ATTACHMENT B

RESOLUTION NO. 20673 (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE SALINAS REGIONAL SOCCER COMPLEX PROJECT AND APPROVING THE REMAINING AGREEMENTS AND ACTIONS NECESSARY TO COMPLETE THE PROJECT

WHEREAS, the County of Monterey owns certain property within the corporate limits of the City of Salinas and currently subleases a portion of that property to the City of Salinas for use as a soccer complex; and

WHEREAS, Salinas City Council anticipates entering into a long-term Master Lease with the County of Monterey to lease an additional 42 +/- acres of that certain property to the City of Salinas to enable development of additional soccer facilities; and

WHEREAS, the Salinas City Council anticipates entering into a long-term agreement with the Salinas Regional Sports Authority to sublease the subject 42 +/- acres from the City of Salinas for the development, operation, and maintenance of a soccer complex; and

WHEREAS, the City Council held a duly noticed public hearing on November 18, 2014 and considered the Staff Report, public testimony, and information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring Program, and correspondence regarding the project (consisting of the aforementioned lease agreements and physical site development with soccer facilities); and

WHEREAS, the City Council has received and has reviewed the Management Plan and the Financing Plan presented by the Salinas Regional Sports Authority; and

WHEREAS, the City Council finds and determines that there is a limited amount of open space available in the city for recreational activities, including youth sports, and understands that SRSA will make the soccer complex project accessible to and available for the use of all residents of Monterey County and that the costs charged by SRSA for use of the soccer complex will not be prohibitive or act as an impediment to residents' use of the facilities.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings.

For the Mitigated Negative Declaration and Mitigation Monitoring Program:

1. The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related

environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Council finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

The proposed project was found to have six potentially significant environmental impacts that require implementation of mitigation measures to reduce the impacts to a less-than-significant level: 1) potential aesthetic (skyglow and light splay) impacts from field lighting proposed at the soccer stadium; 2) potential impacts on protected nesting birds if present when construction is initiated; 3) potential impacts on unknown, buried cultural resources if present and uncovered during project construction activities; 4) potential impacts on unknown, buried human remains if present and uncovered during project construction activities; 5) potential impacts on public and worker health from exposure to residual agricultural chemicals if such chemicals are found to be present in site soils in concentrations which exceed regulatory limits; and 6) potential impacts on the performance of the Constitution Boulevard intersection formed by the project site entrance and the Natividad Medical Center driveway entrance. The mitigation measures proposed to reduce these impacts to less than significant are included in the Mitigation Monitoring and Reporting Program.

The Salinas Regional Soccer Complex Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program were circulated for public review. The public review period began August 11, 2014, and ended September 10, 2014. The City received eight (8) comment letters on the Mitigated Negative Declaration, and responses to the comment letters are contained in the City Council staff report, Exhibit D.

BE IT FURTHER RESOLVED that the Salinas City Council hereby approves the remaining agreements and actions necessary to complete this project, including the Master Lease and the Sublease, and authorizes the City Manager and his designees and the City Attorney to take whatever actions may be necessary to complete this project and to effectuate the intent of this resolution.

BE IT FURTHER RESOLVED that the approvals set forth in this Resolution are made upon the City Council's finding that the project facilities will be accessible to and available for use by all residents of Monterey County and therefore expects that SRSA will make the soccer complex project accessible to and available for the use of all residents of Monterey County and that the costs charged by SRSA for use of the soccer complex will not be prohibitive or act as an impediment to residents' use of the facilities.

BE IT FURTHER RESOLVED that the Management Plan and the Financing Plan presented to the City Council by the Salinas Regional Sports Authority are hereby approved.

PASSED AND ADOPTED this 18th day of November, 2014 by the following vote:

AYES: Councilmembers: Barrera, Castaneda, Craig, Lutes, McShane and Mayor Gunter

NOES: None

ABSTAIN: None

ABSENT: Councilmember De La Rosa

APPROVED

Joe Gunter, Mayor

ATTEST

Patricia M. Barajas, City Clerk

Planning for Success.

MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

SALINAS REGIONAL SOCCER COMPLEX

PREPARED FOR

City of Salinas

August 7, 2014

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
www.emcplanning.com

SALINAS REGIONAL SOCCER COMPLEX

Mitigated Negative Declaration and Initial Study

PREPARED FOR

City of Salinas Community and
Economic Development Department
65 West Alisal Street
Salinas, CA 93901

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
sissem@emcplanning.com
www.emcplanning.com

August 7, 2014

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CITY OF SALINAS
Community and Economic Development Department
65 W. Alisal Street, Salinas, CA 93901

PROPOSED (MITIGATED) NEGATIVE DECLARATION

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined to have an insignificant effect upon the environment.

Project's Common Name: Salinas Regional Soccer Complex

File No.(s): (M 2012-004)

Project Applicant: Salinas Regional Sports Authority

Project Location: The Salinas Regional Soccer Complex project is proposed for a 42-acre unimproved site. The site is located along the south side of Constitution Boulevard east of its intersection with East Laurel Drive.

Project Description: The project includes construction of eight turf soccer fields; an outdoor, 2,000 seat, lighted stadium with two synthetic soccer fields, an approximately 35,000 square-foot indoor soccer arena with concessions, classrooms, maintenance facilities, etc.; an outdoor sports court and outdoor bathroom facility; new parking spaces; pedestrian walkways; an on-site water well to provide irrigation water for the proposed turf fields and for existing fields located adjacent to the site; storm water control facilities including LID features and infiltration basins; setbacks from riparian/wetland resources associated with the adjacent Gabilan Creek and an adjacent drainage ditch; and minor compensatory wetland restoration. The project site and would be leased to the applicant, the non-profit Salinas Regional Sports Authority, by the City of Salinas.

Determination: The attached initial study has been prepared for the above project in accordance with the California Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas. On the basis of the initial study, the City of Salinas makes the following determination:

☐ The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.

☒ The above project could have a significant effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures will be implemented by the city to avoid the effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Salinas that the proposed project, as mitigated, may have a significant effect on the environment. A (MITIGATED) NEGATIVE DECLARATION is hereby approved.

Mitigation measures included in the project to avoid potentially significant effects: See attached Mitigation Monitoring Program

Further information about this project and about its probable environmental impact will be on file in the Community and Economic Development Department, 65 W. Alisal Street, Salinas, CA 93901.

Courtney Grossman
Planning Manager

By: _____
Date: August 7, 2014

Attachment: Mitigation Monitoring Program

SALINAS REGIONAL SOCCER COMPLEX
MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

MONITORING PROGRAM

The basis for this monitoring program is the mitigation measures included in the project mitigated negative declaration. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less-than-significant levels. These mitigation measures become conditions of project approval, which the city, acting as the project applicant, is required to complete during and after implementation of the proposed project.

The attached list is proposed for monitoring the implementation of the mitigation measures. This monitoring checklist contains all mitigation measures in the mitigated negative declaration.

MONITORING PROGRAM PROCEDURES

The City of Salinas shall use the attached mitigation monitoring list for the proposed project. The monitoring program should be implemented as follows:

1. The City of Salinas is responsible for coordinating the monitoring program, including the monitoring list. The City of Salinas is responsible for completing the monitoring list and distributing the list to the responsible individuals or agencies for their use in monitoring the mitigation measures.

2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring list have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring list to the City of Salinas to be placed in the project file. If the mitigation measure has not been complied with, the monitoring list should not be returned to the City of Salinas.

3. The City of Salinas will review the list to ensure that appropriate mitigation measures included in the monitoring list have been complied with at the appropriate time. Compliance with mitigation measures is required for project approvals.

4. If a responsible individual or agency determines that a non-compliance event has occurred, a written notice should be delivered by certified mail to the City of Salinas within 10 calendar days, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period, construction may be halted and fines may be imposed at the discretion of the City of Salinas.

SALINAS REGIONAL SOCCER COMPLEX
MITIGATION MONITORING AND REPORTING PROGRAM

In addition to the mitigation measures listed below, the mitigation measures identified in the City's 2002 General Plan FEIR and the Final Supplement to the General Plan Final Program EIR apply to the project and are incorporated by reference.

Prior to Issuance of a Grading Permit

BIO-1. To avoid the possibility of significant impacts to nesting birds protected by the California Fish and Game Code and/or the federal Migratory Bird Treaty Act, if feasible, project noise generation, ground disturbance, vegetation removal, and other construction activities should be scheduled to begin during the period from September 16 to January 31, which is outside of the nesting bird season The nesting bird season extends from February 1 to September 15.

If construction begins during the nesting bird season, or if construction activities are suspended for at least two weeks during the nesting bird season and would recommence during the nesting bird season, then a qualified biologist will conduct a pre-construction survey for nesting birds within suitable nesting habitat areas on and adjacent to the site to ensure that no active nests would be disturbed during project implementation. This survey will be conducted no more than two weeks prior to the initiation of disturbance/construction activities. A report documenting the results of the surveys and plan for avoidance (if needed) will be completed prior to disturbance/construction activities.

If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a native species is detected during the survey, then a qualified biologist will determine and clearly delineate an appropriately sized, temporary protective buffer area around the active nest, depending on the nesting bird species, existing site conditions, and proposed disturbance/construction activities. The protective buffer area around an active bird nest is typically 75-250 feet, determined at the discretion of the qualified biologist and in compliance with applicable project permits. To ensure that no inadvertent impacts to active bird nests will occur, no disturbance/construction activities will occur within the protective buffer area until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting.

Party Responsible for Implementation: **Applicant**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

HAZ-1. Prior to the issuance of a grading permit, the applicant shall complete a Phase II Environmental Site Assessment to sample for the potential presence of pesticide or herbicide residues in site soils consistent with appropriate testing protocols (i.e. California Department of Toxic Substances Control). If any sample results exceed commonly used regulatory thresholds which are applicable to a project of the type proposed, further testing as needed and/or remediation of site soils may be required. The sampling results shall be submitted to the Community and Economic Development Department for review. If remediation is required, a remediation plan shall be prepared by the applicant, approved by the Community and Economic Development Department, and implemented prior to issuance of a grading permit.

Implementation of mitigation measure HAZ-I will ensure that the proposed project does not create a significant hazard to the public or to the environment by requiring that site soils are sampled for the presence of pesticide or herbicide residues and if results exceed applicable thresholds, a soil remediation plan is prepared, approved and implemented prior to issuance of a grading permit.

Party Responsible for Implementation: **Applicant**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

During Construction

CR-1. The following language shall be included in any permit associated with earth moving activities for development of the proposed project:

In the event that any prehistoric or historic-era subsurface archaeological features or deposits that could conceal cultural deposits are discovered during ground disturbance activities, all ground-disturbing activity within 50 meters (165 feet) of the

resources shall be halted and the City of Salinas Community and Economic Development Department shall be notified. The city shall consult with a qualified professional archeologist retained at the applicant's expense to assess the significance of the find. If the find is determined to be significant, the qualified representatives of the city and the qualified archaeologist shall meet to determine the appropriate course of action, with the city making the final decision. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards.

Party Responsible for Implementation: **City of Salinas**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

CR-2. The following language shall be included in any permit associated with earth moving activities for development of the proposed project:

If human remains are found during construction within the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until an archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects

the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Party Responsible for Implementation: **City of Salinas**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Within One Year of the Date that All Soccer Fields and Parking Facilities are Constructed and Operational

TRANS-1. Within one year of the date that all soccer fields and parking facilities within the proposed project are constructed and operational, that applicant shall conduct a follow-up traffic analysis to validate whether signalization of the Constitution Boulevard/proposed project entrance/Natividad Medical Center intersection is warranted. If signalization is warranted, the traffic analysis shall also include a probable fair share cost for that portion of the signalization improvements needed to mitigate the project share of the impact. The fair share amount shall be paid prior to approval of a building permit for the indoor soccer facility. The city shall retain the funds until such time as the county has designed and approved construction of signalization improvements at this location (pursuant to its 1994 agreement with the city as stated in Resolution No. 15230).

Party Responsible for Implementation: **Applicant**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Prior to Issuance of a Building Permit for the Proposed Stadium

AES-1.The applicant shall prepare and submit a stadium lighting plan for review and approval by the Community and Economic Development Department. The stadium lighting plan shall identify the standards by which stadium lighting is designed. The plan shall also demonstrate that the intensity of lighting both on site and off site,

shielding of light fixtures to reduce sky glow and minimize off-site light splay, and direction of lighting away from light-sensitive uses is consistent with the intent of zoning code regulations, including sections 37-30.220, 37-50.180 and 37-50.480. The lighting plan shall include a requirement that stadium lighting shall be shut off no more than one hour after the termination of stadium field use or no later than 10 PM, whichever occurs first. The lighting plan must be approved prior to issuance of a building permit for the stadium component of the proposed project.

Party Responsible for Implementation: **Applicant**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

_____

Salinas Regional Soccer Complex (M 2012-004)
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INITIAL STUDY

City of Salinas
Community and Economic Development Department
65 West Alisal Street
Salinas, California 93901
(831) 758-7206/ (831) 758-7215 fax

1. BACKGROUND

Project Name: Salinas Regional Soccer Complex (M 2012-004)

Project Location: Constitution Avenue at East Laurel Drive

Assessor Parcel Number(s): 003-851-021, 003-851-024, 003-851-027

Current Land Uses: Vacant

Surrounding Land Uses/Zoning District:

North: Public/Semi Public (PS), Retail (CR), and Residential Medium Density (RM-3.6)
South: Open Space (OS) and Public/Semi Public (PS)
East: Open Space (OS)
West: Public/Semi Public (PS)

Lead Agency Contact Person: Courtney Grossman, Planning Manager
Telephone: (831) 758-7206

Location and Project Setting

The Salinas Regional Soccer Complex (hereinafter "proposed project" or "project") is proposed for a 42-acre unimproved site currently owned by Monterey County ("county"). The City of Salinas ("city") and the county will enter into a master lease whereby the city will lease the project site from the county. The city will then sublease the project site to the applicant, the non-profit Salinas Regional Sports Authority (SRSA). The discretionary action that the city will consider for the proposed project is approval of the sublease to SRSA.

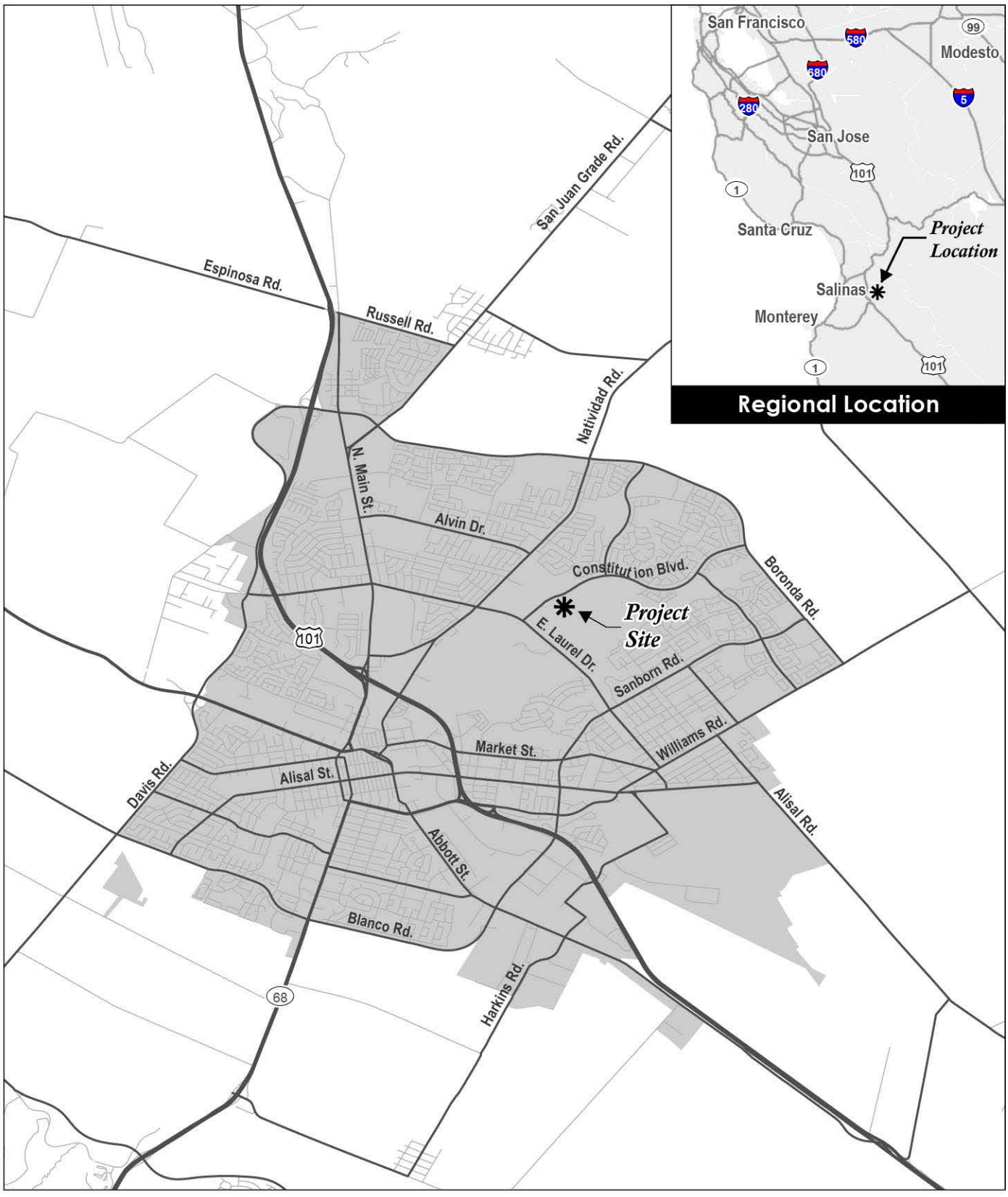
The applicant has proposed the project with the intent to expand community recreation opportunities. The proposed project would substantially expand upon the function of the adjacent, existing 15-acre soccer complex located at Constitution Boulevard and East Laurel Drive, to form a regional soccer destination. The existing complex contains eight full size field (11 fields when some are marked as smaller fields for use by juniors). The proposed project would also function as a community resource and would help to satisfy unmet demand for soccer field capacity in the city. In addition to its function purely as a soccer facility, the proposed project would enable the applicant to conduct soccer clinics, host nutritional and healthcare screening activities, support life skills training and development programs, and in general, serve as a focus for community recreation and related activities.

The vacant project site is periodically disked and generally slopes southeast toward Gabilan Creek. Riparian vegetation is located along the northwestern and southeastern project boundaries. The project site is surrounded by Constitution Boulevard, vacant land (future expansion of Natividad Medical Center), the Monterey County Jail, and a residential neighborhood to the north; a shopping center and the First Tee of Monterey County Golf Course to the east; Gabilan Creek, the Vietnam Memorial, Veteran's Park, the Monterey County Laurel Yard Maintenance Facility, and the Mission Trails Regional Occupational Program Center to the south; and the existing soccer fields, Constitution Boulevard, and Natividad Medical Center to the west. Figure 1, Site Location, illustrates the project's regional location and specific location within the city. Figure 2, Aerial Photograph and Surrounding Land Uses, presents existing site conditions and surrounding uses. Figure 3, Site Photographs, presents photographs showing existing conditions on the project site.

Project Description

The proposed project includes several main components: a stadium with two outdoor synthetic soccer fields, lighting, and 2,000 bleacher seats (to be installed in phases); a 34,429 square-foot building containing an indoor soccer arena, integrated concessions areas, bathrooms, and maintenance facilities; eight unlit natural turf soccer fields; an outdoor multi-use sports court; ancillary facilities including children's play areas and picnic areas; approximately 421 new parking stalls; pedestrian circulation (walking trails); and storm water management features including bioswales and percolation facilities. Figure 4, Site Plan, depicts the types, locations, and arrangement of proposed improvements.

The stadium uses include a synthetic 80-yard by 120-yard field that is sized consistent with FIFA world cup standards, and a second synthetic field that would be smaller at 70 yards by 110 yards. The smaller synthetic field is a common size for soccer park fields, larger than most high school fields, and will meet community college, but not university-size competition standards. The fields may also be arranged sideways to allow up to four games to be played playing in lieu of two games. Each field will have an additional 15 feet around the sidelines for runoff area and team support, with 30 feet between the two fields. The bleachers will have a capacity of up to 2,000 people. The bleachers will be about 285 feet long by 40 feet wide and a maximum height at the top row of about 21 feet above the ground surface. Lighting will be included to enable nighttime use of the two outdoor fields. Lighting design would be based on U.S. Soccer Foundation standards for footcandle coverage of fields. Six light standards are planned – two along the outer, lengthwise edges of each field and two between the fields. Light standards would be around 65-70 feet tall to properly light the fields with a minimum standard count of four lights per field; only six standards would be needed because the center two will be shared. This is consistent with lighting standards and configurations for typical high school stadiums.



Source: ESRI StreetMap North America 2012

Figure 1

Site Location

Salinas Regional Soccer Complex Initial Study

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Source: Google Earth 2013

Figure 2

Aerial Photograph and Surrounding Uses

Salinas Regional Soccer Complex Initial Study

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(1) Looking northeast across the project site

(2) Looking northeast with riparian vegetation to the left

(3) Looking west across the project site

(4) Looking southwest with the Gabilan Creek riparian corridor to the left

Source: Google Earth 2013

Figure 3

Site Photographs

Salinas Regional Soccer Complex Initial Study

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Source: Whitson Engineers 2013

Figure 4
Conceptual Site Plan
Salinas Regional Soccer Complex Initial Study

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Conceptual design plans for the approximately 34,429 square-foot indoor facility have not yet been prepared, but will be submitted for design approval following the city's approval of the site sublease to the applicant. However, as noted previously, the building would include an indoor soccer facility with associated concessions, offices, and restroom facilities. An adjacent 1,040 square-foot restroom outbuilding, multi-use sports court, and children's play area are also planned.

The eight grass turf soccer fields are the focus of the proposed project. These would receive the bulk of use at the project site. Each is 70 yards by 110 yards (or about 1.6 acres). The fields are separated by additional turf area.

Table 1, Site Coverage, summarizes the area of the 42-acre project site that would be covered by the project components described above.

Table 1 Site Coverage

Project Component	Site Coverage (acres)
Turf Fields/Grass Play Areas	17.10
Stadium Fields/Misc.	4.40
Paved Parking/Driveways	4.30
Concrete Walkways/Courts	1.90
Indoor Arena/Outdoor Restrooms	0.83
Landscaped Areas	1.60
Storm Water Management/Open Space/Other	11.87
Total	42.00

Source: Salinas Regional Soccer Authority 2013

Access and Parking**.** The main project access will be via the existing driveway from Constitution Boulevard that serves the existing soccer fields. A new right-in/right-out driveway entrance will be created at Constitution Boulevard about 1,000 feet north of the main access point. The existing right-in/right-out driveway into the existing facility would be closed.

The existing soccer facility parking lot includes 368 spaces, or about 33.5 spaces per field. A portion of the lot would be restriped to convert existing designated bus parking stalls to automobile stalls. A new parking lot would be constructed and accessed from the new entrance. Upon completion, 421 new spaces would be provided, for a total of 789 parking spaces. Parking demand was determined through observations at the existing soccer facility. Soccer league administrators estimate that providing an average of 38 parking spaces per soccer field would ensure that parking capacity meets peak demand. This results in a 13 percent increase in the ratio of parking spaces to soccer fields.

The proposed project includes a series of internal pedestrian paths and walkways that will connect the site to Constitution Boulevard and to the existing adjacent soccer fields.

