 15, 16, 17)	❑	✓	❑	❑
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 6, 7, 14, 16)	❑	❑	❑	✓
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, filing, hydrological interruption, or other means? (6, 7, 18)	❑	❑	❑	✓
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? (6, 7)	❑	❑	❑	✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (6, 7, 18, 19)	❑	✓	❑	❑
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? (6, 7, 18, 19)	❑	❑	❑	✓

Comments:

a. This section is based on a biological reconnaissance survey conducted by EMC Planning Group biologist Andrea Edwards on April 10, 2013 to document existing habitats and evaluate the potential for special-status species to occur on the project site. Biological resources were documented in field notes, including species observed, dominant plant communities, and significant wildlife habitat characteristics. Qualitative estimations of plant cover, structure, and spatial changes in species composition were used to determine plant communities and wildlife habitats, and habitat quality and disturbance level were described. The project site is situated on the Marina U.S. Geological Survey (USGS) quadrangle map, and ranges in elevation from about 310 to 340 feet.

The majority of the site is developed and contains several buildings and paved parking lots. Numerous trees are present on the site, including planted Monterey cypress (*Hesperocyparis macrocarpa*), gum (*Eucalyptus* sp.), and pine (*Pinus* sp.) ornamental landscaping, and a few native coast live oaks (*Quercus agrifolia*) in the southern portion of the site. There are also many patches of non-native grassland dominated by ripgut grass (*Bromus diandrus*) and slender wild oat (*Avena barbata*); and non-native ruderal areas dominated by iceplant (*Carpobrotus edulis*) and French broom (*Genista monspessulana*).

A search of the California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database (CNDDB)* was conducted for the Moss Landing, Prunedale, Marina, Salinas, Monterey, Seaside, and Spreckels USGS quadrangles in order to evaluate potentially occurring special-status species in the project vicinity (CDFW 2013). Records of occurrence for special-status plants were reviewed for those same USGS quadrangles in the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* (CNPS 2013). A U.S Fish and Wildlife Service (USFWS) threatened and endangered species list was also generated for Monterey County (USFWS 2013). Most special-status species known to occur in the region are not expected to occur in or adjacent to the project site due to lack of suitable habitat; only those species with potential to occur in or adjacent to the site are discussed below.

The Seaside General Plan, Conservation/Open Space Element, includes the following goals/policies:

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

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

Policy COS-4.2: Protect and enhance the creeks, lakes, and adjacent wetlands for their value in providing visual amenity, habitat for wildlife, and recreational opportunities.

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

The project site is mapped as developed/non-habitat in the *Seaside General Plan* - Figure COS-2, Biological Communities. The site does not contain sensitive habitats such as open space, wetlands/waterways, or oak woodlands. The following discussion with mitigation measures addresses the above goal of preserving and protecting sensitive species.

Nesting Birds. Construction noise associated with project implementation would have the potential to impact nesting birds (including raptors) protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. The project site contains numerous mature trees with potential to support nesting birds. Although no birds were seen during the site visit, if protected species are nesting in or adjacent to the project site during the nesting season (typically February through August), then noise-generating construction activities could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests. Implementation of the following mitigation measure would reduce potentially significant impacts to nesting birds to a less than significant level.

Mitigation Measure

BIO-1. To avoid impacts to nesting birds, tree removal and noise-generating construction activities should be scheduled to take place outside of the nesting bird season (February 1 to August 31). If tree removal or construction occurs during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project implementation. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August).

If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) shall be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction noise would not impact the active nest.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.

Burrowing Owl. The California Species of Special Concern burrowing owl (*Athene cunicularia*) occurs in open, dry grasslands, deserts, and shrub-lands with low-growing vegetation; it usually dens in California ground squirrel (*Spermophilus beecheyi*) burrows

(CDFW 2013). Patchy non-native grassland areas containing ground squirrel burrows on and adjacent to the project site are marginally suitable for burrowing owl. There is low potential for burrowing owl to occur in these areas; if it is present, then this species may be disturbed by construction activities on the site or within about 200 feet of the site. Implementation of the following mitigation measure would reduce potentially significant impacts to burrowing owls to a less than significant level.

Mitigation Measure

BIO-2. To avoid/minimize potential impacts to burrowing owls, a qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If pre-construction "take avoidance" surveys performed during the breeding season (February through August) or the non-breeding season (September through January) for the species locate occupied burrows in or near the construction area, then consultation with the CDFW would be required to interpret survey results and develop project-specific avoidance and minimization approaches.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.

Special-Status Plants. Given the existing level of development and disturbance on the project site, most special-status plants are not expected to occur on the site due to lack of suitable habitat. Although the federally listed threatened and CNPS rare plant rank 1B Monterey spineflower (*Chorizanthe pungens* var. *pungens*) is sometimes found in sandy disturbed areas in the project vicinity, it was not observed during the April 2013 biological reconnaissance survey that included all vegetated areas of the site. The April 2013 site visit was conducted during the normal flowering period for the spineflower.

The CNPS rare plant rank 1B Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) is found on a range of substrates and is even more tolerant of disturbed and ruderal (weedy) areas and non-native grassland patches. However, although this species has only a low potential to occur on the project site, this species is not observable until summer to fall each year. Removal of this plant species associated with project construction would be considered a significant impact. Implementation of the following mitigation measure would reduce this potential significant impact to a less than significant level.

Mitigation Measure

BIO-3. To protect special-status plants with potential to occur within the project site, the presence/absence of Congdon's tarplant shall be determined on the potentially suitable portions

of the entire site prior to construction-related activities associated with Phase 2. A qualified biologist shall conduct focused botanical surveys for this species in accordance with current CDFW and CNPS rare plant survey protocols, during the summer and fall months (typically August and September). If the focused botanical surveys conclude that the species is not present on the site, then no further mitigation is required. If this species occurs within the project site and would be significantly impacted by the proposed project, appropriate avoidance or mitigation shall be developed consistent with Fort Ord Reuse Plan Biological Resources Program A-4.3 in coordination with appropriate regulatory agencies as needed and implemented. These measures may include, but not be limited to:

a. In order to transplant seeds from the Congdon's tarplant population prior to impacts to this species, the Applicant shall oversee selection of an appropriate mitigation area either at the project site, or in the project vicinity that shall be protected in perpetuity through a conservation easement.

b. Because this species is an annual herb, prior to any ground disturbance, the applicant shall contract with a qualified biologist or native plant specialist to perform seed collection from the plants within the impact area, and implement seed installation at the mitigation area at the optimal time. Additionally, topsoil from the project site shall be salvaged (where practical) for use in the mitigation area.

Implementation of this mitigation measure shall be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.

b. The project site does not contain any riparian habitat or other sensitive natural community; therefore the proposed project would not impact any sensitive natural community.

c. The project site does not contain federally protected wetlands or waterways; therefore no federally protected wetlands or waterways will be impacted by the proposed project. No impacts to wetland or waterway resources within the jurisdiction of the U.S. Army Corps of Engineers (USACE), the CDFW, or the Regional Water Quality Control Board (RWQCB) would occur.

d. Wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. The project site does not contain any wildlife movement corridors and the proposed project is not expected to interfere with regional or local wildlife movement. Further, the project will not impede the use of any known native wildlife nursery site.

e. According to the general plan, the City of Seaside Tree Ordinance prohibits the removal of any mature trees and the planting of certain trees on private property in the City without a permit. Any tree removed must be replaced with a species and at a location approved by the Board of Architectural Review (BAR) or other appropriate authority (City of Seaside 2004).

More specifically, the City of Seaside Tree Ordinance (Chapter 8.54 of the municipal code) provides regulations for the planting, removal, protection, and preservation of trees within the City (City of Seaside 2013). The ordinance applies to each tree "*which usually but not necessarily has a single trunk and a height of ten feet or more, or has a circumference of twenty inches measured at twenty-four inches above the ground*." This circumference is equal to just over six inches in diameter. Removal or alteration of any tree (defined above) on private property requires a permit. Further, a permit is required in order to plant "*any Coast Redwood, Blue Gum Eucalyptus, Willow, Cottonwood or Poplar*."

