



AGENDA

CITY OF SEASIDE
CITY COUNCIL

SPECIAL MEETING
Oldemeyer Center
986 Hilby Ave
Thursday, September 29, 2016
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

Ralph Rubio	Mayor
Ian N. Oglesby	Mayor Pro Tem
Dennis J. Alexander	Council Member
Jason Campbell	Council Member
David R. Pacheco	Council Member

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**

4. **ORAL COMMUNICATIONS**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **PUBLIC HEARING**

A. **CONDUCT A STUDY SESSION REGARDING THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY PROJECT INCLUDING CERTIFICATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), AMENDMENT TO THE SEASIDE GENERAL PLAN (GPA 12-01), ADOPTION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN (SPL 12-01), AND AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE (Z 12-02)**

PURPOSE:

The purpose of this item is to provide the City Council with an opportunity to:

1. Receive presentations from staff
2. Receive presentation from the EIR consultant
3. Receive presentation from the project applicant

4. Allow public comment regarding the project
5. Allow Council discussion, questions and directions to staff

RECOMMENDATION: It is recommended that the City Council receive presentations from staff and the project applicant, ask clarifying questions, accept public input and provide staff direction. **Council action will be taken at a future meeting.**

6. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
October 6, 2016
7:00 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Teri Wissler Adam, City Contract Project Manager

DATE: September 29, 2016

SUBJECT: **CONDUCT A STUDY SESSION REGARDING THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY PROJECT INCLUDING CERTIFICATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR), AMENDMENT TO THE SEASIDE GENERAL PLAN (GPA 12-01), ADOPTION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN (SPL 12-01), AND AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE (Z 12-02)**

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BACKGROUND

Closure of Fort Ord

The 711-acre subject property is located on the former Fort Ord. It is identified as a development

parcel in the Fort Ord Base Reuse Plan, which was adopted by the Fort Ord Reuse Authority in 1997. The predominantly undeveloped Project site contains only limited improvements associated with the site's former use as a military base and training facility.

On September 16, 2010, the City, the Seaside Redevelopment Agency, and Monterey Downs, LLC (the "Applicant") entered into an Exclusive Negotiating Agreement (the "ENA") for the potential development of the land. The ENA was amended three times and expires on March 3, 2017.

Subsequently, the State of California dissolved redevelopment agencies effective February 1, 2012. As part of this dissolution, redevelopment agencies were required to establish a successor agency charged with handling any outstanding debts and winding down the activities of the former redevelopment agencies, under the direction of an Oversight Board. The City of Seaside has been established as the Successor Agency to the Redevelopment Agency of the City of Seaside.

Cemetery Endowment Fund

In compliance with AB 3035 requirements, the City of Seaside, County of Monterey, Central Coast Veterans Cemetery Foundation, and the Fort Ord Reuse Authority entered into a memorandum of understanding to cooperate in processing the cemetery plan and to establish an endowment fund for continued operation of the cemetery as required by the California Department of Veterans Affairs. These local agencies developed a strategy to meet AB 3035 requirements. Specifically, the strategy involved selling the portion of the total 178-acre cemetery site that was not necessary to meet the projected burial needs of the surrounding Veteran population, the proceeds from which would fund the endowment. As a result, an approximately 31.5-acre portion of the property (Endowment Parcel) was identified and included within the Specific Plan.

Applications

On June 5, 2012, the City received the following applications: Specific Plan; General Plan Amendment; Zoning Amendment; Sphere of Influence Amendment; Prezoning and Annexation; and a Vesting Tentative Map. An application for a Master Tentative Map was received on November 18, 2015. The General Plan Amendment, Specific Plan, and Zoning Amendment are the applications being studied at this meeting. The other applications will be studied and considered at a later date.

SITE LOCATION AND DESCRIPTION

A portion of the 711.1-acre project site (approximately 148.6 acres) is located within the city limits and a portion (approximately 562.5 acres) is located within unincorporated Monterey County. [Exhibit A](#) presents the location of the project site within the context of the City and the Fort Ord Base Reuse Plan. The predominantly undeveloped Project site contains only limited improvements associated with the site's former use as a military base, including approximately ten structures interspersed throughout the site and paved parking lots in the western and north-central. Four paved roads and numerous gravel/dirt roads traverse the Project site. Additionally, two overhead utility corridors traverse the Project site: one utility corridor through the center of

the site in a north-south orientation; and one parallel to Gigling Road. Adjacent land uses are presented in [Exhibit B](#), Surrounding Land Uses.

Of the nine habitat types that are present on the Project site, coast live oak woodland is the predominant habitat. Central maritime chaparral, central coast scrub, and non-native grassland, among others, are also present on the Project site. Trees within the Project site are comprised almost entirely of coast live oak (*Quercas agrifolia*), although a few Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*) are also present.

Mitigation is required for the loss of oak woodland. The mitigation requires a 1:1 compensation ratio, of which up to 50 percent shall be coast live oak habitat restoration on site, on the adjacent Fort Ord Recreational Habitat Area, or other appropriate habitats of the former Fort Ord. If sufficient area is not available for habitat restoration on the former Fort Ord, an acceptable location preferably within Monterey County would be required. The balance would be accomplished through creating a conservation easement and/or participating in a mitigation bank or fee program to conserve oak woodland.