Hydrology and Storm Water Management. A significant portion of the project site is located within a 100-year flood hazard area and the project must be designed consistent with the city's Stormwater Design Standards to ensure that water quality standards are maintained. These two factors have had significant influence on the project design in terms of placement of fields, grading requirements, and the need to maintain areas for storm water biofiltration and infiltration. These issues are discussed in detail in the Hydrology and Water Quality section of this initial study.

Biological Resource Management. Approximately 4.45 acres of the site contain wetlands, which are protected by local, state, and federal laws. The need to minimize impacts on the wetlands and to mitigate for their loss has also been a significant influence in the design of the project in terms of field location, development setbacks, and storm water management features. This issue is discussed in more detail in the Biological Resources section of this initial study.

Water Supply. The applicant intends to drill a new water well within the project site. The purpose is to provide a new source of irrigation water for the eight new turf fields and ancillary landscaped areas that are part of the proposed project, as well to provide irrigation water for the existing turf fields that are part of the adjacent existing soccer complex. Dry season irrigation demand is expected to be about 61.5 acre-feet per year for the proposed project and about 44.5 acre-feet per year for the existing soccer fields, for a total dry weather demand of about 126 acre-feet. Use of groundwater for irrigation has been determined by the applicant to be more cost effective than using potable supply sources. Potable water for the proposed project would be provided by Alco Water Service, one of the two suppliers of potable water in the city. Refer to the Hydrology and Water Quality section of this initial study for more information.

Project Phasing

The proposed project would be constructed in two phases as summarized below.

Phase I:

- Rough grading for the entire site
- Finished grading for parking areas, walkways, play areas, and soccer fields
- Installation of wet and dry utilities to serve the entire site
- Construct parking lot
- Construct site access and interior circulation (driveways, walkways)

- Restripe portion of existing parking lot
- Install soccer fields
- Construct ancillary open space uses (playground, etc.)
- Construct restroom facilities

Phase II:

- Construct stadium seating
- Construct indoor arena

Anticipated Intensity of Project Use

The demand for additional soccer fields in the city was determined based on a survey of existing soccer league personnel conducted by the applicant. The information is summarized in the *City of Salinas Constitution Soccer Complex Field Study* (Bellinger Foster Steinmetz 2013) that is included in Appendix A, found on CD on the inside back cover of this initial study. At full build out of the proposed project and in combination with the existing soccer fields, 18 full size soccer fields could be operating at one time (eight existing fields plus 10 new fields). If existing fields are stripped to accommodate youth leagues (smaller field sizes) and the 10 proposed outdoor plus one indoor field are in use, a maximum of 22 fields could be available for use.

The total number of fields available for play at any one time within the proposed project will be reduced due to turf recovery and maintenance needs. The applicant estimates that each of the proposed eight turf fields would be unavailable for a minimum of two months per year for this purpose. When this rate of field availability is extrapolated over all 11 proposed fields based on the total annual field months available, about 12 percent of the 11 fields would be would be unavailable for use at any given time (11 fields x 12 months = 132 field months, eight fields x two months per field = 16 unavailable field months, 16 months/132 months = 12 percent of fields unavailable). Therefore, while the proposed project includes 11 new fields, the actual intensity of field use will be a minimum of 12 percent lower than the maximum potential intensity of use.

Soccer practices will be the main source of demand for the new fields. The fields would be used for practice from 4:00 pm to 8:00 pm Monday through Thursday by six soccer leagues located in the Salinas area and two of the six leagues would also practice on Friday. This schedule would occur during late spring, summer and early fall. At other times of the year, the leagues would either start earlier or practice times would only be two hours, or they would utilize the two lighted fields during the 4:00 pm to 8:00 pm timeframe. At other times of the year, the leagues either start earlier or times are only two hours long or teams would utilize the two fields with lights.

During league play and tournaments, the fields would be utilized for practice as described above and games would occur on weekends. It is assumed that there will be 9-10 tournaments each year consisting of three larger tournaments of about 48 teams and five to six local or regional tournaments. Tournaments would include fewer players than assumed for daily practice use and fewer players than assumed for general weekend games, though spectator numbers would be greater, especially when the stadium is utilized for larger tournaments. While soccer is played year-round, it is expected that the peak use period will be from April through October of each year.

General Plan Land Use and Zoning

The project site is designated Parks, Public/Semipublic, and Open Space in the *2002 City of Salinas General Plan* (hereinafter "general plan"). The proposed recreational use would be consistent with the Parks and Public/Semipublic land use designations. The Open Space designation applies to the Gabilan Creek corridor and is established to promote conservation of the creek and its associated biological resource value. The proposed project improvements are set back from the creek and where impacts to related biological resources occur, the impacts would be mitigated through implementation of habitat mitigation actions as described in the Biological Resources section of this initial study. The proposed project would be consistent with the general plan land use designations.

The project site is zoned Public/Semipublic (PS), Park (P), and Open Space (OS) to reflect the general plan land use designations. The proposed project has been designed using guidance provided by regulations and development standards contained in the *City of Salinas Municipal Code* (hereinafter "municipal code"), including standards contained in Chapter 37, Zoning, that pertain to Parks and Opens Space uses and to Public/Semi-Public uses. Regulations contained in the municipal code that are particularly applicable to the proposed project, especially in terms of managing development in a manner that reduces its potential environmental impacts, are referenced in the analysis of individual environmental topics in Section 2, Checklist.

Other Public Agencies Whose Review or Approval is Required

- U.S. Army Corps of Engineers - Nationwide Permit
- California Department of Fish and Wildlife - Section 1600 Streambed Alteration Agreement
- California Regional Water Quality Control Board - Clean Water Act Section 401 Water Quality Certification
- County of Monterey– Review of CEQA documentation pursuant to its Master Lease with the City of Salinas

Environmental Factors Potentially Affected:

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

2. CHECKLIST

References to Technical Studies Used in this Initial Study

The analyses of environmental effects of the proposed project included in this Checklist section include references to a number of technical reports prepared by the applicant. The reports are included on the CD found on the inside back cover of this initial study.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
1. AESTHETICS. *Would the proposal:*					
(a) Affect a scenic vista or scenic highway?	✓	☐	☐	☐	1,2,9
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓	☐	☐	☐	1,2,9
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	✓	☐	☐	1,2,6,7
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✓	☐	1,2,4,6, 41

Discussion

(a,b) The project site is located within an area clearly visible from East Laurel Drive and Constitution Boulevard. However, the project site is not identified in the general plan, the *Final Environmental Impact Report, Salinas General Plan* (Cotton/Bridges/Associates 2002) (hereinafter "general plan FEIR"), or any other

city planning document as containing or being included in a scenic vista. None of the roadways in the vicinity of the site are categorized by the general plan as scenic corridors. Further, the site is not within a gateway entrance to the city such that specific design regulations apply to it future development. The site is not within a state scenic highway corridor. Consequently, the proposed project would have no adverse effect on a scenic vista or affect resources within a state scenic highway corridor.

(c) The project site is located in the center of Salinas near the agricultural fields of Carr Lake, and adjacent to Gabilan Creek, both of which are designated as Open Space in the general plan. As illustrated in Figure 3, Site Photographs, while the project site is undeveloped, it does not contain unique visual characteristics other than Gabilan Creek and its associated vegetation.

The proposed project would change the visual character of the site by adding soccer fields, new parking areas, a building of approximately 34,000 square feet, stadium lighting, and an outdoor soccer stadium with bleachers that are about 285 feet long by 40 feet wide and up to about 21 feet high at the top row. Nevertheless, the open space character of the site would largely be maintained given that a majority of the project site acreage will contain turf soccer fields and open space along Gabilan Creek. Further, the visual character of Gabilan Creek will be retained as will the biological resource value of its associated vegetation. Similarly, the natural visual character of the drainage feature (and its associated natural vegetation) located along Constitution Boulevard will also be retained.

Changes to the existing visual character or quality of the site would be further minimized through implementation of general plan FEIR mitigation measure A4, which requires that appropriate landscaping is applied to new development to promote greater visual and functional compatibility. In this regard, review of the project pursuant to the city's Design Guidelines (for architectural details), and Landscaping Standards is applicable to the proposed project as a means to address its aesthetic character. Detailed development plans for the built components of the proposed project (e.g. arena, sports court, soccer stadium, etc.) have not yet been prepared. Such plans will be required and will be reviewed for consistency with the above noted policies, standards, and regulations.

Given the above-noted factors, the proposed project would have a less-than-significant impact on the existing visual character of the site and its surroundings.

(d) The proposed project would introduce new sources of light and glare (stadium lighting of the two synthetic fields, and lighting of the multi-use building and parking areas) on a site with no existing lighting sources, but that is minimally illuminated by street lighting along Constitution Boulevard and lighting from the adjacent Natividad medical complex. The two stadium fields would likely be illuminated for up to an hour following nighttime games, or to about 10:00 PM.

Stadium and parking lot lighting would be used most commonly from April through October. As described previously, stadium lighting would include six light standards of 65-70 feet in height. Four lights per field are needed to meet U.S. Soccer Federation standards for field lighting. However, only six standards would be needed because the center two will be shared. This is consistent with lighting standards and configurations for typical high school stadiums (Email communication with Brian Foucht, SRSA, May 14, 2014).

Regulations for lighting in new development projects are found in several locations in Chapter 37, Zoning, of the municipal code. Section 37-30.220(o) provides specific lighting design standards, including a requirement that all lighting fixtures shall be shielded to confine light spread within the site boundaries and reduce "sky-glow" impacts. Article V, Supplemental Regulations, includes performance and design standards for uses within all zoning districts. Sections 37-50.180(b) and 37-50.480 include supplemental regulations pertaining to outdoor lighting including: maximum intensity of lighting permitted, directing lighting away from light sensitive uses including residential uses and maximum illumination allowed at residential zone property lines, limiting lighting splay to on-site areas, and requiring a point to point lighting plan showing horizontal illuminance in footcandles to demonstrate compliance with these and other zoning code standards. A detailed lighting plan must be prepared by the applicant and must be consistent with the standards contained in the zoning code to ensure that lighting does not substantially affect daytime or nighttime views in the area or adversely affect off-site uses.

Potential adverse effects of parking lot lighting and exterior building lighting would be minimized through conformance of the lighting plans for these improvements with the above-noted zoning code regulations.

Zoning code section 37-50.180(b)(3) notes that field lighting within 300 feet of a residential use requires a conditional use permit. Since the proposed stadium lighting would be approximately 1,200 feet from the nearest residential use, this standard does not apply. The zoning code does not contain regulations that apply specifically to the proposed stadium lighting given its height and location. Stadium lighting must be designed to meet the intent of the lighting regulations presented above to minimize potentially significant sky glow impacts and impacts from excessive off-site lighting splay. Implementation of mitigation measure AES-1 below would reduce potential stadium lighting impacts to a less-than-significant level.

Mitigation Measure

AES-1. The applicant shall prepare and submit a stadium lighting plan for review and approval by the Community and Economic Development Department. The stadium lighting plan shall identify the standards by which stadium lighting is designed. The plan shall also demonstrate that the intensity of

lighting both on site and off site, shielding of light fixtures to reduce sky glow and minimize off-site light splay, and direction of lighting away from light-sensitive uses is consistent with the intent of zoning code regulations, including sections 37-30.220, 37-50.180 and 37-50.480. The lighting plan shall include a requirement that stadium lighting shall be shut off no more than one hour after the termination of stadium field use or no later than 10 PM, whichever occurs first. The lighting plan must be approved prior to issuance of a building permit for the stadium component of the proposed project.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
2. AGRICULTURAL RESOURCES. *Would the proposal:*					
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	✓	☐	☐	☐	1,2,4,7,10
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	✓	☐	☐	☐	1,2,4
(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 in Public Resources Code section 51104(g))?	✓	☐	☐	☐	1,2,4,7
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	✓	☐	☐	☐	1,2,4,7
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	✓	☐	☐	☐	7

Discussion

(a-e) The California Department of Conservation's Monterey County Important Farmland Map (2011) classifies the project site as Other Land. The project site is not under a Williamson Act contract. The project site is not currently farmed, nor has it been farmed in recent years. There are no designated forest resources within the project site. The proposed project would have no impact on agricultural or forest resources.

Conversion of the site from vacant land to the proposed project would have no impact from conversion of agricultural land to non-agricultural use, as no agricultural uses exist adjacent to the project site.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
3. AIR QUALITY. *Would the proposal:*					
(a) Conflict with or obstruct implementation of the applicable air quality plan?	✓	☐	☐	☐	11
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓	☐	☐	☐	11,12,13, 14,15,30
(c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursers)?	☐	✓	☐	☐	11,12,13, 14,15
(d) Expose sensitive receptors to substantial pollutant concentrations?	✓	☐	☐	☐	13,14
(e) Create objectionable odors affecting a substantial number of people?	✓	☐	☐	☐	5,6

Discussion

(a) The Monterey Bay Unified Air Pollution Control District (air district) adopted the 2012 Triennial Plan Update (air quality plan) in April 2013. As identified in the air quality plan, residential population and housing generating activities have a direct causal relationship with air quality conditions and contribute to air pollution. Non-population-inducing projects, such as the proposed project, which does not include residential uses or increase population, are considered consistent with the air quality plan.

Air emissions from land development construction activities/equipment are included in the emissions inventory for the air quality plan and do not constitute emissions that require extraordinary mitigation to achieve the air quality plan air quality attainment goals.

The construction and operation of the proposed project would not generate extraordinary emissions and would not induce population growth. Therefore, the proposed project is consistent with the air quality plan.

(b,c) The project site is located in the North Central Coast Air Basin, which is currently in non-attainment status for PM_{10} and ozone. The air district has developed criteria pollutant emissions thresholds which meet or exceed state and federal air quality thresholds. State thresholds are enforced by the California Air Resources Board as mandated by the California Clean Air Act. The thresholds are used to determine whether or not a proposed project would violate an air quality standard or contribute to an existing violation. The potential air pollutant emissions generated by the project during both its long-term operation and short-term construction phases are described below.

Operational Impacts: Thresholds of significance for operational impacts from criteria pollutants of concern are identified in table 5-3 of the air district's *CEQA Air Quality Guidelines*, and presented in Table 2, Operational Criteria Air Emissions Inventory, below. As identified in the *CEQA Air Quality Guidelines,* these emissions are generated primarily by on-site energy consumption and mobile sources such as vehicle trips. Projects that could generate in excess of 82 pounds per day of PM_{10} include intensive ground disturbing operations such as mining and quarries.

To estimate operational emissions, the California Emissions Estimator Model (CalEEMod) was used as recommended by the air district. The results of the model are included in Appendix B. Table 2.2, Operational (unmitigated), in the CalEEMod output summarizes the project criteria emissions volumes in tons per year. Table 2, Operational Criteria Air Emissions Inventory, shown below, illustrates that the proposed project would not exceed any of the air district's significance thresholds for criteria air emissions. Consequently, the proposed project would have no impact from violating criteria air emission standards.

Table 2 Operational Criteria Air Emissions Inventory

Criteria Emissions	Significance Threshold (Lbs/Day)	Project Emissions Tons/Year	Project Emissions Lbs/Day
VOC (ROG)	137	9.44	51.70
NOx (NO_2)	137	0.86	4.30
PM_{10}	82	0.44	2.50
CO	550	3.80	20.82
SOx (SO_2)	150	0.01	0.05

Source: Monterey Bay Unified Air Pollution Control District (2008), CalEEMod 2014

As has previously been described, 12 percent of the 11 new fields would be unavailable at any given time due to recovery and restoration needs. This is equivalent to each of the eight turf fields being unusable for two months each year. Since the project criteria emissions volumes were modeled in CalEEMod with the assumption that all fields would be available year round, the volume of annual criteria emissions shown in Table 2 is conservative.

Short-term Construction Emissions. Emissions produced during grading and construction activities are considered "short-term" as they occur only during the construction phase of a project. Construction emissions include on- and off-site mobile source exhaust emissions, emissions generated during the application of asphalt paving material and architectural coatings, as well as emissions of fugitive dust associated with earthmoving equipment. "Worst case" construction phase emissions typically occur during initial site preparation, including grading, and excavation, due to use of heavy equipment and soil disturbance that can generate dust.

Project construction activities produce a range of emissions, but PM_{10} is the pollutant of greatest concern to the air district. The air district's *CEQA Air Quality Guidelines* consider emissions of 82 pounds per day or greater of PM_{10} to be significant. For construction activity, this typically equates to construction with minimal earthmoving over an area of at least 8.1 acres per day, or grading/excavation over an area of at least 2.2 acres per day (*CEQA Air Quality Guidelines*, Table 5-2).

The project site does not have significant topographical relief. Grading requirements will range from minimal over a significant portion of the site to substantial over a limited area. Significant grading is needed within and adjacent to the footprint of the indoor arena; cut of some areas is needed to fill this footprint to ensure that the arena building finished floor elevation is above the

100-year flood hazard elevation as described in the Hydrology and Water Quality section of this initial study. It is unlikely the earthmoving would exceed 8.1 acres per day. Because the indoor arena building footprint is less than about one acre, heavier grading/excavation would not likely occur over more than 2.2 acres of the site on any given day.

Construction activities must be consistent with erosion control standards contained in the city's *Standard Specifications, Design Standards, and Standard Plans* starting on page 137 under Standards to Control Excavations, Cuts, Fills, Clearing, Grading, Erosion, and Sediment (City of Salinas 2008), The standards include measures such as covering soil stockpiles and stabilizing exposed soil surfaces for the purpose of reducing erosion and surface water quality degradation. These measures will help to reduce generation of PM_{10} caused by wind erosion of exposed soils, soil stockpiles, etc. Construction activities must also be consistent with the city's *Stormwater Development Standards* and its State Construction General Permit as described in the Hydrology and Water Quality section of this initial study.

Given the fact that the size of areas to be graded on a daily basis are unlikely to exceed the noted thresholds and standard erosion control measures will be implemented that will reduce generation of PM_{10}, the proposed project would have no impact regarding violation of air quality standards for short-term construction activities.

(d) According to the *CEQA Air Quality Guidelines*, a sensitive receptor is generically defined as human populations, especially children, seniors, and sick persons, whose continuous exposure to concentrated air emissions, especially CO (most commonly from idling vehicles at congested intersections) and/or diesel emissions (most commonly from the concentrated and continuous operation of diesel powered equipment or trucks) can result in elevated health risks. The nearest sensitive receptor is Natividad Medical Center, which at its closest point is about 500 feet from the intersection.

The proposed project would not cause a significant increase in CO concentrations (from idling vehicles) at any intersection to which it contributes traffic. Congestion at the Laurel Drive/Constitution Boulevard intersection would exceed city standards with the addition of project traffic as described in the Traffic and Circulation section of this initial study, but required traffic fees would be paid help improve the intersection as may be required by the city such that its performance will be improved to a non-congested level.

Exposure of sensitive receptors to concentrated diesel exhaust is typically a concern where such receptors are located or planned adjacent to heavily traveled regional transportation routes such as highways, next to point sources of substantial diesel emissions such as a heavily used truck stop, or adjacent to stationary, continuously operating diesel powered equipment. Exposure is also a

concern where a proposed project has potential to generate sustained, substantial concentrations of diesel exhaust near sensitive receptors. The proposed project would not create conditions for which diesel emissions are generated at significant concentration for a significant duration of time. The only source of diesel emissions would be from typical short-term, temporary use of construction equipment.

Given the above-noted conditions, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

(e) According to the *Air Quality CEQA Guidelines*, "Odors are objectionable emissions of one or more pollutants (sulfur compounds, methane, etc.) that are a nuisance to health persons and may trigger asthma episodes in people with sensitive airways." Nuisance odors are commonly associated with refineries, landfills, sewage treatment, agriculture, etc. The proposed project would not be a source of odors during its long-term operation and would have no related impact.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
4. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*					
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	✓	☐	1,2,15,16, 17
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	✓	☐	1,2,15,16, 17
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✓	☐	1,2,15,16, 17
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife					

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	✓	☐	☐	1,2,15
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	✓	☐	☐	1,2,4,17
(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?	✓	☐	☐	☐	1,2

Discussion

To assess impacts to biological resources as a result of the proposed project, three reports were prepared: the *Biological Survey Report for the Salinas Regional Soccer Complex, Salinas Regional Sports Authority Property, East Laurel Drive and Constitution Blvd. Salinas, California* (Ed Mercurio 2012)(hereinafter "biological report"); the *Salinas Soccer Complex Project, Salinas, Monterey County, California, Delineation of Waters of the United States and State of California* (Kevin Merk Associates, 2012)(hereinafter "wetlands delineation"); and *Wetland and Riparian Habitat Mitigation and Monitoring Plan* (Kevin Merk Associates 2013). These reports are included as Appendices C, D, and E on CD on the inside back cover of this initial study. As part of this initial study, the reports were peer reviewed by EMC Planning Group biologists. Information in this section is sourced largely from these reports.

The project site is located southwest of the bed of Carr Lake, one of a chain of nine lakes that were historically present in the lower Salinas Valley. Carr Lake is now in agricultural production. According to the wetlands delineation study, the deeper soil profiles of the property indicate that the project site may have been a component of the delta from Gabilan Creek that formed as it flowed into Carr Lake.

Most of the vegetation present on the property is herbaceous, highly disturbed and ruderal. According to the biological report, two plant communities are present on the project site: non-native grassland and central coast arroyo willow riparian forest. The non-native grassland plant community is present on most of the level portions of the property, including wetland areas (Kevin Merk Associates 2012). The level portions of the property are disturbed in late spring for weed control, which contributes to the dominance of naturalized, non-native annual grasses and other naturalized, non-native annual plants. Roughly half of the level portions of the property nearest Gabilan Creek are dominated by naturalized, non-native, broad-leaved annual plants, while roughly half of the level portions nearest Constitution Boulevard side are dominated by naturalized, non-native, annual grasses (Ed Mercurio 2012).

Central coast arroyo willow riparian forest is present on the property along the levee of Gabilan Creek and along the southwestern half of the drainage ditch next to Constitution Boulevard. The arroyo willow (*Salix lasiolepis*) occurrences coincide with areas of prolonged saturation and shallow ground water. Arroyo willow riparian forest is considered a sensitive plant community.

Giant horsetail (*Equisetum telmateia*), an obligate wetland plant, is abundant around the southwest corner of the property. Additional species commonly found within wetlands were also observed growing on the property isolated among heavy growths of naturalized, non-native species, however they did not form a distinct wetland plant community. The plant community structure typical of wetlands was not observed in non-native grasslands present on the level portions of the property.

(a) The presence or absence of species deemed special status by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) is addressed in the biological report. A search of the CDFW's California Natural Diversity Database for the target quadrangle, Salinas, and the surrounding eight quadrangles was conducted. A list of the special status species known to occur within the region was compiled and each species was assessed for its potential to occur within the project vicinity.

Special Status Plants. Two special status plant species, Alkali milk vetch (*Astragulus tener var. tener*) and Congdon's tarplant (*Centromadia parryi ssp. congdonii*) were identified with the potential to occur in the habitats present on and around the project site. However, surveys conducted during the blooming periods for these species did not locate either plant. It was concluded that the species are most likely absent due to the annual disking of the level areas and the absence of suitable habitat within the project boundary.

Special Status Animals. Four special status species were identified with the potential to occur within habitats present at the project site: burrowing owl (*Athene cunicularia*), California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), and Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*).

Burrowing owls are listed as species of concern by the CDFW and are ground nesting birds that use burrows of large burrowing animals such as California ground squirrel (*Spermophilus beecheyi*) for nesting sites and refuge. According to the biological report, during surveys conducted for this project over a two-year period, no burrowing owls were observed utilizing the site. In addition, there were no substantial California ground squirrel or other small mammal populations observed onsite that would provide a suitable prey base or sufficient nesting or overwintering habitat. Annual disking further precludes the presence of this species.