The proposed tree removal plan retains many existing trees on the site, but also indicates the removal of many gum, pine, and oak trees (Fisher 2012). Any tree removal and tree planting on the site will need to comply with the above tree ordinance regulations and is subject to permit approval by the City. In order to comply with the City of Seaside Tree Ordinance and ensure a less than significant impact on trees, the following mitigation measure shall be implemented:

Mitigation Measure

BIO-4. Tree removal and tree planting on the site shall fully comply with the City of Seaside Tree Ordinance regulations. Prior to ground disturbance, the developer shall obtain a permit to remove any tree "which usually but not necessarily has a single trunk and a height of ten feet or more, or has a circumference of twenty inches measured at twenty-four inches above the ground", and, if appropriate, to plant "any Coast Redwood, Blue Gum Eucalyptus, Willow, Cottonwood or Poplar", in compliance with the City of Seaside Tree Ordinance.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase where tree removal is proposed.

f. Under the *Fort Ord Base Reuse Plan*, the Fort Ord Reuse Authority (FORA) is responsible for preparation and implementation of a Habitat Management Plan (HMP) and Habitat Conservation Plan (HCP) as part of the mitigation process for impacts on biological resources from implementing the *Fort Ord Reuse Plan*.

The *Installation-Wide Fort Ord Multi Species Habitat Management Plan* (USACE 1997) establishes habitat conservation areas and habitat corridors, and details land use categories and management requirements for the reuse of land on the former military base. The HMP identifies four general categories of parcel-specific land uses: habitat reserve, habitat corridor, development with reserve areas or restrictions, and development with no restrictions. The HMP identifies 18 special-status species (HMP management species). To minimize the impacts of developmental reuse on HMP management species, the HMP establishes approximately 16,000 acres of habitat reserves with approximately 400 acres of connecting habitat corridors. It is a legally binding document, and all recipients of former Fort Ord lands are required to abide by its management requirements and procedures.

The *Draft Installation-Wide Multi Species Habitat Conservation Plan* and subsequent Implementing Agreement based on the HMP are currently being finalized and if approved, will be signed by the USFWS and CDFW. After HCP adoption and implementation, which is currently anticipated by the middle of 2014 (Fort Ord Reuse Authority 2013), the direct loss of covered biological resources due to habitat modification would be fully mitigated by measures approved in the HCP, including the preservation in perpetuity of special-status species and natural communities in designated open space areas on former Fort Ord.

The project site is located within an HMP area mapped as development (with no restrictions), and within a Draft HCP Designated Development Area. A portion of the FORA development impact fee is used to fund habitat management within the Habitat parcels on the former Fort Ord, Therefore, implementation of the proposed project would not conflict with either the HMP or Draft HCP.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (5, 20, 58)	❑	❑	✓	❑
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (5, 6)	❑	❑	✓	❑
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (5)	❑	❑	❑	✓
d. Disturb any human remains, including those interred outside of formal cemeteries? (5, 6)	❑	❑	✓	❑

Comments:

a. The three oldest buildings on the project site were constructed between 1954 and 1959: Building 4423, built in 1954; Building 4420, built in 1959; and Building 4419, built in 1959. The concrete barracks to the east and west of the project site were constructed during approximately the same time range. Building 4421 was not built until 1987. Building 4423 served as the headquarters building for the 9th Infantry Regiment. The other buildings provided support services, including out-patient medical clinic and a branch of the post exchange/commissary. An historical evaluation of the buildings at the former Fort Ord was completed in 1995. According to the *Fort Ord Reuse Plan EIR*, these buildings were not considered eligible for the National Register of Historic Places (page 4-194). The quitclaim deed that transferred the project site from the U.S. Army to the Fort Ord Reuse Authority cites a May 5, 1994 determination by the California State Historic Preservation Officer that none of the buildings has historic significance. The proposed project would preserve the buildings, albeit with minor additions and renovations. Because the buildings would not be removed and were not considered historic when evaluated at the closure of the former Fort Ord, the proposed project would have no impact on historic resources.

b/d. The vicinity of the project site is identified in the *Fort Ord Reuse Plan EIR* as having low to moderate sensitivity for archaeological resources (page 4-195). Those areas of the former Fort Ord that have a high sensitivity for archaeological resources are along the beaches, along the Salinas River and El Toro Creek, and near seasonal ponds. The project site is not

located near any of these features. The proposed project does not include deep excavation or significant grading of the project site. The proposed project would disturb small areas adjacent to three existing buildings for construction of footings, with a total footprint of less than 2,000 square feet, and would disturb other areas for creation of storm drainage channels and the amphitheater. Disturbance of cultural resources is possible but not likely due to the low to moderate sensitivity of the project site, the limited area to be disturbed, and the limited depth of disturbance. The following standard mitigation measure would ensure that if unknown cultural resources were to be discovered during construction, the impact would be less than significant.

Mitigation Measure

CR-1. The following language shall be included in all grading and construction plans for the proposed project:

"If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (±160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."

c. There are no known paleontological or geologic features on the project site. No such resources are identified in the *Fort Ord Reuse Plan EIR*.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (22, 23, 24)	❑	❑	✓	❑
(2) Strong seismic ground shaking? (22, 23, 24)	❑	❑	✓	❑
(3) Seismic-related ground failure, including liquefaction? (21, 22, 24)	❑	❑	✓	❑
(4) Landslides? (7, 21, 22, 24)	❑	❑	✓	❑
b. Result in substantial soil erosion or the loss of topsoil? (7, 21, 24)	❑	❑	✓	❑
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? (22, 23)	❑	❑	✓	❑
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? (22, 24)	❑	❑	✓	❑
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? (6)	❑	❑	❑	✓

Comments:

a/c. The San Andreas Fault zone has the greatest potential for generating a significant earthquake in the region, and is located approximately 22 miles northeast of the project site. Significant ground shaking occurred in the region during the 1906 and 1989 earthquakes on the San Andreas Fault. Other potentially active faults in the vicinity of the project site include the Monterey Bay-Tularcitos Fault, approximately four miles to the southwest, the Rinconada-King City Fault System, approximately 1.5 miles northeast; and the San Gregorio-Palo Colorado system, approximately 14 miles southwest. The City of Seaside is not located within an Alquist-Priolo Fault Zone, per the Alquist-Priolo Special Studies Zones Act of 1972.

According to the geotechnical investigation prepared for the proposed project, the project site has a low potential for seismically-induced liquefaction, lateral spreading, differential compaction, or landsliding (page 5). Project site soils are considered suitable for the proposed building additions. One location, at the eastern edge of Building 4420 may require additional study of potential fill soil, in order to properly address footing design; this is a standard building design issue, and is not a significant environmental impact. No geological issues are mapped on the project site by the Division of Mines and Geology.

b. The project site surface soils are classified as Oceano loamy sand on 2 to 15 percent slopes. This soil type has a slight to moderate erosion potential. The project site is very slightly sloped, and slope should not result in significantly increased erosion potential.

d. The project site sols have a low expansion potential.

e. The proposed project would connect to the Marina Coast Water District's sewer system; septic systems would not be used.

7. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (13, 25, 26)	❑	❑	✓	❑
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (13, 27, 28)	❑	❑	❑	✓

Comments:

a. The Monterey Unified Air Pollution Control District has not adopted greenhouse gas emissions guidance or thresholds. The *CEQA Air Quality Handbook* from the adjacent Air Pollution Control District San Luis Obispo County was consulted. In San Luis Obispo County a motel project under 79 rooms or a hotel project under 85 rooms is considered to have a less than significant impact on greenhouse gas emissions (page 1-4).

A second source is from the Bay Area Air Quality Management District. Although their threshold guidance is not presently in use due to a legal challenge for non-compliance with CEQA, the Bay Area Air Quality Management District had previously published guidance that a motel project under 83 rooms or a hotel project under 106 rooms is considered to have a less than significant impact on greenhouse gas emissions. In a conservative estimate, if each bed at the proposed project is considered to equate to one motel room, the proposed project would fall below these thresholds and have a less than significant impact. Comparison of traffic anticipated at the proposed project with standard traffic generation rates for motels and hotels, shows that the proposed project has a significantly lower trip generation rate than other accommodation types, and thus vehicle trip miles, and their associated greenhouse gas emissions, would be reduced. See Section 16, Transportation/Traffic for further discussion on trip generation.

