



CITY HALL



## *chapter nine*

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# COMMUNITY FACILITIES + INFRASTRUCTURE

*Building safe, strong, and well-maintained community facilities and infrastructure is essential to the functioning of any community. Water, energy, waste, and telecommunications systems support the needs of Seaside's diverse community and ensure a high quality of life for residents, workers, and visitors to the City and foster future investments in the City. These facilities and infrastructure systems must also be adaptable to changes in the City, accounting not only for existing capacity, but also future demand, sustainable design, and potential funding options.*

*Topics covered in this chapter include: water, sanitary sewer, storm drainage and flood control, energy, solid waste, city facilities, and schools. This chapter also includes related goals and policies.*

# Statutory Requirements

The State of California does not require that a city's General Plan include a separate Community Facilities and Infrastructure Element, but does require the topic of facilities and infrastructure to be addressed. State law requires capital facilities be consistent with the General Plan (*Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988). The Community Facilities and Infrastructure Element provides a set of goals, policies, and implementation actions to maximize urban water management, stormwater systems, recycled water use, and use of public buildings.

## Coastal Land Use Plan

The California Coastal Act additionally identifies specific requirements related to infrastructure and water quality. These include identifying current and projected infrastructure capacity based on service improvements that are consistent with the California Coastal Act and Local Coastal Program policies, identifying land use designations and intensities commensurate with the level of available infrastructure (e.g., sewer, water, and road or transit systems, including limiting Highway 1 to two lanes in rural areas), and identifying grading regulations to minimize alterations of natural landforms.

# Setting the Scene

## Utilities

Utility systems within the City include potable and recycled water, sanitary sewer, storm drainage, natural gas distribution, electric distribution, and a variety of telecommunications systems. This section provides an overview of the City's utility infrastructure and services.

### Water

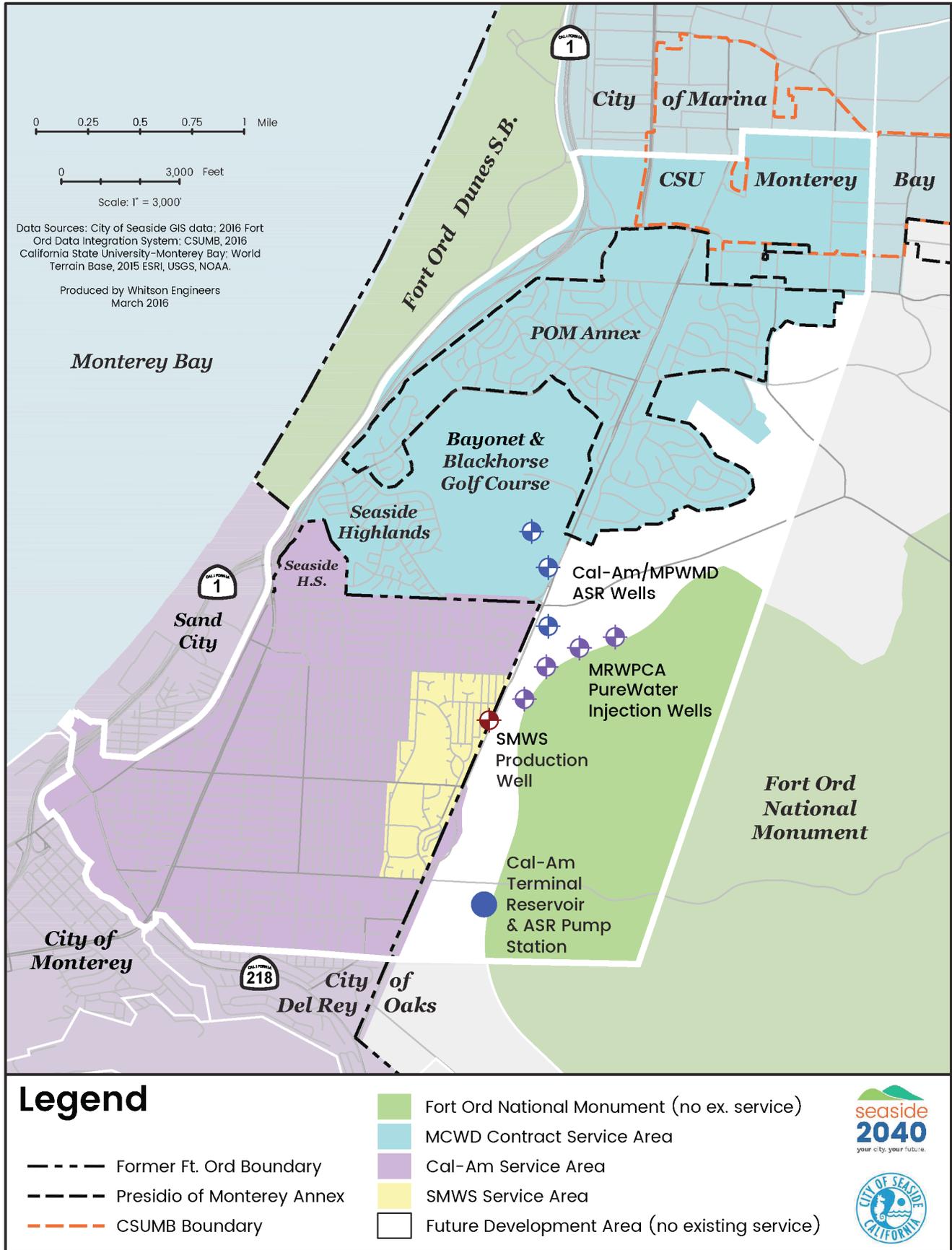
Water service is provided to Seaside by the California American Water Company (Cal-Am), Marina Coast Water District (MCWD) and Seaside Municipal Water System (SMWS), a City-owned and operated water utility. Figure 50 shows the service areas for each provider. The undeveloped areas of the former Fort Ord are not currently within the service area of any provider. It is assumed that MCWD will annex the developable former Fort Ord lands within Seaside.

