

NOTICE OF PREPARATION

DATE: September 19, 2012
TO: All Recipients on the Attached Distribution List
LEAD AGENCY: City of Seaside Resource Management Services Department
CONTACT: Teri Wissler Adam, Contract Project Manager
440 Harcourt Avenue
Seaside, CA 93955
SUBJECT: Notice of Preparation of an Environmental Impact Report
PROJECT TITLE: Monterey Downs and Horse Park and Central Coast Veterans Cemetery Specific Plan
PROJECT APPLICANT: Monterey Downs, LLC

In implementing its duties under the California Environmental Quality Act (CEQA), the City of Seaside, serving as Lead Agency, intends to prepare an Environmental Impact Report (EIR) for the Monterey Downs and Horse Park and Central Coast Veterans Cemetery Specific Plan (hereinafter "proposed project"). In accordance with Section 15082 of the CEQA Guidelines, the City of Seaside has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies with sufficient information describing the proposed project and its potential environmental effects.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period from **Friday, September 21, 2012** to **Monday, October 22, 2012**. The City of Seaside welcomes responsible and trustee agency input during this review, specifically input is requested as the scope and content of environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. In the event that no response or request for additional time is received by the end of the review period, the City of Seaside may presume that your agency has no comment. Comments may be submitted by **Monday, October 22, 2012** at **5:00 PM** via email to: wissler@emcplanning.com or by mail to:

Teri Wissler Adam, Contract Project Manager
City of Seaside
Resource Management Department
440 Harcourt Avenue
Seaside, CA 93955

The City will be conducting a public scoping meeting on the proposed project, which will include an overview of the project and anticipated environmental issues to be addressed in the EIR. The public scoping meeting will be held on **Tuesday, October 9, 2012** from **6:00 to 8:00 PM** at the Oldermeyer Center, Laguna Grande Room, located at 986 Hilby Avenue, Seaside, CA.

REGIONAL LOCATION

The project site straddles the eastern edge of the City of Seaside and unincorporated Monterey County within the Parker Flats area of the former Fort Ord. Figure 1: Regional Location Map, illustrates the regional context of the project site and Figure 2: Project Location Map, shows the project vicinity in relation to Fort Ord.

PROJECT SETTING

The project site is essentially undeveloped and predominantly covered in rolling topography with coast live oak woodland, maritime chaparral, non-native grassland, coastal scrub/non-native grassland mix, coastal scrub, and ruderal/disturbed areas. Existing minor improvements on the project site include several minor outbuildings that were formerly used by the U.S. Army, paved parking lots on a portion of the City's proposed corporation yard site, as well as several paved, gravel, and dirt roads that traverse the project site. Existing site conditions at the project site are shown in Figure 3: Existing Conditions.

Zoning and Land Use Designations: The project site is designated Business Park/Light Industrial/Office/R&D, Low Density Residential, and Public Facility/Institutional in the *Fort Ord Reuse Plan* (Fort Ord Reuse Authority 1997). The Fort Ord Reuse Plan Land Use Concept Ultimate Development Map (Figure 3.3) shows a Veterans' Cemetery Opportunity site at the City of Seaside/County of Monterey boundary and three locations for an Equestrian Center Opportunity site in the vicinity of the project site. The portion of the project site located within the City of Seaside is designated High Density Residential and Park and Open Space in the *Seaside General Plan* (City of Seaside 2004) and zoned RH-High Density Residential and OSR – Open Space-Recreation. The portion of the project site located within the County of Monterey is designated Single Family Residential (SFR)-Low Density Residential, and Business Park/Light Industrial Office/R&D in the *Monterey County General Plan, Fort Ord Master Plan* (Monterey County 2007) and is zoned Public Quasi Public-Design Control with a Site Plan Review Overlay (PQP-D-S). The *Monterey County General Plan, Fort Ord Master Plan* also designates a portion of the project site as Public Facility/Institutional and the southern portion of the proposed Central Coast Veterans' Cemetery parcels as School/University. In addition, the project site is shown as an opportunity site for a hotel, golf course, and equestrian center in the *Monterey County General Plan, Fort Ord Master Plan*.

Surrounding Land Uses: Surrounding land uses include vacant land that is proposed for the Monterey Peninsula College Emergency Vehicle Operations Center (MPC E.V.O.C.) and Fort Ord National Monument to the south and east of the project site; California State University Monterey Bay (CSUMB) open space, an Army maintenance parcel, vacant military barracks designated for Mixed Use in the *Seaside General Plan*, and the Department of the Defense (DoD) facility to the north of the project site; and residential uses and Chartwell School to the west of the project site.

Fort Ord Reuse Plan History: In 1991, the Federal Government decommissioned Fort Ord. The Fort Ord Reuse Authority (FORA) was created by the legislature to oversee the

disposition and redevelopment of the former Fort Ord. In June 1997, FORA adopted the *Fort Ord Base Reuse Plan* (BRP) (FORA 1997), which provides a framework for the development and redevelopment of the former military base. The BRP identified the project site as a Veterans Cemetery and Equestrian Center Opportunity. The Equestrian Center Opportunity site is also supported by the policies and objectives of the BRP. Following adoption of the BRP, the State of California prepared a preliminary master plan and budget package in 2002. Approximately six years later, the County of Monterey prepared the *Central Coast Veterans Cemetery, Fort Ord Development Master Plan* (Monterey County 2008) to guide future development of the Veterans Cemetery.