Another approach used for determining the significance of greenhouse gas emissions effects is comparing a "business as usual" project to a project that has implemented voluntary reduction measures. The proposed project includes numerous energy efficiency measures that would reduce its greenhouse gas emissions. These include solar panels over the parking lot, a green roof over a portion of one building, fixtures and appliances that exceed State

energy standards, and other measures drawn from the 2010 California Green Building Code Tier II (voluntary) list of building efficiency measures. Implementation of voluntary measures is considered to reduce greenhouse gas emissions from a "business as usual" baseline. Given the project size is smaller than available thresholds from the adjacent air districts, and the project proposes to implement numerous measures that would reduce greenhouse gas emissions, the proposed project is considered to have a less than significant impact on greenhouse gas emissions.

b. Assembly Bill 32 (AB32) established a requirement for preparation of a State greenhouse gas emissions reduction strategy known as the AB32 Scoping Plan. Based on the Scoping Plan the Office of Planning and Research prepared *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, which outlines the objectives of AB 32 and the Scoping Plan and how they can be addressed in projects and analyzed in CEQA documents. The proposed project achieves reductions in greenhouse gas emissions by its location within a planned mixed use area, by reducing vehicle miles traveled, by providing access to pedestrian, bicycle, and public transit facilities, utilizing energy efficient design measures and technology, and by preserving natural resources such as water and existing trees. Because the proposed project is voluntarily implementing measures to reduce greenhouse gas emissions, the proposed project would not conflict with the implementation of AB32.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (6)	❑	❑	❑	✓
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? (6)	❑	❑	❑	✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (6, 8)	❑	❑	❑	✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment? (2, 4, 5, 20, 29, 30, 31, 32, 33, 56, 57, 58, 59, 60, 61, 62)	❑	✓	❑	❑
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard for people residing or working in the project area? (8)	❑	❑	❑	✓
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? (8)	❑	❑	❑	✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (34)	❑	❑	❑	✓

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands? (35)	❑	❑	✓	❑

Comments:

a-c. The proposed project would not transport, store, or use hazardous materials or result in hazardous emissions, and would have no adverse hazardous materials effect on schools or the public. The project site is adjacent to the California State University Monterey Bay campus, and two-tenths of a mile east of the Monterey College of Law. The nearest schools serving children are Chartwell School (0.75 miles) and George C. Marshall Elementary School (0.85 miles).

d. The former Fort Ord is a federally-designated Superfund clean-up site, with specific areas of concern within its boundaries. Conditions include unexploded ordnance, soils and water contamination, and lead or asbestos in buildings. Other than lead paint and asbestos-containing materials found in some of the buildings, the project site is not specifically identified as the location of hazardous or toxic waste sites. *Fort Ord Reuse Plan EIR* Figure 4.6-2 shows known hazardous and toxic waste sites at the former Fort Ord, but does not identify any toxic and hazardous sites at or adjacent to the project site. Based on the Special Groundwater Protection Zone established by the Army Corps of Engineers for the Main Garrison area, the site is identified as requiring consultation regarding groundwater contamination, but is not within the "Prohibited" area. Conflicting information was found regarding the status of the site in terms of land use covenants. A map supplied by the Fort Ord Reuse Authority shows the site as having land use covenants; however, Table 1 in the Base Realignment and Closure Office's *Final 3rd Five-Year Review Report for Fort Ord Superfund Site Monterey County, California* lists no covenants for the site. The Finding of Suitability for Early Transfer and a letter from the Environmental Protection Agency make reference to restricting the use of groundwater, but do not appear to restrict any activity other than groundwater extraction. The Quitclaim Deed for the site contains various covenants (CERCLA, right of access, habitat etc.), but nothing specific to groundwater (a copy of the quitclaim deed is included within Appendix A). The Central Coast Regional Water Quality Control Board has stated that they rely on the Special Groundwater Protection Zone map, and have not enforced deed covenants since about 2006; they do not foresee issuing permits for the proposed project. The Department of Toxic Substances Control retains access rights to the site for the purpose of addressing environmental issues, and is the agency that would

oversee clean-up. The Department of Toxic Substances Control would also review plans that might conflict with clean-up efforts. The nearby Monterey College of Law project constructed infiltration basins that raised concerns for the Department of Toxic Substances Control. The proposed project includes on-site infiltration basins and swales. In the event that land use covenants to protect groundwater encumber the project site, the following mitigation measure would ensure that the proposed project's storm water retention plans do not conflict with on-going groundwater clean-up and protection efforts.

Mitigation Measure

HAZ-1. Prior to issuance of a grading permit, storm water detention and infiltration designs shall be reviewed and approved by Department of Toxic Substances Control and Central Coast Regional Water Quality Control Board to ensure that infiltration of storm water on site does not adversely affect contaminated groundwater in the vicinity of the project site. Approval shall not be required if an agency determines that review of the project plans is not required by that agency.

A 1953 Fort Ord training map assigns the project site vicinity to the 10th Infantry, and shows several uses (identified only with abbreviations, such as P.T.A. and MG. SQ.). On the 1953 and 1957 maps, P.T.A. #6 is shown near the center of the project site. It is possible that the project site was used for military practice exercises prior to construction of the current buildings. The Finding of Suitability for Early Transfer does not identify the project site as a potential unexploded ordnance site, although a map in the Finding of Suitability for Early Transfer shows an unexploded ordnance site within one-quarter mile to the southeast. The following standard mitigation measures are based on language in land transfer documents for re-development areas on the former Fort Ord, and would reduce potential impacts associated with hazardous materials to a less than significant level:

Mitigation Measures

HAZ-2. Prior to issuance of a grading permit, the project site shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if the project is planned within known or potential Ordnance and Explosives (OE) areas. If the DENR determines that the project is within such an area, then as part of construction plan specifications, the project contractor shall have an U.S. Army-approved plan for OE avoidance, and the avoidance shall be performed by a trained OE specialist. As part of construction plan specifications and the plan for OE avoidance, the contractor, construction crews, and subcontractors shall stop all work and contact the Federal police when ordnance is found.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 1.

HAZ-3. As part of all improvement plan specifications and before construction activities commence on the project, all construction supervisors and crews shall attend a U.S. Army sponsored OE safety debriefing. This briefing shall identify the variety of OE that is expected to exist on the installation and the actions to be taken if a suspicious item is discovered.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.

A geodatabase for structures at the former Fort Ord was consulted regarding the construction date, lead survey data, and asbestos survey data for the structures on the project site, including the former pressurized gas storage tank. The Finding of Suitability for Early Transfer states that low asbestos ratings indicate asbestos containing materials in poor condition, and that high ratings indicate asbestos containing materials in good condition; asbestos rated 1-5 should be remediated prior to occupancy. Building 4423 was constructed in 1954 as regiment headquarters, and is listed as positive for lead, and rated 6-13 for asbestos. Building 4420 was constructed in 1957 as an out-patient medical clinic, and is listed as positive for lead and rated 6-13 for asbestos. This building has been remediated. The lead and most of the asbestos was removed, and asbestos in the floor tile was encapsulated in place. Building 4419 was constructed in 1959 as a branch exchange/commissary, and is listed as positive for lead and rated 1-5 for asbestos. Building 4421 was constructed in 1987 as general purpose administrative space, and is listed as not containing lead or asbestos. The former pressurized gas storage tank was placed on the project site in 1970 and is listed as having contained lead paint. The project site is located in an area of the former Fort Ord that is outside the well exclusion zone. The project site is not in a region of the State known to have naturally-occurring asbestos in the soil or rock.

The proposed project includes renovation of three buildings that contain asbestos and/or lead. Renovation activities could release these chemicals and potentially endanger the health of workers or future occupants. Implementation of the following mitigation measure would reduce this potentially significant impact to a less than significant level:

Mitigation Measure

HAZ-4. Prior to renovation in buildings identified as containing lead or asbestos containing materials, the applicant shall conduct appropriate testing and remediate any identified lead or asbestos in accordance with standard procedures. Buildings already determined by U.S. Army surveys to be clean of asbestos and/or lead do not need additional testing or remediation.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project that involves renovations to structures.

A garden, which is expected to be used for food crops, is proposed at the southwest corner of the project site. The Fort Ord training map from 1953 indicates that the project site was used by the U.S. Army prior to construction of the present buildings, most of which were constructed from 1954 to 1959. The precise nature of these prior uses is not known, but the uses could have included structures or discharge of weapons, either of which could potentially leave lead residue in underlying soils. The compressed gas tank was located about 50 feet from the south end of the proposed garden, and is known to have had lead paint, which could have been introduced to underlying soils. Implementation of the following mitigation measure would reduce this potentially significant impact to a less than significant level:

Mitigation Measure

HAZ-5. Prior to development of a garden to be used for food crops, the applicant shall have the underlying soil tested for lead, and if lead content exceeds the State's residential soil screening level for lead, the soils shall be replaced, isolated, or otherwise remediated to an acceptable level.

Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for the phase that includes the garden.

e-f. The project site is three miles south of the Marina Airport and about five miles north of the Monterey Airport, and not within the airport land use plan for either airport. There are no landing strips in the vicinity of the project site.

g. The project site is adjacent to one road, Gigling Road, which provides potential regional transportation connections during an emergency. This road is not a priority transportation route or a Caltrans Lifeline Route; the nearest such routes are State Route 68 and Reservation Road.

h. The project site is in a developed area of the former Fort Ord, although dense vegetation is located within about one-tenth of a mile to the southeast. The project site is close to, but not within, moderate to high fire sensitivity zones. Existing paved areas, including streets and parking lots are located between the project site and the natural vegetation, and would provide a fire break for the proposed project. The nearest fire station is located within about three-quarters of a mile.

9. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Violate any water quality standards or waste discharge requirements? (36)	❑	❑	❑	✓
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted? (28, 37, 38, 39, 40, 41, 42)	❑	❑	✓	❑
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?* (4, 6, 24, 36, 43, 44)	❑	❑	✓	❑
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in *flooding on- or off-site?* (4, 6, 24, 36, 43, 44)	❑	❑	✓	❑
e. Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off? (4, 6, 24, 36, 43, 44)	❑	❑	✓	❑
f. Otherwise substantially degrade water quality? (4, 6, 24, 36, 43, 44)	❑	❑	✓	❑
g. Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (7, 8, 45)	❑	❑	❑	✓

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (7, 8, 45)	❑	❑	❑	✓
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? (7, 8, 45)	❑	❑	✓	❑
j. Be subject to inundation by seiche, tsunami, or mudflow? (7, 8, 45)	❑	❑	✓	❑

Comments:

a. The proposed project would utilize existing wastewater collection system connections. The Marina Coast Water District operates the existing wastewater collection system, although the Seaside Sanitation District has expressed an interest in annexing portions of the former Fort Ord. Wastewater is transported to the Monterey Regional Water Pollution Control Agency's treatment plant near Marina. The treatment plant's capacity has been sized to accommodate planned uses within the service area, and the Monterey Regional Water Pollution Control Agency monitors demands and develops plans for expansions to accommodate anticipated increases in demands. Expansions are funded through service capacity charges levied on new users. Therefore, the proposed project would not Violate any water quality standards or waste discharge requirements.

b. The proposed project would obtain water from the Marina Coast Water District, which extracts water from the lower Salinas Valley Groundwater Basin. Provision of water within the former Fort Ord is based on an allocation system that originated with an agreement between the U.S. Army and the Monterey County Water Resources Agency in conjunction with the closure of the former Fort Ord. The City of Seaside obtained a transfer of an additional allocation of 5.5 acre-feet per year, specifically for the youth hostel, as part of the agreement with the State Department of Parks and Recreation.

The applicant-estimated water use for the proposed project is based on fixture flow rates and actual water use at the Monterey Hostel location over the past seven years. The proposed project includes water conservation efforts that meet or exceed the water conservation standards implemented through the 2010 California Plumbing Code and the California Green Building Code. The proposed project would use 1.5 gallon-per-minute showerheads (the Plumbing Code standard changed from 2.5 gallons per minute to 2.0 gallons per minute in July); 0.8 to 1.28 gallon-per-flush toilets (the Plumbing Code standard is 1.28 gallons per flush); 1.5 gallon-per-minute flow kitchen and bathroom faucets (the Plumbing Code

standard is 2.2 gallons per minute); and 4.0 gallons-per-load dishwashers (California Green Building Code Tier 2 standard is 5.8 gallons). The proposed flow rates meet California Green Building Code 20 percent reduction and Tier 2 water conservation requirements. Showers would be token-operated and the length of showers would be limited to about seven minutes per guest; additional tokens are not provided.

The applicant has provided estimated water use for three occupancy scenarios, including a fixed estimate for the coffee shop and gardens/landscaping (HI – Monterey Bay Eco-Hostel Project Water Fixture and Usage Calculations, October 31, 2012). At 100 percent occupancy, the proposed project is estimated to use 5.1 acre-feet per year; at 85 percent occupancy the proposed project is estimated to use 4.5 acre-feet per year; and at 70 percent occupancy, the proposed project is estimated to use 4.1 acre-feet per year, all of which are within the 5.5 acre-foot allocation. These estimates are consistent with actual water use at the Monterey Hostel. Water data from the Monterey Hostel and projections for the proposed project are included in Appendix D.

The Marina Coast Water District reviewed the projections on behalf of the City and suggested that the employee residential and landscaping components of the water use projections may be low. The applicant-prepared estimate allows for 78 gallons per day per apartment, or 0.2621 acre-feet per year for the three residential units. For a single-occupant apartment with no associated landscaping, this may be accurate, but more conservatively assuming 1.5 persons per staff apartment, an increase to 0.3932 acre feet per year would be warranted. This would slightly increase the water use projections, but all three would remain below the 5.5 acre-foot allocation. Landscaping and garden irrigation is estimated at 1.05 acre-feet per year for an area of about two acres. Landscape water use can vary greatly with the nature of the plantings. The project proposes drought-tolerant plantings, with irrigation water sourced from Marina Coast Water District and rainwater catchment. A proposed organic food garden area would be relatively water-intensive. As long as the proposed project water use is within the amount allocated, the impact to the Salinas Valley Groundwater Basin is considered to be less than significant. If, however, water use were to exceed the allocation, the proposed project could have a significant effect on the groundwater basin. Implementation of the following mitigation measures would reduce this potentially significant impact to a less than significant level.

Mitigation Measures

HY-1. Prior to the issuance of a building permit for each development phase subsequent to Phase I, the applicant must submit a water use summary of the existing usage to demonstrate that the project will not exceed the maximum water allocation of 5.5 acre feet for the project site. The City of Seaside Public Works Services Manager will be responsible for the review and approval of the water use summary. In the event that water use is proportionately higher than projected

(based on guest unit count), the applicant shall develop a water use reduction plan or reduce ultimate project build-out to ensure total water use at build-out will not exceed 5.5 acre-feet per year.

HY-2. Landscape plans shall be subject to the review and approval of the Board of Architectural Review, and shall incorporate a xeriscape landscape design (excluding the organic garden area). Landscape irrigation supplied from the Marina Coast Water District shall be permitted for a period of up to three years in order to establish plantings, but the landscape areas shall be irrigated beyond that time with rainwater.

c-f. The project site is currently covered by about 115,000 square feet of pavement and about 12,400 square feet of buildings, or a total of about 127,400 square feet of impervious surfaces. At completion, the proposed project would have about 107,700 square feet of pavement, and about 13,100 square feet of buildings, or a total of about 120,800 square feet of hard surfaces. About 24,900 square feet of pavement would be pervious, so the total impervious area would be reduced by about 31,500 square feet. Additionally, a part of the building roof area would be covered in plantings.

The proposed project would re-direct storm water run-off within the project site to an on-site collection and percolation system, which would be developed in phases. In general, water would drain overland to the western edge of the project site and then northward, within swales. During larger rain storms, water that did not infiltrate in the swales would drain to the amphitheater. The project site soils have a high rate of permeability suitable for infiltration of storm water. Pervious pavement would be used in some areas, and in some areas of the project site run-off would drain into adjacent landscaped areas. No storm water would drain off the project site.

The City of Seaside is designated as a Phase II MS4 general permit designee by the Regional Water Quality Control Board. Consistent with this designation, the City has adopted a storm water ordinance and participates in other measures to maintain the quality of storm water run-off. The proposed storm water collection and infiltration system is consistent with *Fort Ord Reuse Plan* policies to detain storm water to the east of State Route 1, and with the upcoming Regional Water Quality Control Board requirements for low impact development techniques for storm water disposal.

Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area; create or contribute run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or otherwise substantially degrade water quality. Refer also to the discussion of groundwater land use covenants in Section 8 Hazards and Hazardous Materials.

g-j. The project site is on moderately sloping high ground and not within a flood zone. There are underground water storage reservoirs near the project site, but these do not pose a danger from collapse or other failure. Inundation, flooding, and mud flows are highly unlikely at the project site.