California tiger salamander is listed by the CDFW and USFWS as a threatened species. This species prefers to breed in ponds, ephemeral pools and quiet flowing waters and spend most of their lives underground in burrows created by burrowing mammals such as the California ground squirrel and pocket gopher (*Thomomys bottae*). Channelized creek and riverine habitats, such as those found on the site, are not considered suitable breeding habitat for California tiger salamander as swift, flowing currents remove eggs and larvae. According to the biological report, annual disking occurring at the site precludes the establishment of populations of ground squirrels and small mammals, the burrows of which California tiger salamander requires for use as upland habitat. It was therefore concluded that California tiger salamander does not occur at the project site.

California red-legged frog is listed as threatened by the USFWS and as a species of concern by the CDFW. In creek or riverine habitats, this species breeds in very low flowing waters with deep side pools with emergent vegetation with an absence of fish species. The waters of Gabilan Creek flow too swiftly and lack pools and vegetation suitable for breeding habitat. In addition, the presence of Mosquito fish (*Gambusia affinis*), which is known to prey on amphibian eggs and larvae, are also present within Gabilan Creek. According to the biological report, no presence of California red-legged frog was observed during surveys that were conducted consistent with USFWS guidance for California red-legged frog. It was concluded that red-legged frog does not occur at the project site.

Santa Cruz long-toed salamander is listed by the CDFW and USFWS as endangered. According to the biological report, this is a highly localized species known only to occur in the Aptos and Moss Landing areas and is not expected to occur in the urban Salinas area due to the lack of suitable aquatic and upland habitat.

Nesting Birds and Raptors. Portions of the project site contain native and non-native vegetation that provides suitable foraging and nesting opportunities for a variety of bird species, including passerines (song birds) and raptors (birds of prey such as hawks and eagles). No evidence of active nesting activity was observed during the surveys, however construction noise and vegetation removal have the potential to impact nesting activities protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, if construction

activities were to occur during the bird nesting season (February 1 through September 15). Potential impacts resulting from construction disturbances may include the direct loss of nests, including eggs and young, or abandonment of an active nest by the adults. The loss of individuals or abandonment of their nests if nesting birds are present when construction activities are initiated would be a potentially significant impact. Implementation of mitigation measure BIO-1 below would reduce this impact to a less-than-significant level.

Mitigation Measure

BIO-1. To avoid the possibility of significant impacts to nesting birds protected by the California Fish and Game Code and/or the federal Migratory Bird Treaty Act, if feasible, project noise generation, ground disturbance, vegetation removal, and other construction activities should be scheduled to begin during the period from September 16 to January 31, which is outside of the nesting bird season The nesting bird season extends from February 1 to September 15.

If construction begins during the nesting bird season, or if construction activities are suspended for at least two weeks during the nesting bird season and would recommence during the nesting bird season, then a qualified biologist will conduct a pre-construction survey for nesting birds within suitable nesting habitat areas on and adjacent to the site to ensure that no active nests would be disturbed during project implementation. This survey will be conducted no more than two weeks prior to the initiation of disturbance/construction activities. A report documenting the results of the surveys and plan for avoidance (if needed) will be completed prior to disturbance/construction activities.

If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a native species is detected during the survey, then a qualified biologist will determine and clearly delineate an appropriately sized, temporary protective buffer area around the active nest, depending on the nesting bird species, existing site conditions, and proposed disturbance/construction activities. The protective buffer area around an active bird nest is typically 75-250 feet, determined at the discretion of the qualified biologist and in compliance with applicable project permits. To ensure that no inadvertent impacts to active bird nests will occur, no disturbance/construction activities will occur within the protective buffer area until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting.

(b,c) Wetland and riparian habitats are classified as sensitive by a number of agencies, including the city, the Monterey County Water Resources Agency, the CDFW, Regional Water Quality Control Board (RWQCB), and United States

Army Corps of Engineers (USACE). Central coast arroyo willow riparian forest is present along the levee of Gabilan Creek and along a portion of the southern half of the drainage ditch along Constitution Boulevard. As described in the project biological report, the applicant revised the project plans to ensure that impacts to jurisdictional areas were minimized to the greatest extent feasible and infiltration basins were integrated to align the project with low impact development principles and city policies associated with drainages, wetland and riparian habitats.

The wetland delineation study prepared for the proposed project identified approximately 4.6 total acres of wetland habitat on the project site. Figure 5, Wetland Habitats, shows these areas as Palustrine Emergent Wetland and Palustrine Scrub/Shrub Wetland. As described in the project wetland delineation report, the USACE has assumed jurisdiction over 3.06 acres of these wetland habitats. As described in the *Wetland and Riparian Habitat Mitigation and Monitoring Plan*, the proposed project would result in removal of about 0.29 acres of wetland from willow tree removal, construction of an infiltration basin, and construction of a culvert over the drainage ditch to enable construction of the new access to Constitution Boulevard. These areas are shown on Figure 6, Wetland Impact Areas. The impacts are considered to be largely temporary, but still will require mitigation as described below, which is proposed as on-site restoration of existing wetland areas.

According to general plan policy COS-17 and zoning code section 37-50.180(h), new development must be setback 100 feet from sensitive habitats such as riparian and wetland resources, unless a biotic study determines that the development will not have significant adverse impact on the habitats. The proposed project includes facilities closer than 100 feet from areas classified as wetlands. Best management practice 4.6 of the city's Storm Water Management Plan requires that a minimum of 30 feet of undisturbed soil and riparian vegetation from a stream or reclamation ditch be maintained to provide a filter strip to minimize erosion and sedimentation in the stream or reclamation ditch.

The closest proposed pavement would be located where the new access road crosses the drainage ditch along Constitution Boulevard; other areas of paving are approximately 45 feet from the drainage ditch riparian vegetation. Some portions of the soccer field turf areas would be closer than 30 feet per the Storm Water Management Plan regulations. The applicant has incorporated setbacks and bioswales into the project so that planted grass areas will gradually interface with native grasses and other native herbaceous plant environments in the setback areas. Some grading work is likely to be required within the 30-foot setback area for the creation of bioswales, infiltration basins, directing drainage and preparation for restoration plantings, and the overall increase in wetland habitat from these developments will be at least two to one (Ed Mercurio, 2012). Please refer back to Figure 4, Site Plan, for the location of the infiltration basins along Gabilan Creek.

Source: Kevin Merk Associates 2012

Figure 5
Wetland Habitat

Salinas Regional Soccer Complex Initial Study

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0 400 feet

Project Boundary

Constructed Ditch

Existing Habitats

Palustrine Emergent Wetland (0.85 acres)

Palustrine Scrub/Shrub Wetland (3.7 acres)

Impact Areas

Palustrine Emergent Wetland (0.22 acres)

Palustrine Scrub/Shrub Wetland (0.03 acres)

Permanent Constructed Ditch Impacts (0.02 acres)

Temporary Constructed Ditch Impacts (0.02 acres)

Source: Kevin Merk Associates 2012

Figure 6

Wetland Impact Areas

Salinas Regional Soccer Complex Initial Study

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Although the proposed project has been designed to minimize impacts to jurisdictional areas to the greatest extent feasible, some impacts would occur in the absence of project design measures to mitigate the impact. Loss of wetland would occur from constructing the new entry road to Constitution Boulevard and from grading an infiltration basin in the southwest corner of the site. The extent of impacts to jurisdictional features is not anticipated to exceed 0.5 acres, which qualifies the project for a USACE Nationwide Permit. In addition to the Nationwide Permit, a Section 1600 Streambed Alteration Agreement will be required from the CDFW and a Clean Water Act Section 401 Water Quality Certification will be required from the RWQCB. The project applicant has already initiated the consultation process for these permits with the agencies involved. The required permits must be obtained prior to approval of a grading permit by the city; this requirement would be a condition of approval for the proposed project.

To address wetland impact and permitting requirements, the applicant's *Wetland and Riparian Habitat Mitigation and Monitoring Plan* identifies measures to be taken by the applicant to ensure that the proposed project complies with state and federal wetland protection and water quality impacts, as well as general plan policy COS-17. Wetland mitigation requirements would be satisfied within the project site through restoration of wetland habitat located along the drainage ditch and along Gabilan Creek, and by construction of bioswales. The habitat mitigation and monitoring plan identifies the locations, amounts, size and types of plants to be planted, planting and weed control methods, irrigation methods and timing, monitoring methods and timing, success criteria, and reporting requirements for the restoration areas. Implementation of the plan as proposed by the applicant as part of the proposed project would result in the no-net-loss of areas deemed jurisdictional by the USACE or CDFW. Consequently, impacts on riparian and wetland habitat would be reduced to a less-than-significant level.

(d) Wildlife movement includes migration (i.e., usually movement one way per season), inter-population movement (i.e., long-term dispersal and genetic flow), and small travel pathways (i.e., daily movement within an animal's territory). These habitat linkages can extend for miles and occur on a large scale throughout a greater region. Habitat linkages facilitate movement between populations located in discrete locales and populations located within larger habitat areas. Impacts from development, such as habitat fragmentation and/or isolation, as well as the creation of impassable barriers can cause a significant impact to wildlife corridors. Depending on the organism and its needs, movement corridors can either be continuous or discontinuous patches of suitable habitat. Preserving expanses of open space that are connected may enable species utilizing these areas as foraging or breeding habitat to persist.

Gabilan Creek may provide a movement corridor and habitat for a number of species common to the Salinas area. With the implementation of the proposed project as designed to protect wetland and riparian habitat within the Gabilan Creek corridor, the value of the corridor as movement corridor would be largely retained. The project impact will be less than significant.

(e) As discussed above, general plan policy COS-17 and zoning code section 37-50.180(h) require 100-foot development setbacks from sensitive habitats unless a biotic study determines that the development will not have significant adverse impact on the habitats. The proposed project includes facilities closer than 100 feet from areas classified as wetlands. However, a biotic study was conducted for the project and with the implementation of measures included in the *Wetland and Riparian Habitat Mitigation and Monitoring Plan*, as described above, the proposed project would not be inconsistent with the noted general plan policy or zoning code regulations and would have no related impact.

(f) The project site is not within the boundaries an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan; it will have no impact from conflict with such plans.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
5. CULTURAL RESOURCES. *Would the proposal:*					
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	☐	☐	✓	☐	1,2,7,18
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	✓	☐	1,2,18
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	✓	☐	☐	1,2,19,20
(d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	✓	☐	1,2,18

Discussion

As part of the assessment of potential cultural resources impacts of a prior project proposed adjacent to the project site on the north/northwest, the project site and lands on the north and south of it were surveyed for the presence of cultural resources. The findings are contained in the *Archaeological Assessment Report Laurel Natividad Conceptual Alternatives Development Project, Salinas, Monterey County, California* prepared by Basin Research Associates in 2011 (hereinafter "archeological assessment report"). The boundary of the project area studied in that report includes county-owned properties within the Laurel-Natividad Campus to the west, and is bound by Natividad Road on the west/northwest, East Laurel Drive on the southwest, and Natividad Creek on the south/southeast. Information in this section is taken largely from the archaeological assessment report.

(a,b) The archaeological assessment report includes the following findings regarding the presence of cultural resources within that project area, of which the project site is a part: 1) no prehistoric or historic era sites are formally recorded or reported within or adjacent to the project area; 2) no known Native American prehistoric sites, ethnographic settlements, trails, or traditional Native American use areas have been identified in or adjacent to the study area; 3) no surface or subsurface evidence of significant prehistoric or historic archaeological resources was observed during the field inventory for the study area; 4) no historic properties listed, determined eligible, or potentially eligible for inclusion on the California Register of Historic Resources or the National Register of Historic Places were identified in or adjacent to the project area; and 5) no local, state, or federal historically or architecturally significant structures, landmarks, or points of interest have been identified in or adjacent to the project area (archaeological assessment report, pages 6–7).

Though no cultural resources are known to be present within the project site, construction of the proposed project will require grading and other ground disturbing activities such as constructing foundations and footings and utility trenching. If unknown cultural resources are located within the project site, these activities could disturb or damage such resources. This would be a potentially significant impact. Implementation of mitigation measure CR-1 below would reduce this impact to a less than significant level.

(c) Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, and uncommon. Most of the fossils found in Monterey County are of marine life forms. Fossils are found throughout the county because of the widespread distribution of marine deposits. Twelve fossil sites have been identified as having outstanding scientific value. The general locations of these sites are illustrated on Exhibit 4.10.1, Paleontological Resources, of the Monterey County general plan Draft Environmental Impact Report (Jones and Stokes 2007). None of these sites are located in the vicinity of the project site.

A search of the University of California Museum of Paleontology Paleontological Collections Database for Monterey County (http://ucmpdb.berkeley.edu) revealed that most of the known fossil localities are within one of several types of geologic formations, none of which are found in the project area.

Given the above information, it is unlikely that the project site contains significant paleontological resources that could be adversely affected by subsurface excavation or grading activities during construction of the proposed project and the potential project impact would be less than significant.

(d) The project site does not display characteristics that indicate it may contain unknown human remains. While it is considered unlikely that human remains will be uncovered during site preparation or construction activities, implementation of mitigation measure CR-2 below would ensure that if human remains are uncovered, they will be appropriately protected and treated such that the potentially significant impact would be reduced to a less-than-significant level.

Mitigation Measures

CR-1. The following language will be included in any permit or approval associated with earth moving activities for development of the proposed project:

In the event that significant paleontological and/or archaeological remains are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until an appropriate data recovery program can be developed and implemented by a qualified archaeologist.

Implementation of mitigation measure CR-1 will ensure that potential impacts due to accidental discovery of buried historic or cultural resources will be reduced to a less-than-significant level by requiring that if a find is made, activity is stopped, the resource is evaluated, and appropriate measures are taken.

CR-2. The following language shall be included in any permit associated with earth moving activities for development of the proposed project:

If human remains are found during construction within the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until an archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation;

or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
6 GEOLOGY/SOILS. *Would the proposal result in or expose people to potential impacts involving:*					
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	✓	☐	☐	☐	1,2,21
(ii) Strong seismic ground shaking?	☐	✓	☐	☐	1,2,21
(iii) Seismic-related ground failure, including liquefaction?	☐	✓	☐	☐	1,2,21
(iv) Landslides?	✓	☐	☐	☐	1,2,21
(b) Result in substantial soil erosion or the loss of topsoil?	☐	✓	☐	☐	1,2,21
(c) Be located on a geologic unit or soil that is unstable, or that would become					

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	✓	☐	☐	1,2,21
(d) Be located on expansive soil, as defined in Section 1802.3 of the 2007 California Building Code, creating substantial risks to life or property?	☐	✓	☐	☐	1,2,21

Discussion

General plan FEIR mitigation measure GS1 requires that new development proposals be assessed for potential hazards pursuant CEQA and mitigation measure GS4 requires surveys of soil and geologic conditions where appropriate. Consistent with these mitigations, the applicant submitted a preliminary soils and geology report. Detailed analysis of geologic, geotechnical, and soils conditions at the project site was conducted by the applicant's geotechnical consultant, Haro, Kasunich and Associates in a report entitled *Preliminary Geotechnical Investigation Report, Salinas Regional Soccer Complex Project in 2011* ("geotechnical report"). The main body of the report is included in Appendix F, found on CD on the inside back cover of this initial study. As part of the analysis, 15 test borings were made to evaluate subsurface soils conditions and groundwater conditions. Additional borings were conducted to test the percolation rates of on-site soils. The analysis included in this section of the initial study is based largely on the information contained in the preliminary geotechnical report.

(a) (i) There are no known earthquakes faults within the project site and none are delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map (geotechnical report, page 17).

(ii) The site is located within a very seismically active area which historically has been subject to strong ground shaking from major earthquakes. The site will likely be subject to strong ground shaking in the future. An active fault is one that has had surface displacement in the Holocene Epoch, or about the last 11,000 years. The known active faults nearest the site are the San Andreas fault (11.5 miles to the northeast), Monterey Bay Fault Complex (14.9 miles to the southwest), Rinconada Fault (6.0 miles to the southwest), and Zayante-Vergeles

Fault (9.6 miles to the northeast). Based on historic records and the general seismicity of the area, it is probable that the site will be shaken by at least one moderate to major earthquakes and by numerous minor earthquakes during the next 50 years. Should a moderate to major earthquake occur with an epicenter location close to the property, ground shaking at the site would probably be severe (geotechnical report, page 15).

The geotechnical report contains recommendations for project design to reduce potential impacts from seismic shaking to a less-than-significant level. To minimize risk, the proposed project must be designed in conformance with the most current California Building Code seismic standards. This requirement is a standard condition of approval that would be verified through the building permit process. No additional mitigation measures are required.

(iii) Liquefaction is a phenomenon in which a saturated, cohesionless soil layer located close to the ground surface loses strength during cyclic loading, such as occurs during earthquakes. During loss of strength, the soil may undergo both horizontal and vertical movements. The adverse effects of liquefaction include flow failure, lateral spreads, ground oscillation, loss of bearing strength, soil densification, and settlement.

The geotechnical report indicates that several soil layers could experience liquefaction that would result in soil softening and liquefaction settling (geotechnical report, page 21). The geotechnical report concludes that potential for lateral spreading resulting from liquefaction is moderate to high along Gabilan Creek if shallow soil layers liquefy (geotechnical report, page 22). The geotechnical report also concludes that added settlement during seismic shaking is probable due to the presence of loose, unsaturated sandy soils. These hazards are of particular concern for the construction of the indoor soccer arena and the soccer stadium as they are the primary proposed habitable structures and must be supported by stable soils and foundation to avoid potential damage from liquefaction related hazards.

The geotechnical report includes a range of recommendations for site preparation, soil modification, and foundation design to reduce potential effects of liquefaction to a less-than-significant level. The geotechnical report notes that the proposed indoor soccer facility is compatible with the site constraints provided that recommendations included in the report are followed. These recommendations include modifying the top eight to ten feet of the soils and adding three feet of overburden within the area comprised of the building site footprint and 20 horizontal feet in all directions. With implementation of the geotechnical report recommendations as part of the site and building design process, potential hazards to public safety and structures from liquefaction related ground failure would be reduced to a less-than-significant level. As part of the building permit process, the City Engineer will review the applicant's design plans to ensure consistency with the geotechnical report recommendations and with the regulations contained in latest edition of the California Building Code.

(iv) The project site is relatively flat with a general gradient sloping towards the southeast. The potential for landslides within existing native soils is consider low, except along the Gabilan Creek bank, where failure is more likely than elsewhere on the property. However, no structure development is planned along the creek banks, as setbacks from the creek will be maintained.

(b) Based on the series of test borings and available geologic maps, the geotechnical report concludes that the site is underlain by native alluvial fan to basin deposits of consisting of interbedded clay, silt, and sand with varying amounts of gravel. Artificial fill is present on parts of the site. The consistency of the fill is firm clay to loose silty sand. In natural areas, soils consist of silty sands to sands that vary from loose to very loose (geotechnical report, page 12).

Site grading will be needed to clear and remove old fill and to place engineered fill. Based on the preliminary plans, the proposed project has been designed to fit as close as possible with the existing site grades; only slight differences between the existing grades and the proposed finished grades will result. Cuts and fills within the site are expected to be largely balanced. Severe erosion is not common in the sandy/clayey soils present on the site and that are typical of the area, but can be where there are steep slopes and uncontrolled runoff (geotechnical report, page 25). Given the sandy/clayey character of site soils, erosion potential of the soils is not considered to be high, but erosion could occur (with resulting water quality impacts on downstream water bodies) if adequate erosion control measures are not implemented.

While erosion hazard is slight, erosion of exposed soil surfaces during storm events is possible, and if eroded soil degrades surface water quality, the impact could be significant. General plan FEIR mitigation measure HW1 requires new development to incorporate Best Management Practices pursuant to the National Pollutant Discharge Elimination System (NPDES) permit. Please refer to the Hydrology and Water Quality section of this initial study under item “f-g” for further discussion of water quality issues. Development within the city must also comply with the City’s Standards to Control Excavations, Cuts, Fills, Clearing, Grading, Erosion and Sediment, which require implementation of erosion control measures. Implementation of mitigation measure HW1 and project consistency with the grading standards would ensure that potential soil erosion impacts are less than significant.

(c) Please refer to item “a” above for reference to potential impacts related to liquefaction, ground failure, and landslides.

(d) Site soils were tested as part of the analysis conducted for the geotechnical report. The results show that shrink/swell potential from moisture changes range from low to moderate and likely will not be a significant factor in regard to foundation design (geotechnical report, page 25). Clays were not encountered in the upper 10 feet. However, in the event that clays are encountered during

excavations and pavements or other improvements are constructed within three feet of the clay layer and the clay undergoes moisture variation, distress and movement of the pavement could occur (geotechnical report, page 28). The geotechnical report provides recommendations for monitoring and minimizing this potential whose implementation would reduce the potential impact to less than significant.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
7. Greenhouse Gas Emissions. *Would the proposal:*					
(a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	☐	✓	☐	☐	28,29,39
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓	☐	☐	☐	28,29,39

Discussion

This section summarizes greenhouse gas (GHG) emissions; identifies potential climate change impacts from project implementation; and evaluates the significance of those potential impacts. The analysis is based on the results of air quality modeling using the California Emissions Estimator Model (CalEEMod). The CalEEMod results are included in Appendix B, which is contained on the CD on the inside back cover of this initial study, along with a memo describing the data and assumptions used in the model. Additional information regarding related regulations and legislation was utilized, most notably from the *CEQA Air Quality Handbook, a Guide for Assessing the Air Quality Impacts for Projects Subject to CEQA Review* (hereinafter "Air Quality Guide") (San Luis Obispo Air Pollution Control District 2012), which is the methodology currently recommended by the Monterey Bay Unified Air Pollution Control District.

Applicable Thresholds of Significance/Methodology

To date, the city has not prepared a climate change action plan or adopted specific thresholds of significance for GHG emissions. In the past, the city has evaluated GHG emissions impacts by quantifying emissions, comparing emissions volumes to statewide reduction goals outlined in AB 32, the Global Warming Solutions Act, and applying feasible mitigation measures. A number of potential programmatic GHG mitigation measures identified by the city are included in the city's *Final Supplement for the City of Salinas General Plan FEIR* prepared in 2007. While these measures have been considered in the past for their applicability to new development projects in the city, the

practice of GHG impact analysis has evolved significantly since that time to the extent that more refined approaches are available and in common use by lead agencies throughout the state.

In the absence of thresholds of significance or a plan for reducing GHGs having been adopted by the city to date, the city is currently electing to follow recommendations of the Monterey Bay Unified Air Pollution Control District ("air district") for the analysis of GHG impacts in CEQA documents. The air district has been in the process of developing guidance for evaluation of GHG emissions impacts for several years. In June 2011, the air district proposed interim thresholds of significance for use in the CEQA analysis process. After release of the interim guidance, the air district consulted with various stakeholders regarding the proposed thresholds. To date, the air district has not formally adopted thresholds of significance or other district-specific guidance regarding analysis of GHG impacts as part of the CEQA process. However, the air district recommends that local lead agencies consider using thresholds of significance adopted by the San Luis Obispo Air Pollution Control District ("SLO air district") as described in its Air Quality Guide until such time as the air district formally adopts its own thresholds of significance. The air district has suggested that air quality and development conditions within the SLO air district are sufficiently similar to those within Monterey County that the SLO air district guidance provides meaningful direction for use in evaluating GHG impacts of local development projects.

The city is now electing to follow the SLO air district's guidance based on recommendations of the air district, given that doing so is more reflective of GHG emissions and development conditions within the local area than is reliance on statewide AB 32 guidance. However, over time, the city may elect to utilize an alternative approach or methodology for assessing GHG impacts of new development depending on its own circumstances, using substantial evidence that it may reference or generate to support an alternative approach.