FORA is currently in the process of reassessing the BRP. The Reassessment Report is expected to provide the following set of options for the FORA Board of Directors to consider as part of the reassessment process:

- Class I Options: routine changes and corrections and actions to bring the BRP text and graphics fully up to date with decisions and determinations that have already occurred. These include correction of typographical errors and outdated references, and revisions to the BRP Land Use Concept map to reflect changes resulting from completed FORA Board determinations.
- Class II Options: implementation by FORA of existing policy or programs and minor policy and program amendments based on changes in circumstances, to clarify existing policy direction, or to add new programs in conformance with existing BRP policy and regional plans.
- Class III Options: potentially substantive policy or programmatic changes to the BRP requiring full FORA Board consideration and public review prior to implementation. As the FORA Board makes determinations on which policy actions to pursue, staff will make a determination on the required level of environmental review.
- Class IV Options: changes to FORA staff or Board operating procedures requiring full FORA Board consideration and public review prior to implementation. As the FORA Board makes determinations on which procedural changes to pursue, staff will make a determination on the required level of environmental review.
- Jurisdictional Considerations: implementation of incomplete BRP policies or programs that are the responsibility of local jurisdictions.

Cleanup History: The project site was historically used by the U.S. Army for combat training of troops, which included the use of munitions and explosives. Due to these previous uses, the former Fort Ord was placed on the United States Environmental Protection Agency's (U.S. EPA) National Priorities List in 1990. To oversee the cleanup of the base, the U.S. Army, the California Department of Toxic Substances and Control (DTSC), the California Central Coast Regional Water Quality Control Board, and the U.S. EPA entered into a Federal Facility Agreement (FFA). The purpose of the FFA is to ensure that the environmental impacts associated with past and present activities at the former Fort Ord are thoroughly investigated and that appropriate remedial action is taken as necessary to protect the public health and the environment. In November 1998, the U.S. Army agreed to evaluate Munitions and Explosives of Concern (MEC) at the former Fort

Ord and perform a basewide Munitions Response (MR) Remedial Investigation/Feasibility Study. FORA is now responsible for clean-up of the subject properties through an Environmental Services Cooperative Agreement (ESCA) with the U.S. Army.

Cleanup zones within the former Fort Ord have been divided into several Munitions Response Areas (MRAs). The majority of the project site is located within the Parker Flats MRA and the northwest portion of the site is located in the County North MRA. The Environmental Services Cooperative Agreement Remediation Program Team ("the ESCA RP Team"), on behalf of FORA, has prepared a Remedial Design/Remedial Action, Land Use Controls Implementation, and Operation and Maintenance Plan ("RD/RA LUCI O&M Plan"). The RD/RA LUCI O&M Plan provides information on how the remedy selected in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Record of Decision (ROD) dated June 24, 2008 for the Parker Flats MRA Track 2 Munitions Response Site will be implemented and maintained.

All of the 78.7 acres for the Veterans Cemetery site has been cleaned to a "non-residential development" standard, which is sufficient for construction of a cemetery. In addition, 24.0 acres of the 30.4 acre endowment fund parcel, which is now part of the Monterey Downs and Horse Park project, has been cleaned to a "residential development" standard. The northern portion of the endowment fund parcel is "remaining for remedial investigation," but is proposed to be cleaned to a "residential development" standard. The habitat restoration area is "remaining for remedial investigation," but is scheduled to be remediated to a "non-residential development standard." Cleanup of the MEC within the remaining portions of the project site is underway and would comply with the RD/RA LUCI O&M Plan or any subsequent changes to that plan required by the ESCA RP Team.

Project Background: On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord.

A portion of the potential development (approximately 75 acres) is located within jurisdiction of the City of Seaside and the remaining portion (approximately 475 acres) is located within unincorporated Monterey County. Therefore, in November 2011, the City of Seaside and the County of Monterey entered into a Memorandum of Understanding (MOU) for processing both environmental review and economic review for the land use entitlements and regulatory approvals required for the proposed Monterey Downs and Horse Park project.

On December 1, 2011 the Applicant and the City entered into a Deposit and Disposition Agreement to provide for a deposit of funds by the Applicant with the City for costs incurred by the City to conduct environmental review of the proposed project as required by the California Environmental Quality Act (CEQA). This Agreement provides for a deposit of funds by the Developer with the City that can be used by the City to reimburse itself for all actual out-of-pocket costs and expenses incurred in preparing the EIR for the

proposed project as required by CEQA. This deposit is in addition to, and separate, from the \$100,000 deposit for Reimbursable Costs under the ENA for the negotiation of the Disposition and Development Agreement.