The City (along with the entire Monterey Peninsula) relies entirely on local water supplies. The historic supplies - the Carmel River, the Seaside Groundwater Basin, and the Salinas Aquifer - are subject to production limitations, which are on a reducing schedule. Development within the City has been stagnant for over a decade, in part on account of these limitations, and there is a potential for these restrictions to create a water shortage for existing customers if new supplies are not developed. SMWS anticipates a supply shortage if additional source water is not found by 2021.

A portfolio of new water sources is under development by Cal-Am, MCWD, Monterey One Water (formerly the Monterey Regional Water Pollution Control Agency) and Monterey Peninsula Water Management District (MPWMD). These include Cal-Am's Pure Water Monterey and Monterey Peninsula Water Supply Project and MCWD's RUWAP recycled water use and desalination plant projects. Until these projects are implemented, water supply availability will limit the potential for both new development and redevelopment.

Recycled water is not currently available within the City. Recycled water use is planned for in both MCWD's and Cal-Am's Urban Water Management Plans. Recycled water is planned to be used primarily for irrigation of the Bayonet and Black Horse Golf Courses, parks, and other open spaces.

Figure 50: Water Service Areas



## Sanitary Sewer

Sanitary sewer service outside the limits of the former Fort Ord is provided by the Seaside County Sanitation District (SCSD), a Monterey County Special District which serves the cities of Seaside, Del Rey Oaks and Sand City. Within the boundaries of the former Fort Ord, sewer service is provided by the Marina Coast Water District.

The City does not own/operate the sewer collection systems within the City. Additional information on the systems can be found in the SCSD and MCWD Sewer Master Plans. Long term improvements (e.g., upsizing sewer lines) to allow development of the former Fort Ord lands are anticipated and will need to be completed in conjunction with the development of former Fort Ord.

Wastewater collected by SCSD and MCWD, as well as from the cities of Monterey, Pacific Grove, and Marina, flows to the MRWPCA Interceptor Pipeline. The wastewater is then pumped to and treated at the MRWPCA Regional Treatment Plant, located north of the City of Marina. Treatment capacity is not anticipated to be a limiting factor for development/redevelopment within the city.

To date, MCWD has not annexed the Ord Community service area, but is providing sewer service under contract to FORA. SCSD and MCWD are currently in negotiations to establish annexation limits for each District.

## Storm Sewer

The City owns and operates a Municipal Separate Storm Sewer System (MS4), which is regulated by a number of federal, state, regional and local rules, permits and regulations, including the Federal Clean Water Act, State Phase II General Permit, Central Coast Regional Permit, FORA Stormwater Master Plan, and City ordinances, among others.

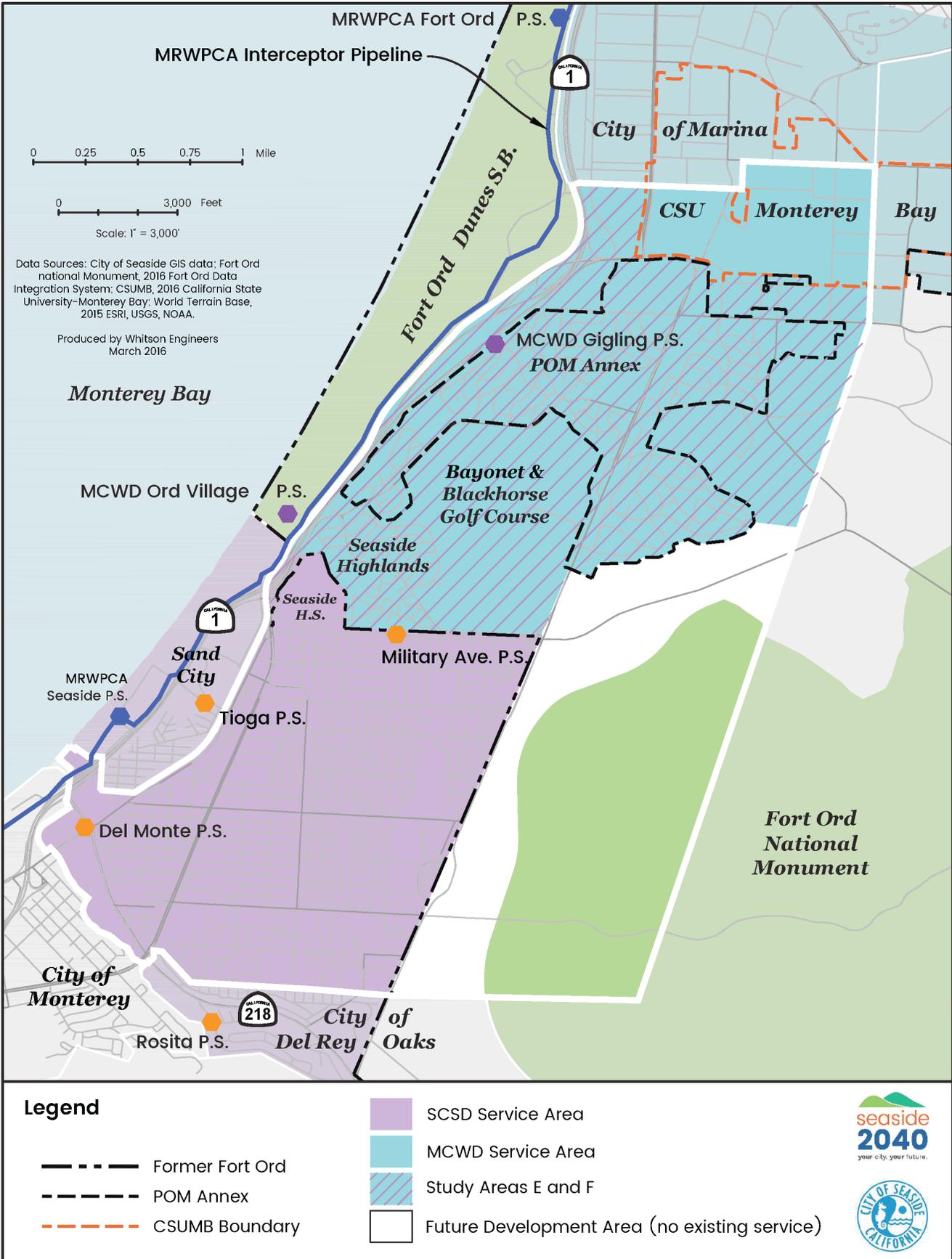
Private “on-site” systems, which are appurtenant to individual parcels, are regulated by the City under its municipal permit. Caltrans, the US Army, and CSU Monterey Bay also own and operate storm drainage systems within the City (independent of the City’s MS4 Permit). The storm drainage systems are summarized in Table 15.