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Physically divide an established community? (6, 7)	❑	❑	❑	✓
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? (1, 3, 4, 39, 40)	❑	❑	✓	❑
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (6, 7, 18, 19)	❑	❑	❑	✓

Comments:

a. The proposed project is the reuse of an existing developed site. The proposed project would not divide an established community.

b. The project site is located within the Gigling Road/Surplus II special study area, as identified by the Seaside General Plan (page UD-4). The Seaside General Plan designates the project site Mixed Use, to promote pedestrian and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. The implementing CMX zone is intended to allow retail stores, offices, theaters, restaurants, and other similar and related uses together with residential units in the context of mixed use, pedestrian-oriented development, although mixed use development is not required. The maximum allowable residential density within the CMX zone for the residential component of a mixed use project is 25 dwelling units per acre; the maximum floor to area ratio is 2.0. The CMX zone encompasses several areas within the City: the Broadway corridor; a small area northeast of Canyon Del Rey (State Route 218); an area west of Fremont Boulevard; and the area of Fort Ord in which the project site is located. The CMX zone in the former Fort Ord covers areas south of Lightfighter Drive and between Gigling Road and Colonel Durham Street.

The proposed project includes a zoning text amendment to add a definition for the proposed youth hostel use, and to identify the use as permitted with a use permit. The proposed text amendment would add a very specific type of accommodation use to the list of allowed uses

within the CMX zone, with a use permit approval required in each case. The youth hostel is commercial (albeit non-profit) in nature and is compatible with the intent of promoting pedestrian and transit-oriented activity centers with a mixture of residential, commercial, office, and civic uses. The youth hostel has been anticipated at this location since 1998 when the State Department of Parks and Recreation submitted a request for a public benefit conveyance. The zone text change would not result in a significant change to the overall character of the CMX district. The additional use is very focused, and not likely to be proposed at many (if any) other locations. The proposed language of the text amendment is included in Appendix B.

c. Refer to the discussion of item f in Section 4, Biological Resources.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1, 2, 4, 5)	❑	❑	❑	✓
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (1, 2, 4, 5)	❑	❑	❑	✓

Comments:

a-b. Construction aggregates (sand, gravel) are mined in Monterey County, but the project site has not been used for that purpose. The project site is not identified as a significant mineral resource.

12. NOISE

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies? (1, 2, 5, 6, 7)	❑	✓	❑	❑
b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels? (6, 7, 8)	❑	❑	✓	❑
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (3, 6, 7, 8)	❑	❑	✓	❑
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (3, 6)	❑	❑	✓	❑
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels? (8)	❑	❑	❑	✓
f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels? (8)	❑	❑	❑	✓

Comments:

a. The City of Seaside has established the compatible exterior noise level at residential, transient occupancy, and meeting hall uses as 55 dBA, and at commercial uses as 70 dBA, expressed as Community Noise Level Equivalent, which accounts for noise perception differences from day to night. For meeting halls and amphitheaters, the 55 dBA noise level is conditionally acceptable, subject to study of how the noise environment would affect the proposed use. The proposed project is adjacent to Gigling Road, which is one of the principal entry roads to the interior areas of the former Fort Ord. Noise projections are found

in the *Fort Ord Reuse Plan EIR* (Table 4.9-7) and in the *Seaside General Plan EIR* (Table 5.9-6). The noise projections in these sources differ as to future conditions along Gigling Road. The *Fort Ord Reuse Plan EIR* estimated that the 55 dBA noise contour line would fall about 346 feet from the centerline of Gigling Road and that the 70 dBA contour line would fall about 35 feet from the centerline of Gigling Road. The *Fort Ord Reuse Plan EIR* also estimated that the noise level at 100 feet from the Gigling Road centerline would be about 63 dBA. The *Seaside General Plan EIR* does not show any noise contour lines entering the project site; noise contours affecting areas outside the right-of-way do not extend east of Malmedy Road, about 2,000 feet west of the project site. The *Seaside General Plan EIR* noise study is more focused on the City of Seaside, and was completed more recently, so the information from the *Seaside General Plan EIR* has been used for this noise analysis.

The building nearest to Gigling Road would be the re-located meeting hall, which would be about 100 feet from the current centerline of Gigling Road and 50 feet from the property line. The meeting hall could be within about 60 feet of the centerline of the nearest lane (the reference point for the Seaside General Plan noise element) when Gigling Road is expanded to the planned four lanes. At the section of Gigling Road near Malmedy Road, the 60 dBA contour is projected to be 75 feet from the centerline of the near lane. The projected location of the 55 dBA contour is not shown. Given that the meeting hall is a metal building, noise insulation may be inferior to that of a building with more permanent construction. The meeting hall could potentially be exposed to noise that exceeds the 55 dBA standard. Implementation of the following mitigation measure would reduce this potentially significant impact to a less than significant level.

Mitigation Measure

N-1. Prior to occupancy of Building 4421 as a meeting hall, if located within 100 feet of the Gigling Road right-of-way, an architect or similarly qualified professional shall provide an assessment of the noise insulative properties of the building, and demonstrate that the interior areas of the building will meet the City's 45 dBA interior noise standard. If the building does not meet noise standards, the building envelope shall be upgraded to reduce interior noise levels to an acceptable level.

The living or guest units nearest to Gigling Road would be located about 500 feet from the centerline of Gigling Road, which is well beyond the 55 dBA noise contour. No location on the project site is within a 70 dBA contour line, and the commercial uses would not be affected by noise.

b. There are no sources of ground-borne vibration or noise near the project site. There is the possibility that nearby buildings would be demolished at some time in the future, which could result in some level of temporary noise or vibration, but this would be short-term and less than significant. The proposed uses would not result in vibration.

c. The proposed project would not result in significant noise generation. The principal proposed project noise source would be project-generated traffic. Project traffic would not generate enough trips to result in significant noise level increases. The amphitheater would be used only for guest events, with a capacity of about 120 persons, with occasional use. Programs at the amphitheater could result in periodic noise, but no sensitive users are close to the proposed location of the amphitheater. The proposed project does not involve other uses that would generate excessive levels of noise.

d. Construction of the proposed building additions and surface improvements and renovations to the existing buildings would result in short-term elevated noise levels. With the exception of the on-site residential and accommodation uses on the project site, there are no noise-sensitive lands uses in the area. In accordance with the Seaside Municipal Code, all construction activity would be restricted to daytime hours, and the temporary noise would be less than significant.

e-f. The project site is three miles south of the Marina Airport and about five miles north of the Monterey Airport, and not within the airport land use plan or airport noise contours for either airport. There are no landing strips in the vicinity of the project site. The proposed project would not be affected by airport noise.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (6, 7)	❑	❑	❑	✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (6, 7)	❑	❑	❑	✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (6, 7)	❑	❑	❑	✓

Comments:

a. The proposed project would accommodate the need for expanded youth hostel accommodations on the Monterey Peninsula. The proposed project would not construct new homes (other than apartments for resident employees) and would not extend any infrastructure. The proposed project would not induce growth.

b-c. Only a caretaker currently resides on the project site. The project site has never been used for residential purposes, and no housing or persons would be displaced.

14. PUBLIC SERVICES

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

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Fire protection? (1, 2, 5, 6, 8, 55)	❑	❑	❑	✓
b. Police protection? (1, 2, 5, 6, 8, 63)	❑	❑	❑	✓
c. Schools? (6)	❑	❑	❑	✓
d. Parks? (6)	❑	❑	❑	✓
e. Other public facilities? (6)	❑	❑	❑	✓

Comments:

a-b. The proposed project would incrementally increase demands on fire and police services. The project site is within the City's jurisdiction for fire and police services. The project plans were reviewed by the fire and police departments, and no environmental issues were identified in those reviews. The City's fire station is located near Broadway Avenue. The closest fire station to the project site, which is located on General Jim Moore Boulevard about three-quarters of a mile to the west, is operated by the Presidio of Monterey. The Presidio of Monterey would normally provide first response in the event of a fire or medical call at the proposed project, under the automatic aid/mutual aid response agreement between the City's fire department and the Presidio of Monterey fire department.

The City's police station is located at City Hall on Harcourt Avenue. The closest police station is three-quarters of a mile to the west of the project site on Gigling Road, and operated by the Presidio of Monterey. The City engages in reciprocal response agreements with neighboring jurisdictions, and initial fire or police response to the project site may come from other jurisdictions' departments located on the former Fort Ord. No police or fire service facility expansions would be required to serve the proposed project. Therefore, the proposed project would not result in physical impacts associated with the provision of or need for new or physically altered governmental facilities and therefore, there would be no environmental impact.

c. The proposed project is not likely to generate more than one or two students, if resident employees had school-aged children. The applicant will be required to pay State-mandated school impact fees for the residential units within the proposed project, which would off-set any increased demand for schools.

d. The proposed project would draw travelers and tourists who may use the parks and recreation and open space areas in the region. Use of City parks by guests could occur occasionally, but is not likely to be significant. Refer to item "a" in Section 15 Recreation.

e. The proposed project would place minor demands on other public services such as libraries, public health clinics, and social services, but these demands are expected to be minor, as the proposed project includes only a small residential component, and most travelers are not likely to utilize such services.