The SLO air district thresholds are based on an analysis methodology contained in the SLO air district's SLOAPCD *Greenhouse Gas Thresholds and Supporting Evidence* (SLOAPCD 2012). That document presents the methodology and substantial evidence used to determine the thresholds. The thresholds were established in part on the basis of the SLO air district's intent to reduce cumulative GHG emissions within its air basin consistent with direction provided in AB 32. The city has not adopted the SLO air district thresholds. They are described for informational purposes. Because of their relevance, the thresholds are used as guide for evaluating the significant of project impacts.

The SLO air district's Air Quality Guide contains discussion of its GHG thresholds of significance. Any one of the following three thresholds can be used to assess the significance of a project's GHG impacts: 1) consistency with a qualified GHG reduction plan, 2) generation of 1,150 metric tons CO2e per year or less, or 3) generation of 4.9 metric tons CO2e per service population per year. These thresholds provide an

understanding of GHG emissions volumes above which the SLO air district has concluded, based on substantial evidence, that the contribution of GHG emissions from individual projects should be deemed significant.

(a,b) GHG Emissions Inventory. A GHG inventory was prepared for the proposed project using CalEEMod. Under long-term operational conditions, approximately 684.51 metric tons CO2e (carbon dioxide equivalent) of GHG emissions would be generated from project operations on an annual basis as summarized in Section 2.2, Overall Operational, of the CalEEMod results included in Appendix B and summarized in Table 3, Annual Operational GHG Emissions Inventory, below. Approximately 68 percent of the total would be from mobile transportation sources, the majority of which would be vehicle trips to and from the project site for use of the soccer fields. Area sources such as on-site combustion of natural gas within the indoor soccer facility, and indirect sources, which include emissions generated off-site to produce electricity for use within the soccer facility, for stadium lighting, etc., comprise much of the remaining 32 percent of the emissions.

The GHG emissions shown in Table 3 are "unmitigated" in that no specific GHG reduction measures have been applied to reduce GHG emissions. However, as has previously been described, at any given time, one of the eight turf soccer fields would be out of use for two months each year for restoration purposes. This is equivalent to 12 percent of the total of 11 proposed fields being unusable at any given time each year. Since the project mobile source GHG emissions of about 496 metric tons CO2e are largely attributable to vehicle trips generated from use of all 11 soccer fields at the same time, removing 12 percent of the fields from operation at all times would result in a reduction of approximately 59.51 metric tons CO2e (496 metric tons CO2e x .12) as shown in Table 3.

Table 4, Construction Phase GHG Emissions, summarizes the one-time, GHG emissions volume of 5,798.60 metric tons CO2e that would be generated during the construction process. This figure is taken from Section 1.2, Overall Construction, in the CalEEMod results included in Appendix B. These emissions are assumed to occur over a four-year construction period up to and including 2018, at an average of about 1,450 metric tons CO2e per year during that period.

The SLO air district methodology for assessing GHG impacts recommends that construction phase emission be amortized over time to derive an annual construction emissions volume that should then be added to the annual operational emissions to arrive at a total annual GHG emissions volume. Table 5 shows the total annual volume when construction emissions are amortized over 20 years, a conservative duration of time given the project type, as the SLO air district typically suggests a minimum of 25 years or more depending on the project type.

Table 3 Annual Operational GHG Emissions Inventory

Emissions Source	Total Metric Tons CO2e
Area Source	0.02
Energy	191.82
Mobile Source	495.99
Waste	1.23
Water	40.45
Subtotal	**729.51**
Field Maintenance Reduction of 12 Percent of Mobile Source Emissions	59.51
Total Annual Operational GHG Emissions	**670.51**

Source: CalEEMod, EMC Planning Group 2014

Notes: Abbreviations: CH4 – methane, CO2 - carbon dioxide, NO2 - nitrogen dioxide, CO2e - carbon dioxide equivalents.

Table 4 Construction Phase GHG Emissions

	Total Metric Tons CO2e
Project Construction (2015 – 2018)	5,798.60

Source: CalEEMod, EMC Planning Group 2014

Notes: Abbreviations: CH4 – methane, CO2 - carbon dioxide, NO2 - nitrogen dioxide, CO2e - carbon dioxide equivalents,

Table 5 Total Annual GHG Emissions (metric tons)

	Total Metric tons CO2e/year
Operational Project Emissions	670.51
Amortized Annual Construction Emissions[1]	290.00
Total Annual GHG Emissions	**960.51**
Comparative SLO District SP Threshold	**1,150 metric tons CO2e/year**

Source: EMC Planning Group 2014

Notes: [1]These values represent the total construction emissions volume of 5,798.60 metric tons CO2e amortized over a 20 year period.

Comparison to Thresholds of Significance. The SLO air district threshold of 1,150 metric tons CO2e per year is the most appropriate for use with for the proposed project. As shown in Table 5, the annual GHG emissions volume of 960.51 metric tons CO2e is below the 1,150 metric tons CO2e per year significance threshold. Consequently, the proposed project would have a less-than-significant impact on climate change resulting from generation of GHG emissions.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
8. HAZARDS & HAZARDOUS MATERIALS. *Would the proposal involve:*					
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓	☐	☐	☐	5,6,22
(b) Create a significant hazard to the public or the environment through reasonably forseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	✓	☐	5,6,22
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓	☐	☐	☐	1,3,5
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓	☐	☐	☐	5,23
(e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	✓	☐	☐	☐	1,2,5,6

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓	☐	☐	☐	1,2,5,6
(g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	✓	☐	☐	☐	1,2,7

Discussion

(a-c) The proposed project would not result in the routine use, transport, or disposal of significant quantities of hazardous materials, as there are no proposed uses that would require intensive use of such materials. Fertilizers may be transported to, stored at, and used in routine turf and landscape maintenance, as may small quantities of chemicals needed to clean/sanitize the two artificial soccer fields and for use within the soccer arena.

The nearest education facility is the Mission Trails Regional Occupational Program center, immediately east of Gabilan Creek, which holds limited alternative education program classes for high school juniors and seniors, as well as adults, at this location. The Rocca Barton Elementary School is approximately one-third mile to the east of the project site. However, none of the uses associated with the project would emit hazardous materials that could affect the students and staff at these locations.

To assess the potential for the site to contain existing hazardous conditions or materials, the applicant retained Trinity Source Group to prepare a Phase I environmental site assessment. The *Phase I Environmental Site Assessment, Constitution Soccer Complex Expansion Constitution Boulevard, Salinas, California* (Phase I ESA), was prepared in May 2011 for this purpose. The report is included as Appendix G, found on the CD on the inside back cover of this initial study.

The Phase I ESA includes several findings that include: 1) the site is not listed on any governmental agency environmental databases relative to previous or current site use; 2) several sites with recognized environmental conditions occur in the vicinity of the site including the Natividad Medical Center and the Monterey County Laurel Yard Maintenance Facility, but further review of the environmental conditions at the sites indicate that they are not recognized environmental conditions that affect the project site; 3) during the site inspection no hazardous substances or petroleum hydrocarbons in reportable quantities were observed on the site; 4) there was no visual or physical evidence of above ground or underground storage tanks including vent pipe and risers, pools of liquid, and drums; or pits, ponds, lagoons, stained soil, stressed vegetation, solid waste, waste water, wells, or septic systems on the site; and 6) the prior land use for row crops indicates the possibility of the use of organochlorine pesticides, such as DDT, which were widely used from approximately 1945 until 1972. These compounds (including DDT) are relatively persistent in soils and relatively insoluble in water. It is possible that organochlorine pesticides or arsenic used as a pesticide may be present in site soils, and as such represent a recognized environmental condition (Phase I ESA, pages 1-2).

The Phase I ESA analysis concludes that the project site does not have recognized environmental conditions relative to off-site sources, and the site itself is not reported on any databases researched for environmental impacts. The only potential recognized environmental condition is related to the prior site use for agriculture and the potential that organochlorine pesticides and/or arsenic may have been applied in the past. These materials are persistent in the environment, and may still be present in shallow site soils. If such materials are present, future users of the facility could come in contact with existing site soils on which grass soccer fields would be constructed. This would be a significant hazard to public health.

A Phase II Environmental Site Assessment is recommended to test for these materials. Implementation of mitigation measure HAZ-1 (below) would reduce this impact to less than significant by requiring further soil testing and remediation of hazardous site conditions if they are found to exist.

Mitigation Measure

HAZ-1. Prior to the issuance of a grading permit, the applicant shall complete a Phase II Environmental Site Assessment to sample for the potential presence of pesticide or herbicide residues in site soils consistent with appropriate testing protocols (i.e. California Department of Toxic Substances Control). If any sample results exceed commonly used regulatory thresholds which are applicable to a project of the type proposed, further testing as needed and/or remediation of site soils may be required. The sampling results shall be submitted to the Community

and Economic Development Department for review. If remediation is required, a remediation plan shall be prepared by the applicant, approved by the Community and Economic Development Department, and implemented prior to issuance of a grading permit.

Implementation of mitigation measure HAZ-I will ensure that the proposed project does not create a significant hazard to the public or to the environment by requiring that site soils are sampled for the presence of pesticide or herbicide residues and if results exceed applicable thresholds, a soil remediation plan is prepared, approved and implemented prior to issuance of a grading permit.

(d) Please refer to item "a-c" above. The project site is not on any known list of hazardous materials sites. The proposed project would have no impact from being located on a known hazardous materials site.

(e) There are no private airstrips in the immediate vicinity of the project site. The project site is also outside the area of influence of the Salinas Municipal Airport (general plan FEIR Figure 5.6-3). The project would have no impact from the municipal airport or private airstrip operations hazards.

(f) The proposed project would have no impact from impairing the implementation or physically interfering with an adopted emergency response plan or emergency evacuation plan, as it would not constrain or adversely affect the existing circulation network in the project area.

(g) The project site is bordered by urban development and the existing soccer fields. There are no wildlands on or adjacent to the project site. The project would have no impact from exposure to wildland fires.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
9. HYDROLOGY AND WATER QUALITY. *Would the proposal result in:*					
(a) Violate any water quality standards or waste discharge requirements?	☐	✓	☐	☐	2,5,6, 25,26,27
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	✓	☐	☐	2,5,6,27, 40
(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?	☐	✓	☐	☐	5,6,24,25, 26
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	✓	☐	☐	5,6,24,26

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	✓	☐	☐	5,24,25 26
(f) With regards to NPDES compliance:					
(i) Potential impact of project construction on storm water runoff?	☐	✓	☐	☐	5,24,26
(ii) Potential impact of project post-construction activity on storm water runoff?	☐	✓	☐	☐	5,24,26
(iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	✓	☐	☐	5,24,26
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	✓	☐	☐	5,6,24,25, 26

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	✓	☐	☐	5,6,24,25, 26
(vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	☐	✓	☐	☐	5,6,24,25, 26
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	☐	✓	☐	☐	5,6,24,25, 26
(g) Otherwise substantially degrade water quality?	☐	✓	☐	☐	5,6,26
(h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓	☐	☐	☐	5,6
(i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	✓	☐	☐	4,5,6,24
(j) 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?	☐	✓	☐	☐	4,5,6,24

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(k) Inundation by seiche, tsunami, or mudflow?	✓	☐	☐	☐	1,2,3,7

Discussion

The water quality analysis in this section makes reference to a number of hydrology and water quality technical analyses and regulations. As part of the project submittal, the applicant prepared the *Conceptual Stormwater Control Plan for the Proposed Salinas Regional Soccer Complex, City of Salinas* (Balance Hydrologics 2013)(Conceptual SWCP). The Conceptual SWCP identifies water quality and storm water flow control best management practices (BMPs) that would be implemented at the site to reduce potential impacts on surface water quality and to control the volume and rate of storm water runoff from the project site. The applicant's Conceptual SWCP was subsequently reviewed for its consistency with the *City of Salinas Stormwater Development Standards for New Development and Significant Redevelopment Projects* (SWDS)(City of Salinas 2013) that identify storm water quality and flow criteria that must be met by new development to ensure consistency with RWQCB regulations. The review was conducted by an independent storm water consultant retained by the city. The results of the review are included in a memorandum entitled *Salinas Regional Sports Authority Soccer Complex Hydrology and Water Quality Impacts* (RBF Consulting 2014). Information on potential project effects from extracting groundwater from a new well for soccer field irrigation is taken largely from the *Groundwater Supply Potential for Irrigation of the Proposed Salinas Regional Sports Complex: Background and Cost Estimate* (Balance Hydrologics 2014), also submitted by the applicant. The three above-noted reports can be found in Appendices H, I, and J, included on the CD located on the inside back cover of this initial study.

(a) The primary storm water related water quality regulations and standards with which the proposed project must be consistent are embedded in the federal Clean Water Act, which is implemented at the state level by the State Water Resources Control Board (and regional level by the CCRWQCB), and city regulations designed to ensure consistency of new development with the CCRWQCB requirements.

Point source storm water discharges to surface waters are generally controlled through waste discharge requirements issued under federal National Pollutant Discharge Elimination System (NPDES) permits. NPDES permits are required for several categories of storm water dischargers, including cities that operate storm water management systems. An NPDES permit usually contains components such as discharge prohibitions, effluent limitations, and necessary specifications and provisions to ensure proper treatment, storage, and disposal of storm water.

The city's NPDES Permit, Order No. R3-2012-0005, NPDES Permit No. CA 0049981, Waste Discharge Requirements for City of Salinas, Municipal Stormwater Discharges became effective on June 17, 2012. The permit requires compliance with receiving water limitations with adherence to water quality standards, and implementation of BMPs to reduce storm water pollutant discharges and protect water quality and beneficial uses. Best management practices to reduce pollutants in storm water discharges include: erosion control, sediment control, and construction site waste management practices; the implementation of good housekeeping practices to control pollutants, promote waste management practices, and implement control practices to keep pollutants away from the storm drainage system; requirements for development to preserve pre-development hydrologic and pollutant conditions; requirements for development planning; and watershed characterization.

The city's NPDES permit includes a requirement for the city to develop and implement an effective storm water management plan that demonstrates how the city will comply with the permit. The permit also includes a requirement that the city develop design standards for new development and significant redevelopment projects.

The city has developed storm water management ordinances and programs to implement storm water management regulations pursuant to its NPDES permit. These are embedded in the city's *Stormwater Management Plan Update* (City of Salinas 2013) and in the (SWDS) (City of Salinas 2010). The *Stormwater Management Plan Update* includes all of the required and recommended control programs for municipal facilities, industrial facilities, and commercial facilities. The *Stormwater Management Plan Update* describes the minimum procedures and practices the city uses to reduce pollutants in storm water and non-storm water discharges. It outlines procedures and responsibilities for protecting water quality, including the selection and implementation of BMPs. The proposed project must be designed and constructed in accordance with the guidelines and procedures.

The city adopted the SWDS to assist project applicants with storm water management requirements and criteria set forth by the RWQCB as part of the City's NPDES permit. The SWDS require in part that new sources of storm water be managed to minimize changes in the rate and volume of new discharges to existing storm drainage facilities. For example, the SWDS require the evaluation of post-construction storm water requirements that are based upon the creation and/or replacement of impervious and/or managed turf surfaces. The proposed project will create approximately 7.1 acres of new impervious surface area. SWDS requirements that pertain to the proposed project include, but are not limited to:

- Minimize impervious areas; limit disturbance of creeks and natural drainages features, minimize compaction of highly permeable soils; limit clearing an grading of native vegetation to the minimum needed to build the project; and incorporate source control best management practices;

- Runoff retention requirements that prevent off-site discharge from rainfall events, installation of a low-flow storm water control system, or installation/implementation of other effective on-site runoff volume reduction and peak flow mitigation; and

- For all projects creating or replacing 22,500 square feet of impervious area, post-development peak flows may not exceed pre-project peak flows for 2-year through 100-year rainfall events.

To achieve consistency with the SWDS, storm water treatment measures, such as storm water planters and infiltration basins, must be incorporated into the proposed project as must other BMPs.

The applicant prepared the Conceptual SWCP to identify the storm water treatment measures and BMPs that will be incorporated into the project. As described in the Conceptual SWCP, biofiltration basins have been identified as the primary treatment control BMP for meeting applicable SWDS water quality criteria. The biofiltration basins have been sized and designed for water quality treatment only. SWDS flow control criteria would be met separately through installation of shallow infiltration basins that will be used as the primary BMP for meeting numeric criteria for storm water runoff peaks and durations. Runoff from the developed portions of the site would be conveyed to shallow infiltration basins located adjacent to the riparian corridor of Gabilan Creek along the southeastern extent of the site (Balance Hydrologics 2013). Proposed biofiltration basin and infiltration basin locations are illustrated in Figure 4, Site Plan.

The city's review of the applicant's Conceptual SWCP for its conformance with SWDS requirements concluded that the proposed infiltration systems may not meet requirements for groundwater separation and surface water setback. Measures must be implemented to ensure that adequate treatment has been provided that would allow for direct discharge to surface waters if the separation criteria are not met. Biofiltration systems, vegetated swales and/or filter strips can be used to provide adequate treatment in-lieu of separation. Direct discharge of runoff from fertilized turf areas to infiltration areas that do not meet the separation criteria could cause significant impacts. Any design that does not meet the separation requirements must be clearly identified in the Conceptual SWCP and a waiver of the requirement, if needed, based on the system being designed to minimize risk to groundwater and surface water quality, must be approved by the city. Based on review of the site layout, the city has determined that it should be feasible for the applicant to modify the Conceptual SWCP by implementing additional measures that ensure water quality treatment requirements are met

without meeting the standard separation requirements (RBF 2014). As a standard condition of project approval, the city will require the applicant to refine the Conceptual SWCP to ensure that SWDS standards are met and that impacts to water quality are less than significant.

(b,g) This section focuses on two main issues related to groundwater. The first is the applicant's proposal to drill a new water well on the project site to provide irrigation water, and the potential impact of the well on the functional operation of existing nearby water wells. The second is the potential impact of groundwater extraction on groundwater quality, namely the potential to exacerbate seawater intrusion into affected aquifers. Both of these issues are addressed in the applicant's submittal entitled *Groundwater Supply Potential for Irrigation of the Proposed Salinas Regional Sports Complex: Background and Cost Estimate* (Balance Hydrologics 2014) (hereinafter "groundwater report"). The report is included as Appendix J on the CD located on the inside back cover of this initial study. Information in this section is taken largely from the groundwater report.

Project Effects on Existing Nearby Water Wells

The project applicant is proposing to construct a water well within the project site to provide irrigation water for both the turf fields that are part of the existing adjacent soccer complex and for the eight new turf fields and ancillary landscaped areas that are part of the proposed project. The irrigation demand has been estimated at 550 gallons per minute (gpm) at 75 pounds per square inch (psi) at the well head. Total dry weather water demand for all fields would be about 126 acre-feet per year of which 61.5 acre-feet would be required for the proposed project and the balance of 64.5 acre-feet per year to irrigate the existing fields (Balance Hydrologics 2014, page 1).

There are three wells in the project vicinity for which potential effects of extracting irrigation water at the project site were considered: 1) Twin Creeks Golf Course well (14S/03E-22J50), located about 1,000 feet from the project site; 2) California Water Service well (14S/03E-22E51); and 3) an Alisal Water Company well located about 2,000 feet to the south. Pumping test results from the First Tee of Monterey Golf Course (previously Twin Creeks Golf Course) well (the well closest to the project site) showed a specific capacity of 17.9 gallons per minute (gpm). A similar rate was estimated a similar rate for California Water Service well 1602. The depths of these wells are 600 feet and 650 feet, respectively. Given an assumed specific capacity of 17.9 gpm/foot from a well that would be similarly constructed at the project site, a pumping drawdown of 31 feet would produce 550 gpm of water – the maximum pumping rate needed to irrigate the existing and proposed new turf fields. Balance Hydrologics determined the static depth to groundwater in the area is about 140 feet. With the 31-foot drawdown, the expected drawdown level would be about 170 feet.

An initial estimate of the zone of influence of a well is commonly calculated using a standard analytical method to estimate the theoretical "cone of depression" for a given well pumping rate. Radius of influence calculations were used to estimate groundwater drawdown at distance from a new well within the project site placed at the nearest and furthest points possible from the three existing off-site wells. This was done for three pumping scenarios: 1) pumping the well at a maximum daily demand of 550 gpm for 24 hours – an absolute worst case scenario; 2) pumping the well at a dry-season demand of 126 acre-feet for 214 days (April through October), representing a seasonal project demand for irrigating both the existing and new fields (39.5 acres); and 3) pumping the well at a dry-season demand of 61.5 acre-feet for 214 days, representing a seasonal project demand for irrigating only the eight new turf fields and landscaping (19.5 acres). Table 5 of the groundwater report illustrates the results. Given the 600-foot deep off-site wells and a static depth to water of 140 feet and pumping drawdown of 170 feet, a new well within the project site would have pumping drawdown effects from 0.2 to 3.3 feet if the on-site well was placed as close as possible to the nearest off-site well under worst-case 24-hour pumping conditions. The effect would be 0.0 to 2.1 feet of drawdown when the on-site well is placed as far as possible from the nearest off-site well under worst-case pumping demand. According to Balance Hydrologics, either degree of drawdown would have an insignificant impact on the operations of any nearby well.

Seawater Intrusion

The project site is located within the lower Salinas Valley Groundwater Basin, where groundwater depletion has been a growing concern due to migration of seawater from the Monterey Bay into local aquifers (known as the "Pressure 180-foot aquifer" and the Pressure 400-foot aquifer"). These aquifers have historically been pumped to supply both agricultural irrigation and urban water supply. Overpumping has led to a pressure gradient from the Monterey Bay into these two aquifers, which has degraded groundwater quality due to the intrusion of seawater from the ocean.

The potential for the proposed project to exacerbate seawater intrusion through its demand for groundwater was investigated in the groundwater report. The report states that the project site is within the Eastside Subarea portion of the Salinas Valley Groundwater Basin, which is a distinct subarea of the basin relative to the Pressure Subarea in which seawater intrusion is occurring. While potential exists for groundwater flow between the two subareas, the groundwater report references information which suggests that seawater intrusion will not likely breach the boundary between the two subareas such that seawater intrusion into the Eastside Subarea would occur.

The Monterey County Water Resources Agency (which manages the Salinas Valley Groundwater Basin) and its co-operators, including the Monterey Regional Water Pollution Control Agency, have initiated and completed several major

capital projects to better manage groundwater quality with the goal of reversing the long-term trend of seawater intrusion and groundwater declines in the Salinas Valley Groundwater Basin. The Castroville Seawater Intrusion Project was completed in 1998. This project injects recycled water into the aquifer to establish a hydraulic barrier to retard the rate of seawater intrusion. The Salinas Valley Water Project (SVWP) includes improvements and operational changes to manage flows in the Salinas River. It was designed in significant part to recharge the Salinas Valley Groundwater Basin for the purpose of balancing groundwater withdraw with groundwater recharge, thereby halting seawater intrusion.

A model was used to estimate future demand for groundwater within the Salinas Valley Groundwater Basin so that the SVWP could be designed to recharge a sufficient volume of groundwater to off-set future demand, thereby bringing the basin into balance. As an input to the model, agricultural row crop production was the future land use assumed for the project site. As described in the groundwater report, water demand from agricultural row crop production would exceed demand from development of the site with turf fields as proposed. Consequently, the proposed project is likely to create less demand for groundwater than was anticipated in the model. The proposed project would; therefore, reduce stress on groundwater resources that has previously led to seawater intrusion and would improve the potential for the SVWP to halt seawater intrusion. While the SVWP has only been operational for two years, the results of groundwater monitoring conducted during that time show a positive trend in groundwater recovery that is necessary to halt seawater intrusion. Longer-term monitoring is needed to validate that the SVWP is functioning to halt seawater intrusion as intended (Telephone conversation with Howard Franklin, Monterey County Water Resources Agency, March 14, 2014).