Current and future stormwater management facilities, including retention (infiltration), treatment, and detention facilities operate independently from the storm drain system. In addition to meeting the site’s permit requirements, these on-site systems can also reduce the demand on the city’s storm drain system. These techniques are supported through policies in the General Plan.

**Table 15: Storm Drainage Facilities**

Owner	Facilities
City of Seaside	<ul style="list-style-type: none"> <li>• Gutters, storm drains, catch basins, etc.</li> <li>• Infiltration basins and underground chambers</li> <li>• Robert’s Lake and Laguna Grande</li> <li>• 90”- dia. Bay Avenue beach outfall</li> <li>• Robert’s Lake Outfall</li> </ul>
Caltrans	<ul style="list-style-type: none"> <li>• Highway drainage facilities</li> <li>• 24”- dia. beach outfall</li> </ul>
US Army	<ul style="list-style-type: none"> <li>• Drainage facilities within the POM Annex, including gutters, storm drains, catch basins, etc. within streets retained by the Army</li> <li>• 60”-dia. beach outfall</li> </ul>
CSU Monterey Bay	<ul style="list-style-type: none"> <li>• On-site storm drainage systems</li> </ul>
Various	<ul style="list-style-type: none"> <li>• On-site (private) storm drainage systems</li> </ul>

Figure 51: Sewer Service Areas



## Energy

Seaside's homes and businesses use energy (electricity and natural gas) in building heating and cooling, lighting, and appliance operation. Energy is generated from many different sources across California. Energy used in Seaside comes from various sources, including wind, solar, hydroelectric, nuclear, coal, and natural gas, among others. This energy is then transmitted through energy transmission networks to Seaside's homes and businesses. The main electricity and natural gas provider within Seaside is Pacific Gas & Electric Company (PG&E).

Seaside recently joined Monterey Bay Community Power, a regional project to provide electricity to residents and businesses through a Community Choice Energy (CCE) model. CCE enables communities to choose clean-source power at a cost equivalent to PG&E, while retaining PG&E's role in maintaining power lines and providing customer service.

## Solid Waste

The City of Seaside currently contracts with Green Waste Recovery to collect solid waste, recyclable materials, organics (including yard trimmings and food waste), and construction and demolition debris. Materials from Green Waste Recovery and the general public (i.e. contractors) are delivered to Monterey Regional Waste Management District's (MRWMD's) Monterey Regional Environmental Park in Marina for sorting, consolidation, and recovery of recyclable materials. Once sorted at MRWMD, source separated recyclables from single-family and multi-family residences, commercial businesses, dumpster service, and City government buildings are taken to the San Jose Materials Recovery Facility (MRF) for single stream clean recycling. The remainder is disposed of at the MRWMD landfill in Marina. In 2014-2015, MRWMD received 31,874 tons of materials from Seaside. Approximately 32 percent of these materials were diverted from the landfill and 68 percent were disposed of in the landfill.

## Facilities and Services

In addition to utility infrastructure, the City operates a number of facilities throughout the City, provides emergency services, and houses numerous schools and education facilities. Emergency services are addressed in the Safety Element.

### City Facilities

The City of Seaside operates a number of facilities throughout the City, including City Hall, City offices, Police Station, Fire Station, Soper Community Center, City Corporation Yard, and Oldemeyer Center. City Hall is located at 440 Harcourt Avenue and is home to the City Council Chambers and many City offices including the Police Station.

The Oldemeyer Center provides a wide range of meeting rooms offering space for organizations and individuals to host events. It also serves as the primary location for recreational services, offering youth, adult, and senior activities and programs in the City.

The City operates the Soper Community Center located at 220 Coe Avenue, which provides an additional location for city-wide events and activities.

In addition to the above, there are other facilities, including an indoor community swim center and a youth education center in good condition and needing only minor renovations.



Oldemeyer Center.

**Schools**

Seaside is located within the Monterey Peninsula Unified School District (MPUSD). There are eight public MPUSD schools in Seaside, as shown in Table 16. In addition to the MPUSD public schools, there are six private and charter schools in Seaside.

The City is also home to other educational institutions, including California State University - Monterey Bay (CSUMB) and the Monterey College of Law. Monterey Peninsula College, just south of City limits, is located in the City of Monterey.

The City has a joint-use agreement with the Monterey Peninsula Unified School District. The California Civic Center Act and the Community College Civic Center Act provide regulatory guidance in promoting joint use policies and practices for public schools and community colleges.

**Table 16: Schools Serving Seaside**

	Address	Grades
<b>Public Schools</b>		
Highland Elementary School	1650 Sonoma Ave	K-5
Del Rey Woods Elementary School	1281 Plumas Ave	T/K-5
George C. Marshall Elementary School	300 Normandy Rd	K-5
Ord Terrace Elementary School	1755 La Salle Ave	K-5
King Elementary School	1713 Broadway Ave	K-5
Seaside Middle School	999 Coe Ave	6-8
Central Coast High School	200 Coe Ave	9-12
Seaside High School	2200 Noche Buena St	9-12
<b>Private and Charter Schools</b>		
Monterey Bay Christian School	1184 Hilby Ave	K-8
Peninsula Adventist School	1025 Mescal St.	Monterey
Auburn's House Montessori School	1242 Siddall St.	Preschool, K-3
Chartwell School	2511 Numa Watson Rd	K-12
International School of Monterey	1720 Yosemite St	K-8
Dual Language Academy of the Monterey Peninsula	225 Normandy Rd.	K-8
<b>Preschools</b>		
Cabrillo State Preschool	1295 La Salle Ave	Pre-K
Del Rey Oaks State Preschool	1281 Plumas Ave	Pre-K
Ord Terrace State Preschool	1755 La Salle Ave	Pre-K



# Goals and Policies

## Goal CFI-1: City-wide infrastructure to support existing development and future growth.

Intent: To plan new and improved city-wide infrastructure that supports future growth and sustainable infrastructure best practices. To achieve this, the City will consider strategic approaches to mitigate the cost of services and utilities, while meeting the needs of current and future residents.

### Policies:

- **Aging infrastructure.** Continue to manage and upgrade the City's aging infrastructure, as funds allow and leverage funds whenever possible.
- **Funding levels.** Explore options available to attain sustainable funding levels for maintaining existing infrastructure in the City.
- **Infrastructure for new development.** Require a plan to provide adequate infrastructure and utility service levels before approving new development.
- **Fair share.** Require that new and existing development pay its fair share of infrastructure and public service costs.
- **Utilities below grade.** To the maximum extent feasible, install infrastructure to facilitate the delivery of all utilities below grade when feasible.
- **Sustainable materials.** Promote the design of infrastructure projects that use sustainable materials and fewer natural resources during construction.
- **Climate change risks.** As feasible, identify the long-term risks from climate change, including changes in flooding, storm intensity, sea level rise, water availability, and wildfire, during infrastructure planning and design to adapt to those changes.

