

FILED

OCT 15 2013

Notice of Determination

STEPHEN L VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

To:  Office of Planning and Research  
For U.S. Mail: Street Address  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of Seaside  
Address: 440 Harcourt Avenue  
Seaside, CA 93955  
Contact: Rick Medina  
Senior Planner  
Phone: (831) 899-6737

County Clerk  
County of: Monterey  
Address: 240 Church Street  
Salinas, CA 93901

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (If Submitted to State Clearinghouse):

Project Title: Fort Ord Youth Hostel Project

Project Applicant: Central California Council AYH  
Attn: Peter Kambis  
P.O. Box 2538  
Monterey, CA 93942

Project Location (include county) 4420 Sixth Avenue, northwest of Gigling Road and Sixth Avenue, City of Seaside; Assessor's Parcel 031-151-018; U.S. Army Fort Ord Parcel L37; Monterey County

Project Description

Zoning Code text change to add "youth hostel" definition and make said use conditional in the Commercial Mixed Use district. Proposed project would consist of a Phased development of a 120-bed youth hostel with common rooms, meeting rooms, three employee apartments, parking, and landscaping.

Development of the youth hostel would take place over about ten years under five major phases, the first of which (establishment of a caretaker unit) has already been completed in accordance with the lease agreement. Development would involve renovation and additions to three of the buildings and relocation and renovation of one building. Paved areas would be reduced in area and re-configured. As part of the phased implementation, some uses would be temporarily housed at one building, and then relocated to permanent locations. For each phase, necessary utility improvements, bike parking or storage, and landscaping of the area near the building would be included. In total, the building additions would add about 3,800 square feet of floor area to the existing buildings, for a total of 22,200 square feet of buildings,

POSTED 30 DAYS

including three residential units for AYH staff. Each of the phases is described below:

*Phase 1 Youth Hostel Development.* Phase 1 was establishing a caretaker unit on the project site in 2010 for security purposes. This phase of the proposed project was approved in 2008 as part of the lease agreement.

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

*Phase 3 Youth Hostel Development.* Through several intermediate stages, hostel would reach its ultimate capacity at completion of Phase 3, with 120 guest beds. Phase 3 would involve renovation of Building 4419 (Youth Hostel Building C) with two staff residential units, office, meeting rooms, staff kitchen, dining area, coffee shop, and a travel store. Youth hostel travel stores sell items useful to travelers, such as guidebooks, maps, transit passes, travel gear, and sundries. The travel store and coffee shop would be open to the public. The meeting rooms would have a capacity of 68 persons, and could be used by guests or non-guests. A two-story addition of about 1,400 square feet would be constructed at the west end of the building to accommodate the residential units. The original staff residential unit in Building B would be converted to guest beds and capacity expanded to 48 beds. This phase would include a covered bicycle parking and storm water retention areas.

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

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

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

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

Based on present data supplied by AYH on the use of the Monterey Youth Hostel, averaged annual occupancy of the proposed project is projected to be a maximum of 70 percent for the first ten years following build-out. Initially, the hostel would be open full time only from June 1st to September 30th, and used as an overflow facility for the Monterey Hostel or by reservation during the remainder of the year. When Building A is completed and capacity reaches 120 beds, the hostel would open year-round. Operating hours for the travel store and coffee shop would vary seasonally, but tentatively, the store and coffee shop would be open six days per week during the summer season. Prior to full operation, there would be one or two resident staff and at least one staff member would be on-site when the hostel is operational.

At completion, the staff would consist of nine full-time equivalent positions, with two to four staff living on-site. Meeting spaces and the amphitheater are expected to be used for American Youth Hostel-sponsored programs up to three times per month, and otherwise to be used by guests or groups staying at the hostel, with potential occasional use by persons from the immediate neighborhoods and California State University Monterey Bay.

Lead Agency or  Responsible Agency

This is to advise that the City Council of the City of Seaside, acting as the lead agency for the approval of the Text Amendment to the Zoning Code and the Use Permit Application required for the proposed Fort Ord Youth Hostel project, has approved the above described project on October 3, 2013 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An addendum to the adopted negative Declaration was prepared for this project pursuant to the provisions of Section 15164 of the CEQA Guidelines.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provision of CEQA.

This is to certify that the Final Mitigated Negative Declaration for the American Youth Hostel Project with comments and responses and the record of the project approval is available to the General Public at: the City of Seaside Resource Management Department, 440 Harcourt Avenue, Seaside, and CA 93955.

Signature (Public Agency)

*Rick Medina*

Title

*SENIOR PLANNER*

Date

*10-10-13*

Date Received for Filing and Posting at County Clerk: