



Monterey Downs and Monterey Horse Park
and Central Coast Veterans Cemetery
Specific Plan Program EIR

PUBLIC MEETING

APRIL 30, 2015



Welcome



California Environmental Quality Act (CEQA)

Purpose of CEQA

- Disclose information about a project's potentially significant environmental effects.
- Identify ways to avoid or lessen significant environmental impacts.
- Enhance public participation in the planning process.
- Foster interagency coordination in review of projects.

What is the Draft EIR?

- Informational document to inform public agency decision makers and the public.

- Purpose of an EIR:
 - Identify a project's significant effects on the environment.
 - Indicate the manner in which significant effects can be avoided or mitigated.
 - Identify a range of reasonable alternatives to a project.

CEQA Project

- Project = Specific Plan plus:
 - Rezoning (PZ-12-01) and Annexation (ANX-12-01)
 - General Plan Amendment (GPA-12-01)
 - Sphere-of-Influence Amendment (SOI-12-01)
 - Zoning Amendment (ZA-12-02)
 - Master Tentative Tract Map and Vesting Tentative Tract Map (TM-12-01)
 - Disposition and Development Agreement (DDA)

CEQA Project

- Maximum Development Assumed:
 - 1,280 DU
 - *880 SF + 400 MF*
 - **832,801 SF Non-Residential**
 - *535,000 SF Commercial*
 - *(Office / Hotel / Swim Center / Retail)*
 - *240,000 SF Recreational*
 - *52,200 SF Public Facility*
 - *5,601 SF Institutional*
 - **105 AC Open Space (73 AC Habitat Preserve)**

Environmental Issues Considered in EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions & Climate Change
- Hazards & Hazardous Materials

Environmental Issues Considered in EIR

- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Fire Protection
- Police Protection
- School Facilities

Environmental Issues Considered in EIR

- Libraries and Public Health
- Parks and Recreation
- Traffic and Transportation
- Wastewater
- Water
- Solid Waste
- Dry Utilities

Environmental Impact Analysis

- Project Impacts:
 - Short- and Long-Term
 - Direct and Indirect
 - Individual and Cumulative

No Significant Impact

- Aesthetics
 - Scenic vistas
 - Scenic resources within a State highway
- Air Quality
 - Localized air quality
 - Air Quality Plan consistency
- Biological Resources
 - Wildlife movement

No Significant Impact

- Geology and Soils
 - Fault rupture
 - Soil erosion
- Greenhouse Gas Emissions
 - Compliance with Applicable Plan/Policy/Regulation
- Hazards and Hazardous Materials
 - Use, storage and transport of hazardous materials
 - Inclusion on list of hazardous materials sites
 - Airport hazards
 - Interfere with an emergency response plan/emergency evacuation plan

No Significant Impact

- Hydrology and Water Quality
 - Short-term construction-related water quality
- Land Use and Planning
 - Compliance with:
 - *Fort Ord Master Plan Greater Monterey Peninsula Area Plan*
 - *Seaside General Plan & Municipal Code*
 - *Monterey County LAFCO*
 - Land use compatibility

No Significant Impact

- Noise
 - Vibration
 - Long-term mobile noise sources
- Population and Housing
 - Population growth
- Schools
 - Student population increases and educational facilities causing environmental impacts

No Significant Impact

- Libraries and Public Health
 - Population increases, library and public health facilities causing environmental impacts
- Parks and Recreation
 - Park facilities causing environmental impacts
- Traffic and Transportation
 - Design features and emergency access
 - Public transit

No Significant Impact

- Wastewater
 - Wastewater treatment
- Solid Waste
 - Solid waste generation and landfill capacity
- Dry Utilities
 - Dry utilities causing environmental impacts

Less Than Significant With Mitigation

- Air Quality
 - Construction-related emissions
 - Odors
- Aesthetics
 - Short-term changes to visual character
 - Light & glare

Less Than Significant With Mitigation

- Biological Resources
 - Effects to special status species
 - Effects on federally protected wetlands
 - Conflict with local policies or ordinances protecting biological resources
 - Conflict with provisions of an adopted HCP/NCCP

Less Than Significant With Mitigation

- Cultural Resources
 - Changes to archaeological resources
 - Disturbance to human remains
- Geology and Soils
 - Exposure of people/structures to adverse effects involving:
 - Strong seismic ground shaking
 - Seismic-related ground failure
 - Unstable geologic unit or soil
 - Expansive soils

Less Than Significant With Mitigation

- Hazards and Hazardous Materials
 - Construction-related activities creating hazards to public/environment through accidental conditions
 - Emission of hazardous materials in vicinity of a school
 - Risk from wildland fire

Less Than Significant With Mitigation

- Hydrology and Water Quality
 - Violation of water quality standards or waste discharge requirements
 - Degrade water quality
 - Alter drainage patterns resulting in erosion/siltation
 - Alter drainage patterns or increase surface run-off resulting in flooding
 - Run-off exceeding capacity of existing/planned stormwater drainage systems
 - Stormwater facilities causing environmental impacts

Less Than Significant With Mitigation

- Noise
 - Construction-related impacts to sensitive receptors
 - Increases in long-term stationary noise levels
- Fire and Police Protection
 - Fire/Police facilities causing environmental impacts

Less Than Significant With Mitigation

- Wastewater
 - Wastewater facilities causing environmental impacts
- Water
 - Water facilities causing environmental impacts
 - Reclaimed water facilities causing environmental impacts

Significant and Unavoidable Despite Mitigation

- Aesthetics
 - Changes to visual character/quality of Project site
 - Removal of coast live oak woodland
 - Site transformation from wooded to urbanized character
 - Cumulative visual character impact / alteration to former Fort Ord
- Air Quality
 - Operational emissions exceed thresholds for ROG, NOX, and CO impacting regional air quality
 - Operational emissions exceed thresholds for ROG, NOX, and CO, thus cumulatively considerable impact

Significant and Unavoidable Despite Mitigation

- Biological Resources
 - Coast Live Oak Woodland losses
 - Approximately 318 AC
 - Incremental losses from Project and cumulative development
 - Landmark Coast Live Oak losses
 - Approximately 60 landmark trees
 - Incremental losses from Project and cumulative development

Significant and Unavoidable Despite Mitigation

- Greenhouse Gas Emissions
 - GHG per capita per year emissions exceed project level threshold
 - Project emissions exceed project level threshold, thus cumulatively considerable impact
- Hydrology and Water Quality
 - Project and cumulative groundwater supplies
- Land Use and Planning
 - Inconsistent with BRP Hydrology and Water Quality Policies B-1 and B-2 concerning sufficient water supplies

Significant and Unavoidable Despite Mitigation

- Traffic and Transportation
 - Existing With Project Conditions
 - 4 study intersections, 3 SR-1 mainline segments, 8 SR-1 on-ramps
 - Interim Year 2018 With Eastside Parkway With Project Conditions
 - 6 study intersections
 - Cumulative with Project Conditions
 - 4 study intersections
 - 15 SR-1 mainline segments
 - 21 SR-1 on-ramps

Significant and Unavoidable Despite Mitigation

- Traffic and Transportation [continued]
 - Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- Water Supplies
 - Uncertainties involving water supply options
 - Insufficient water supplies to Phases IV through VI

Alternatives

- No Project/No Development
- No Project/Existing Land Use Designations
- Reduced Density
- Modified Project
- Alternate Site

EIR Review Process



EIR - Next Steps

- Continue to receive comments on Draft EIR until June 1, 2015
- Prepare Final EIR
 - Comments received during public review period
 - Responses to comments
(Distributed at least 10 days prior to public hearing)
- Errata (revisions to DEIR)
- Planning Commission and City Council hearings to consider recommendation/certification of EIR and Project approval