## Goal CFI-2: A sustainable water supply that supports existing community needs and long-term growth.

Intent: To create a strong framework of policies and practices that encourage sustainable water management, accommodate projected growth, and provide benefits beyond the horizon of the General Plan. To achieve this, the City will continue to coordinate with water utilities and regional water supply agencies to seek new water sources and ensure adequate supply for current and future residents. The City will also continue to work to reduce water use and find alternative sources of potable water to ensure a sustainable water supply.

### Policies:

- **Regional coordination.** Continue to work cooperatively with local and regional water utilities, suppliers and agencies to maintain an adequate water supply for existing uses and develop new water supplies for development of the former Fort Ord lands and redevelopment within the city.
- **New water sources.** Aggressively seek new water sources for the Seaside Municipal Water System service area.
- **City review of new development.** Continue to review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.
- **Water conservation.** Continue to actively promote water conservation by City residents and businesses through policies and programs outlined within the Climate Change and Sustainability Element.
- **Recycled water.** Continue to promote the use of recycled water for irrigation of parks, golf courses, and public and private landscaped areas in Seaside.
- **Stormwater infiltration.** Continue to promote recharge of drinking water aquifers by stormwater infiltration.

### Goal CFI-3: Clean and sustainable groundwater.

Intent: To promote sustainable city practices that alleviate water shortages and ensure access to a clean and sustainable groundwater supply. To achieve this, the City will work with local partners to develop a sustainable regimen of groundwater pumping and recharge and continue to seek new and expanded opportunities to ensure long-term groundwater sustainability.

#### Policies:

- **Groundwater recharge in new development.** Continue to optimize groundwater recharge from new and redevelopment projects by infiltrating stormwater in accordance with State, regional, and local requirements, including FORA development requirements.
- **Groundwater recharge in City projects.** Seek opportunities to incorporate groundwater recharge elements into City drainage projects and work with other agencies to implement regional groundwater recharge projects.
- **Groundwater credits.** Seek opportunities to quantify groundwater recharge from stormwater infiltration projects and credit it towards the city's potable water allocation.
- **Groundwater monitoring.** Coordinate with local organizations to ensure the City periodically assesses, monitors, and manages the quality of groundwater.

### Goal CFI-4: Well-maintained water and sewer systems that meets the City's current and future needs.

Intent: To ensure Seaside is provided with access to high-quality utility infrastructure that meets current and future demands. To achieve this, the City will work to maintain a standard of service that meets or exceeds the needs of residents and continually monitors and assesses capacity.

#### Policies:

- **Level of Service.** Work with utility owners to maintain the existing water and sanitary sewer systems to provide a high level of service to Seaside's neighborhoods.
- **New development.** Require new development and redevelopment projects to provide adequate water distribution and sewage collection infrastructure.
- **Regional sanitary sewer.** Continue to monitor and coordinate with partners about the MRWPCA treatment plant as new development projects are proposed and treatment capacity needs expand.

## Goal CFI-5: Safe and environmentally-sustainable stormwater management.

Intent: To ensure that future development and redevelopment complies with best management practices to capture and treat stormwater. To achieve this, the City will work to reduce peak stormwater flow, minimize pollutant and trash migration, and provide flood control, reducing the need to expand the City's existing stormwater system capacity.