15. RECREATION

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (46, 47, 48)	❑	❑	✓	❑
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? (6)	❑	❑	✓	❑

Comments:

a. The proposed project is situated in proximity to Fort Ord National Monument (one-half mile to the east) and Fort Ord Dunes State Park (two miles to the west). It is expected that guests at the proposed project would engage in recreational activities at these parks. Principal uses at Fort Ord National Monument are hiking, horseback riding, and bicycling on trails. The Fort Ord National Monument has 7,200 acres of land (excluding the area under remediation for ordnance) and the estimated current annual visitation is 100,000 people. Principal uses at Fort Ord Dunes State Park are hiking, bicycling, and beach activities. Fort Ord Dunes State Park encompasses about 990 acres with four miles of oceanfront; no visitation data was located for this park. Other regional recreation opportunities include the regional open space parks (Jack's Peak, Toro Park, etc.) and other state parks (Monterey Beach, Pfeiffer-Big Sur, etc.), which provide a wide choice of similar recreational opportunities. At a 65 to 70 percent average occupancy, between 28,500 and 30,500 guests would stay at the proposed project annually at build-out. If one quarter of guests visited regional parks during their visit, up to 7,700 visits would occur during a year.

The Fort Ord National Monument is proposed as an Area of Critical Environmental Concern, due to the dangers from unexploded ordnance, and potential harm to sensitive biological species. The Bureau of Land Management anticipates high levels of future use at the Fort Ord National Monument, and included Policy REC-VIS-C6 in the *Southern Diablo Mountain Range and Central Coast of California Resource Management Plan Record of Decision*:

> Design and implement a comprehensive visitor-use allocation system within seven years to allow a moderate increase in visitor use numbers and provide moderate opportunities for solitude. This would be an adaptive allocation

> system, progressing from limits on commercial groups during popular holiday weekends to requiring permits for all users within established limits on popular holiday weekends to high-use season permits to year-round permits, as needed. In the interim, implement a self-registration permit system to collect visitor data and aid in disseminating information to the public.

The Fort Ord Dunes State Park draft general plan proposes an adaptive management approach to ensuring that visitation does not exceed an acceptable level. Implementation of these policies by the Bureau of Land Management and California Department of Parks and Recreation would reduce potential environmental impacts from visitation at Fort Ord National Monument and Fort Ord Dunes State Park to a less than significant level.

b. The proposed project includes a meditation garden that would be open to public use. The site is partly open space and partly occupied by a building set on piers, and proposed for relocation within the project site. The proposed project also includes a food garden and an amphitheater that would also hold excess storm water run-off. These components of the proposed project would not result in environmental impacts different than the project as a whole.

16. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
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? (3, 4, 6, 49, 50, 51, 52)	❑	✓	❑	❑
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? (4, 6, 24, 36, 43, 44)	❑	❑	✓	❑
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? (6)	❑	❑	❑	✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (6)	❑	❑	❑	✓
e. Result in inadequate emergency access? (6)	❑	❑	❑	✓
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? (6, 7)	❑	❑	❑	✓

Comments:

a. There are no adopted standards for bicycle or pedestrian travel in Seaside. Monterey-Salinas Transit assesses its performance based on 60 performance measures relating to its business goals. Two key measures of transit system performance are total usage and timeliness.

Annual boardings, which roughly equate to sales volume for gauging the success of a private business, indicate the overall performance of the system. Monterey-Salinas Transit saw a peak in boardings in 2007, then a 10 percent dip to 2009 and essentially level ridership each year since. The on-time goal for the system is 82 percent, with an achieved rate of about 74 percent. Youth hostel travelers are more likely than the average traveler to utilize alternative means of transportation, and demand for public transportation may slightly increase in the area of the proposed project due to the proposed project. The project site is currently served directly by two lines and is within one-half mile of three additional lines serving California State University Monterey Bay; however, service on these lines is limited, in particular, there is no summer service to the Amtrak station in Salinas. As the adjacent areas develop into the planned mixed use neighborhood (also referred to as Gigling/Surplus II in the *Seaside General Plan*), ridership may increase and service could improve to serve demand. Additionally, as the area near the project site is re-developed with new uses, transit routing and stops can be adjusted by Monterey Salinas Transit to most effectively serve the area. The proposed project would not significantly affect on-time performance.

Street functionality for cars is measured in terms of delays at intersections, with level of service (LOS) A operating with minimal delay and LOS F operating with significant delay. A project's effect on LOS measures depends on the number of car trips it generates and which intersections those trips utilize. Car arrival data from the Monterey Hostel was used to estimate car trip generation for the proposed project. In 2011, the Monterey Hostel recorded about 2,500 overnight parked cars, or an average of about 6.8 cars per night. During the peak months of July, August, and September, the Monterey Hostel recorded an average of about 9.8 cars per night. During peak months, the Monterey Hostel could be assumed to draw about 10 incoming and 10 departing trips each day, or about 20 trips per 38 occupied beds each day during that period. Additional local trips would occur during the typical stay. Using a very conservative estimate of one additional trip per guest, the ratio of trips to occupied beds would be about 1:1. Traffic data for the Monterey Hostel is included in Appendix D.

Based on this estimate of trips per occupied bed, the proposed project could expect to generate about 120 daily guest trips when full, or an annualized average of 68 to 84 guest trips per day based on a 65 to 70 percent average occupancy. Several factors affecting transportation differ between the Monterey Hostel and the proposed project: 1) the Monterey Hostel is in a more urban area with many services within walking distance; 2) the Monterey Hostel has access to a more extensive bus service; 3) the applicant anticipates that more large groups would stay at the proposed project due to its larger size, and many of these groups would arrive in vans or busses, reducing the occupant to vehicle ratio. Depending on how these factors are considered to balance, the proposed project would generate slightly more or fewer trips. The proposed project also includes two apartments for resident employees, and

about seven additional employees, and a store/coffee shop. The standard rate for apartments has been reduced by two to remove commute trips, since residents would work on-site. Employees are expected to make one trip to work and one return trip home, plus an occasional trip during the day, and thus are estimated at three trips each. The coffee shop is expected to serve primarily local patrons; however, the full coffee/donut shop trip rate has been used. Trips to the store are difficult to predict, but the store would primarily serve hostel association members or prospective members with a limited range of goods; the trip rate for specialty retail has been used for the store. Other uses, such as programs, are considered occasional and inconsequential, and would largely involve people already at the project site or trips outside of peak travel times; therefore, other uses are not included in the estimate. Estimated trips for the proposed project are summarized in Table 1, Project Trip Generation Estimate. Peak hour trips are assumed to be 10 percent of daily trips, and would represent both morning and afternoon peak hour volumes.

Table 1 Project Trip Generation Estimate

Use	Quantity	Trip Factor	Daily Trips	Peak Hour
Accommodations	120 beds	1.0 per bed	120	12.0
Apartments	3 units	5.0 per unit	15	1.5
Employees	6 persons	3.0 per employee	18	1.8
Coffee Shop	200 square feet	40.75 per 1,000 square feet	8	0.8
Store	200 square feet	27.1 per 1,000 square feet	5	0.5
Totals			**166**	**16.6**

Source: Hostelling International USA – Central California Council, Institute of Transportation Engineers

Most traffic is expected to reach the project site by way of the State Route 1/Lightfighter Drive interchange. Some traffic to and from the project site may use other routes, particularly guests familiar with the local area, but since the proposed project would primarily serve visitors from outside the area, this is expected to be a small portion of the total. Key intersections on the route between State Route 1 and the project site are the State Route 1 interchange and the Lightfighter Drive/General Jim Moore Boulevard intersection, both of which currently operate at an acceptable LOS C. Based on traffic data included in the *Projects at Main Gate EIR*, these intersections would continue to operate at LOS C during peak hours with the addition of several hundred peak hour trips from that project. The proposed project would add a very small number of trips compared to the Projects at Main Gate and therefore, would not result in a significant impact at the key intersections. The proposed project would contribute toward cumulative deficiencies at these locations.

Payment of the Fort Ord Reuse Authority development impact fees (which includes a transportation fee) would reduce the proposed project's contribution to cumulative impacts to a less than significant level.

The City of Seaside has established parking standards to ensure that cars are adequately accommodated at trip destinations. No specific standard for youth hostels exists; the closest standard is for motels, at one space per unit plus two spaces for the manager. The proposed project is expressed in number of beds, rather than units. The applicant provided data from the Monterey Hostel to indicate a need of one space per each three occupied beds (see Appendix D. Alternatively, if it is assumed that a typical hotel has occupancy of two guests per unit, then each two beds would require a parking space. Other proposed project uses that would require parking are the employee residences, the store/coffee shop, and the meeting rooms (to accommodate non-guest use). The amphitheater is considered a primarily guest-oriented space, and in any case, would not be used at the same time as the meeting room for non-guest events. The dining and common use spaces are guest-serving and do not require additional parking. The initial meeting space would require 22 parking spaces, and the additional meeting space in the re-located building would eight additional spaces. Table 2, Parking Calculations, presents the calculated parking needs at completion of each of four stages of project development.

Table 2 Parking Calculations

Phase	Use	Standard	Required	Provided
2a	33 beds 1 apartment **Total**	1 space per 2 beds 1 space per unit plus ½ guest space	17 2 **19**	**22 ***
2b	42 beds 1 apartment **Total**	One space per 2 beds 1 space per unit plus ½ guest space	21 2 **23**	**52 ***
3a	48 beds 2 apartments 400 sq. ft. coffee/store 2,200 sq. ft. meeting **Total**	One space per 2 beds 1 space per unit plus ½ guest space 1 space per 200 sq. ft. 1 space per 100 sq. ft.	24 3 2 22 **51**	**54 ***
3b	120 beds 2 apartments 1 manager's unit 400 sq. ft. coffee/store 3,000 sq. ft. meeting **Total**	One space per 2 beds 1 space per unit plus ½ guest space 2 spaces per unit 1 space per 200 sq. ft. 1 space per 100 sq. ft.	60 3 2 2 30 **97**	**103 plus 2 bus spaces**

Source: Hostelling International USA – Central California Council; City of Seaside

***Note:** ** During the early phases, additional parking would be available in the existing south parking lot. Each phase listed is total project demand at completion of that stage.

The provided parking would be adequate for full occupancy and auxiliary uses at each phase of the proposed project. However, during Phase 4, during which the parking lot is reconstructed, there would be a short-term lack of parking. Implementation of the following mitigation measure would reduce this potential impact to a less than significant level.

Mitigation Measure

T-1. Prior to re-construction of the south parking lot, the applicant shall provide an interim parking plan, which demonstrates how parking will be accommodated during the parking lot re-construction project. If the re-construction occurs during a non-peak season, reduced requirements may be demonstrated, based on a lower occupancy rate.

b. The proposed project would not conflict with any regional transportation or congestion management plans. The Transportation Agency for Monterey County prepares regional plans relating to traffic and transportation. The proposed project would contribute traffic to one regionally-designated transportation artery – State Route 1 – but the payment of the Fort Ord Reuse Authority development impact fee would mitigate the proposed project's contribution to the cumulative impact to a less than significant level. The proposed project would not interfere with implementation of the regional transportation or congestion plans.

c-e. The proposed project would not affect air traffic patterns or air traffic levels. The proposed project does not include any design features that present an unusual level of danger for road users. Adequate access to the project site would be provided through several driveways from Sixth Avenue and Colonel Durham Street.

f. The proposed project would not interfere with bicycle, transit, or pedestrian planning. The project site is not located adjacent to a designated bicycle facility. The nearest such facilities are located about one-half mile to the south, where bicycle and transit access is allowed on a segment of Sixth Avenue that is closed to private automobiles. The proposed project would not preclude or interfere with any form of transportation on the adjacent streets or sidewalks.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures Incorporated*	*Less-Than-Significant Impact*	*No Impact*
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (36)	❑	❑	❑	✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2, 4, 6)	❑	❑	✓	❑
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? (4, 6, 24, 36, 43, 44)	❑	❑	❑	✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (28, 37, 38, 39, 40, 41, 42)	❑	❑	❑	✓
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (36)	❑	❑	❑	✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs? (6, 53)	❑	❑	❑	✓
g. Comply with federal, state, and local statues and regulations related to solid waste? (6)	❑	❑	❑	✓

Comments:

a/e. The project site is located within the Marina Coast Water District service area and currently provides wastewater collection services. The Seaside Sanitation District has expressed an interest in annexing portions of the former Fort Ord. Wastewater generated at the project site would be transported via the existing network of pipes to the Monterey Regional Water Pollution Control Agency treatment plant north of Marina. Refer to Section 9 Hydrology and Water Quality, item "a."

b. The proposed project would utilize existing water and wastewater infrastructure. The proposed project would pay the Fort Ord Reuse Authority development impact fee, which would fund infrastructure improvements, and reduce the proposed project's contribution to the cumulative impact to a less than significant level.

c. Storm drainage facilities would be located on the project site, and are part of the proposed project. Refer to Section 9 Hydrology and Water Quality, items "c-f."

d. The proposed project has a water allocation of 5.5 acre-feet per year, and is expected to use between 4.1 and 5.1 acre-feet per year. Refer to Section 9 Hydrology and Water Quality, item "b."

f-g. The project site is served by the Monterey Regional Waste Management District, which operates a landfill, recycling, and energy recovery facility north of Marina. The Monterey Regional Waste Management District is currently installing a new landfill module that will provide adequate capacity through 2028; the landfill has adequate capacity to serve the proposed project and other planned development in the region. In addition to curbside diversion and commercial diversion of recyclables, the Monterey Regional Waste Management District separates out an additional 30 percent (by weight) of recyclable materials at the disposal site. The proposed project will include recycling facilities.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less-than-Significant Impact with Mitigation Measures 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; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (1, 6, 7, 14, 15, 16, 17, 18, 19)	❑	✓	❑	❑
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) (2, 5, 6, 7, 12, 13, 14, 15, 16, 17, 25, 2649, 50, 51, 52)	❑	❑	✓	❑
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (2, 4, 5, 20, 29, 30, 31, 32, 33)	❑	✓	❑	❑

Comments:

a. Construction noise associated with project implementation would have the potential to impact nesting birds (including raptors) protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. The project site contains numerous mature trees with potential to support nesting birds. If protected species are nesting in or adjacent to the project site during the nesting season (typically February through August), then noise-generating construction activities could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests.

The California Species of Special Concern burrowing owl (*Athene cunicularia*) occurs in open, dry grasslands, deserts, and shrub-lands with low-growing vegetation; it usually dens in California ground squirrel (*Spermophilus beecheyi*) burrows (CDFW 2013). Patchy non-native grassland areas containing ground squirrel burrows on and adjacent to the project site are

marginally suitable for burrowing owl. There is low potential for burrowing owl to occur in these areas; if it is present, then this species may be disturbed by construction activities on the site or within about 200 feet of the site.

The CNPS rare plant rank 1B Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) is found on a range of substrates and is even more tolerant of disturbed and ruderal (weedy) areas and non-native grassland patches; this species is not observable until summer to fall each year, and it has low potential to occur on the site.

The proposed project is not in a location of high archaeological sensitivity, but unknown cultural resources could be discovered during excavation. The proposed project would not eliminate important examples of the major periods of California history or prehistory.

Mitigation measures would require pre-construction surveys for the potentially affected special status species, and require standard response protocols in the event that cultural resources are unearthed during construction. Biological Resources and Cultural Resources mitigation measures would reduce potential impacts to a less than significant level.

b. As discussed throughout this initial study, the proposed project's contribution to cumulative impacts would be less than cumulatively considerable with implementation of mitigation measures identified, and/or other regulatory requirements discussed.

c. The Finding of Suitability for Early Transfer does not identify the project site as a potential unexploded ordnance site, although a map in the Finding of Suitability for Early Transfer shows an unexploded ordnance site within one-quarter mile to the southeast. In general, there is some level of potential for finding unexploded ordnance at most locations within the former Fort Ord.

The proposed project includes renovation of three buildings that contain asbestos and/or lead. Renovation activities could release these chemicals and potentially endanger the health of workers or future occupants.

The Fort Ord training map from 1953 indicates that the project site was used by the U.S. Army prior to construction of the present buildings, most of which were constructed from 1954 to 1959. The precise nature of these prior uses is not known, but the uses could have included structures or discharge of weapons, either of which could potentially leave lead residue in underlying soils. The compressed gas tank was located about 50 feet from the south end of the proposed garden, and is known to have had lead paint, which could have been introduced to underlying soils.

The proposed project could potentially have adverse effects on humans, but mitigation measures reduce this potential to a less than significant level. Mitigation measures include surveys for lead in soil and ordnance recognition and response training for construction workers.