Given the information above, the proposed project would have a less-than-significant impact from groundwater depletion that exacerbates seawater intrusion.

Regarding loss of groundwater recharge potential, relative to existing conditions, the proposed project would result in an incremental loss in groundwater recharge potential due to the incremental increase in impermeable surfaces. However, much of the project site would remain covered with permeable turf areas. Further, runoff from the impermeable areas would be directed into LID features and percolation facilities such that the net loss of groundwater recharge potential would be less than significant.

(c) The project site consists of approximately 41 acres of vacant land that generally slopes from north to south. Runoff would be expected to be in the form of sheet flow towards low lying areas behind the existing levee along Gabilan Creek. Overland release of runoff under post-development conditions would occur to the west as under existing conditions. Approximately 7.1 acres of the project site, consisting largely of parking, the outdoor soccer stadium, the indoor soccer

arena and ancillary associated uses, would be covered with impermeable materials, with the remaining portion of the site retained in turf soccer fields. Storm water runoff from these areas would be collected and treated using post-construction best management practices and would convey runoff to enhanced storm water percolation basins placed in low lying areas adjacent to Gabilan Creek as described in the Conceptual SWCP. As determined by the city, the proposed improvements would effectively maintain the existing drainage pattern and would not result in substantial erosion or siltation on- or off-site. The impact would be less than significant (RBF 2014).

(d,e) The proposed project would add approximately 7.1 acres of impervious area to the site by constructing a building, parking areas and other facilities. The project will incorporate measures such as biofiltration facilities, artificial turf with gravel base that can retain runoff, and basins to promote infiltration to meet the water quality ttreatment and runoff standards. By incorporating water quality treatment and runoff reduction measures that promote infiltration to mitigate for the increase in runoff rates and volumes, the project will have a less-than-significant impact on flooding on- or off-site and would not provide substantial additional sources of polluted runoff.

(f) The information below is based on the city's independent review of the proposed project and the applicant's Conceptual SWCP.

(i) As described in item "a" above, the project will be required to comply with the city's NPDES Permit for Discharges of Storm Water associated with Construction Activities. This will involve preparing a Storm Water Pollution Prevention Plan (SWPPP) prior to beginning construction and implementing the SWPPP, including inspection and runoff sampling requirements, during construction. By implementing the appropriate BMPs during construction that will be identified in the SWPPP developed to comply with the NPDES requirements, the project will have a less-than-significant impact on water quality from storm water runoff during construction.

(ii) By implementing the planned storm water control measures contained in the Conceptual SWCP as described in item "d-e" above, the impact of storm water generated under post-project development conditions on water quality will be less than significant.

(iii-vii) By meeting the NPDES requirements for construction activities and the post-construction requirements for source control, water quality treatment and runoff reduction, the proposed project will have less-than-significant impact from: 1) discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or

other outdoor work areas; 2) discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit; 3) discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies; 4) changes in the flow velocity or volume of storm water runoff that can cause environmental harm; and 5) increases in erosion of the project site or surrounding areas.

(h,i). The proposed project does not include housing; it would have no impact from risk to public safety from placement of housing within a flood hazard area.

The Conceptual SWCP includes information on flood hazard conditions at the project site. A portion of project site is located in a special flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is covered by Flood Insurance Rate Map panels 06053CO209G and 06053CO228G as included in the Flood Insurance Study for Monterey County, California, effective April 2, 2009. A compilation of the Flood Insurance Rate Map panels focused on the project site is illustrated in Figure 7, Flood Hazard Areas.

A large portion of the site lies in a FEMA Zone AE boundary defined as areas subject to inundation by the one-percent annual chance flood (100-year flood) with base flood elevations determined. The base flood elevations along the project site range between 53 and 58 feet. A small portion of the southeast corner of the site lies within a FEMA floodway defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the one-percent annual chance flood can be carried without substantial increases in flood heights.

The Flood Insurance Study and associated flood hazard information are a part of the city's flood hazard prevention regulations contained in zoning code Chapter 9, Article VI. The proposed project must be consistent with the zoning code criteria including, but not limited to: placing no fill or obstructions within the regulatory floodway, elevating the lowest floor of any structure a minimum of two feet above the base flood elevation (base flood elevation 53 feet at the proposed indoor arena building), and obtaining elevation certificates for any structures placed within the special flood hazard areas.

The applicant has considered flood hazards at the project site as an integral factor in site planning and project design. The primary structure, the indoor soccer arena, has been intentionally sited with consideration to the base flood elevation of 53 feet and the need to minimize placement of fill for this or any other structures within the 100-year flood hazard area. Portions of the project site would be cut, graded, and filled to ensure that the soccer arena and other insurable structures will be placed above an elevation of 55 feet to meet requirements that the floor elevation of habitable structures be placed a minimum of two feet above the base flood elevation. Other insurable developed uses such as the restroom building, sports courts, etc., would be located above the base

flood elevation of 53 feet and must, in any case either be raised two feed above the base flood elevation or be flood-proofed to two feet above the base flood elevation. Improvements planned at or below the base flood elevation consist largely of the turf soccer fields and a portion of the proposed parking area, neither of which would impede flood flows, nor raise the base flood elevation. Refer back to Figure 4, Site Plan, which shows the final grade elevations of project improvements relative to the 53-foot base flood elevation.

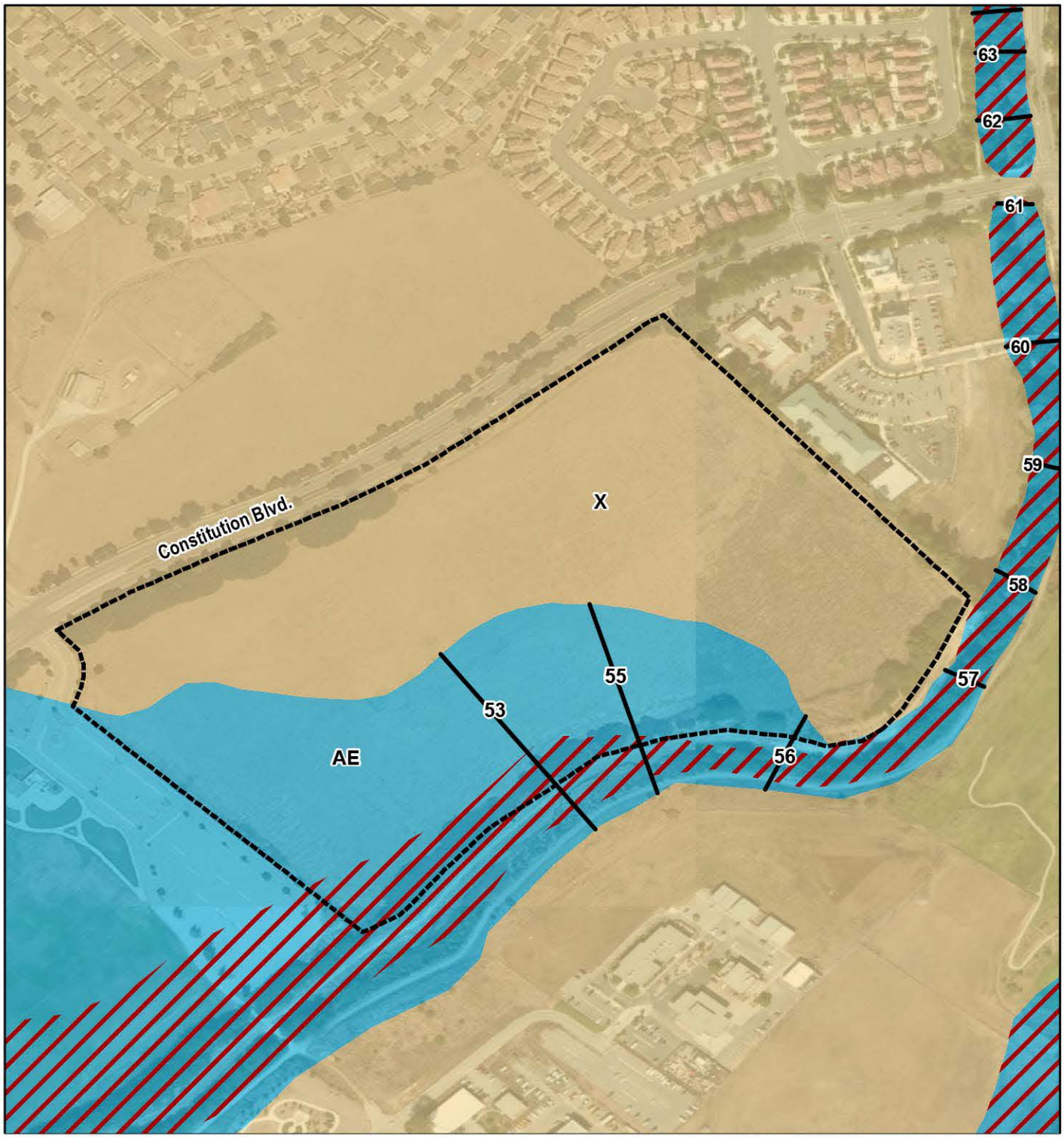
No improvements or fill are proposed within the regulatory floodway. Further, the proposed site plan is designed to generate more earthwork cut than fill within the special flood hazard area with the intent of preserving floodplain storage.

Based on the development design factors summarized above, the proposed project would have a less-than-significant impact from impeding or restricting flood flow or from creating risks to improvements or public safety from placement of habitable structures within a flood hazard area. As a standard condition of approval, the applicant will be required to demonstrate compliance with the city's flood damage protection regulations contained in zoning code Chapter 9, Article VI.

(j) The project site is located about 10 miles from the coastal margin of Monterey Bay. While there is risk of tsunami hazard along the immediate margin of the bay, there is no risk of tsunami hazard 10 miles inland. There are no water bodies in the immediate vicinity of the project site that could be displaced during a seismic event to create sieche hazards. There are no notable areas of relief either on or adjacent to the project site; no risk of mudflow hazard exists.

Mitigation Measures

No mitigation measures are required.



Project Boundary

Base Flood Elevation (Feet)

Floodway

1% Annual Chance Flood Hazard (Zone AE)

0.2% Annual Chance Flood Hazard (Zone X)

0 400 feet

Source: FEMA National Flood Hazard Layer 2013, ESRI World Imagery 2012

Figure 7

Flood Hazard Areas

Salinas Regional Soccer Complex Initial Study

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Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
10. LAND USE AND PLANNING. *Would the proposal:*					
(a) Conflict with the Salinas general plan?	✓	☐	☐	☐	1,2,5
(b) Conflict with the Salinas Zoning Code?	✓	☐	☐	☐	4,5,6
(c) Conflict with applicable precise plans?	✓	☐	☐	☐	1
(d) Conflict with the adopted sphere of influence?	✓	☐	☐	☐	1
(e) Disrupt or divide the physical arrangement of an established community?	✓	☐	☐	☐	1,2,5
(f) Conflict with any applicable habitat conservation plan or natural community conservation plan?	✓	☐	☐	☐	1

Discussion

(a) The project site is designated Parks, Public/Semi-public, and Open Space in the general plan (general plan Figure LU-3). Therefore, the proposed project would be consistent with the general plan land use designations. The proposed project as mitigated and conditioned as described in this initial study would be consistent with general plan policies.

(b) The project site is zoned Park (P), Public/Semi-public (PS), and Open Space (OS). The proposed project will be required to be consistent with municipal code development standards and regulations. The requirement that the proposed project be consistent with specific municipal code standards and regulations is referenced in other sections of this initial study as a basis for reducing potential impacts of the proposed project. The proposed project as proposed, mitigated, and conditioned as described in this initial study would not be inconsistent with the municipal code.

(c) The proposed project is not within the boundary of, nor would it require preparation of a precise plan or specific plan and (general plan Figure LU-5).

(d) The project site is within the city limits and adopted sphere of influence (general plan Figures LU-3 and LU-6).

(e) The proposed project is consistent with the general plan land use designation and planned growth and development in the city. It does not constitute a development type that would disrupt or divide the physical arrangement of an established community.

(f) The project site is not in an area subject to a habitat conservation plan or natural community conservation plan.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
11. MINERAL RESOURCES. *Would the proposal:*					
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	✓	☐	☐	☐	1,2
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	✓	☐	☐	☐	1,2

Discussion

(a,b) Neither the general plan, nor the general plan FEIR identifies the presence of mineral resources within the vicinity of the project site (page 5.10-2). Therefore, the proposed project would have no impact from the loss of availability of mineral resources.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
12. NOISE. *Would the proposal result in:*					
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓	☐	☐	☐	1,2,4,31
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓	☐	☐	☐	5,6
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	✓	☐	☐	1,2,4,5,31
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	✓	☐	☐	5,6,31
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	✓	☐	☐	1,2,5,6
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	✓	☐	☐	☐	1,2

Discussion

The discussion of noise impacts is based upon the *San Salinas Regional Soccer Complex Final Environmental Noise Assessment Salinas, California* (hereinafter "noise assessment") prepared by Illingworth & Rodkin, Inc. in 2011. The noise assessment is included as Appendix K, found on CD on the inside back cover of this initial study.

The existing noise environment at the project site and in the vicinity is most influenced by traffic on Constitution Boulevard and East Laurel Drive. In order to quantify existing ambient noise levels, Illingworth & Rodkin conducted noise monitoring. Two long-term noise measurements were taken: one at the nearest single-family residences located on Oyster Bay Court (LT-1) approximately 350 feet from the nearest portion of the project site, and one in the parking lot of the existing adjacent soccer complex approximately 110 feet from the edge of the nearest proposed new soccer field (LT-2). At LT-1, hourly average noise levels typically ranged from 48 to 58 weighted decibels (dBA) average level (L_{eq}) during the day, and from 41 to 54 dBA L_{eq} at night. The calculated day-night average noise level (L_{dn}) at this location ranged from 56 to 59 dBA L_{dn}. Hourly average noise levels at LT-2 typically ranged from 55 to 64 dBA L_{eq} during the day, and from 47 to 55 dBA L_{eq} at night. The calculated day-night average noise level at this location ranged from 58 to 62 dBA L_{dn}.

CEQA does not define noise level increases that are considered substantial. Typically, project-generated noise level increases of three dBA L_{dn} over the Community Noise Equivalent Level (CNEL) or greater would be considered significant where exterior noise levels at a particular receptor exceed the normally acceptable noise level standard. Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of five dBA L_{dn}/CNEL or greater would be considered significant.

Normally accepted noise levels are typically described by local jurisdictions in terms of noise compatibility standards. As described in general plan Table N-3, Noise/Land Use Compatibility Matrix, uses such as outdoor spectator sports/arenas are "conditionally acceptable" in noise environments of up to 75 Ldn/CNEL. For more noise sensitive residential, school, or transient lodging uses, exterior noise exposure levels of up to 60 Ldn CNEL are normally acceptable.

With regard to noise producing land uses, as identified in zoning code section 37-50.180, the maximum acceptable exterior noise level at the property line of noise sensitive residential land uses that can be created by noise from new development is 60 dBA Ldn/CNEL. Note (5) in section 37-50.180 states, "Sporting events and the like shall be exempt from these noise standards." This exemption is deemed to apply to a subset of the proposed project activities – the limited number of larger scale regional/local soccer tournaments at the site, including at the outdoor soccer stadium.

(a) A significant impact would occur if the proposed project would expose people to, or generate permanent noise levels in excess of noise standards contained in the general plan or zoning code.

The existing noise environment at the site and in the vicinity results primarily from traffic on Constitution Boulevard and East Laurel Drive. As described above, existing noise levels in the project area as measured in the noise assessment are significantly below the maximum conditionally acceptable noise exposure level for the type of use proposed. Further, general plan Figure N-1, Future Noise Contours and Impact Areas, indicates that noise levels at the project site would range from approximately 60 dBA to 65 dBA CNEL with the buildout of the general plan, also well within the maximum conditionally acceptable noise exposure level for the type of use proposed. In short, the proposed project would have a less-than-significant impact from potential exposure of project users to noise levels that exceed the city's noise compatibility standards.

Please refer to item "c" below for information on the noise generating effects of the proposed project and potential related impacts.

(b) Pile driving, the most common source of construction causing elevated vibration levels, is not proposed with the project, and there are no existing or planned sources of groundborne vibration that would be perceptible on or beyond the project's boundaries. Therefore, there is no impact.

(c) A significant impact would occur if the proposed project would result in a substantial permanent increase in ambient noise levels that has potential to adversely impact noise sensitive uses. The proposed project would result in permanent increases in noise levels due to traffic noise and project operations. Each of these noise sources is evaluated below.

Traffic Noise

Traffic data for area roadways, provided by Hexagon Transportation Consultants, Inc., were reviewed to calculate the relative increase in traffic noise levels expected with the operation of the project. Please refer to the Traffic and Transportation section of this initial study for more information on traffic effects. Fifteen study area intersections were evaluated in the analysis. PM peak hour traffic volumes under the existing plus project traffic scenario were compared to existing conditions to calculate the noise increase attributable to project traffic.

The data indicate that traffic volumes in the site vicinity would slightly increase as a result of the proposed project. Traffic noise levels due to the proposed project are expected to increase existing traffic noise levels by less than 1.0 dBA L_{eq} during the PM peak traffic hour. This increase would not be perceptible. On a 24-hour average basis, the CNEL will not be measurably increased (less than 1.0

dBA). A change in the CNEL of less than 1.0 dBA is not substantial and would not be expected to cause a change in community response to the noise environment. Impacts from traffic noise increases would be less than significant.

Noise from Facility Use

Use of the proposed project will generate noise, primarily from use of the eight turf fields, the two synthetic soccer fields with stadium seating, and on-site vehicle use. The fields would be used for practice from 4:00 pm to 8:00 pm Monday through Thursday by most of the leagues expected to use the facility. Two leagues are assumed to also practice on Friday. This schedule would occur during late spring, summer and early fall. At other times of the year, the leagues would either start earlier or practice times would only be two hours, or they would utilize the two lighted fields during the 4:00 pm to 8:00 pm timeframe. Two operational scenarios are evaluated in the noise assessment, league play/ tournaments, and a stadium event.

League Play and Tournaments. During league play and tournaments, the fields would be utilized for practice as described above and games would occur on weekends. A credible worst-case scenario assumes that all of the fields would be in use. Noise levels are highest during games when spectators are present and the spectators and players are cheering. Noise sources include the cheering and referee whistles. As identified in the noise assessment, soccer games typically generate “worst-case” noise levels of about 68 dBA Leq at a distance of 50 feet from the center of the field. Maximum noise levels of about 68 to 73 dBA typically result from whistles and shouting from players and spectators.

As indicated in the noise assessment, the closest noise sensitive receptors are residences located across Constitution Boulevard to the northeast of the project site. The existing day-night average noise level at the nearest residential property boundary ranged from 56 to 59 dBA Ldn. The nearest proposed soccer field is designated as Field 7. Play on Field 7 would only occur during daytime hours as this field would not be lit, and would result in maximum instantaneous noise level ranging from 54 to 61 dBA Lmax and an average level of 52 dBA Leq at the nearest residential property boundary. The cumulative hourly average noise level from play on all of the fields is calculated to be 55 dBA Leq. The 24-hour average noise level is calculated to be 53 dBA CNEL at the nearest residential property. This noise level is substantially below the absolute noise levels limits set forth in the general and the zoning code. Noise generated by soccer field use would have a less-than-significant impact.

Stadium Events. As previously noted, sports events are exempted from municipal code section 37-50.180 standards which state that new development projects may not result in noise generation that exceeds 60 dBA CNEL at the property line of residential uses. Activities at the project site are planned to include 9-10 larger scale, annual regional/local soccer tournaments of approximately 48 teams

each. These individual events are considered to be "sports events" pursuant to municipal code section 37-50.180 per note (5) in that section. These tournaments would include the use of the soccer stadium. Consequently, noise from these events is exempt from the noise standards. Nevertheless, an analysis of the noise effects of the infrequent use of the stadium when significant spectator numbers are expected is provided for disclosure purposes.

An event at the stadium could result in the attendance of up to 2,000 seated spectators. The primary source of noise from a stadium event would be the cheering from the crowd and the public address system. The noise from a crowd is proportional to the number of people in attendance. At an attendance of 2,000 people, the hourly average noise level is calculated to be up to 58 dBA L_{eq} at a reference distance of 450 feet from the center of the stadium bleachers. Maximum instantaneous noise levels are calculated to range from 60 to 65 dBA at the 450 feet reference distance. The stadium bleachers are proposed to be located on the west side of Field 1 which would be approximately 1,500 feet from the nearest residential property.

Taking into account the reduction in noise due to the distance to the receptor, a stadium event is calculated to result in an hourly average noise level of 48 to 51 dBA L_{eq} at the nearest residence and maximum instantaneous noise levels of up to 55 dBA L_{max}. The existing day-night average Ldn noise level at the nearest residential property boundary ranges from 56 to 59 dBA Ldn. Therefore, noise levels from a stadium event would not result in a substantial increase in noise levels at the nearest residential receptors and would be below the 60 dBA CNEL noise level limits established in the general plan and the zoning code. Therefore, noise impacts from stadium events would be less than significant.

Note that significant numbers of spectators are only likely to be present as part of the 9-10 tournaments per year that are anticipated at the project site. Consequently, noise from tournament/stadium use would occur infrequently during any given year.

Parking Lot Activities. The proposed project includes 421 new parking spaces that would be contained within the proposed project site (these are in addition to the 368 spaces existing/planned at the existing adjacent soccer fields). Autos would access the new parking lot from Constitution Boulevard. The sound of a passing car at 15 mph typically ranges from 46 to 56 dBA at 50 feet. The noise of an engine start is similar. Door slams create noise levels lower than engine starts. At its closest point, the new parking lot would be about 500 feet from the nearest single-family residences, resulting in noise levels ranging from 26 to 36 dBA. Expected noise levels would be substantially below existing ambient traffic noise levels resulting from local traffic. These activities would not cause a measurable increase in hourly average or daily average noise levels. Therefore, noise resulting from parking lot sources would result in a less-than-significant noise impact at adjacent residential land uses.

(d) Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors. Construction noise impacts primarily occur when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise sensitive land uses, or when construction durations last over extended periods of time.

Where noise from construction activities exceeds 60 dBA L_{eq} and exceeds the ambient noise environment by at least five dBA L_{eq} at noise-sensitive uses in the project vicinity for a period of one year or more, the impact would be considered significant. Typically, significant noise impacts do not result when standard construction noise control measures are enforced at the project site and when the duration of the noise generating construction period is limited to one construction season (typically one year) or less. Noise generated by grading, infrastructure improvements and the construction of proposed project facilities would not be expected to result in noise levels exceeding 60 dBA L_{eq} and the ambient noise environment by 5.0 dBA L_{eq} for a period greater than one year at the nearest sensitive receptors. Therefore, construction related noise impacts would be less than significant.

The following standard controls are assumed to be included in the project as a condition of project approval:

- Construction or demolition work will be limited to the hours between 7:00 a.m. and 7:00 p.m.

- All powered construction equipment would be equipped with intake and exhaust mufflers recommended by the manufacturers thereof. All mufflers shall be maintained in good condition or replaced as necessary

- Pavement breakers and jackhammers would also be equipped with acoustical attenuating shields or shrouds recommended by the manufacturers.

- Stationary noise generating equipment would be located as far as possible from adjacent sensitive land uses.

- Stationary equipment located near sensitive land uses would be acoustically shielded with temporary noise barriers.

- "Quiet" air compressors and other stationary noise sources would be used where technology exists.

- The applicant would designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., bad muffler, etc.) and would require that reasonable measures be implemented to correct the problem.

(e) The project site is located outside the Salinas Municipal Airport 55 dBA CNEL noise contour for future buildout conditions (general plan Figure N-2). Occasional aircraft overflights are intermittently audible at the site, but these infrequent events do not substantially contribute to hourly average or daily average noise levels at the site. The proposed project users would not be significantly affected by aircraft noise and the impact would be less than significant.

(f) The project is not located in the vicinity of a private airstrip; therefore, there is no impact.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
13. POPULATION AND HOUSING. *Would the proposal:*					
(a) Cumulatively exceed official regional or local population projections?	✓	☐	☐	☐	5,6
(b) Induce substantial growth in an area either directly or indirectly *(e.g. through projects in an undeveloped area or extension of major infrastructure)*?	✓	☐	☐	☐	5,6
(c) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	✓	☐	☐	☐	5,6,7
(d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓	☐	☐	☐	5,6,7

Discussion

a-d. The proposed project would not result in an increase in population and would not induce growth within the city or adjacent unincorporated areas. The proposed project would not remove housing or displace people, as no housing exists on the project site.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
14. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*					
(a) Fire protection?	✓	☐	☐	☐	5,6
(b) Police protection?	✓	☐	☐	☐	5,6,32
(c) Schools?	✓	☐	☐	☐	5,6
(d) Maintenance of public facilities, including roads?	✓	☐	☐	☐	5,6
(e) Other governmental services?	✓	☐	☐	☐	5,6

Discussion

a-e. The proposed project would likely result in an incremental increase in demand for police services and fire department emergency medical services, but would not trigger a need for construction of new facilities. The proposed project would not, in and of itself, generate new demand for construction of other public service or government services facilities. The project is not population generating; it would create no impact on school facilities. The project facilities will be maintained by the applicant; would not generate demand for new facilities for this purpose.

Mitigation Measures

No mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
15. RECREATION. *Would the proposal:*					
(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓	☐	☐	☐	5,6
(b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✓	☐	5,6

Discussion

(a,b) The proposed project is a recreational project and would not create demand for additional recreational facilities. It will help to satisfy unmet demand for soccer facilities that at present, is causing significant pressure on and use of existing facilities. In this regard, the proposed project would have a beneficial effect by reducing the intensity of use of other facilities. The potential environmental effects of the proposed project itself are described and discussed in the other sections of this initial study and mitigation measures are provided to reduce significant impacts to a less-than-significant level.

Mitigation Measures

Mitigation measures needed to reduce significant impacts of constructing and operating the proposed project (a new recreational facility) are identified throughout the remainder of this initial study. No other mitigation measures are required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
16. TRANSPORTATION & CIRCULATION. *Would the project:*					
(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	✓	☐	1,2,33
(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 roadways or highways?	☐	✓	☐	☐	1,2,33
(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?	✓	☐	☐	☐	1,5,6
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous					

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
intersections) or incompatible uses (e.g., farm equipment)?	✓	☐	☐	☐	5,6,33
(e) Result in inadequate emergency access?	✓	☐	☐	☐	5,6,33
(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?	✓	☐	☐	☐	1,2,5,6,33
(g) Conflicts with vehicle trip reduction requirements in accordance with the Salinas Zoning Code?	✓	☐	☐	☐	4,5,6
(h) Conflicts with airport operations?	✓	☐	☐	☐	1,5,6

Discussion

The discussion of operational traffic impacts is based on the *Salinas Regional Soccer Complex Draft Transportation Impact Analysis* ("TIA") prepared by Hexagon Transportation Consultants in 2012. The TIA is included as Appendix L, found on CD on the inside back cover of this initial study. The TIA was reviewed by city staff as part of the project development review process.

(a,b) The TIA includes an evaluation of projected trip generation from the proposed project and uses that information to assess how the increase in vehicle trips would affect the operational performance of 17 intersections and four U.S. Highway 101 segments. These facilities were identified as those with potential to be affected by the proposed project. Traffic impacts were evaluated using level of service (LOS) as the performance standard. The LOS is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

Impacts on intersections within the city would be significant if the addition of project traffic reduces the LOS of the intersections to below the city's LOS D threshold of significance or adds traffic to an intersection that is already operating below LOS D. Impacts on the U.S. Highway 101 segments would be significant if the proposed project adds traffic that reduces the LOS to below Caltrans' LOS C/D threshold or adds traffic to a segment that is already operating below LOS C/D.

Project Trip Generation

To assess projected trip generation from the proposed project, traffic counts for the existing adjacent soccer field complex, which also includes 11 fields, were taken and used as a proxy for trip generation from the proposed project. Based on these counts, the existing soccer complex generates 269 trips during the weekday PM peak hour. The TIA states that volumes during the weekday peak hour are higher than during weekend PM peak hours and that the trip volume during the AM peak hour is minimal. Consequently, the PM peak hour is the worst-case condition. Given that the proposed project also includes 11 soccer fields, it too is estimated to generate 269 new trips in the weekday PM peak hour, or about 24.5 trips per field. The ancillary uses that are part of the indoor soccer facility are not expected to generate additional trips as they function to serve users of the soccer fields. Table 6 in the TIA on page 20 summarizes trip generation for the project.

Background Plus Project Operational Impacts – Existing Traffic Conditions

City Intersections. With the addition of project traffic to background traffic levels (defined as theoretical conditions just prior to completion of the proposed project), the Natividad Road/Laurel Drive intersection is the only study intersection that would be significantly impacted, as shown in Table 9 of the TIA. The proposed project would add traffic at this intersection resulting in an increase in average delay of 9.4 seconds during the PM peak hour. The intersection currently operates at LOS E and the project would add traffic to an intersection that already operates below the city's threshold of LOS D. No other study intersections would be significantly impacted by the proposed project.

As described on page 32 of the TIA, planned improvements for Natividad Drive/Laurel Drive are identified in the city's Traffic Fee Ordinance (TFO) as Project #61 (widen Natividad Road to six lanes). Additional planned improvements that would provide traffic relief and improve operations at the intersection include Project #34 (extend Constitution Boulevard eastward from Laurel Drive to Bernal Drive) and Project #45 (widen Laurel Drive to six lanes between Natividad Road and Constitution Boulevard). The TFO identifies circulation improvements needed throughout the city, including the project site, to accommodate traffic increases from cumulative development while still maintaining LOS D operational conditions. Traffic fees are paid as new

development occurs to enable the city to implement the specified improvements. Payment of the traffic impact fee is deemed to provide adequate mitigation for an individual project's impact on circulation facilities to which improvements are planned as part of the TFO Program. A requirement for payment of traffic impact fees will be condition of project approval. Payment of the fees constitutes mitigation of the project impact on the Natividad Road/Laurel Drive intersection.

Caltrans U.S. Highway 101 Segments. All four U.S. Highway 101 segments evaluated would operate below Caltrans' LOS C/D threshold of significance under project plus background conditions as described starting on page 33 of the TIA. The proposed project would add vehicle trips to these segments. Therefore, the proposed project would have a significant impact on these freeway segments.

Mitigation of traffic impacts from new development on a number of regional traffic facilities, including a number of Caltrans facilities, are addressed in the Transportation Agency for Monterey County's (TAMC) Regional Development Impact Fee Program. TAMC assesses most new development a fee to fund regional transportation improvements. Two projects identified in the Regional Development Impact Fee Program are within the city - the Westside Bypass and the Harris Road/Eastside Connector projects. Implementation of these projects would reduce impacts of regional traffic, including traffic generated by the proposed project, on the subject highway segments. Payment of the regional impact fee is deemed to provide adequate mitigation for the project contribution to impacts on the impacted highway segments. Payment of the regional fee will be required as a condition of project approval. Payment of the fee constitutes mitigation of the project impacts.

Background Plus Project Operational Impacts – Project Driveway Intersection

The project access onto Constitution Boulevard was analyzed in the traffic study, both as unsignalized and signalized. The project access would form the southern leg of a four way intersection with the north leg being the Natividad Medical Center driveway on Constitution Boulevard. Based on the unsignalized level of service analysis at this intersection the vehicle delays for the north and south approaches (worst approaches) at the intersection would result in LOS F operation based on projected weekday PM peak hour traffic if the intersection remained unsignalized under background plus project conditions. The peak hour warrant would not be met based on existing traffic volumes. The projected LOS F operation is a significant impact.

The Constitution Boulevard and soccer complex/Natividad Medical Center intersection would meet the peak hour signal warrant based on the estimated traffic volumes under background plus project conditions. However, a more thorough evaluation of traffic conditions (e.g., speed surveys, collision data

analysis, additional warrants, etc.) should be conducted before determining that a traffic signal is necessary and appropriate; any intersection that meets the peak hour warrant is subject to validation based on real traffic data collected in the field rather than forecast traffic volumes. Thus, a reevaluation of the peak hour volume warrant should be conducted for this intersection once the soccer complex is built and operating to verify the results of the signal warrant analysis in the TIA.

The city and the county entered into an agreement on July 12, 1994, that identifies driveway locations for Natividad Medical Center and identifies future improvements along Constitution Boulevard. As part of this agreement (Resolution No. 15230), the county agreed to install a traffic signal, at its expense, once it was determined by common traffic engineering practice that signalization is necessary at this intersection. The proposed project would contribute to the circulation impact at this intersection. Consequently, a fair share of the cost of the signalization improvements must be paid to mitigate project impacts, should signalization be warranted based on further traffic analysis conducted once the proposed project is constructed and operational.

Implementation of mitigation measure TRANS-1 below would reduce the contribution of the proposed project to the circulation impact to less than significant by requiring payment of fair share funding for the improvement.

Mitigation Measure

TRANS-1. Within one year of the date that all soccer fields and parking facilities within the proposed project are constructed and operational, the applicant shall conduct a follow-up traffic analysis to validate whether signalization of the Constitution Boulevard/proposed project entrance/Natividad Medical Center intersection is warranted. If signalization is warranted, the traffic analysis shall also include a probable fair share cost for that portion of the signalization improvements needed to mitigate the project share of the impact. The fair share amount shall be paid prior to approval of a building permit for the indoor soccer facility. The city shall retain the funds until such time as the county has designed and approved construction of signalization improvements at this location (pursuant to its 1994 agreement with the city as stated in Resolution No. 15230).

Cumulative Operational Impacts

The cumulative development condition typically includes projects that are in the development pipeline, but are not yet approved (or pending projects), together with existing and background development. The TIA includes analysis of cumulative impacts when project traffic is added to the road network.

City Intersections. Cumulative project impacts are described starting on page 41 of the TIA and summarized in Table 12 of the TIA. Cumulative impacts on the Natividad Road/Boronda Road and the Natividad Road/Laurel Drive intersections would be significant. These intersections would operate at LOS E and LOS F, respectively, with or without the proposed project. Addition of project traffic to intersections that operate below the city's threshold of LOS D is a significant impact.

To mitigate impacts on these intersections to a less-than-significant level, payment of the city's traffic impact fee is required. The TFO includes improvements to the Natividad/Boronda Road intersection as part of Project #51 (multiple lane additions). Additional planned improvements that would provide traffic relief and improve operations at the Natividad Road/Boronda Road intersection include Project #20 (Boronda Road widening to six lanes between San Juan Grade Road and Williams Road).

Caltrans U.S. Highway 101 Segments. As described starting on page 45 of the TIA, the cumulative impacts of the project on the four U.S. Highway 101 study segments would be the same as that summarized above for Background Plus Project Conditions. The project would add traffic to highway segments already operating below Caltrans' LOS C/D threshold. Payment of the Regional Development Impact Fee would mitigate project impacts to less-than-significant.

(c,h) The proposed project would not generate air traffic or include improvements that may affect air traffic patterns. The proposed project is not within the Salinas Municipal Airport Area of Influence as identified in general plan Figure LU-11, Salinas Municipal Airport Area of Influence. Therefore, it is not subject to development regulations regarding safety of airport operations. The proposed project would have no impacts from creating airport operations safety risks or from conflicting with airport operations.

(d) The proposed project does not include circulation improvements or design features that could create circulation safety hazards. The proposed project is consistent with the anticipated land use designations for the project site and will be connected to the existing street network via driveways constructed to city standards. As described in item "a-b" above, the proposed project will not result in traffic volumes that result in traffic hazards on the local roadway network due to conflict with roadway network performance standards.

As described on page 38 of the TIA, with development of the project site, the right-turn only driveway serving the existing soccer facility will be closed. As a result, the small handicapped parking lot located near this driveway may need to be reconfigured and the city has requested that the existing northern parking lot containing diagonal parking be reconfigured to improve on-site circulation flow and safety. The proposed project addresses these recommended modifications.

(e) The proposed project must be designed to meet the city's emergency access development standards. The new access road into the project site from Constitution Boulevard is designed to be consistent with these standards. It provides emergency access connectivity from Constitution Boulevard throughout the new project site, well as connectivity to the existing soccer field parking lot. The proposed project will have no impact from lack of emergency access based on its current design and on city emergency access standards with which the project must be consistent.

(f) The proposed project would not conflict with transit, bicycle or pedestrian policies or programs. The proposed project would not preclude the implementation of related plans. Bicycle lanes already existing on Constitution Boulevard. The applicant will be required to make Constitution Boulevard frontage improvements to improve the condition of existing curbs and gutters. In-lieu of constructing a sidewalk on the south side of Constitution Boulevard, the applicant proposes to construct a pedestrian walkway within the facility that would provide access to all new proposed fields and to the existing soccer fields. The project includes additional internal pedestrian facilities consistent with city standards to facilitate linkage to Constitution Avenue and the existing soccer fields to the south.

(g) Salinas zoning code section 37.50.330 specifies requirements for vehicle trip reduction. Project types that must prepare a vehicle trip reduction program include residential development of more than twenty-five dwelling units; or any new tourist, commercial, or industrial development with an anticipated trip generation of 2,500 ADTs or greater; or any existing hundred ADTs or more. The proposed project is not one of the project types listed, nor would it generate more than 2,500 ADT as described in item "a-b" above. The proposed project would have no impact from conflict with vehicle trip reduction requirements.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
17. UTILITIES & SERVICE SYSTEMS. *Would the project:*					
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓	☐	☐	☐	5,6,34
(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?	✓	☐	☐	☐	5,6
(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?	☐	☐	✓	☐	5,6,24
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	✓	☐	☐	5,6,27,35
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has the adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓	☐	☐	☐	5,6,34

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	✓	☐	☐	37,38
(g) Comply with federal, state, and local statues and regulations related to solid waste?	☐	✓	☐	☐	37,38

Discussion

(a,b,e) The proposed project does not require, nor is it subject to Waste Discharge Requirements, nor will it require the construction of wastewater treatment facilities.

Wastewater treatment capacity would be provided by the Monterey Regional Water Pollution Control Agency (MRWPCA) at its regional treatment plant north of the City of Marina. The plant has been designed and continues to operate and expand based on the cumulative demand for service generated by development within the city as well as other jurisdictions. Wastewater would be conveyed via an extension of existing conveyance mains to the MRWPCA Salinas Pump Station, which is located south of the West Blanco Road/South Davis Road intersection. From the Salinas Pump Station, wastewater is conveyed through MRWPCA facilities to the regional treatment plant. According to the MRWPCA, the Salinas Pump Station and Interceptor have a peak capacity of about 36 million gallons per day (mgd). The current average flow is about 18.5 mgd. The MRWPCA treatment plant has a permitted capacity of 29.6 mgd (Telephone conversation with Garrett Haertel, MRWPCA Compliance Engineer, September 12, 2013).

The proposed project would tie into an existing six-inch main located at the adjacent existing soccer complex that is operated and maintained by the city. The proposed project includes a utility plan which illustrates this connection.

The proposed project is consistent with the general plan land use designations for the project site. The general plan land uses have been used by the Monterey Regional Water Pollution Control Agency as a basis to assess and plan for

cumulative demand for wastewater treatment capacity. Given these factors, the proposed project would not result in significant impacts on the ability of the Monterey Regional Water Pollution Control Agency to provide wastewater treatment service to the proposed project that have not already been considered and mitigated to a less-than-significant level.

(c) New storm drainage facilities will be required for the proposed project. As described in items "a" and "c" in the Hydrology and Water Quality section of this initial study, the project includes detailed storm water control improvements that are designed to collect and percolate storm water, such that the post-project storm water volume requiring discharge does not exceed pre-project levels. The environmental effects of constructing storm water control improvements are considered throughout this initial study as part of the assessment of the proposed project's environmental impacts. Significant impacts are reduced to a less-than-significant level through mitigation measures identified in this initial study. No other mitigation measures are required.

(d) The proposed project includes construction of a new water well that would produce irrigation water for the eight new turf fields and associated landscaping, as well as for the existing turf fields located adjacent to the project site on the south. This topic is addressed in item "b" in the Hydrology and Water Quality section. Irrigation water demand would be the dominant source of water demand for the proposed project, estimated at 61.5 acre-feet per year. Alco Water Service would provide potable water from a water main located adjacent to the project site. Alco has estimated demand for potable water at about 210,000 gallons per year, or about 0.65 acre-feet per year. Domestic demand would be generated by indoor water fixtures that are part of the indoor soccer facility, outdoor restrooms, and ancillary minor uses.

(f,g) The proposed project will not result in substantial solid waste generation once it is constructed. Solid waste generated during the construction process would be delivered to the Salinas Valley Solid Waste Authority's Sun Street Transfer facility where recyclable materials and construction waste would be segregated and recycled consistent with state solid waste diversion regulations. The balance of the waste would then be delivered to the Johnson Canyon Landfill near Gonzales. Based on its design capacity and permitted maximum tonnage per day, the landfill has capacity to the year 2040, its estimated closure date.

Mitigation Measures

No mitigation measures are required.

Mandatory Findings of Significance	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✓	☐
2. 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)? *("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).*	☐	☐	✓	☐
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓	☐	☐	☐

Discussion

(1) As described in the Biological Resources section of this initial study, the proposed project has potential to impact less than 0.5 acres of riparian habitat located along the northern boundary of the site. The applicant's *Wetland and Riparian Habitat Mitigation and Monitoring Plan*, which would be implemented as part of the project, has been prepared to mitigate impacts of this loss. Significant impacts on special-status species are not anticipated, but a pre-construction

survey is required per mitigation measure BIO-1 to ensure that impacts to protected nesting birds are mitigated if such are found in the immediate vicinity of the project site prior to the start of construction. The proposed project would not affect examples of California history as none are located within the project site.

(2) The proposed project would contribute incrementally to a range of environmental effects such as air quality, climate change, water quality, noise, and traffic and circulation. However, as described in this initial study, none of the individual project impacts has been found to be cumulatively considerable, with the payment of fees and/or implementation of mitigation measures.

(3) The proposed project would not have adverse environmental effects which could cause substantial adverse effects on humans. Typical sources of potential public safety risk, e.g. seismic hazards or flood hazards, would be avoided through required project consistency with existing regulations and through the existing project design.

3. SOURCE LIST

Source	Source Number
City of Salinas. *City of Salinas General Plan*. September 2002.	1
City of Salinas. *Final Environmental Impact Report, Salinas General Plan*. August 2002.	2
Google Earth Imagery, August 25, 2013.	3
City of Salinas. *Salinas Municipal Code*. Codified through July 23, 2013. http://library.municode.com/index.aspx?clientId=16597 (accessed January/February 2014)	4
Salinas Regional Sports Authority. *Project Description.* December 2013.	5
Whitson Engineers. Salinas Regional Soccer Complex Plan Set. July 2013.	6
EMC Planning Group. Site visit by Ron Sissem, Principal Planner, EMC Planning Group, February 18, 2014.	7
Bellinger Foster Steinmetz. *City of Salinas Constitution Soccer Complex Field Study*. 2013.	8
California Department of Transportation Scenic Highway Program. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm	9
California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program. *Monterey County Important Farmland Map 2010*. August 2011. ftp://ftp.consrv.ca.gov/pub/Dlrp/FMMP/pdf/2010/mnt10_no.pdf#page=1&zoom=40,0,2086 (accessed January 21, 2014).	10
Monterey Bay Unified Air Pollution Control District. *Triennial Plan Revision 2009 – 2011*. April 17, 2013.	11
Monterey Bay Unified Air Pollution Control District. *Air Quality Management Plan*. 2008.	12
Monterey Bay Unified Air Pollution Control District. *CEQA Air Quality Guidelines*. 2008.	13
City of Salinas. Standards to Control Excavations, Cuts, Fills, Clearing, Grading, Erosion and Sediment. 2007.	14
Ed Mercurio. *Biological survey report for the Salinas Regional Soccer Complex, Salinas Regional Sports Authority Property, East Laurel Drive and Constitution Blvd. Salinas, California*. 2012.	15
Kevin Merk Associates. *Salinas Soccer Complex Project, Salinas, Monterey County, California, Delineation of Waters of the United States and State of California*. 2012.	16
Kevin Merck Associates. *Wetland and Riparian Habitat Mitigation and Monitoring Plan*. September 2013.	17
Basin Research Associate. *Archaeological Assessment Report Laurel Natividad Conceptual Alternatives Development Project, Salinas, Monterey County, California*. 2011	18
ICF Jones and Stokes. *2007 Monterey County General Plan Draft Environmental Impact Report*. Exhibit 4.10.1, Paleontological Resources. September 2008. http://www.co.monterey.ca.us/planning/gpu/2007_GPU_DEIR_Sept_2008/Exhibits/Exh_4-10-1_PalentologicalResources.pdf	19
University of California Museum of Paleontology. Paleontological Collections Database for Merced County. http://ucmpdb.berkeley.edu.	20

Source	Source Number
Haro, Kasunich and Associates. *Preliminary Geotechnical Investigation Report, Salinas Regional Soccer Complex Project*. 2011	21
Bellinger Foster Steinmetz. *City of Salinas Constitution Soccer Complex Field Maintenance Study*. 2011.	22
Trinity Source Group. *Phase I Environmental Site Assessment, Constitution Soccer Complex Expansion Constitution Boulevard, Salinas, California.* May 2011.	23
Balance Hydrologics. *Conceptual Stormwater Control Plan for the Proposed Salinas Regional Soccer Complex, City of Salinas*. 2013	24
City of Salinas. *City of Salinas Stormwater Development Standards for New Development and Significant Redevelopment Projects*. 2013	25
RBF Consulting. *Salinas Regional Sports Authority Soccer Complex Hydrology and Water Quality Impacts*. 2014.	26
Balance Hydologics. *Groundwater Supply Potential for Irrigation of the Proposed Salinas Regional Sports Complex: Background and Cost Estimate prepared by Balance Hydrologic.* May 2, 2014.	27
San Luis Obispo Air Pollution Control District. *CEQA Air Quality Handbook, a Guide for Assessing the Air Quality Impacts for Projects Subject to CEQA Review.* 2012.	28
San Luis Obispo Air Pollution Control District. *CEQA Greenhouse Gas Thresholds and Supporting Evidence.* 2012.	29
Email Communication with Mike Bellinger, Bellinger, Foster, Steinmetz, April 15, 2014.	30
Illingworth and Rodkin, Inc. Salinas Regional Soccer Complex Final Environmental Noise Assessment. November 2011.	31
Telephone conversation with Sergeant Johnson, City of Salinas Police Department, May 30, 2013.	32
Hexagon Transportation Consultants. *Salinas Regional Soccer Complex Draft Transportation Impact Analysis.* December 4, 2012.	33
Telephone conversation with Garrett Haertel, MRWPCA Compliance Engineer,, September 12, 2013).	34
Alco Water Service, letter regarding Salinas Regional Soccer Complex, Projected Approximate Annual Domestic Potable Water Usage for Soccer Arena, June 3, 2014.	35
Alco Water Service Company. Can and Will Serve Letter for the Salinas Regional Soccer Complex at East Laurel Boulevard. March 13, 2014	36
Salinas Valley Solid Waste Authority. *2011-2012 Annual Report. http://www.svswa.org/pdf/annual_reports/annual_report_2011_12.pdf*	37
Cal-Recycle. Johnson Canyon Landfill Solid Waste Facility Permit, Facility Number 27-AA-0005. http://www.calrecycle.ca.gov/SWFacilities/Directory/27-AA-0005/Detail/.	38
City of Salinas. *Final Supplement for the City of Salinas General Plan FEIR*.2007	39
Telephone conversation with Howard Franklin, Monterey County Water Resources Agency, March 14, 2014.	40
Email communication with Brian Foucht, SRSA, May 14, 2014.	41

4. DETERMINATION

On the basis of this Initial Study:

☐ 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:

(a) Has been adequately analyzed in *(Reference document)* pursuant to applicable legal standards; and

(b) Has been addressed by mitigation measures based on the earlier analysis as described in *Section 2: Checklist*, if the effect is a "Potentially Significant Impact" or a Negative Declaration: “Potentially Significant Unless Mitigation Incorporated".