PROJECT DESCRIPTION

Project Summary

The City of Seaside is processing an application for a Specific Plan, General Plan Amendment, Zoning Amendment, Planning Area and Sphere of Influence Amendment, and Annexation and Pre-zoning from Monterey Downs, LLC for the reuse of approximate 710.5 acres for the Monterey Downs and Horse Park and Central Coast Veterans Cemetery Specific Plan (hereinafter “proposed project”) within the Parker Flats area of the former Fort Ord. The land use plan for the Specific Plan is shown in Figure 4: Proposed Land Use Map.

The proposed project includes evaluation of the following applications submitted by the project applicant:

- City of Seaside Planning Area Boundary Amendment (PAA-12-01). This application is to amend the City of Seaside Planning Area (aka General Plan area) to include the entire Specific Plan area – an addition of about 562.5 acres.
- City of Seaside Sphere-of-Influence Amendment (SOI-12-01). This application is to amend the City of Seaside Sphere-of-Influence to include the entire Specific Plan area – an addition of about 562.5 acres. This action also requires Monterey County Local Agency Formation Commission (LAFCO) approval.
- Prezoning (PZ-12-01) and Annexation (ANX-12-01). This application is to prezone the property and annex the 562.5 acres into the City of Seaside. This action also requires LAFCO approval.
- General Plan Amendment (GPA-12-01). This application is to amend the City of Seaside General Plan, which includes both mapping and text amendments associated with the entire 710.5 acres.
- Zoning Amendment (ZA-12-02). This application is to amend the City of Seaside Zoning Ordinance, which includes both mapping and text amendments associated with the entire 710.5 acres.
- Tentative Subdivision Map (TM -12-01). This application is for subdivision of the Monterey Downs and Monterey Horse Park portion of the proposed project.

The land use plan for the Specific Plan is shown in Figure 4: Proposed Land Use Map. Conceptual site plans are shown in Figure 5: Conceptual Site Plan for the Monterey Downs and Horse Park and Figure 6: Conceptual Site Plan for the Central Coast Veterans Cemetery.

The Monterey Downs and Horse Park components of the proposed project includes the following: a 225,000 square foot horse training facility that would be comprised of a track and stabling area, ancillary buildings, and a 6,500 seat sports arena and grandstand; a 330,000 square-foot commercial center; a 15,000 square-foot horse park that would be comprised of a visitors center, office space, veterinary clinic, and horse stables; two affordable extended stay hotels with a total of 256 units; 1,280 residential units ranging from apartments to single family residential homes; a 100,000 square foot office park; a 200-room (100,000 square foot) hotel; a 5,000 square foot tennis and swim club; a 73-acre habitat preservation area; and 74 acres dedicated to open space and parks and infrastructure.

The project applicant may seek approval from the California Horse Racing Board for a certain number of dates to operate short, horse race meets. However, the timing and number of meets, as well as the number of days of each horse race meet are highly regulated and limited by the State of California. It is unknown whether, when, and to what extent, permission to operate a meet would be granted. The California Horse Racing Board is the state agency that regulates horse racing in California

The Central Coast Veterans Cemetery component of the project includes 13,838 burial sites for twenty years of interments, an administration building, a maintenance yard and building, memorial areas, veterans' hall, cultural history museum, chapel, and a 300-seat amphitheatre for special events. An adjacent 45.9-acre parcel is proposed as a habitat restoration area.

The proposed project includes amending the City's planning boundary and sphere of influence, and annexation of those portions of the project site currently located in unincorporated Monterey County to the City of Seaside. This includes the City's proposed future corporation yard site and portions of the Central Coast Veterans Cemetery and the Monterey Downs and Horse Park project that are located in unincorporated Monterey County.

The proposed project includes an amendment to the *Seaside General Plan* and the City of Seaside Zoning Ordinance to accommodate the uses in the Specific Plan. The proposed land use designations are shown in [Figure 4: Proposed Land Use Map](#).

POTENTIAL ENVIRONMENTAL EFFECTS

Each of the following environmental topic areas in the EIR will include a thorough discussion of the existing conditions for each environmental issue and identify short-term and long-term environmental impacts associated with the project, and their levels of significance. Mitigation measures will be identified to reduce any potentially significant or significant impacts.

- Aesthetics
- Air Quality
- Biological Resources
- Hydrology and Water Quality
- Land Use Planning
- Noise

- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Utilities

The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP and/or any refinements to the proposed project that may occur subsequent to the publication of this NOP. The analysis will utilize project-specific technical reports and the analysis within the *City of Seaside General Plan* and *EIR*, *County of Monterey General Plan* and *EIR*; and the *Fort Ord Reuse Plan* and *EIR* where applicable. Initial projections for each area of analysis are provided below:

Aesthetics

The majority of the project site is covered in rolling topography with coast live oak woodland, maritime chaparral, non-native grassland; coastal scrub/non-native grassland mix; coastal scrub; and ruderal/disturbed areas. Existing minor improvements on the project site include several minor outbuildings formerly used by the U.S. Army, as well as several paved, gravel, and dirt roads that traverse the project site. Public viewing areas located in the vicinity of the project site include the Fort Ord National Monument to the east and southeast of the project site and the California State University Monterey Bay (CSUMB) open space to the north of the project site.

The EIR will analyze changes in public views from these open space areas and the proposed Eastside Parkway based on a site reconnaissance, photo documentation, and conceptual renderings of the proposed project. The EIR will also analyze future sources of light and glare with buildout of the proposed project. Consistency with relevant policies in the *City of Seaside General Plan*, *Fort Ord Reuse Plan*, and any relevant ordinances will also be addressed in this section of the EIR. Mitigation measures for significant impacts will be considered that address the visual sensitivity of the project site and surrounding public open space areas.

Air Quality

The project site is located within the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). This section of the EIR will include a discussion of the air quality setting (including climate and topography), environmental health effects of criteria pollutants, existing air quality in the project vicinity, the regulatory setting, and potential short-term (e.g. emissions of fugitive dust) and long-term air quality impacts (e.g. mobile source emissions). This section will evaluate consistency of the proposed project with the *Monterey Bay Unified Air Pollution Control District Air Quality Management Plan*. Impacts and mitigation measures will be assessed according to the *MBUAPCD California Environmental Quality Act (CEQA) Air Quality Guidelines* and in consultation with the MBUAPCD.

Biological Resources

The project site is essentially undeveloped and predominantly covered in rolling topography with coast live oak woodland, maritime chaparral, non-native grassland; coastal scrub/non-native grassland mix; coastal scrub; and ruderal/disturbed areas. Based on preparation of a biological assessment, this section of the EIR will summarize the existing biological resources at the project site, quantify the loss of foraging and general wildlife habitat, and evaluate the quality and significance of on-site habitat. Potential effects on special-status species both on-site and off-site (if necessary) in areas affected by the proposed project and supporting infrastructure (i.e., sewer and roads) will be identified.

This section of the EIR will also address project consistency with the *Draft Fort Ord Habitat Conservation Plan*, *Seaside General Plan*, and the *Fort Ord Reuse Plan* as well as state and federal regulations. Mitigation measures will be identified for any potentially significant or significant impacts.

Cultural and Historic Resources

This section of the EIR will address cultural and historic resources based on the records search conducted for the proposed project. Based on this analysis, this section of the EIR will include a discussion of existing setting and analysis of the potential project impacts to any resources found within the project site, including potential sites important to Native American history and early European settlements. Potential impacts to cultural resources due to the extension of any offsite infrastructure (e.g., roads, water lines, sewer, etc.) will also be evaluated and mitigation measures will be identified for any potentially significant or significant impacts.

Geology and Soils

As part of the EIR process, a geotechnical study will be prepared that will describe soil conditions and soil suitability and constraints for the proposed project. Based on the geotechnical analysis, this section of the EIR will describe the geologic setting of the project site, including seismic hazards, liquefaction, landslides and slope instability, expansive soils, and the potential for erosion. Mitigation measures will be identified for any potentially significant or significant impacts.

Greenhouse Gases

This section of the EIR will include quantification of greenhouse emissions (GHG) from both direct and indirect sources. The GHG reduction associated with the project's design features will be quantified.

The proposed project would require the removal of coast live oak trees located within the project site, which could result in temporary CO₂ emissions associated with the use of gasoline or diesel powered equipment during removal, as well as potential increases in CO₂ from the lack of CO₂ sequestration from proposed tree removal. The EIR will evaluate the sequestration that is currently provided on the project site, as well as the CO₂ sequestration that would be provided by a proposed tree replacement strategy.

In response to Executive Order S-13-08 (2009 California Adaptation Strategy), the EIR will analyze the indirect impacts to the proposed project from anticipated climate change. Such impacts include rising sea levels, public health threat caused by higher temperatures and more smog, damage to agriculture, habitat modification and destruction, higher risk of fires, and increased demand of electricity. Mitigation measures will be identified for any potentially significant or significant impacts.

Hazards and Hazardous Materials

The project site is located on the former Fort Ord within the Parker Flats Munitions Response Area (MRA). The Environmental Services Cooperative Agreement Remediation Program Team (“the ESCA RP team”) on behalf of the Fort Ord Reuse Authority prepared a Remedial Design/Remedial Action, Land Use Controls Implementation, and Operation and Maintenance Plan (RD/RA LUCI O&M Plan). Cleanup within portions of the project site is currently being conducted in accordance with the RD/RA LUCI O&M Plan and/or any subsequent changes to the plan required by the ESCA RP team.

This section of the EIR will describe FORA’s schedule for clean-up and any proposed changes to the program based on the proposed land uses; the environmental impacts of the proposed RD/RA LUCI O&M Plan; whether the proposed project would emit hazardous materials; if the proposed project would interfere with any adopted emergency evacuation plans; and whether or not the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildfire from within the project site and/or from the adjacent BLM lands. Mitigation measures will be identified for any potentially significant or significant impacts.

Surface Water Hydrology and Water Quality

Based on a drainage analysis prepared for the proposed project, this section of the EIR will evaluate surface water quality; applicable policies, programs, and standards associated with storm water retention and water resources; pre- and post-development runoff and proposed retention basin size(s) and location(s); and potential offsite impacts associated with extension of any utility lines to the project site. Mitigation measures will be presented in the EIR to address onsite retention of stormwater and Best Management Practices (BMPs) to address surface water quality.

Land Use Planning

This section of the EIR will evaluate potential impacts related to land use at the project site that could result from implementation of the proposed project. This section of the EIR will describe the existing land uses within the project site; discuss the distribution, location, and extent of proposed land uses; and an analysis of the proposed project with respect to logical growth patterns, compatibility, and contiguity with development in adjacent areas. This section of the EIR will also discuss the annexation components of the proposed project in sufficient detail to satisfy LAFCO requirements, pursuant to the requirements specified by California Government Code Section 56668.

Noise

This section will include a description of the existing noise environment, including nearby noise sources and noise sensitive receptors, and an evaluation of potential noise impacts of the proposed project. The existing noise setting will be based on noise monitoring and a site reconnaissance. The noise impact analysis will focus on changes in noise levels in the project vicinity due to an increase in traffic along area roadways, on-site stationary noise sources, and overall changes in ambient noise levels associated with increased human activity and the potential to affect nearby sensitive receptors. City and County noise standards that regulate noise impacts for land uses on and adjacent to the project site will be discussed. Mitigation measures will be identified for any potentially significant or significant impacts.

Population and Housing

This section of the EIR will describe existing population, employment, and housing levels within the City of Seaside. It will identify population, employment, and housing changes caused by the proposed project that have the potential to cause physical environmental effects (e.g. traffic, air quality, etc.).

This section will also include an evaluation of the current housing stock and housing needs according to the Seaside General Plan Housing Element; a determination of the jobs/housing balance that will result from the proposed project; and a discussion of potential impacts.

Public Services and Recreation

The proposed project would result in an increase in demand for public services serving the project site. This section of the EIR will provide a description of the existing service levels within the project site, including documentation regarding existing staff levels, equipment and facilities, and planned service expansions. The section will identify significant public service impacts as a result of implementation of the proposed project. A discussion of City policies, programs, and standards associated with the provision of public services will also be addressed within this section.

Schools

The project site is within the Monterey Peninsula Unified School District boundaries. As part of the EIR analysis, the Monterey Peninsula Unified School District will be consulted to discuss project impacts to schools. Any environmental impacts resulting from the proposed project's contribution to existing or future capacity needs will be identified.

Emergency Services

The portions of the project site located in the City of Seaside are served by the City of Seaside police and fire departments. The EIR will evaluate the incremental demand on the police and fire departments and describe any mutual aid agreements between the agencies and other outside agencies.

Recreation

This section of the EIR will include a discussion of existing recreational facilities within the project vicinity and an analysis of the potential for the proposed project to result in increased use of these existing recreational facilities, as well as the potential for project development to require the expansion of existing recreational facilities or the construction of additional facilities, based on standards specified the *City of Seaside General Plan*. This section will also evaluate the proposed parks and trail network within the project site, as well as proposed connections to the adjacent open space areas.

Transportation and Circulation

This section of the EIR will address increased traffic volumes on roadway segments and intersections based on preparation of a traffic impact analysis (TIA) for the proposed project.

Trip distribution to and from the project site is anticipated to occur at the Light Fighter Drive/Highway 1 interchange for both northbound and southbound traffic on Highway 1, with some northbound trips also coming from State Route 218. From the east, traffic is anticipated to utilize Eastside Parkway when it is constructed. If Eastside Parkway is not constructed, traffic is expected to utilize Reservation Road, Imjin Parkway, Imjin Road and Abrams Road. From State Route 68, traffic is expected to travel along State Route 218 and General Jim Moore Boulevard to the project site.

Based on this trip distribution, the following study intersections would be analyzed:

- Light Fighter Drive and 2nd Avenue
- Light Fighter Drive and General Jim Moore Boulevard
- Gigling Road and General Jim Moore Boulevard
- Normandy Road and General Jim Moore Boulevard
- Coe Avenue and General Jim Moore Boulevard
- Broadway Avenue and General Jim Moore Boulevard
- Imjin Road and Imjin Parkway
- Abrams Drive and Imjin Parkway
- Reservation Road and Imjin Parkway
- Light Fighter Drive and Highway 1
- Normandy Drive and Parker Flats Road
- Gigling Road and Eastside Parkway
- Inter-Garrison Road and Eastside Parkway
- Inter-Garrison Road and Schoonover Road
- Inter-Garrison Road and Sherman Road
- Inter-Garrison Road and Reservation Road
- Davis Road and Blanco Road
- Imjin Parkway and Highway 1
- Inter-Garrison Road and Eastside Parkway
- Imjin Parkway and 2nd Avenue
- Imjin Parkway and California Avenue
- Inter-Garrison Road and 8th Avenue

- Gigling Road and 8th Street
- Gigling Road and Parker Flats Road
- Parker Flats Cut-Off and Eastside Parkway
- Parker Flats Road and Eastside Parkway
- Light Fighter Drive and 1st Avenue
- Broadway Avenue and Noche Buena Street
- Broadway Avenue and Fremont Street
- Malmedy Road and Gigling Road

In addition, the proposed project would evaluate the driveways of the Monterey Downs and Horse Park project with the proposed Eastside Parkway, Gigling Road, and Parker Flats Road and the Central Coast Veterans Cemetery driveways along Parker Flats Road.

Traffic impacts would be evaluated for the following scenarios: Existing Conditions; Existing Plus Project Buildout Conditions; Limited Roadway Scenario Conditions; Cumulative (2035) Conditions; and Cumulative (2035) Plus Project Buildout Conditions. The Existing Plus Project Scenario will include the full construction of Eastside Parkway between General Jim Moore Boulevard and Reservation Road. The Limited Roadway Scenario Condition assumes that Eastside Parkway is not implemented and access to the proposed project would occur along Gigling Road and Parker Flats Road.

The City of Seaside standards will be used to evaluate project impacts to study roadway and intersections. This section of the EIR will also address both on-site and off-site parking impacts associated with the proposed project and alternative transportation (e.g. transit, pedestrian, and bicycle facilities), as well as regional impacts to Highway 1. Mitigation measures will be identified for any potentially significant or significant impacts.

Utilities

This section will address the construction and extension of domestic water service infrastructure and treatment facilities, wastewater, and other necessary utility systems to serve the proposed project. Implementation of the proposed project would increase demand to the existing service areas of utilities providers, particularly the Marina Coast Water District, which will provide potable water, recycled water, and sanitary sewer infrastructure to the project site. The EIR will also analyze the impacts of other utilities including Pacific Gas and Electric Company (PG&E) for gas and electric service; AT&T for phone service; and Comcast for data service (e.g. internet and cable). Mitigation measures for any potentially significant or significant impacts will be identified.

Cumulative Impacts

Consistent with Section 15130 of the CEQA Guidelines, the EIR will discuss cumulative impacts of the proposed project, addressing each topic covered in the environmental analysis.

Other CEQA Considerations

Effects Not Found to be Significant

This section will discuss those environmental issues found not to have an impact as a result of the proposed project. Mineral Resources will be the single issue discussed in this section.

Significant and Unavoidable Environmental Effects

This section of the EIR will describe any significant and unavoidable impacts on the environment that cannot be avoided or reduced to a less than significant level with the application of mitigation measures.

Significant Irreversible Environmental Changes Which Would be Caused by the Project Should it be Implemented

This section will summarize the major changes to the environment that would result with implementation of the proposed project. It will focus on the physical environmental changes in the project setting such as those caused by grading and paving, the level of commitments to use of non-renewable resources represented by the project, and potential for secondary impacts that may place additional burdens on non-renewable resources.

Growth Inducing Effects

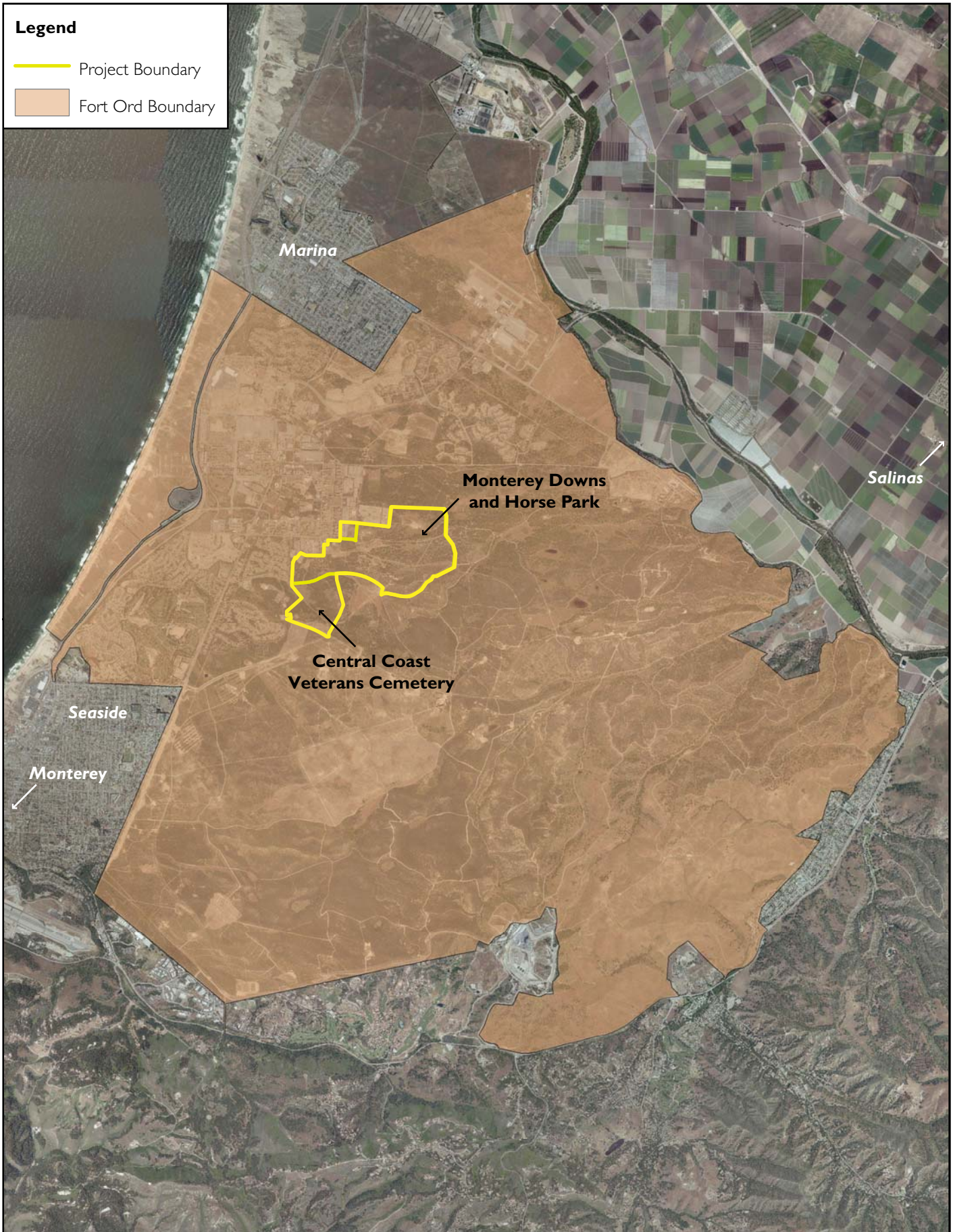
As a required discussion according to CEQA Section 15126.2(d), the EIR will include a discussion of growth inducing effects. The anticipated growth conditions in the project area and parameters for consideration of any secondary impacts from growth will be discussed. The section will evaluate the potential for the proposed project to generate additional growth in the area using standard growth analysis criteria, such as the project's potential to foster economic or population growth or its potential to remove obstacles to population growth through extension of infrastructure.

Project Alternatives

Under CEQA, environmental documentation must include an analysis of a reasonable range of alternatives to the project, including the "No Project" alternative and a "Reduced Density" alternative. The alternatives will be evaluated in less detail than the proposed project, within the same environmental topic areas listed above. Each alternative will be contrasted with the proposed project in terms of the extent to which project objectives and reduction in adverse impacts are achieved. The environmentally superior alternative will be identified.



MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN EIR

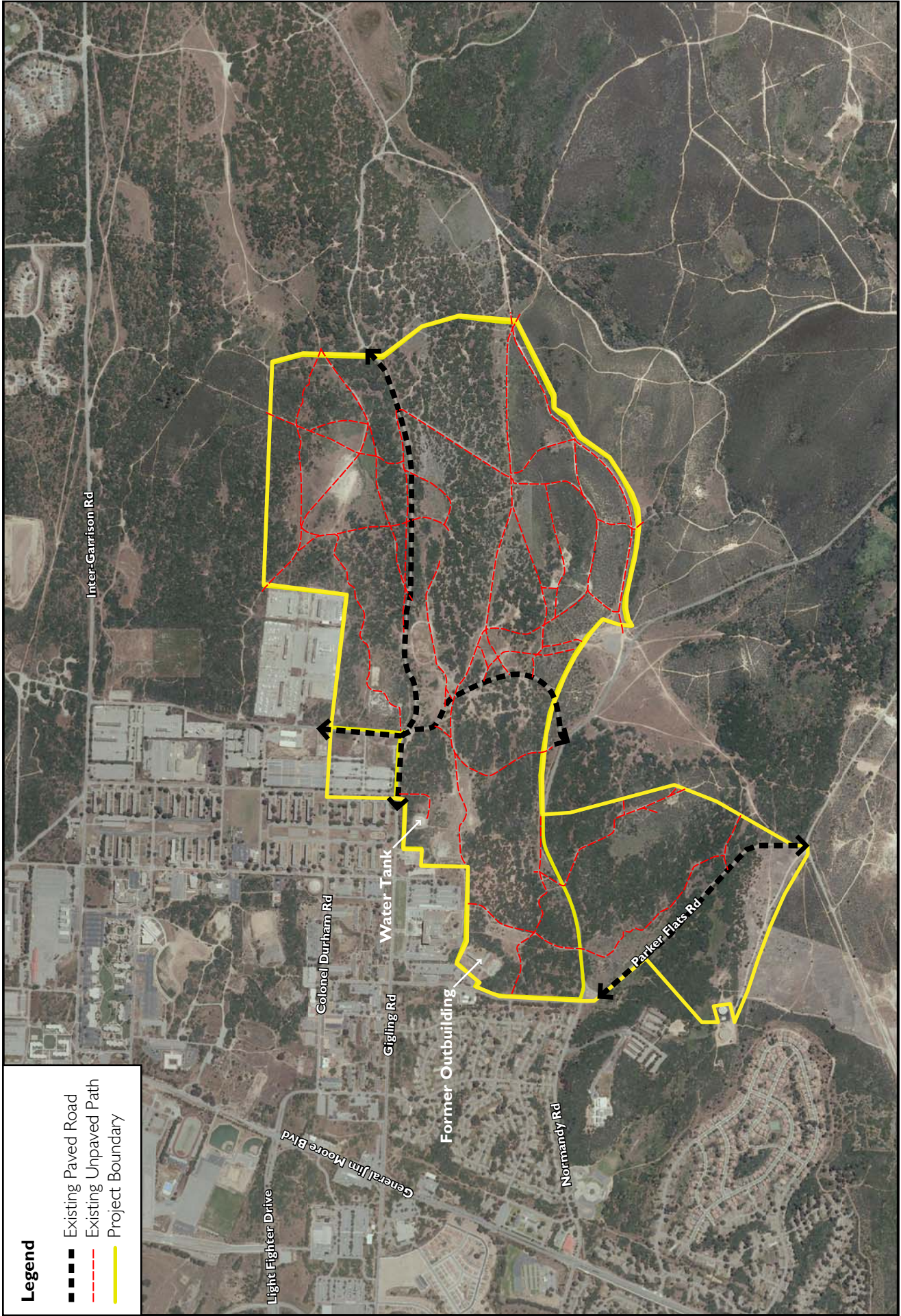


MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY EIR

Project Vicinity Map

Figure 2





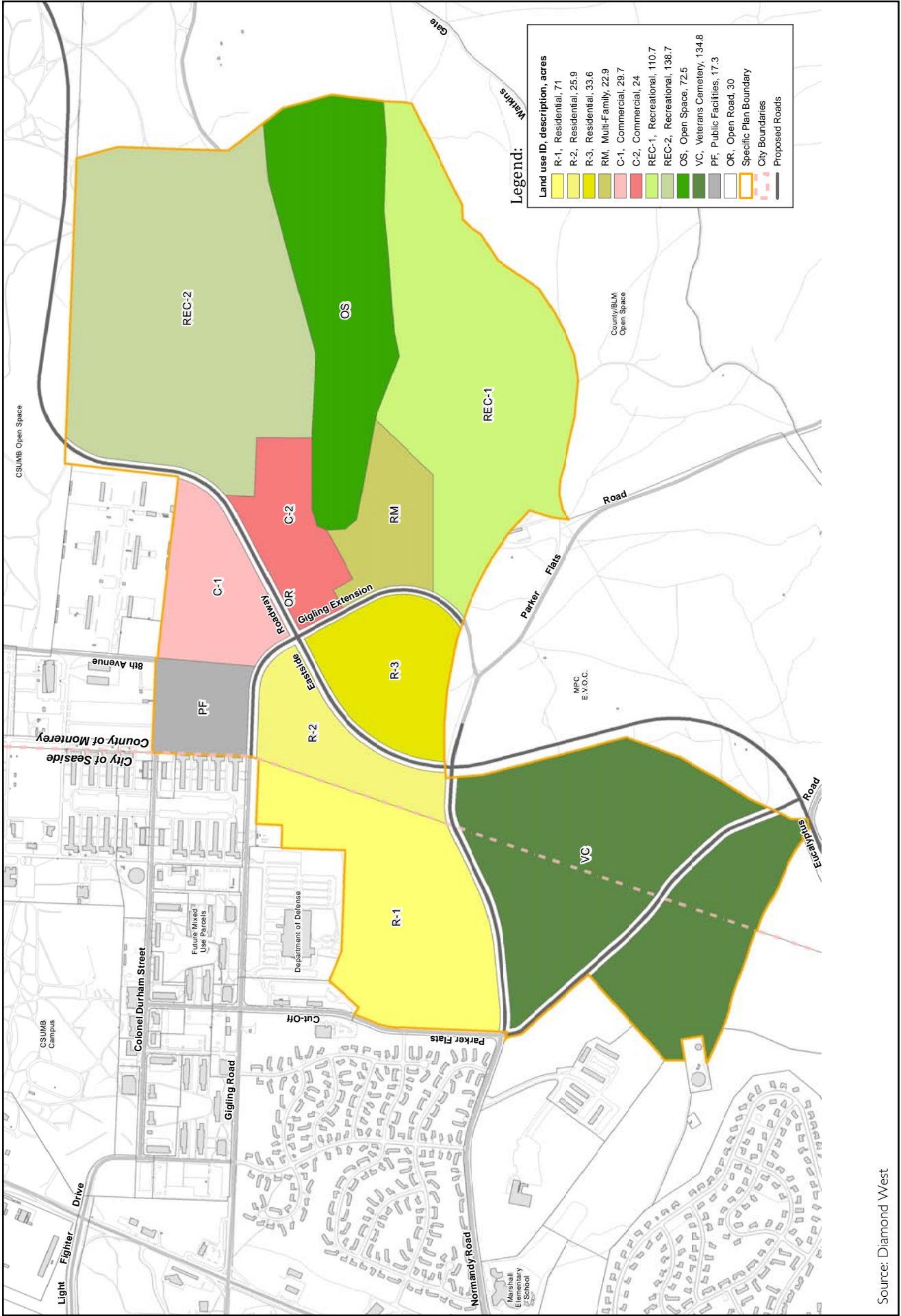
MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN EIR

Existing Conditions

Figure 3

Proposed Land Use Map

Figure 4



Source: Diamond West





Source: Diamond West and FORA (2012)

MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN EIR

Conceptual Site Plan for the Monterey Downs and Horse Park

Figure 5

Fig. 5.



Source: FORA (2012)

MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN EIR



Conceptual Site Plan for the Central Coast Veterans Cemetery

Figure 6