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All documents indicated with bold numbers are available for review at the City of Seaside Resource Management Services, Planning Division; 440 Harcourt Avenue, Seaside, CA 93955; (831) 899-6726, during normal business hours.

All documents listed above are available for review at EMC Planning Group Inc., 301 Lighthouse Avenue, Suite C, Monterey, California 93940, (831) 649-1799 during normal business hours.

MITIGATION MONITORING AND REPORTING PROGRAM – MONTEREY BAY ECO-HOSTEL

NOTES: *Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a mitigated negative declaration (MND). The purpose of the monitoring or reporting program is to ensure implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified in the MND.*

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	X
BIO-1. To avoid impacts to nesting birds, tree removal and noise-generating construction activities should be scheduled to take place outside of the nesting bird season (February 1 to August 31). If tree removal or construction occurs during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project implementation. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) shall be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction noise would not impact the active nest. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.	February through April: 1 to 7 days prior to the initiation of disturbance activities May through August: 1 to 30 days prior to the initiation of disturbance activities September through January: not required	Applicant	City of Seaside – Deputy City Manager – Resource Management Services	
BIO-2. To avoid/minimize potential impacts to burrowing owls, a qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If pre-construction "take avoidance" surveys performed during the breeding season (February through August) or the non-breeding season (September through January) for the species locate occupied burrows in or near the construction area, then consultation with the CDFW would be required to interpret survey results and develop project-specific avoidance and minimization approaches. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.	1 to 14 days prior to the start of construction for Phase 2.	Applicant	City of Seaside; California Department of Fish and Wildlife if species is found	

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	X
BIO-3. To protect special-status plants with potential to occur within the project site, the presence/absence of Congdon's tarplant shall be determined on the potentially suitable portions of the entire site prior to construction-related activities associated with Phase 2. A qualified biologist shall conduct focused botanical surveys for this species in accordance with current CDFW and CNPS rare plant survey protocols, during the summer and fall months (typically August and September). If the focused botanical surveys conclude that the species is not present on the site, then no further mitigation is required. If this species occurs within the project site and would be significantly impacted by the proposed project, appropriate avoidance or mitigation shall be developed consistent with Fort Ord Reuse Plan Biological Resources Program A-4.3 in coordination with appropriate regulatory agencies as needed and implemented. These measures may include, but not be limited to: a. In order to transplant seeds from the Congdon's tarplant population prior to impacts to this species, the Applicant shall oversee selection of an appropriate mitigation area either at the project site, or in the project vicinity that shall be protected in perpetuity through a conservation easement. b. Because this species is an annual herb, prior to any ground disturbance, the applicant shall contract with a qualified biologist or native plant specialist to perform seed collection from the plants within the impact area, and implement seed installation at the mitigation area at the optimal time. Additionally, topsoil from the project site shall be salvaged (where practical) for use in the mitigation area. Implementation of this mitigation measure shall be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.	Prior to grading permit for Phase 2	Applicant	City of Seaside – Deputy City Manager – Resource Management Services	
BIO-4. Tree removal and tree planting on the site shall fully comply with the City of Seaside Tree Ordinance regulations. Prior to ground disturbance, the developer shall obtain a permit to remove any tree "which usually but not necessarily has a single trunk and a height of ten feet or more, or has a circumference of twenty inches measured at twenty-four inches above the ground", and, if appropriate, to plant "any Coast Redwood, Blue Gum Eucalyptus, Willow, Cottonwood or Poplar", in compliance with the City of Seaside Tree Ordinance. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase where tree removal is proposed.	Prior to ground disturbance	Applicant	City of Seaside Superintendent of Public Works	

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	X
CR-1. The following language shall be included in all grading and construction plans for the proposed project: "If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (±160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."	Prior to issuance of a grading or building permit	Applicant	City of Seaside Building Official	
HAZ-1. Prior to issuance of a grading permit, storm water detention and infiltration designs shall be reviewed and approved by Department of Toxic Substances Control and Central Coast Regional Water Quality Control Board to ensure that infiltration of storm water on site does not adversely affect contaminated groundwater in the vicinity of the project site. Approval shall not be required if an agency determines that review of the project plans is not required by that agency.	Prior to issuance of a grading permit	Applicant	City of Seaside; Department of Toxic Substances Control and Central Coast Regional Water Quality Control Board	
HAZ-2. Prior to issuance of a grading permit, the project site shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if the project is planned within known or potential Ordnance and Explosives (OE) areas. If the DENR determines that the project is within such an area, then as part of construction plan specifications, the project contractor shall have an U.S. Army-approved plan for OE avoidance, and the avoidance shall be performed by a trained OE specialist. As part of construction plan specifications and the plan for OE avoidance, the contractor, construction crews, and subcontractors shall stop all work and contact the Federal police when ordnance is found. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for Phase 2.	Prior to issuance of a grading permit for Phase 2	Applicant	Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR),	
HAZ-3. As part of all improvement plan specifications and before construction activities commence on the project, all construction supervisors and crews shall attend a U.S. Army sponsored OE safety debriefing. This briefing shall identify the variety of OE that is expected to exist on the installation and the actions to be taken if a suspicious item is discovered. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project.	Prior to issuance of a grading permit	Applicant	City of Seaside Deputy City Manager – Resource Management Services	

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	X
HAZ-4. Prior to renovation in buildings identified as containing lead or asbestos containing materials, the applicant shall conduct appropriate testing and remediate any identified lead or asbestos in accordance with standard procedures. Buildings already determined by U.S. Army surveys to be clean of asbestos and/or lead do not need additional testing or remediation. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for each phase of the project that involves renovations to structures.	Prior to renovation in buildings identified as containing lead or asbestos	Applicant	City of Seaside Deputy City Manager – Resource Management Services	
HAZ-5. Prior to development of a garden to be used for food crops, the applicant shall have the underlying soil tested for lead, and if lead content exceeds the State's residential soil screening level for lead, the soils shall be replaced, isolated, or otherwise remediated to an acceptable level. Implementation of this mitigation measure will be the responsibility of the project site developer, prior to issuance of a grading permit for the phase that includes the garden.	Prior to issuance of a grading permit for the phase that includes a garden to be used for food crops	Applicant	City of Seaside Deputy City Manager – Resource Management Services	
HY-1. Prior to the issuance of a building permit for each development phase subsequent to Phase 2, the applicant shall submit a water use summary of the existing usage, using Marina Coast Water District meter data, to demonstrate that the project will not exceed the maximum water allocation of 5.5 acre feet for the project site. The City of Seaside Public Works Services Manager will be responsible for the review and approval of the water use summary. In the event that water use is proportionately higher than projected (based on guest unit count), the applicant shall develop a water use reduction plan or reduce ultimate project build-out to ensure total water use at build-out will not exceed 5.5 acre-feet per year.	Prior to the issuance of a building permit for each development phase subsequent to Phase 2	Applicant	City of Seaside; Public Works Services Manager; MCWD	
HY-2. Landscape plans shall be subject to the review and approval of the Board of Architectural Review, and shall incorporate a xeriscape landscape design (excluding the organic garden area). Landscape irrigation water supplied from the Marina Coast Water District and in accordance with Marina Coast Water District standards for temporary irrigation systems, shall be permitted for a period of up to three years in order to establish plantings, but the landscape areas shall be irrigated beyond that time with rainwater.	Prior to approval of landscape plans	Applicant	City of Seaside; Deputy City Manager- Resource Management Services; MCWD	

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance	X
N-1. Prior to occupancy of Building 4421 as a meeting hall, if located within 100 feet of the Gigling Road right-of-way, an architect or similarly qualified professional shall provide an assessment of the noise insulative properties of the building, and demonstrate that the interior areas of the building will meet the City's 45 dBA interior noise standard. If the building does not meet noise standards, the building envelope shall be upgraded to reduce interior noise levels to an acceptable level.	Prior to occupancy of Building 4421 as a meeting hall	Applicant	City of Seaside Deputy City Manager – Resource Management Services	
T-1. Prior to re-construction of the south parking lot, the applicant shall provide an interim parking plan, which demonstrates how parking will be accommodated during the parking lot re-construction project. If the re-construction occurs during a non-peak season, reduced requirements may be demonstrated, based on a lower occupancy rate.	Prior to re-construction of the south parking lot	Applicant	City of Seaside Deputy City Manager – Resource Management Services	

END OF MITIGATION MONITORING AND REPORTING PROGRAM