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:

(a) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and;

(b) 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.

Prepared by: Ron Sissem, Principal Planner
EMC Planning Group
Consultant to the City of Salinas

Date: August 7, 2014

Appendices:

Appendices A – K are included on CD on the inside back cover of this initial study.

SALINAS REGIONAL SOCCER COMPLEX

1188 Padre Dr., Ste 10
PO Box 187
Salinas, CA 93901

Office: 831-759-630
www.salinassoccer.or

COPY

October 8, 2014

Mayor Joe Gunter
201 Lincoln Avenue
Salinas, CA 93901

Dear Mayor Gunter:

As members and supporters of the Board of Directors for Salinas Regional Sports Authority, we are very pleased to see the recommendation that the Salinas Regional Sports Complex receive a mitigated negative declaration. As final drafts of the lease documents are drafted and approved and plans are made to begin the fundraising and construction preparation process, we appreciate the support from both City and County staff in helping move this vital community project forward.

As part of the requirements specified in the lease, we are providing both City and County staff with the attached documents:

- Preliminary Management Plan for the development and operation of the Sports Complex
- Projected five year operating budget based on a hopeful startup of phase 1 of the project in the fall of 2015.
- Projected capital budget for the proposed three phases of the project, beginning with eight grass fields, one artificial turf field, and parking and restroom infrastructure to support the construction of the fields.

We are pleased to report that $287,000 in funding has been received from several local foundations and organizations. To date, SRSA has invested approximately $257,000 for the studies and preparation of the CEQA documents currently submitted to the City for consideration.

Enthusiasm has been sparked once again by community residents, local foundations and soccer and sports enthusiasts that have been patiently waiting for the project to move forward.

Thank you for the continued support for the Salinas Regional Sports Complex, and please feel free to contact us if you have questions with regard to these documents.

Sincerely,

Warren Wayland

Warren Wayland, President, SRSA

Salinas Regional Recreation Facility

Management Plan

DRAFT 9-25-14

Prepared by SRSA and Community Constituents of the Greater Salinas Area

SRSA

SALINAS REGIONAL SPORTS AUTHORITY

October, 2014

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I. Overview

- Introduction

The purposes of SPARC and Salinas Regional Sports Authority (SRSA) are to help develop and provide master planning input for the community on recreational and land planning issues as well as help increase the economic viability of the City of Salinas. Regional recreation is an important part of the overall master planning for the greater Salinas and Monterey County areas. There are five key sports SRSA believes to be vital to furthering recreational and competitive sports in the area and region that can also potentially be revenue generators to the community: they are soccer, baseball, softball, track and volleyball.

The proposed Salinas Regional Recreation Complex project is an important part of the overall master plan for the community and SPARC in both meeting the growing community need for recreation as well as in developing a tournament and special events venue that could result in revenue generation to the City through hotels, retail stores, restaurants and other uses. A non-profit "sports authority" has been established to oversee the field development and maintenance as well as to manage the schedule, the recreation academy concept, and the like.

- Project Description

The overall project is to combine a total of 42 acres of undeveloped property adjacent with the approximately 26 acres of the existing soccer complex property. Both properties are central to the Salinas residents served by the primary recreation leagues in Salinas. The new undeveloped property will be developed into the premier multi-use sports facility for the County of Monterey, and the existing soccer fields will be repaired and maintained in operation virtually the same as they have been for many years for Salinas residents.

Current drafts of the proposed recreational complex have been designed to accommodate 10 full-sized soccer fields (that can be doubled up for two small fields for U6-U10 recreation recreation), two of which will be lighted, and an indoor recreation facility and an administrative building with classrooms and storage space to support the complex. Most of the fields will be graded, seeded and irrigated; two will be artificial turf fields. The grass playing fields will be designed with flexibility in mind. The plan provides the ability to change and modify both the size and directions of the fields. There will be additional parking spaces for approximately 350 cars, a concession stand, restrooms, classrooms and storage facilities. After the outdoor fields are completed, the final phase will include the construction of an indoor recreation arena. It is envisioned that this building as well as the parking facilities could serve many purposes beyond just indoor recreation, such as use by County employees for parking during normal workday hours, meeting facilities within the building for classroom trainings and partner programs after school for kids, and perhaps even nutritional and health clinics for local residents and youth in particular. The overall plan calls for an integration of the existing Constitution recreation fields with the new development into a combined managed complex.

Additional features of the new park will include:

- Tot lot for young kids and families
- Sports court that can accommodate volleyball, basketball, four square and other sports for all family members
- Walking trail meandering through the recreation facility
- Bike/pedestrian path connectivity to Acosta plaza area for safe and easy passage to the new recreation facility
- Picnic tables
- Indigenous landscaping throughout the park

- Parking to accommodate over 350 cars

II. Essential Terms

During discussions between the COUNTY and the AUTHORITY, the Memorandum of Understanding (MOU) and Master Lease documents were drafted to define certain conditions and essential terms that needed to be met by each party in order to move forward with the proposed development and management of the Salinas Regional recreation Complex under the management of the AUTHORITY. Subsequent discussions anticipate that an MOU between the COUNTY, the CITY and AUTHORITY will define the terms of developing and operating the properties and recreation fields as well as provide "site control" to AUTHORITY necessary to develop the land. These essential terms include the following stipulations directly from the MOU:

1. The term of the lease between the City of Salinas (hereafter referred to as "CITY") and AUTHORITY shall be for a period of fifty (50) years, with options to extend the term for two (2) additional terms of twenty (20) years each.

2. The AUTHORITY shall pay to CITY the sum of one dollar ($1) per year, payable in advance, with the first payment due and payable upon the effective date of the Master Lease.

3. The conditions precedent and early termination provisions of the Memorandum of Understanding (MOU) between AUTHORITY, COUNTY and CITY shall also apply to the Master Lease.

4. The use shall be for the Complex, and any portion of the Property not used for the Complex shall be held and used solely for open space purposes. For the purposes of the MOU, the term "open space" shall have the meaning set forth in Section 51075(a) of the Government Code.

5. All costs associated with the planning, construction, operation, management, and maintenance of the Complex and of the Property at all times during the term of the Master Lease shall be the responsibility of the AUTHORITY.

6. The AUTHORITY shall provide such commercially feasible insurance as may be reasonably required by the CITY and COUNTY, which insurance shall name the CITY and COUNTY, its officers, employees, and agents as additional insureds.

7. The AUTHORITY shall defend, indemnify and hold the CITY and COUNTY, its officers, employees, and agents harmless from all claims, losses or damages of every kind resulting from or arising out of the lease of the Property by the AUTHORITY, except for the gross negligence or willful misconduct of the CITY or COUNTY, its officers, employees or agents.

8. The AUTHORITY shall be fully responsible for any possessory interest tax that may be assessed as a result of the Complex. The parties acknowledge that it is the intent of the AUTHORITY to qualify for the Welfare Exemption pursuant to Revenue & Taxation Code Section 214.

9. The AUTHORITY shall comply with all laws, and shall not unlawfully discriminate in the construction, operation, management, or maintenance of the Complex.

10. The Complex shall at all times be managed consistent with the following General Principles:

    a. The Complex shall be managed and maintained in a manner designed to provide county-wide benefits.
    b. The first priority for scheduling of facilities in the Complex will be for regional, state-wide, or national events and tournaments ("Priority Events").
    c. Except as scheduled for Priority Events, the Complex, and all facilities therein, will be open to local league play and the general public on a first-come, first-served basis.
    d. The Complex shall be continuously operated on a non-profit basis, but generating income sufficient to 1) operate and maintain the Complex as a "first class" recreation facility, and 2) keep access and user fees for local users at reasonably affordable levels.
    e. The Complex shall at all times be operated and maintained in furtherance of the public health and safety.

III. Management of Complex

☐ Key Priorities for recreation Complex

The key priority in managing a top-notch, high quality recreation complex is maintaining access to quality recreation fields for the local community and all county residents while being able to sustain the facility at a high level for decades of use. This requires careful and daily attention to the facilities and fields and ongoing interaction and dialogue with local leagues and users to insure appropriate access by all to the facilities.

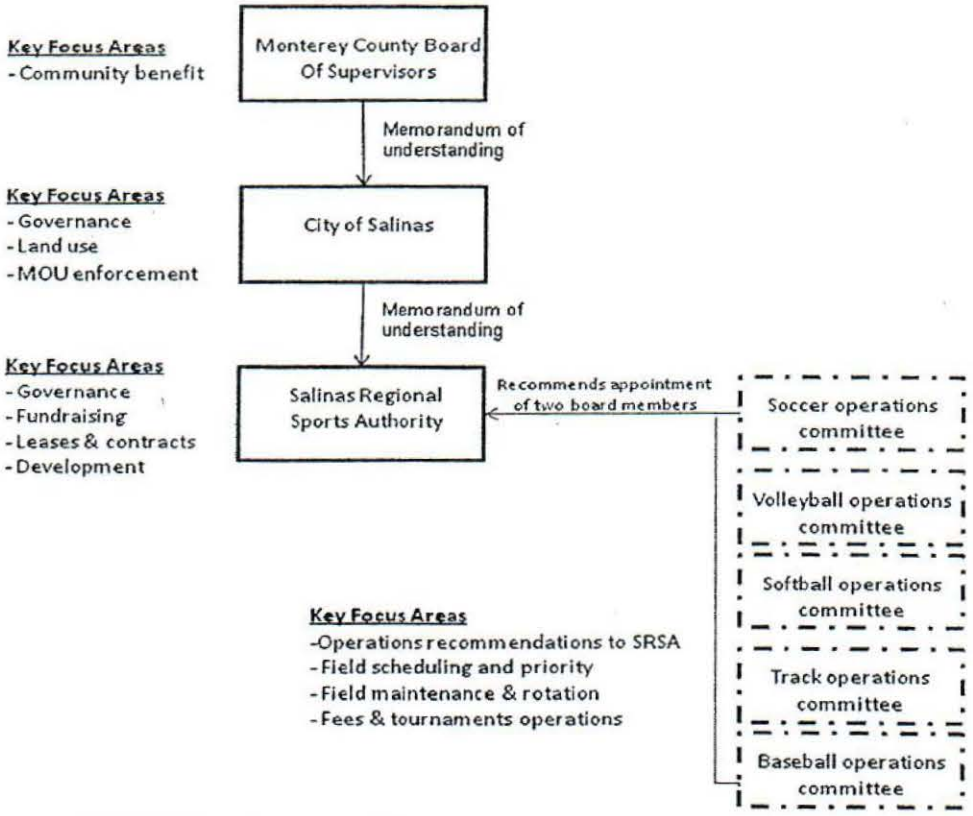
Balancing the cost of developing and maintaining the facilities with the goal of keeping costs as low as possible for local leagues and players is essential to the long-term sustainability of the Complex. Additionally, attracting top-notch regional, state and potentially national tournaments to the facility over time is a key goal in developing local revenue streams and in established Salinas and Monterey County as a viable tournament host for such tournaments.

☐ Governance

The organization plan requires several layers of governance due to the land ownership by the County, the field maintenance requirements of the City of Salinas, and the proposed management structure of SRSA in managing the complete recreation complex.

The most recent drafts of the Memorandum of Understanding between the County of Monterey and the City of Salinas contemplates transferring the land under consideration to the City, and in turn the land is to be leased to SRSA to develop and manage the entire recreation complex, both new and existing fields.

The reporting and governance structure as well as the key focus areas of each party is highlighted in the diagram below.



In this structure, the AUTHORITY will hire certain staff to manage the facility (scope of services discussed in the next section) and insure that the essential terms are achieved. Most importantly, the facility must provide public benefit for all residents of Monterey County, which means providing access to the fields is important not just to Salinas residents who will use the complex most frequently, but also to the rest of County residents.

The facility manager will chair a proposed recreation Operations Committee which will be comprised of representatives from all local leagues and will utilize this Board to recommend two board members from the group to serve on the AUTHORITY Board as well as provide ongoing input into the operations of the facility.

The AUTHORITY will function in primarily a governance role to insure compliance with the MOU with the City of Salinas, to assist in fundraising as needed for the complex, and to continue further development of projects benefitting the other core sport areas of interest to the AUTHORITY.

☐ Scope of Management Responsibilities

The management responsibilities of the AUTHORITY are comprehensive, including such core functions as:

- Annual budgeting for the facility
- Employing staff or contracting with outside agencies to perform core functions of the AUTHORITY
- Maintenance and repair of the facilities:

        - Mowing, aeration, fertilizing, seeding grass fields
        - Raking and occasional cleansing of the artificial turf fields
        - Parking
        - Fencing
        - Equipment
        - Buildings – painting, upgrades, repairs
        - PA system for stadium field
        - Other maintenance as needed
    - Scheduling of fields and ensuring compliance with insurance requirement guidelines
    - Collection of fees – fields, parking, indoor arena, rental space
    - Organization of programs including recreation Academy, indoor leagues, after school homework help and computer classes, regular health & nutrition programs
    - Fundraising to meet operational and capital needs
    - Insurance procurement and maintenance

☐ Public/Private Partnership for Development

Although there are many approaches to constructing a sports complex of the magnitude and scope described in this summary, we believe the most prudent and successful model is that of a public private partnership which brings the best interests of all parties together. This is especially true of this project, as the land is owned by the County, yet within City borders, the recreation program is currently overseen by the City recreation department, yet the public entities neither have the economic resources nor broader business community involvement to pull together the project on its own. This unique project contemplates both public and private entities to maximize the chance of success of the project through effective planning, fundraising, development and facility oversight through the non-profit Sports Authority (SRSA) organization poised to do so.

The proposed model would include the following conceptual plan:

- Public contribution
    - Provision of public lands identified for the project based on a 50-year lease for $1 per year
    - City/County cooperation on permitting, planning, and general tax support for operating the fields and maintenance year over year
    - Future provision of portion of tax revenues from occupancy, sales and retail could be designated towards the ongoing maintenance costs and programmatic costs of the proposed sports complex. This would be negotiated directly with the County and City once operations commence.
    - Provision of required water and irrigation to support the developed fields, restrooms and facilities
- Private contribution
    - Develop a "sports authority" to fundraise, plan and manage the construction of the sports complex
    - Utilize or develop a 501c3 tax-exempt entity to provide oversight and management of the facility, including maintenance, scheduling, equipment, on-sight classroom offerings, etc. once the facility is complete
    - Identify and solicit potential community businesses and agricultural firms to the project for in-kind contributions as well as ongoing maintenance support
- Community contribution
    - Participation of recreation leagues in a Sports Operations Committee that would serve in an advisory capacity to SRSA on field operations, fees, access and usage
    - Recommend appointment of two Board members to SRSA for two year terms

- Help identify and implement public transportation options to transport youth from schools and neighborhoods to the recreation complex
- Private donations to support operations and maintenance of the facilities.

IV. Operations, Scheduling and Access

The operations of the Complex by the Authority requires a combination of paid and volunteer staff to be on site and manage all aspect of the complex as well as an ongoing and active role by a Sports Operations Board comprised of local league representatives who have regular input into the operations of the complex on matters of access, pricing, scheduling and tournament play. The manager of the facility will meet at least quarterly with league representatives on the Sports Operations Board to gain feedback on things that are going well as well as areas for improvement.

The AUTHORITY will maintain a website which highlights all the activities and programs held at the facilities, associated costs for participation, scheduled events, and forms for requesting use of the facility on a first-come, first-serve basis.

- Program Elements & Services

The recreation Complex will potentially offer the following range of services for community and tournament use at the suggested prices. The pricing will be subject to market adjustments and interest level in use of the facilities as well as input from the Sports Operations Board. Pricing will be reviewed annually to ensure that assessed fees do not discourage nor create unnecessary burdens on local resident use. Existing Constitution fields will be rented at a rate of $20/game for adult games, but no charge for youth soccer.

Proposed Rental Fees

Use Description	Rate Categories					Miscellaneous	Frequency
	MRY County Resident	Youth MRY County Resident, Non-Profit Organization Pracitice Use	Youth MRY County Resident, Non-Profit Organization Game Use	Non-MRY County Resident for Tournament	Commercial Use		
Field Rental Turf (new)	$75/hr.	$20/hr.	$30/hr.	Market Rate	Market Rate	Lights $25/hr./field Scoreboard $10/use/field PA System $35/use/field Parking Tourn. $5/car Insurance required with all categories.	Daily 8am-10pm
Field Rental Grass (new)	$30/hr.	$10/hr.	$15/hr.	Market Rate	Market Rate	Parking Tourn. $5/car Insurance required with all categories.	Daily 8am-Dusk
Field Rental Grass (existing)	$20/hr.	None	None	Market Rate	Market Rate	Parking Tourn. $5/car Insurance required with all categories.	Daily 8am-Dusk
Indoor Facility Turf (new)	TBD	TBD	TBD	Market Rate	Market Rate	Insurance required with all categories.	Daily 8am-10pm
Indoor Facility Classroom	$25/hr. all categories						Daily 8am-10pm
Indoor Facility Special Events	$100/hr. all categories						Daily 8am-10pm
Concessions Rental	$100/day all categories						Daily 8am-Dusk

- Hours of Operation

Proposed hours of operation would be as follows:

Facility	M-F Hours	Sat & Sun Hours	Comments
Indoor arena	3pm-10pm 8am-10pm summer	8am-10pm	Adult leagues late evenings
Turf lighted fields	12pm-10pm 8am-10pm summer	8am-10pm	
Grass non-lighted fields	12pm-dusk 8am-dusk	8am-dusk	
Parties	3pm-9pm	6pm-10pm	Scheduled
Classrooms	8am-10pm as scheduled	8am-10pm as scheduled	Scheduled

- Maintenance: fields, buildings

Ongoing maintenance by employed staff will be scheduled according to pre-scheduled recommendations for different types of fields. At minimum, the following maintenance will be required:

Facility	Maintenance Required	Frequency
Indoor arena		
- Field washing	Wash turf to clean from microbes	2x/year
- Classrooms	Painting	1x/2 years
	Ongoing janitorial	Daily
Grass fields	Watering 1-1/2" – 2"/week	Weekly
	Fertilization 2x/year	2x/year
	Aeration & reseeding 1x/year	1x/year
Turf fields	Cleaning/washing, raking	2x/year

- Scheduling

All facilities will be scheduled and managed by SRSA on a master schedule kept on a computer. The schedule will be available for public viewing via a website for the sports complex. Equal access for all community and county constituents is crucial, and the facility will be available generally on a first-come first-serve basis.

SRSA anticipates that at the beginning of the fall season and the spring season, all leagues and potential users will be required to submit an application to SRSA for use of the fields, including number of fields, sizes required, dates, times and length of games. Leagues desiring use of the lighted turf fields will need to submit applications as well. Individual groups or users may also request fields, but will be subject to the same availability guidelines as the leagues. Once applications are received from the leagues, individuals and tournament directors, the director of SRSA will convene all parties at a meeting to assign fields equally and determine the fees assessed for the season. Youth leagues will have priority over all other scheduled events.

For non-peak season use, tournaments and general use by the public, the following priority scheme will be utilized if there is a conflict in scheduled events:

Priority for Scheduling Fields

Weekdays

1. Academy after-school programs
2. Resident, non-profit, youth athletic organizations
3. Tournaments
4. City programs
5. Resident adult
6. Non-resident, non-profit organizations
7. Non-resident adult
8. Special events

Weekends

1. Tournaments
2. Resident, non-profit youth league games
3. City programs
4. Resident adult leagues
5. Non-resident, non-profit organizations
6. Non-resident adult
7. Special Events

In keeping with proper maintenance practices, grass fields will be rotated out of use periodically to allow for appropriate rest time for the fields, free from traffic. It is anticipated that the fields may be closed for a period each year to accommodate the annual aeration, sanding, seeding and fertilization of the fields, generally done during off peak months such as December and January. Closed fields will be posted on the schedule ahead of time. The existing recreation fields are currently closed from November through March for maintenance and field rest. SRSA anticipates with the construction of eight additional grass fields and two turf fields, that the lengthy field closure time may be reduced, weather permitting, and that on average each field would be closed approximately two months per year, or 15% of the time, plus or minus.

Any conflicts or changes to the schedule will be managed by the director of the facility. Teams or leagues are able to swap times or fields with other leagues provided the arrangements are made in advance and communicated via email or paper form to the director of scheduling.

- Tournaments Opportunities and Other Venues

  Tournament play usually involves competitive leagues and teams, and most tournaments are sanctioned by either CYSA or US Club recreation as "official" tournaments. In addition to tournament opportunities with the sanctioned leagues, there is also ample opportunity to host NCAA competitions, CCS matches, and other regional tournaments if the required guidelines are followed in terms of field size, number of fields, bleacher space, etc. We anticipate as well that local tournaments between leagues in different parts of the county will be hosted as well, and will afford good, safe cross-cultural opportunities for youth to get together and play recreation locally.

  The facility once completed can host tournaments at this level, but the tournaments are fairly complex to run and require a great deal of planning and expertise. Part of the staffing requirements for the management of the facility will be tournament experience and expertise.

Tournaments can provide a good source of revenue for leagues and the recreation complex in the amount of anywhere from $4,000 to $13,000 per tournament.

Tournaments will be hosted by SRSA and sponsoring leagues jointly at the complex. SRSA will provide all equipment, nets, corner flags, goals, tables and other accessories as needed to host local tournaments as well as lead staff to help in the scheduling, referee coordination, registration activities and other such functions necessary to the tournament. Sponsoring leagues will provide all volunteers to manage and marshal the fields, communicate with teams entered in the tournaments, setup and cleanup before and after events, provide first aid as needed, and the like. The partnership affords the opportunity for both SRSA and the sponsoring leagues to earn income from tournaments for their league.

Each league in Monterey County interested in hosting a tournament must provide a commitment letter for the tournament with dates for the tournament, anticipate number of teams and age categories, and other such information to SRSA as soon as such information is available. Each league will be given the opportunity to host at least one tournament at the facility on a first-come first-serve basis, but no single organization will be allowed to host more than one tournament per year unless other leagues decline to use available time and space at the complex.

- Access to Fields and Facilities

Equal access to the fields and facilities is a crucial tenant of the community in constructing the facility centrally to Salinas residents. It is also important that access be granted to all Monterey County residents for use, and the land is an asset of all county residents. To that end, all Monterey County residents and leagues will have the right to reserve and use fields available on the schedule throughout the year.

The scheduling process will be the primary tool for equalizing access and priority will be given to tournaments scheduled outside of peak league play in the fall and spring, and then to local leagues that want to use the recreation park for regular league play. The leagues will have access to both the existing recreation park fields at current rates (sometimes free of charge) as well as to the newer fields at a somewhat elevated fee level. Leagues and teams are expected to pay for field and facility use at such time the fields are used. All leagues and teams must obtain and provide proof of required insurance that covers both players as well as the recreation Complex and SRSA, the City of Salinas and the County of Monterey from liability arising out of recreation play.

