4.8.2.1 *Drainage*

The proposed project would add some impervious surfaces to the project site but proposes to capture stormwater for on-site use and allow infiltration on the site. The approved project would create 7.30 acres of impervious surfaces whereas the revised project proposes 1.98 acres of impervious surfaces. The project includes two retention ponds, one located on the northwest portion of the site and one located on the east portion of the site adjacent to Sand Dunes Drive. A bioswale would be located adjacent to the retention pond on the northwest portion of the site. Storm drainage lines ranging from 12 inches to 24 inches would be located throughout the site. The project would not connect with off-site storm drainage lines in order to discharge stormwater from the site. Rain water is proposed to supplement on-site water use for all non-potable uses including showers, toilets, laundry, spa, and swimming pools. The project would not discharge water to a municipal storm sewer system and no storm water outfalls are proposed from the site to Monterey Bay.

The proposed project would reduce the amount of impervious surfaces on the site when compared to the approved project and, therefore, would not result in any new or more significant drainage impacts than were described in the certified 1998 MBS FEIR. **(Less Impact than Approved Project)**

4.8.2.2 *Groundwater*

The project site has an existing well on-site and a water use entitlement from the Seaside Groundwater Basin adjudication for 149 acre-feet per year. The revised project would create an estimated demand of approximately 63.8 acre-feet of water per year as compared to the approved project which had an estimated water demand range of approximately 99 to 125 acre-feet per year. The estimated water demand for the revised project includes a conservative estimate of 1.2 acre-feet of water per year for landscape purposes although all landscaping water needs are proposed to be met using graywater. In addition, the project would require approximately 12.5 acre-feet of water to establish plants within the first year after planting on the site. The quantity of water necessary to establish plants would not be required on an on-going basis and is not included in the annual water demand for the project. The project applicant has applied for a water distribution permit from the Monterey Peninsula Water Management District (MPWMD) and estimates annual water use to be approximately 63.8 acre-feet per year, but seeks a permit to use up to 90 acre-feet per year. This figure remains below the 149 acre-feet authorized by the physical solution imposed by the court and thus is legally permissible. Although the project is estimated to use 63.8 acre-feet per year, this Addendum evaluates impacts as if the full 90 acre-feet per year applied for were actually used which would allow for the use of 8.1 acre-feet of potable water for landscaping in the event the proposed graywater systems fail. The potential use of 90 acre-feet of water per year is significantly less than the water demand range of 99 to 125 acre-feet per year estimated to be needed in the certified 1998 MBS FEIR for the approved project. Thus, the water use impacts of the proposed project would be less than those identified in the certified 1998 MBS FEIR. In addition to the reduction in water use, the groundwater impacts of the proposed project are expected to be reduced compared to the previously approved project, because the Seaside Groundwater Basin is now managed via a "physical solution" under the auspices of the Monterey County Superior Court, which has balanced the rights, needs and impacts of water production by other users within the basin.

As described earlier in this Addendum, the revised project would contract with Cal-Am Water Company (Cal-Am) to provide water service to the project using the property's water entitlement. The water supply for the project would be pumped from Cal-Am's Peralta wells which are further inland than the site's well, thus reducing the potential for salt water intrusion. The project would

direct excess graywater and stormwater runoff to infiltration swales which will contribute to groundwater recharge.

Thus, the proposed revised project would result in substantially reduced water demand from the basin than the approved project. The demand is likely to be approximately two-thirds to one-half of the demand range of the approved project and in the worst case (i.e., if the total 90 acre-feet were used); the demand would be nine to 35 acre-feet less per year than the approved project. These figures include a ten percent "buffer" built into the estimated demand and thus are conservative (i.e., the water demand is not expected to be as much as estimated). Based on this substantial water use reduction, combined with the Court ordered physical solution and monitoring and management plan to secure the long term sustainability of the basin, the revised project would not result in any new or more significant hydrology impacts than were described in the certified 1998 MBS FEIR. **(Less Impact than Approved Project)**

4.8.2.3 *Flooding*

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), the portions of the project site proposed for development are located within Zone C, an area with minimal flood risk. The proposed development would not be subject to flooding, and would not result in any new or more significant flooding impacts than were described in the certified 1998 MBS FEIR. **(No New Impact)**

4.8.2.4 *Water Quality*

Construction-Related Impacts

Construction of the proposed project, as well as grading and excavation activities, may result in temporary impacts to surface water quality. Construction of the proposed project also would result in a disturbance to the underlying soils, thereby increasing the potential for sedimentation and erosion. Pollutants such as oil, grease, and heavy metals released during the operation of heavy equipment during construction could be adhered to the sediments and/or carried directly by stormwater into Monterey Bay. Construction activities on sites where more than one (1) acre would be disturbed are subject to the permitting requirements of the National Pollution Discharge Elimination System (NPDES). The project would adhere to the NPDES permit through conformance with the Monterey Regional Storm Water Management Program (MRSWMP) which requires the preparation of a construction site stormwater runoff control program.