### Policies:

- **Requirements for new development.** Require new development and redevelopment projects to meet federal, state, regional, and local stormwater requirements, including site design, stormwater treatment, stormwater infiltration, peak flow reduction, and trash capture.
- **Stormwater Utility Fee.** Implement a Stormwater Utility Fee to fund required capital improvement projects.
- **Stormwater capture.** Optimize stormwater capture and treatment through implementation of low-impact design techniques, stormwater treatment and infiltration in open spaces, and implementation of green streets.
- **Stormwater capture.** Require new development and redevelopment projects to reuse stormwater on-site to the maximum extent practical.
- **Flood control.** Require new development and redevelopment projects to provide adequate stormwater infrastructure for flood control.
- **Level of service.** Maintain, improve and expand the City's existing stormwater system to provide a high level of service to Seaside's neighborhoods and commercial corridors.
- **Regional stormwater collaboration.** Collaborate with regional agencies and neighboring jurisdictions to manage stormwater at Laguna Grande and Robert's Lake.
- **Public space design.** Seek opportunities to integrate stormwater facilities into public spaces as architectural design elements. Include informational and educational signs to raise public awareness of water use and water pollution issues.
- **Promote stormwater and watershed environmental education.** Increase public awareness through programs, partnerships, and signage of stormwater and watershed stewardship.



Stormwater Outfall in Seaside.

## Goal CFI-6: A flexible and effective system that reduces solid waste and waste resources.

Intent: To reduce solid waste sent to the landfill, divert waste to recycling or green waste programs, and encourage residents and businesses to reduce consumption of materials that are likely to end up in the landfill. To achieve this, the City will follow sustainable waste management practices to ensure that e-waste and hazardous waste are disposed of properly and will use new technology and innovation to help achieve waste reduction goals.

### Policies:

- **Solid waste services.** Continue to coordinate solid waste and green waste recycling services to Seaside businesses and homes.
- **Waste reduction education.** Promote awareness about responsible waste management practices, including recycling, green waste collection, and composting.
- **Construction demolition.** Require construction demolition to meet or exceed the State's 50 percent targets for material salvage and recycling of non-hazardous construction materials.
- **Separate containers.** Promote waste reduction, recycling, and composting by placing separate containers in all gathering areas of City-owned facilities and sites.
- **E-waste and hazardous waste campaign.** Continue to work with regional agencies to educate residents about available drop-off and/or pickup points for e-waste and hazardous materials and chemicals, to avoid their disposal into the sewer system, waste stream, or open space areas.

## Goal CFI-7: City-wide access to high-quality energy utility and telecommunication services.

Intent: To ensure that all residents and businesses have access to affordable, reliable and high-quality energy and telecommunication services that are essential to overall quality of life in Seaside. These services play a vital role in day to day life, from ensuring stable home heating and cooling to communications to the basic infrastructure for aging in place. To achieve this, the City will meet current and future demand for accessible, high-quality, and safe utilities, including supporting the connection needs of new and existing business operations.

### Policies:

- **Service levels.** Ensure that adequate utility and telecommunication infrastructure support future development.
- **Public-private broadband partnership.** Actively seek a public-private partnership to provide ultra-high speed fiber optic communications to businesses in Seaside.
- **Underground utilities.** When feasible, place new utilities underground to promote attractive neighborhoods and streetscapes.
- **Safe integration.** Ensure that public utilities facilities and infrastructure are designed to be safe and compatible with adjacent uses. Consider aesthetic design, including well maintained grounds and fencing around substations.
- **Telecommunication facility siting.** Ensure that siting of telecommunication facilities provides efficiency and quality services to emergency response providers in the City.
- **Joint use of power line corridor.** Work with PG&E to encourage joint use of the power line corridor adjacent to General Jim Moore Boulevard.

## Goal CFI-8: High-quality community facilities and services that meet the needs and preferences of all residents in the City.

Intent: To provide well-maintained community facilities that meet the needs of current and future residents. To achieve this, the City will work with regional partners, youth, community-based organizations, and others to ensure high-quality services are available.