V. Maintenance Plan

- Maintenance: fields, buildings

Field maintenance for grass fields normally cost between $20,000-$25,000 per field and for turf fields approximately $5,000 per year. The higher figure for grass fields includes mowing, fertilizer, irrigation maintenance and watering. Though we have budgeted approximately $140,000 annually for maintenance costs of both the existing and new recreation fields, we anticipate that both the economies of scale of managing both the new and existing fields as well as the in-kind support from local agricultural firms will reduce this cost substantially. SRSA will also explore a partnership with the First Tee program as similar equipment and grass maintenance practices are required at both facilities and the two programs would be adjacent to one another.

Building maintenance, parking and fencing would be minimal for the first five years after construction.

Ongoing maintenance by employed staff will be scheduled according to pre-scheduled recommendations for different types of fields. At minimum, the following maintenance will be required:

Facility	Maintenance Required	Frequency
Indoor arena - Field washing - Classrooms	 Wash turf to clean from microbes Painting Ongoing janitorial	 2x/year 1x/2 years Daily
Grass fields	Watering 1-1/2" – 2"/week Fertilization Aeration Mowing	Weekly
Turf fields	Cleaning/washing, raking	2x/year

VI. Appendices

Appendix A – Facility Use and Reservation Policy

SALINAS REGIONAL RECREATION FACILITIES

FACILITIY USE AND RESERVATION POLICY

Welcome to the Salinas Regional recreation Complex! The Salinas Regional recreation Complex received a major "sports lift" and now provides two great playing surfaces for the championship game under sport lights or a scheduled practice on synthetic turf. The recreation Complex also offers eight natural grass fields without lights and a full-sized indoor turf field for indoor recreation and futsal.

The Salinas Regional recreation Complex is located at the corner of Constitution Blvd and East Laurel Drive in Salinas, California. The first priority for the field development was to meet the local youth sport field recreational needs and to complement existing programs and field uses at sites throughout the city.

FACILITY DESCRIPTION

The facility was built to meet the needs of organized community youth sports groups as first priority. The project began as the existing recreational complex consisting of a large grass turf capable of accommodating approximately 11 fields ranging in size from U8 through U18 fields. The improvements made to the existing complex including adding ten new, high level fields, two of which are artificial lighted turf fields and the remaining eight which are natural grass fields. The upgrades to the existing complex include in total the following features:

- Two Synthetic Turf Fields with lights
- Indoor recreation arena with a concession area, classrooms, restrooms and maintenance facilities
- Drinking Fountains
- Tot lot
- Sport court/plaza area
- Picnic benches and areas
- Bleachers for 600 on main field
- Electronic Scoreboard on main field
- Players' team benches
- Parking for 350+ spaces
- Play area for younger kids

RESERVATIONS

- Reservations are required to use the facility. The recreation Complex Staff will coordinate reservations, provide field schedules and can answer your questions regarding the site. In-person reservations may be made during regular office hours, Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Reservation time must include time needed for set-up, warm-ups and clean-up. Rentals for groups comprised of minors (less than 18 years of age) require supervision by at least one adult and the reservation must be issued to the supervising adult.
- Reservations must be made at least 2 days in advance and up to one year. Please refer to attachment for *Rental Rates and Priority Systems.* All fees must be paid in full prior to use. Walk-on use will be permitted only to the extent field space is available and appropriate fees are paid.
- Operating hours of the facility: 8am – 9pm.
- Field Lighting will be charged $25.00 per hour according to the following schedule:
  6:00p.m. November- April
  8:00p.m. May – October
- User groups are asked to bring their own first aid kits and ice packs. Ice is available in the indoor recreation facility.

INSURANCE

If the reservation is for a casual, practice field use, then the user will only be required to sign a "Hold Harmless Waiver and Release" agreement. Recurring users must provide proof of liability insurance with a minimum of $1m in coverage per claim. The Salinas Regional recreation Complex, SRSA, the City of Salinas and the County of Monterey must be named as an additional endorsed party on the insurance.

CHANGES/CANCELLATION/REFUND POLICY

All changes must be approved by the recreation Complex staff. Cancellations are only refunded if the Complex is able to rent the time to another group.

EQUIPMENT AVAILABLE

Main recreation artificial turf field:

2 recreation goals with nets
4 Player benches
1 Scoreboard with 1 portable control center & 1 hand-held wireless remote control
1 Portable PA system, including 2 loudspeakers with tripod stands & speaker-cables, 1 amplifier, 1 mixer with 2 microphones
4 corner flags

Other recreation Fields: 2 recreation goals with nets
2 Player benches
4 corner flags

Equipment will be checked out to each team utilizing the fields and will be the responsibility of the teams for damaged or lost equipment. First teams on the field and last teams off the fields will be expected to clean up equipment and returned to the operations staff daily after use.

MAINTENANCE AND OPERATIONS

The Salinas Regional Sports Authority has maintenance responsibility for the Salinas Regional recreation Complex. The following rules will be strictly enforced in order to maintain the playability of the new synthetic turf fields:

* Only water allowed on fields
* Food & beverage items are allowed in spectator seating areas only
* The following items are *Prohibited* at the Center:
    * Gum, sunflower seeds, peanuts
    * Tobacco and alcohol products
    * Glass
    * Metal Cleats
    * Bikes, scooters, skateboards, and inline skates
    * Pets
    * Staked tents and umbrellas on artificial turf fields

Users are responsible for the clean-up of the rented space to include fields, bleacher areas, walkways, restrooms and parking lot. This includes the picking up of all trash and depositing the trash in the dumpster provided.

There will be an after-hours evening custodial service that will be responsible for the cleaning of the

restrooms and in depth cleaning of the concession area as required.

Custodial needs during the day are the responsibility of the user groups

FIELDS

TO ENSURE THE LONGEVITY AND INTEGRITY OF THE FIELDS, please no alterations, no additional field chalking or marking of any kind to the fields will be allowed without specific written permission from the recreation Complex staff. CONES ARE TO BE USED INSTEAD.

FIELD MARSHALLS

One person must be assigned to act in the role of field marshal. This may be a coach, manager or parent of the team utilizing the fields and who will be able to monitor the procedure. Each user group will be required to have a designated Field Marshall name on file for field use compliance. The Field Marshals play an important role in maintaining our fields and facilities. Field Marshals must be easily identified on the playing fields.

SIGNS AND BANNERS: May be posted during the scheduled reservation timeframe.

PROPOSED FIELD RENTAL RATES

Salinas Regional Recreation Complex

Proposed Rental Fees

Use Description	Rate Categories					Miscellaneous		Frequency
	MRY County Resident	Youth MRY County Resident, Non-Profit Organization Pracitice Use	Youth MRY County Resident, Non-Profit Organization Game Use	Non-MRY County Resident or Tournament	Commercial Use			
Field Rental - Turf (new)	$75/hr.	$20/hr.	$30/hr.	Market Rate	Market Rate	Lights	$25/hr./field	Daily 8am-10pm
						Scoreboard	$10/use/field	
						PA System	$35/use/field	
						Parking Tourn.	$5/car	
						Insurance required with all categories.		
Field Rental - Grass (new)	$30/hr.	$10/hr.	$15/hr.	Market Rate	Market Rate	Parking Tourn.	$5/car	Daily 8am-Dusk
						Insurance required with all categories.		
Field Rental - Grass (existing)	$10/hr.	None	None	Market Rate	Market Rate	Parking Tourn.	$5/car	Daily 8am-Dusk
						Insurance required with all categories.		
Indoor Facility - Turf (new)	TBD	TBD	TBD	Market Rate	Market Rate	Insurance required with all categories.		Daily 8am-10pm
Indoor Facility - Classroom	$25/hr. all categories							Daily 8am-10pm
Indoor Facility - Special Events	$100/hr. all categories							Daily 8am-10pm
Concessions - Rental	$100/day all categories							Daily 8am-Dusk

Priority Scheduling

Weekdays

1. Academy after-school programs
2. Resident, non-profit, youth athletic organizations
3. Tournaments
4. City programs
5. Resident adult
6. Non-resident, non-profit organizations
7. Non-resident adult
8. Special events

Weekends

1. Tournaments
2. Resident, non-profit youth league games
3. City programs
4. Resident adult leagues
5. Non-resident, non-profit organizations
6. Non-resident adult
7. Special Events

Salinas Regional Recreation Facility - Revenue & Expenses

Revised: 10/6/14

REVENUES:	Annual/Hourly		Year 1 (2016)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	5-Year Total
1. TOURNAMENTS:								
6 X 12000/TOURNAMENT NET PROFIT WHEN FULLY FUNCTIONAL		6,000	-	30,000	30,000	30,000	30,000	120,000
2. SNACK BAR-NET (Sat & Sun Only - $100/team/tournament)			-	41,800	41,800	41,800	41,800	167,200
3. SOCCER FIELD RENTAL/USE FEES								
EXISTING GRASS FIELDS - GAME FEES								
SOCCER FIELD USE FEES - Existing Grass Fields Adults (Games)	$	20.00	-	27,500	27,500	27,500	27,500	110,000
PRACTICES								
SOCCER FIELD USE FEES - Grass Fields Youth (Practice)	$	10.00	-	11,400	11,400	11,400	11,400	45,600
SOCCER FIELD USE FEES - Grass Fields Adults (Practice)	$	30.00	-	11,400	11,400	11,400	11,400	45,600
SOCCER FIELD USE FEES - Turf Fields Youth (Practice)	$	20.00	-	8,400	8,400	8,400	8,400	33,600
SOCCER FIELD USE FEES - Turf Fields Adults (Practice)	$	75.00	-	31,500	31,500	31,500	31,500	126,000
GAMES								
SOCCER FIELD USE FEES - Turf Fields Youth (Games)	$	30.00	3,840	11,520	11,520	11,520	11,520	49,920
SOCCER FIELD USE FEES - Turf Fields Adults (Games)	$	75.00	12,000	36,000	36,000	36,000	36,000	156,000
SOCCER FIELD USE FEES - Grass Fields Youth (Games)	$	15.00	12,000	33,540	33,540	33,540	33,540	146,160
SOCCER FIELD USE FEES - Grass Fields Adults (Games)	$	30.00	5,760	16,560	16,560	16,560	16,560	72,000
ACADEMY PROGRAM ($100/participant/year, 250 participants)	$	100.00	7,500	20,000	20,000	20,000	20,000	87,500
INDOOR SOCCER ARENA								
SOCCER FIELD USE FEES - Indoor Turf	$	75.00					103,500	103,500
4. ANNUAL MEMBERSHIP FEES - INDOOR ARENA								
FIRST TOUCH KIDS MEMBERSHIP - $30/MO, 75 KIDS GROWING TO 200	$	30.00	-	-	-	-	-	-
ADULT ANNUAL MEMBERSHIP - $40/YEAR, 150 ADULTS	$	40.00	-	-	-	-	-	-
5. CAMPS & MISCELLANEOUS EVENTS								
CAMPS			-	6,000	-	-	-	6,000
PERSONAL TRAINING			-	-	6,000	6,000	6,000	18,000
SPECIAL EVENTS			-	-	-	-	-	-
6. PARKING FEES								
PARKING @ $5/CAR BOTH PKG LOTS - AVG 750 CARS/TOURNAMENT			-	26,000	-	-	-	26,000
PARKING EXISTING CONSTITUTION COMPLEX - AVG 200 CARS/DAY PEAK, $1/car			-	4,600	26,000	26,000	26,000	82,600
7. ADVERTISING REVENUES								
SIGNAGE/FIELD NAMES				9,996	-	-	-	9,996
TOTAL			$ 41,100	$ 326,216	$ 311,620	$ 311,620	$ 415,120	$ 1,405,676
FUNDRAISING								
HARDEN GRANT			100,000	-	-	-	-	100,000
COMMUNITY FOUNDATION			100,000	-	-	-	-	100,000
CALIFORNIA ENDOWMENT			250,000	-	-	-	-	250,000
US SOCCER FOUNDATION			-	-	-	-	-	-
CORPORATE SPONSORSHIPS			350,000	150,000	150,000	150,000	150,000	950,000
IN-KIND DONATIONS			-	-	-	-	-	-
CASH DONATIONS			-	-	-	-	-	-
CITY OF SALINAS (CURRENT MAINT FOR CONST PARK)			40,000	65,000	65,000	65,000	65,000	300,000
			-	-	-	-	-	-
OTHER GRANTS			-	-	-	-	-	-
TOTAL FUNDRAISING			$ 840,000	$ 215,000	$ 215,000	$ 215,000	$ 215,000	$ 1,700,000

Salinas Regional Recreation Facility - Revenue & Expenses

Revised: 10/6/14

		Year 1 (2015)	Year 2 (2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	5-Year Total
EXPENSES:							
STAFFING:							
FACILITIES :							
MANAGER	60,000	10,000	62,400	64,896	67,488	70,188	274,972
ASST MANAGER	30,000	-	-	-	-	35,100	35,100
STAFF - FIELDS (2 STAFF)	70,000	11,667	72,800	75,708	78,744	81,888	320,807
STAFF - SNACK BAR - $10/hour	20,800	3,467	21,632	5,760	5,760	5,760	42,379
STAFF - SNACK BAR - $8/hour	16,640	-	17,306	3,072	3,072	3,456	26,906
BOOKKEEPER (PT)	12,000	4,000	12,480	15,000	15,600	24,996	72,076
PART TIME HELP/TOURNAMENT COORDINATOR	10,000	-	10,400	3,604	3,748	3,826	21,578
TOTAL SALARIES	219,440	29,133	197,018	168,040	174,412	225,214	793,817
PAYROLL TAXES (8%)	17,555	2,332	15,756	13,440	13,956	18,013	63,497
W/C INSURANCE (6%)	13,166	1,748	11,820	10,080	10,464	13,514	47,626
PROFESSIONAL SERVICES:							-
PROJECT MANAGER - CONSTRUCTION PROJECT	60,000	10,000	30,000	7,500	-	-	47,500
PUBLIC RELATIONS - CONTRACTED	12,000	-	12,000	15,000	15,000	24,996	66,996
WEBSITE DEVELOPMENT AND MAINTENANCE - CONTRACTED	10,000	-	1,500	2,496	1,500	9,996	15,492
CEQA PROCESS CONSULTANTS	125,000	125,000	-	-	-	-	125,000
ARCHITECTURAL & PROJECT SERVICES	240,000	180,000	-	-	120,000	-	300,000
UTILITIES	10,000	-	30,000	30,000	30,000	50,004	140,004
REPAIRS & MAINTENCE - STRUCTURES	25,000	-	25,000	24,996	30,000	35,004	115,000
MAINTENANCE/WATER - EXISTING FIELDS (ASSUMES SOME IN-KIND WORK)	60,000	40,000	60,000	60,000	60,000	60,000	280,000
MAINTENANCE/WATER - NEW FIELDS (ASSUMES SOME IN-KIND WORK)	40,000	-	120,000	120,000	120,000	120,000	480,000
SUPPLIES	12,000	1,000	12,000	15,000	15,000	24,996	67,996
SNACK BAR SUPPLIES (33% of Gross Revenues)		-	-	13,794	13,794	13,794	41,382
OTHER	50,000	16,667	50,000	50,004	50,004	65,004	231,679
INTEREST		-	-	-	-	-	-
ADVERTISING	25,000	8,333	25,000	35,004	35,004	50,004	153,345
OTHER (CONSTRUCTION INSURANCE, ETC.)		10,000	10,000	-	-	-	20,000
		-	-	-	-	-	
TOTAL EXPENSES		424,213	600,094	565,354	689,134	710,539	2,989,334
TOTAL NET INCOME BEFORE INTEREST &DEPR		$ 456,887	$ (58,878)	$ (38,734)	$ (162,514)	$ (80,419)	$ 116,342
ADD BACK INTEREST		-	-	-	-	-	-
LESS MORTGAGE PMT		-	-	-	-	-	-
OPERATIONAL FUNDING TO BE RAISED		$ -	$ -	$ -	$ -	$ -	-
NET CASH AVAILABLE		$ 456,887	$ (58,878)	$ (38,734)	$ (162,514)	$ (80,419)	$ 116,342
CUMULATIVE CASH FLOW		456,887	398,009	359,275	196,761	116,342	

Assumptions

Assumes Buildout of Phase 1 for Fall 2015 Play, Manage Existing Fields (Start 9/1/15)
Assumes Build Out of Phase 2 in Year 3
Assumes Build Out of Phase 3 by end of Year 4
Indoor Arena Opens Year 5

Capital Cost Estimates - Constitution Sports Complex
Schematic Design Stage: As of 10/8/14

Description								Phase 1.1	Phase 1.2	Phase 2	Phase 3
1.0 Multi-use building/Indoor Arena							$ 2,817,500	**1.0 Multi-use Building Subtotal**	$ -	$ -	$ -	$ 2,817,500
Concession	400	sf	@	$ 225	$ 90,000						$ 90,000
Toilets	800	sf	@	$ 225	$ 180,000						$ 180,000
Classrooms (2 @ 600 sf)	1,200	sf	@	$ 175	$ 210,000						$ 210,000
Admin Offices	800	sf	@	$ 175	$ 140,000						$ 140,000
Lobby	400	sf	@	$ 175	$ 70,000						$ 70,000
Community Rm. w/ Kitchenette	800	sf	@	$ 225	$ 180,000						$ 180,000
Conference Room	400	sf	@	$ 175	$ 70,000						$ 70,000
Maintenance Equip.	700	sf	@	$ 175	$ 122,500						$ 122,500
Support Space including Janitor, Storage, Circulation, etc	1,500	sf	@	$ 175	$ 262,500						$ 262,500
Metal Building including Shell, Slab & Foundation	32,000	sf	@	$ 35	$ 1,120,000						$ 1,120,000
Indoor Field Surface (200'x85')	17,000	sf	@	$ 5	$ 85,000						$ 85,000
Bleacher Seating (150)	150	ea	@	$ 250	$ 37,500						$ 37,500
Dasher Boards System	1	ls	@	$ 100,000	$ 100,000						$ 100,000
Large Ceiling Fans & Misc. Netting	1	ls	@	$ 100,000	$ 100,000						$ 100,000
Scorboard	1	ls	@	$ 25,000	$ 25,000						$ 25,000
PA System	1	ls	@	$ 25,000	$ 25,000						$ 25,000
2.0 Sitework/Utilities							$ 1,024,500	**2.0 Sitework/Utilities**	$ 1,223,500	$ -	$ 40,000	$ 75,000
Electrical service	1	ls	@	100,000	$ 100,000				$ 50,000		$ 25,000	$ 25,000
Sanitary sewer	750	lf	@	$50.00	$ 37,500				$ 37,500			
Earthwork/stormwater tie-in to City/bioswell pipes	1	ls	@	125,000	$ 125,000				$ 105,000		$ 15,000	$ 5,000
Water service: connection to main, 8" water line, building	1	ls	@	60,000	$ 60,000				$ 50,000			$ 10,000
Parking Lot and Pathway Lighting and Controls	150,000	sf	@	$0.91	$ 136,000				$ 425,000			$ 25,000
Site Clearing, Grubbing & Stripping	1,400,000	sf	@	$0.08	$ 112,000				$ 112,000			
Earthwork	30,000	cy	@	$10.00	$ 300,000				$ 290,000			$ 10,000
Ag Well	1	ls	@	150,000	$ 150,000				$ 150,000			
Fire Hydrants	1	ea	@	4,000	$ 4,000				$ 4,000			
3.0 Playing Fields							$ 4,268,455	**3.0 Playing Fields**	$ 1,671,455	$ 240,000	$ 2,344,000	$ 13,000
Synthetic Turf Field	200,000	sf	@	$8.75	$1,750,000						$ 1,750,000	
500 x 400 s.f. 2 fields												
Bleacher Seating	2,000	ea	@	$250.00	$500,000						$ 500,000	
Equipment, benches, goals	12	ea	@	6,500	$78,000				$ 52,000		$ 13,000	$ 13,000
Goals, nets, corners												
Natural Grass - rennovate existing (18.4 acres)	800,000	sf	@	$0.30	$240,000					$ 240,000		
Natural Grass w/ Irrigation - new	752,450	sf	@	$1.50	$1,128,675				$ 1,128,675			
Maintenance equipment	1	ls	@	100,000	$100,000				$ 75,000		$ 25,000	
Mowers, rakers, field liners, vehicle												
Fencing (6' tall)	5,600	lf	@	$35.00	$196,000				$ 196,000			
Scoreboard	1	ls	@	25,000	$25,000						$ 25,000	
Public Adress System	1	ls	@	25,000	$25,000						$ 25,000	
Flag pole	2	ls	@	$3,000	$6,000						$ 6,000	
Landscaping: Planting areas w/ irrigation	82,450	sf	@	$2.00	$164,900				$ 164,900			
Landscaping: bioswale seed/soil	34,100	sf	@	$1.20	$40,920				$ 40,920			
Landscaping: ponds/water storage	69,800	sf	@	$0.20	$13,960				$ 13,960			
4.0 Sports Lighting							$ 530,000	**4.0 Sports Lighting**	$ -	$ -	$ 530,000	$ -
Recreation - 30 Footcandle	1	ea	@	220,000	$220,000						$ 220,000	
NCAA - 50 Footcandle	1	ea	@	310,000	$310,000						$ 310,000	

Capital Cost Estimates - Constitution Sports Complex
Schematic Design Stage: As of 10/8/14

Description								Phase 1.1	Phase 1.2	Phase 2	Phase 3
5.0 Pavement						$	1,352,700	**5.0 Pavement**	$ 799,700	$ -	$ -	$ 553,000
Parking - Paved	185,300	sf	@	$4.00	$741,200				$ 741,200			
Plaza areas	52,300	sf	@	$10.00	$523,000							$ 523,000
Sidewalks	14,100	sf	@	$5.00	$70,500				$ 40,500			$ 30,000
Emergency access roadways (AC)	4,500	sf	@	$4.00	$18,000				$ 18,000			
6.0 Campus Features						$	368,750	**6.0 Campus Features**	$ 243,750	$ -	$ -	$ 125,000
Playground, sand	2	ls	@	$50,000	$100,000							$ 100,000
Furnishings & BBQ area	3	ls	@	$25,000	$75,000				$ 50,000			$ 25,000
Sportcourt/Bball court	5,000	sf	@	$7.50	$37,500				$ 37,500			
Volleyball sand court	7,000	sf	@	$3.75	$26,250				$ 26,250			
Restrooms: playing fields	520	sf	@	$250	$130,000				$ 130,000			
7.0 Total Construction Cost						$	10,361,905	**7.0 Total Construction Costs**	$ 3,938,405	$ 240,000	$ 2,914,000	$ 3,583,500
8.0 Temporary Conditions						$	207,238		$ 78,768	$ 4,800	$ 58,280	$ 71,670
Mobilization & Staking	2% of construction costs					$	207,238		$ 78,768	$ 4,800	$ 58,280	$ 71,670
Stormwater Prevention Plan												
Traffic Control												
Temporary Fencing (2,500 lf for 6 mos, $4,500)												
8.0 Contingency @ 10%						$	1,056,914	**8.0 Contingency @ 10%**	$ 401,717	$ 24,480	$ 297,228	$ 365,517
9.0 Soft Costs @ 15%						$	1,585,371	**9.0 Soft Cost @15%**	$ 602,576	$ 36,720	$ 445,842	$ 548,276
Design, Reports & Mapping Fees												
Architect	Archaelogical											
Structural Engineer	Geotech Soils Report											
Landscape Architect	Hydrological Studies											
Electrical	Permit Fees											
Mechanical	Inspection Fees											
Civil	Reimbursables											
Environmental												
CEQA												
Surveys												
Permits												
10.0 Total Cost						$	13,004,190	**10. Total Cost**	$ 4,942,698	$ 301,200	$ 3,657,070	$ 4,497,293
										Total All Phases		$ 13,398,261