When disturbance to underlying soils occurs, the surface runoff that flows across the site may contain sediments that are ultimately discharged into the storm drain system.

The development of the proposed project would contribute to the significant construction-related water quality impacts identified in the certified 1998 MBS FEIR. The proposed project would not result in any new or more significant construction-related water quality impacts than were described in the certified 1998 MBS FEIR.

Impact HYD-1: The proposed project would result in the same construction-related water quality impacts as the approved project. **(Same Significant Impact as Approved Project)**

4.16.2 Environmental Checklist and Discussion

UTILITIES AND SERVICE SYSTEMS	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	☐	1,2
2) 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?	☐	☐	☒	☐	☐	1,2
3) 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?	☐	☐	☐	☒	☐	1,2
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒	1,2
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	☐	1,2
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒	1,2
7) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒	☐	1,2

4.16.2.1 *Water Service*

Cal-Am would provide water service to the site through an operation agreement with the property owner of an existing on-site well until such time that the California Public Utilities Commission approves an annexation of the project site into Cal-Am's service area. Once the project site is annexed into the Cal-Am service area, water lines would be extended from an existing 12-inch water line located at the Edgewater Shopping Center to the project site and the site's groundwater entitlement would be pumped from Cal-Am's existing Peralta wells through a subsequent operating agreement. Based on information from Cal-Am it is expected that the site will be annexed into the Cal-Am area prior to occupancy.

The revised project would create an estimated demand for approximately 63.8 acre-feet of water per year as compared to the approved project which had an estimated water demand range of

approximately 99 to 125 acre-feet per year. The estimated water demand for the revised project includes a conservative estimate of 1.2 acre-feet of water per year for landscape purposes although all landscaping water needs are proposed to be met using graywater. In addition, the project would require approximately 12.5 acre-feet of water to establish plants within the first year after planting on the site. The quantity of water necessary to establish plants would not be required on an on-going basis and is not included in the annual water demand for the project. The project applicant has applied for a water distribution permit from the Monterey Peninsula Water Management District (MPWMD) and estimates annual water use to be approximately 63.8 acre-feet per year, but seeks a permit to use up to 90 acre-feet per year. Although the project is not expected to use 90 acre-feet per year, this Addendum evaluates impacts as if the full 90 acre-feet per year applied for were actually used. The potential use of 90 acre-feet of water per year is significantly less than the range of 99 to 125 acre-feet per year estimated to be needed in the certified 1998 MBS FEIR for the approved project.

The actual estimated water demand for the revised project is likely to be two-thirds to one-half of the approved project's estimated water demand range of 99 to 125 acre-feet per year and in the worst case (i.e., if the total 90 acre-feet were used); the demand would be nine to 35 acre-feet less per year than the approved project. These figures include a ten percent "buffer" built into the estimated demand and thus are conservative (i.e., the water demand is not expected to be as much as estimated).

An optional 250,000 gallon water storage tank may be constructed on the northeast side of the project site near the public parking area. The water storage tank would be 47 feet in diameter and 16 feet in height.

The proposed project will use substantially less water than the previously approved project and, therefore, will result in less impact than the approved project. **(Less Impact than the Approved Project)**

4.16.2.2 *Sanitary Sewer/Wastewater Treatment*

The revised proposed project would likely generate up to approximately 55.7 acre-feet of wastewater per year assuming 8.1 acre-feet per year of graywater is reused for landscaping. The previously approved project would have generated approximately 72.8 acre-feet of wastewater per year, and thus the revised project would likely result in a 23 percent reduction in wastewater generated. The applicant has applied for a water distribution permit from the Monterey Peninsula Water Management District (MPWMD) seeking a permit to use up to 90 acre-feet of water per year. The revised project further proposes the reuse of graywater on the site and is anticipated to result in substantially less water use than a conventional hotel development. Assuming a worst-case water use of up to 90 acre-feet per year and the reuse of approximately 8.1 acre-feet of graywater on the site for landscaping, without accounting for excess graywater generation beyond landscaping, the revised project's annual wastewater discharge would be approximately 81.9 acre-feet per year. The revised project would likely generate up to approximately 23 percent less wastewater than the previously approved project; however, assuming the permitted amount of 90 acre-feet per year is utilized, wastewater flows from the project would exceed estimates for the approved project.

The wastewater generated by the project is not considered a substantial increase in sewage generation due to the existing excess capacity of the sewage treatment plant. The extension of the sanitary sewer line would be located within the existing alignment of California Avenue, and therefore, construction and extension of this line is not anticipated to result in significant environmental effects.