### Policies:

- **Community facility siting.** Provide community facilities and services throughout the City in close proximity to or on accessible transit corridors and priority bikeways. Ensure nearby sidewalks are well-maintained for accessibility.
- **Community services.** Collaborate with a range of community partners (e.g., libraries, community centers, non-profits) to develop high-quality health, environmental, education, and recreation programs and services. Ensure provision of bilingual services to better serve needs of the diverse community.
- **Maintenance.** Ensure well-maintained community facilities that promote civic pride and encourage their use.
- **Public space.** Support the use of public facilities by local artists, students, and cultural groups, including shared space and financial and program support for local organizations.
- **Youth engagement.** Encourage youth to guide planning and programming efforts at community facilities, including libraries, schools, art galleries, parks, and other public spaces.
- **Coordinated service delivery.** Coordinate with City and County offices (e.g., libraries, parks, fire stations, police stations) to deliver public access to library services and community programming at the neighborhood scale.
- **After-school programming.** Partner with local schools, libraries, and community centers to offer safe and accessible after-school programming opportunities that promote community health, wellness, and learning.
- **Childcare.** Coordinate with local agencies to encourage a range of child-care facilities, including in-home childcare, family care, public and private childcare centers, and community centers, where feasible.
- **Public art.** Encourage the use of public art and public art partnerships among City departments, private developers, arts and cultural organizations, schools and community members.



Sidewalk and park clean-up in Seaside.

## Goal CFI-9: Access to high-quality education and community services for all residents.

Intent: To continue to expand access to educational opportunities in order to increase economic opportunity for all residents and to strengthen the regional economy. To achieve this, the City will also work with the Monterey Peninsula Unified School District to ensure an adequate number of schools are sited appropriately.

### Policies:

- **Adequate schools.** Work with the Monterey Peninsula Unified School District to anticipate potential adjustments in new student enrollment and potential impacts on existing schools.
- **School siting.** Work with the Monterey Peninsula Unified School District to site schools within new residential neighborhoods on former Fort Ord lands in close proximity to parks, bike paths, and other open space amenities.
- **Amenity clustering.** Encourage public and public-private partnerships to cluster development of schools, parks, child care facilities, and community activity centers with a coordinated share of costs and operational responsibilities.
- **Community partnerships.** Promote collaborative and inclusive partnerships with local cultural organizations, music groups, and community members to continue building a strong arts and cultural identity in Seaside.



Seaside High School.



Seaside Preschool Programs.

## Goal CFI-10: An integrated and well-planned expansion of CSUMB.

Intent: To work with CSUMB to ensure the planned expansion provides numerous benefits to Seaside and its residents. The expansion of CSUMB can play an important role as a community anchor, providing services in convenient locations, improving opportunities for physical activity, and leveraging opportunities for capital investments.

### Policies:

- **CSUMB expansion.** Continue to work with CSUMB to plan for the expansion of the campus in a way that supports the vision for a Campus Town, as described in the Land Use and Community Design Element.
- **Economic partnership.** Maintain a collaborative relationship with CSUMB, identifying opportunities to collaborate about new R&D, industrial, and makerspaces.
- **Joint-use.** Establish and maintain a joint-use agreement allowing Seaside residents and employees to use park and outdoor recreational facilities.

## Goal CFI-11: Leader in technology-driven innovation in government.

Intent: To use data and technology to support better communication with community members and more effective governance. To achieve this, the City will encourage the use of technology to promote government transparency and citizen participation. In doing so, the City will carve out new spaces to strengthen opportunities for civic engagement and to build civic infrastructure.

### Policies:

- **Open government through citizen participation.** Encourage an open model of citizen participation, including even greater engagement with social media technology.
- **Educational and training programs at the community level.** Coordinate improved access and opportunities to develop technical skills, including programming workshops, hackathons, etc. in partnership with CSUMB.
- **Track effectiveness of programs and services.** Continue to use data to measure and evaluate Seaside programs and services. Continue to work to improve local government service delivery and ensure access to open data.
- **Improve online offerings to better serve businesses and residents.** Continue to improve City website to offer more services online 24/7. Improve customer facing software interfaces, when feasible, to ensure easier access.