EXISTING LAND USE DESIGNATIONS

The project site is subject to various land use designations/concepts in the following plans: City of Seaside General Plan, the Fort Ord Base Reuse Plan, and the County of Monterey General Plan. City of Seaside land use designations are High Density Residential and Parks and Open Space (Veteran's Cemetery). The Fort Ord Base Reuse Plan land use concept and ultimate development designations, as modified by the City of Seaside General Plan and actions by FORA and other agencies, are Public Facility/Institutional, High Density Residential, Monterey Horse Park, Oak Woodland Habitat Reserve, County Development Reserve, and Veterans Cemetery. The majority of the project site designations outside of the current Seaside city limits were revised by the 2003 East Garrison/Parker Flats Land Use Modification Memorandum of Understanding by and between FORA, the County of Monterey, Monterey Peninsula College, U.S. Department of the Army, and the U.S. Bureau of Land Management. The Base Reuse Plan Land Use Concept, as modified by these actions, is presented in [Exhibit C](#). This MOU effectively reduced the acreage for low density residential uses, allowed for equestrian uses at the project site, and allowed for more development within East Garrison. As a result of this "land swap" MOU, the protected habitat on the former Fort Ord was increased by 246.7 acres (177.6 acres of maritime chaparral, 66.3 acres of oak woodland, and 2.8 acres of grassland).

The Monterey County General Plan land use designations are Low Density Residential, Business Park/Light Industrial Office/Research & Development, and Public Facility/Institution. These were the land use designations in the Base Reuse Plan as well, prior to approval of the 2003 East Garrison/Parker Flats Land Use Modification MOU.

PROJECT DESCRIPTION

General Plan Amendment

The Seaside General Plan is proposed to be amended to incorporate the Specific Plan. Amendments include both map and text amendments and are included as [Exhibit D](#).

Specific Plan

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision. Section 65451 of the California Government Code mandates that a specific plan include the following:

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The City of Seaside currently has two adopted specific plans: the Projects at Main Gate Specific Plan, and the West Broadway Urban Village Specific Plan.

The draft Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan (Specific Plan) addresses approximately 711 acres, partially located within the city limits of Seaside and partially located in unincorporated Monterey County. If adopted, it would be the City's tool for implementation of the Seaside General Plan, as well as the Fort Ord Base Reuse Plan (BRP) for this property, upon annexation to the City. The Specific Plan includes a vision for the property, as well as goals, policies, and implementation measures. Policies focus on economics, education, the environment, and the Veterans Cemetery. The Specific Plan includes a land use plan, including a land use concept with specific planning areas, location of parks, open space, trails, and recreation areas, and land use regulations, including permitted uses within each planning area. The Specific Plan also includes a circulation plan, a public facilities and services plan, architectural design guidelines, development standards, and landscape and grading standards. Finally, the Specific Plan includes implementation procedures including general phasing of development, the development review and approval process, summary of infrastructure improvements responsibility, infrastructure financing mechanisms, and impact fees.

The Specific Plan land use map ([Exhibit E](#)) includes Residential, Commercial, Recreational, Open Space, Veterans Cemetery, and Public Facilities planning areas. The land use plan envisions a mixed-use village consistent with the design principles outlined in the BRP and

consistent with the goals and policies of the Seaside General Plan. In summary, the Specific Plan provides for the following:

- 400 multi-family homes including student apartments on approximately 19 acres;
- 880 single-family homes including 26 detached courtyard homes on approximately 130 acres;
- 535,000 square feet of retail and commercial uses including two 200-room hotels on approximately 51 acres;
- an equestrian park (Monterey Horse Park) on approximately 111 acres;
- an outdoor equestrian training/race track, indoor sports arena, and 256 worker lodging units on approximately 139 acres;
- the Veterans Cemetery with ancillary parcels on approximately 135 acres;
- public facilities including a City corporation yard and fire station on approximately 20 acres;
- approximately 34 acres of internal streets; and
- 73-acre Oak Oval open space/habitat reserve.

An illustrative plan of the Veterans Cemetery, which shows the location of the Endowment Fund Opportunity Parcel, is included as [Exhibit F](#). An illustrative plan for the remainder of the Specific Plan area is included as [Exhibit G](#).

The Specific Plan includes a table of permitted uses in the categories of recreation, education, and public assembly; residential; medical services; public cultural facilities; public facilities; religious; non-profit/service organizations; utilities; and commercial (Table 2.2, Permitted Uses). Adoption of the Specific Plan provides the tool for development consistent with the Specific Plan, but does not grant approval of development. All development within the Specific Plan area would be required to submit an appropriate application and be reviewed for consistency with the Specific Plan. Development review and application procedures are detailed in the Specific Plan, Section 8.3.3. This section identifies what types of applications are reviewed by the Board of Architectural review only, and which require review and approval by the Planning Commission and/or City Council. The Specific Plan has been previously distributed to the City Council and can be reviewed at the following link (<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>).

Staff and Board of Architectural Review (BAR) Recommended Changes to the Specific Plan

The Board of Architectural Review reviewed the Specific Plan's architectural design guidelines, development standards, and landscape and grading standards on July 15, 2015 and again on August 17, 2016, and prepared recommendations to the Planning Commission and City Council.

Staff and the Board of Architectural Review are proposing modifications to the Specific Plan, which are presented in both detail and summary format in [Exhibit H](#). They consist of adding policies for consistency with the General Plan, clarifications, correcting typos, eliminating horse racing as an allowed use in the Specific Plan, modifications to building setbacks and building separation, and changes to height limits, among others. Specific recommended changes follow the

summary. The minutes from the August 17, 2016 BAR meeting are provided as [Exhibit L](#).

Zoning Ordinance Amendment

Title 17 of the Seaside Municipal Code (Seaside Zoning Ordinance) is proposed to be amended to change the 149 acres currently in the Seaside city limits from High Density Residential and Parks and Open Space (Veterans Cemetery) to “Monterey Downs Specific Plan”. The Specific Plan would effectively become the zoning ordinance for development pursuant to the Specific Plan. Amendments to the Zoning Ordinance include both map and text amendments, and are presented in [Exhibit I](#). The remainder of the Specific Plan area would require rezoning prior to annexation. The annexation and rezoning applications will be considered by the Planning Commission and City Council at a later date.

ENVIRONMENTAL REVIEW

Fort Ord Reuse Plan Program EIR

The Fort Ord Reuse Authority (FORA) adopted the Fort Ord Base Reuse Plan (BRP) in June 1997 to provide a framework for reuse of the former U.S. Army base. In accordance with the California Environmental Quality Act (CEQA), the Fort Ord Reuse Plan [Program] Environmental Impact Report (BRP PEIR) (SCH #96013022) was prepared to consider the potential environmental impacts that would result from implementation of the BRP. The BRP PEIR was certified by FORA on June 13, 1997.

The Project site is part of the larger approximately 27,964 acre Fort Ord BRP study area. To avoid repetition, a lead agency may “tier” EIRs for a sequence of actions so that the later EIRs incorporate and build on the information in the previous EIRs (PRC Sections 21068.5 and 21093, and CEQA Guidelines Section 15152).

Once a first-tier EIR, such as the BRP PEIR, has been certified for a program, plan, policy, or ordinance, the significant environmental effects of a later plan or policy of lesser scope or a later development project must be examined using a tiered EIR (PRC Section 21094(a)).

The second-tier EIR, here the Subsequent EIR for the Project, is limited to significant environmental effects that were (1) not examined in the BRP PEIR, or (2) previously examined and that are susceptible to substantial reduction or avoidance through project revisions, mitigation measures, or other means (PRC Section 21068.5 and CEQA Guidelines Section 15152(d)).

Additionally, CEQA Guidelines Section 15229(c) states “All public and private activities taken pursuant to or in furtherance of a reuse plan for which an EIR was prepared and certified pursuant to this section shall be deemed to be a single project. A subsequent or supplemental EIR shall be required only if the lead agency determines that any of the circumstances described in Section 15162 or 15163 exist.” The City of Seaside determined that subsequent environmental review was necessary to address the specific impacts of the proposed Project due to substantial changes in the Project, which would require major revisions of the previous EIR (as is discussed on DSEIR page 2-22, regarding the East Garrison – Parker Flats land use modifications) and the substantial changes that may have occurred with respect to the circumstances under which the Project would be undertaken including, but not limited to, various changes in the environmental

and/or regulatory setting over the years. The BRP was certified in 1997, and the City of Seaside determined that the 1997 BRP EIR alone was not sufficient for the proposed Project's CEQA compliance.

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

The City prepared a subsequent environmental impact report (SEIR), pursuant to the California Environmental Quality Act (CEQA), to evaluate the proposed project's environmental impacts. The Draft SEIR (DSEIR) was circulated for public review from March 31, 2015 through June 19, 2015. The DSEIR was previously distributed to the City Council and can be accessed by the following link: (<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>). A Final SEIR (FSEIR), responding to public comments and making minor modifications to the DSEIR, was prepared in July 2016 and was previously distributed to the City Council. It can be accessed by the following link: (<http://seasidemontereydownsandveteranscemeteryspecificplan.com/>). The DSEIR and the FSEIR, along with the BRP PEIR, constitute the project review pursuant to CEQA.

The main purpose for preparation of the SEIR was to (1) disclose to the public detailed information regarding the environmental impacts associated with the proposed Project (a part of the BRP) and (2) provide the public all of the opportunities afforded to them with preparation of an EIR. When approving projects subject to an EIR, the City must make certain findings regarding the project's environmental impacts.

Significant and Unavoidable Impacts

The final subsequent EIR concluded that buildout of the project would result in the following significant and unavoidable impacts (i.e. impacts that cannot be mitigated to a less than significant level):

- Long-term change to the visual character of the project site;
- Long-term impacts on air quality;
- Loss of 315 acres of coast live oak woodland;
- Loss of approximately 53 landmark oak trees;
- Generate significant greenhouse gas emissions;
- Deplete groundwater supplies and existing water supply not sufficient for Specific Plan build out; and
- Potentially unacceptable levels of service at some intersections, roadway segments, mainline State Route 1 segments, and State Route 1 on-ramps.

If the City Council certifies the subsequent EIR and adopts the Specific Plan, the City Council would need to adopt a statement of overriding considerations finding that the benefits of the project outweigh the significant adverse environmental impacts. Potential project benefits include:

- Provision of 1,280 housing units and 2,758 jobs thereby improving the City's jobs/housing ratio from 0.69:1 to 0.84:1 and assists the City in reaching their goal of

1.5:1, per General Plan Policy LU-1.2.

- Provision of a variety of housing types, sizes, and prices to increase housing choice and to help ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing, consistent with General Plan Policy H-2.1.
- Provision of high-density, well designed housing and residential-commercial mixed use projects, consistent with General Plan Policy H-2.3.
- Provision of housing affordable to very low, low, and moderate income households throughout the City, consistent with the City's affordable housing ordinance and General Plan Policy H-2.4 (Social Benefit).
- Provision of large-scale commercial recreational facilities consistent with General Plan Policy LU-1.5.
- Provision of a trail system and two staging areas to the Fort Ord Recreational Habitat Area, which leads to the Fort Ord National Monument, that support alternative modes of transportation that encourage physical activity, such as biking and walking, consistent with General Plan Policy C-3.4.
- Provision of parks and recreational facilities for Seaside residents, consistent with General Plan Policy COS-1.1.
- Provision of mixed use, higher density residential and employment-generating development in areas where public transit is convenient and desirable, consistent with General Plan Policy C-3-3.
- Utilizes vacant and underutilized parcels consistent with the Fort Ord Base Reuse Plan to support mixed uses including commercial facilities, consistent with General Plan Policy ED-1.1.
- Provision of opportunities to highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects, consistent with General Plan Policy ED-5.2.
- Provision of approximately 2,700 jobs (not including construction jobs), assisting the region with replacing the approximately 21,000 jobs that were lost (including active-duty military and civilian) as a result of the Fort Ord closure.
- Providing a project that is consistent with the Fort Ord Base Reuse Plan and Fort Ord Habitat Management Plan, which includes preservation of the 73-acre Oak Oval.
- Provision of mixed uses (residential including affordable student apartments, retail, recreational) close to CSU Monterey Bay.
- Provision of FORA impact fees, which mitigates Base Reuse Plan impacts and provides for habitat management through collection of Mello-Roos Community Facilities District (CFD)/Base-wide Development fees and Land Sales proceeds. FORA fees pay for the following improvements: Transportation/Transit, Water Augmentation, Storm Drainage, Habitat Management, Fire Fighting Enhancement, and Water/Wastewater Collection Systems.
- Fulfills the City's obligation under the Memorandum of Understanding by and between the City, the County of Monterey, and FORA for financing the long-term operation and maintenance of the Veterans' Cemetery through sale of the 31.5-acre Endowment Parcel.
- Provision of a walkable, mixed-use community (residential, commercial, recreational, institutional, open space) that incorporates principles of long-term environmental sustainability and resource conservation.

- The project provides for recreational, commercial, and hotel uses that would attract tourists to the City of Seaside and further the economic development goals of the City, and contribute to the economic vitality of the area.

CONSISTENCY WITH THE SEASIDE GENERAL PLAN AND THE FORT ORD BASE REUSE PLAN

Consistency with the General Plan

The Specific Plan was evaluated for its consistency with relevant General Plan policies. The analysis is presented in [Exhibit J](#). The analysis concludes that the Specific Plan is generally consistent with the relevant General Plan policies.

Consistency with the Base Reuse Plan

The Specific Plan was evaluated for its consistency with the Fort Ord Base Reuse Plan, using the FORA Consistency Determination Analysis Table. A draft of that analysis is presented in [Exhibit K](#). The draft analysis concludes that the Specific Plan is generally consistent with the Base Reuse Plan.

PLANNING COMMISSION RECOMMENDATION

On September 21, 2016, the Seaside Planning Commission considered and by a 3 – 2 vote of the members present, adopted resolutions recommending that the City Council:

1. Certify the SEIR, make findings pursuant to CEQA, adopt a Mitigation Monitoring Program, and adopt a Statement of Overriding Considerations;
2. Approve the General Plan Amendment and adopt the Specific Plan; and
3. Approve the Amendment to Title 17 of the Seaside Municipal Code.

The draft meeting minutes are included as [Exhibit M](#).

FISCAL IMPACT OF SPECIFIC PLAN BUILDOUT

The applicant submitted the *Monterey Downs Fiscal and Economic Impact Analysis Final Draft Report* (August 2015) (the “Report”). This Report can be accessed by the following link: <http://seasidemontereydownsandveteranscemeteryspecificplan.com/>. The fiscal analysis is an estimation of the project’s net impact on the City’s general fund. The economic analysis is an estimate of the new expenditures that will occur in the City as a result of the development of the project.

The Report projected the net fiscal impact to the City’s general fund in six phases, under the following three scenarios for providing fire services: 1) Presidio Fire Station Alternative (current conditions) (\$1.36 million); 2) Monterey Regional Fire Alternative (\$1.93 million); and 3) New Seaside Fire Station Alternative (\$0.7 million).

The Report projected the economic impact during the project construction period at \$261.1 million, and \$26 million annually after the end of the construction period.

EPS, the City’s consultant, conducted additional fiscal “sensitivity” analysis to present what may

occur using other assumptions. The sensitivity analysis can be accessed by the following link: <http://seasidemontereydownsandveteranscemeteryspecificplan.com/>. EPS's analysis included the following scenarios:

- no hotels;
- only one hotel;
- reduced assessed property values;
- FORA extension beyond 2020;
- tax sharing with County of Monterey; and
- accelerated provision of public safety services.

EPS also conducted additional economic “sensitivity” analysis to present how the economics may change with a decrease in the projected visitors to the Monterey Horse Park. Each of these sensitivity scenarios provides a “what if” for the City Council to consider the fiscal and economic impacts of the proposed project.

On March 3, 2016, the City Council reviewed the Report and sensitivity analysis, took public comment, and accepted the Report and sensitivity analysis as presented.

Staff is preparing an updated fiscal impact report that will be submitted in advance of the next City Council meeting on this project, which is currently scheduled for October 13, 2016.

FUTURE ACTIONS

At a future meeting, the City Council will be requested to consider the following:

1. Certification of the SEIR, including making findings pursuant to CEQA, adopting a Mitigation Monitoring Program, and adopting a Statement of Overriding Considerations;
2. Approval of the General Plan Amendment and adoption of the Specific Plan with modifications as recommended by staff and the BAR; and
3. Approval of the Amendment to Title 17 of the Seaside Municipal Code.

In addition, the following actions would be required prior to the City of Seaside issuing building permits for development within the Specific Plan area:

1. Amend the City of Seaside Sphere of Influence (SOI 12-01). This would include entering into a pre-sphere-of-influence agreement with the County of Monterey regarding the disposition of land and allocation of water, as well as a tax-sharing agreement to determine how taxes would be shared between the City and the County. Both of these agreements are required by the Monterey County Local Agency Formation Commission (LAFCO).
2. Approve annexation and rezoning of 562.50 acres of the Specific Plan area into the Seaside city limits (ANX 12-01; PZ 12-01).
3. Approve a Disposition and Development Agreement (DDA) with Monterey Downs, LLC.
4. FORA Board Consistency Determination.
5. Monterey County LAFCO approval of the sphere-of-influence amendment, rezoning,

and annexation.

6. Approve development applications (subdivision maps, use permits, minor use permit, etc.).
7. Approve grading and building permits.

The process for development applications is presented in the Specific Plan in Section 8.3.1, Tentative Map Review and in Section 8.3.3, Development Review and Application Procedures. Development projects pursuant to the Specific Plan that the Planning Department determines to be in conformance with the provisions of the Specific Plan, will be reviewed by the BAR to take action on the site plan and design elements of the submittal. If the Planning Department determines that the development project is not in conformance with the Specific Plan, the application would require approval by the Planning Commission.

Vesting development rights are not granted to the applicant by the City's adoption of the Specific Plan, General Plan Amendment, or Zoning Amendment; however, the vested rights would accompany the requested vesting tentative tract map, should it be approved. The vesting tentative tract map will be studied by the City Council and considered at a later date.

EXHIBITS

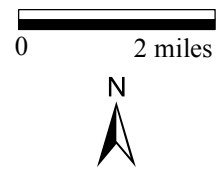
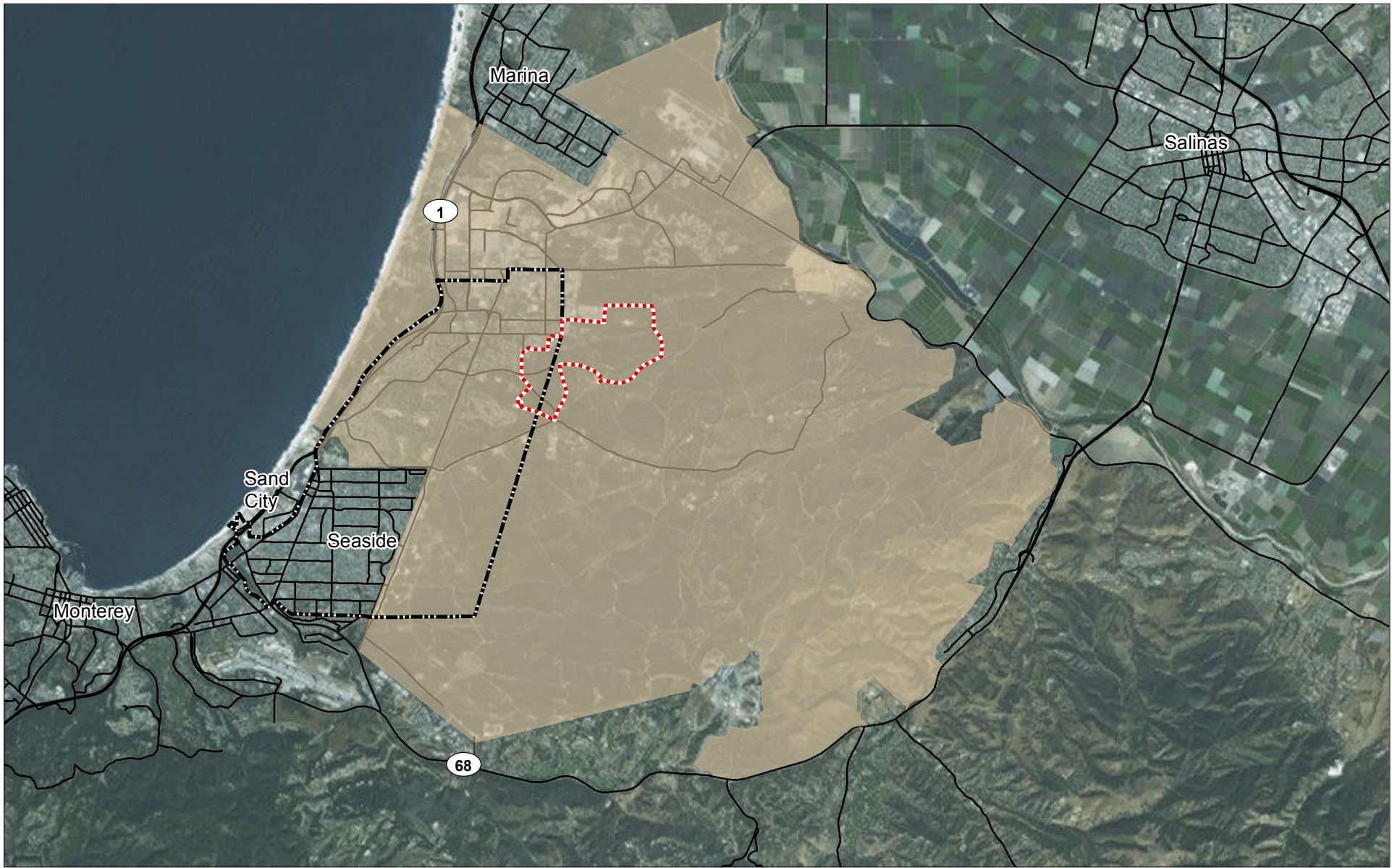
- A. Project Location
- B. Surrounding Land Uses
- C. Base Reuse Plan Land Use Concept (as modified by the Seaside General Plan and the East Garrison/Parker Flats Land Use Modification MOU)
- D. Seaside General Plan Amendment (Map and Text)
- E. Specific Plan Land Use Plan
- F. Veterans Cemetery Illustrative Plan with Endowment Parcel
- G. Specific Plan Illustrative Plan
- H. Staff and Board of Architectural Review Recommended Modifications to the Specific Plan (Summary and edits to Specific Plan pages)
- I. Zoning Ordinance Amendment (Map and Text)
- J. General Plan Consistency Analysis
- K. Fort Ord Base Reuse Plan Draft Consistency Analysis
- L. Board of Architectural Review Meeting Minutes from August 17, 2016
- M. Planning Commission Draft Meeting Minutes from September 21, 2016

Reviewed for Submission to the
City Council by:

Meeting Date: September 29, 2016

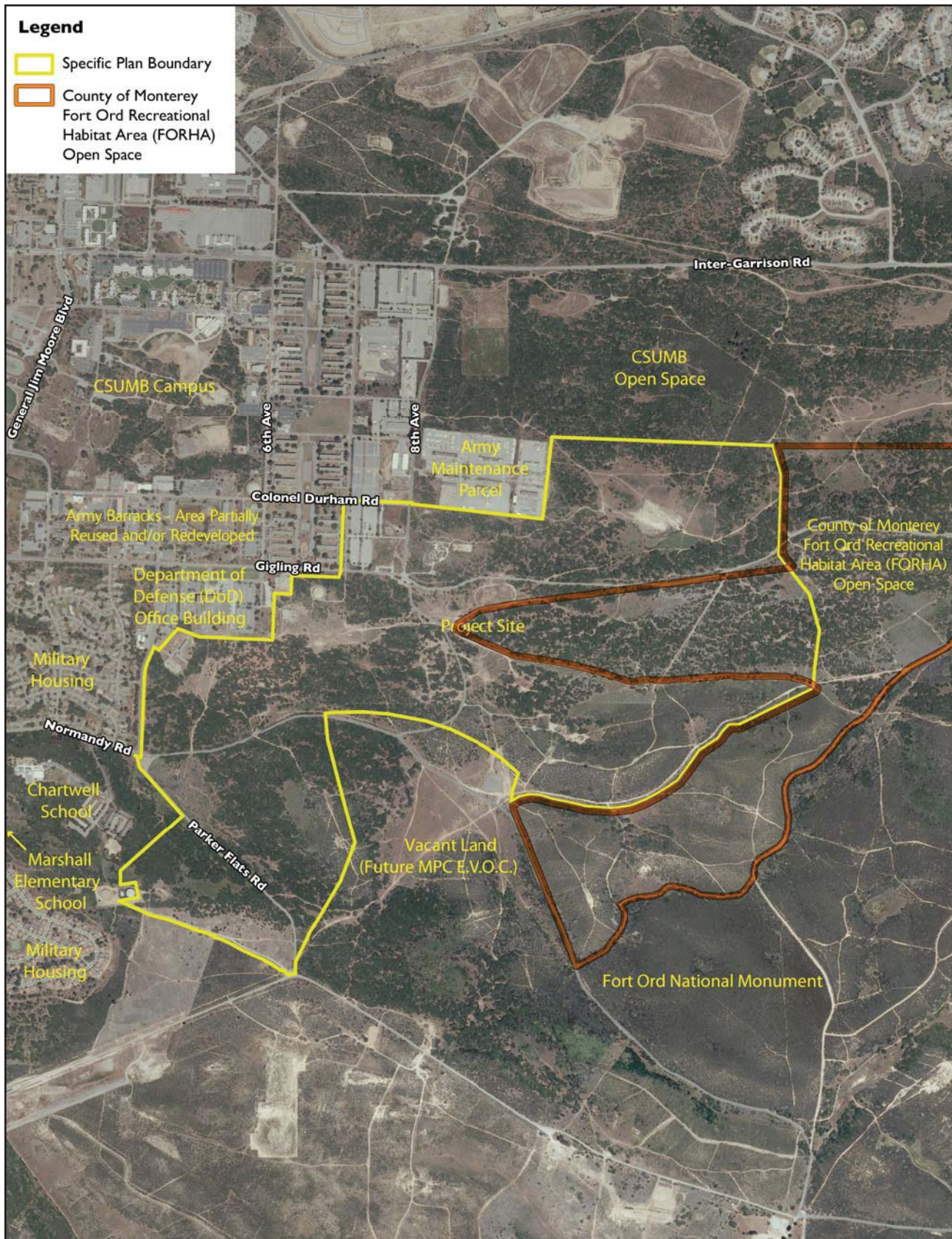


Craig Malin, City Manager



-  Monterey Downs Specific Plan Boundary
-  Seaside City Limits
-  Fort Ord Area

Source: FORA, Monterey County GIS, ESRI



Source: Diamond West, 2013.

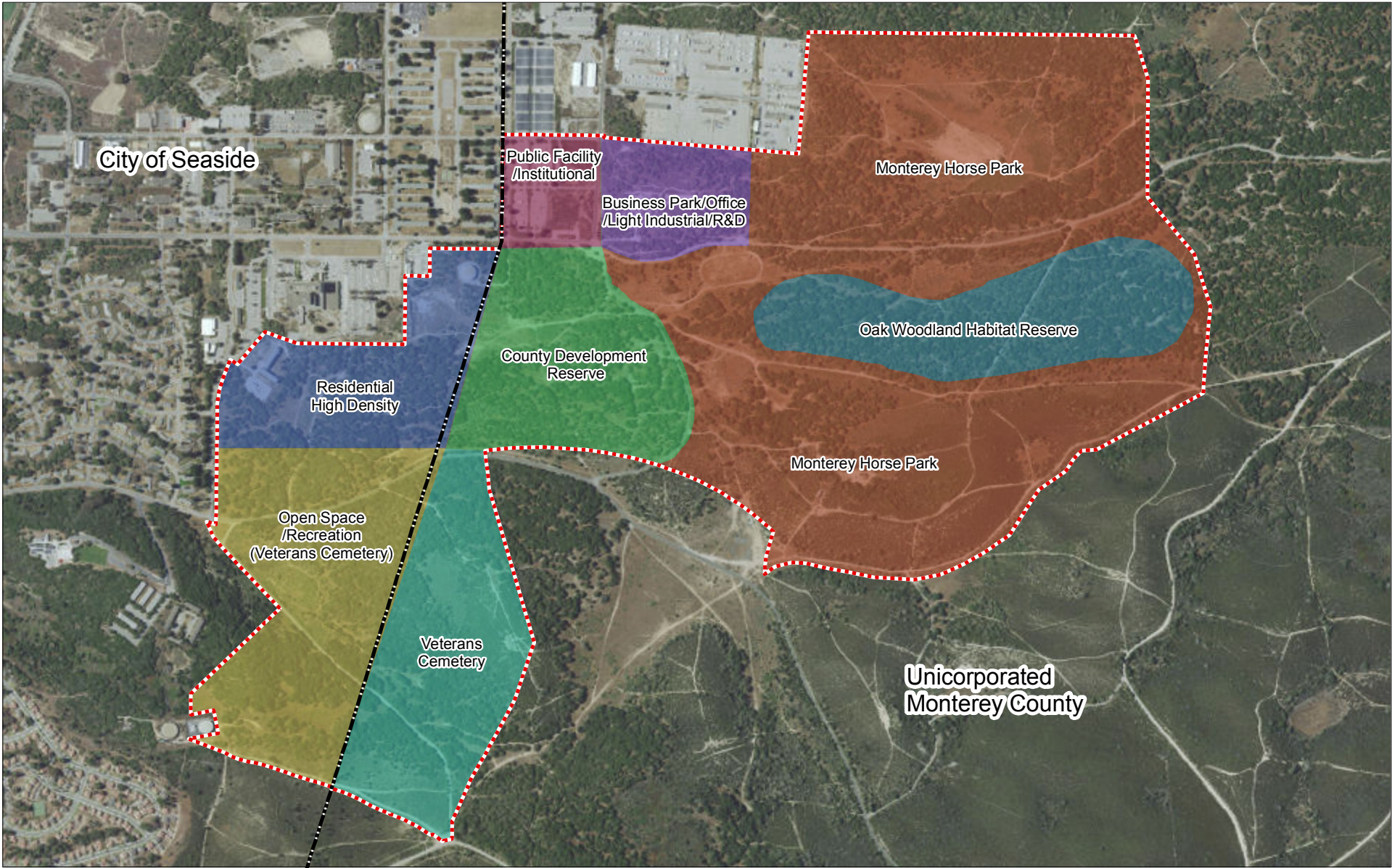
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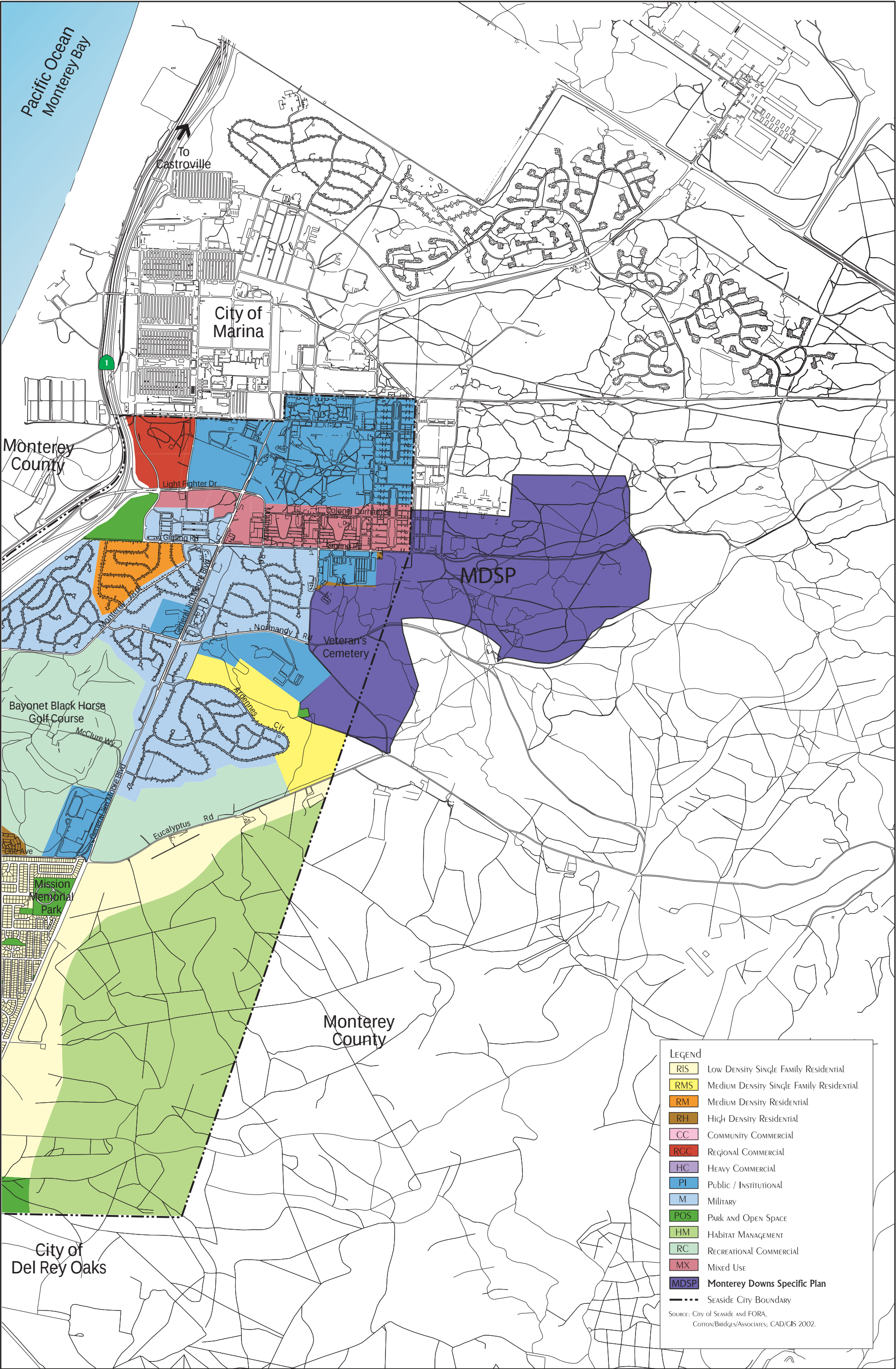


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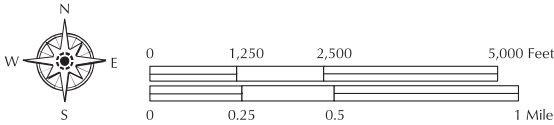
MONTEREY DOWNS AND MONTEREY HORSE PARK AND
CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
Surrounding Land Uses

Figure 2-12





Source: City of Seaside General Plan



City of Seaside General Plan Text Amendment

The following changes would be made to the General Plan:

1. Figure LU-2, Land Use Policy Map. Add the portion of the Specific Plan are currently not included on the map. Identify the entire project site with a new color. In the Legend, identify the entire project site as MDSP Monterey Downs Specific Plan. [See attached draft map.](#)
2. Page LU-14, add “Monterey Downs Specific Plan” at the end of the list under Specific Plan (SP) Overlay.
3. Figure LU-3, Specific Plan Areas. Add the portion of the project site currently not included on the map.
4. Figure LU-4, Neighborhoods. Add the portion of the project site currently not included on the map.
5. Figure LU-5, Water Districts. Add the portion of the project site currently not included on the map, and within the Marina Coast Water District Boundary.
6. Figure LU-6, Schools. Add the portion of the project site currently not included on the map.
7. Urban Design Element. Add a discussion about the Monterey Downs Specific Plan within the section subtitled “Specific Plan Areas”. “The 711.1-acre Specific Plan area provides for the development of 1,280 single-family and multi-family homes; 535,000 square feet of commercial, including two, 200-room hotels; a 256-unit qualified worker lodging facility; Monterey Horse Park equestrian facility; a 225,000 square foot sports arena, and a horse training/racing track; a 72.5-acre “Oak Oval” open space; a public facility area for the Seaside Corporation Yard; and the Veterans Cemetery. The Specific Plan includes a land use plan, circulation plan, public facilities and services plan, architectural design guidelines, development standards, landscaping and grading design standards, and an implementation plan to guide the development of the Project site.”
8. Figure UD-1, Urban Design Plan. Add the portion of the project site currently outside of the city limits. Identify the entire project area as the Monterey Downs Specific Plan.
9. Figure C-4, Planned Circulation System. Add the portion of the project site currently not included on the map.
10. Figure S-3, Fire Hazards. Add the portion of the project site currently not included on the map.
11. Figure S-4, Hazardous and Toxic Waste Sites. Add the portion of the project site currently not included on the map.
12. Figure S-5, Expected Locations of Unexploded Ordnance. Add the portion of the project site currently not included on the map.
13. Figure S-6, Evacuation Routes. Add the portion of the project site currently not included on the map.

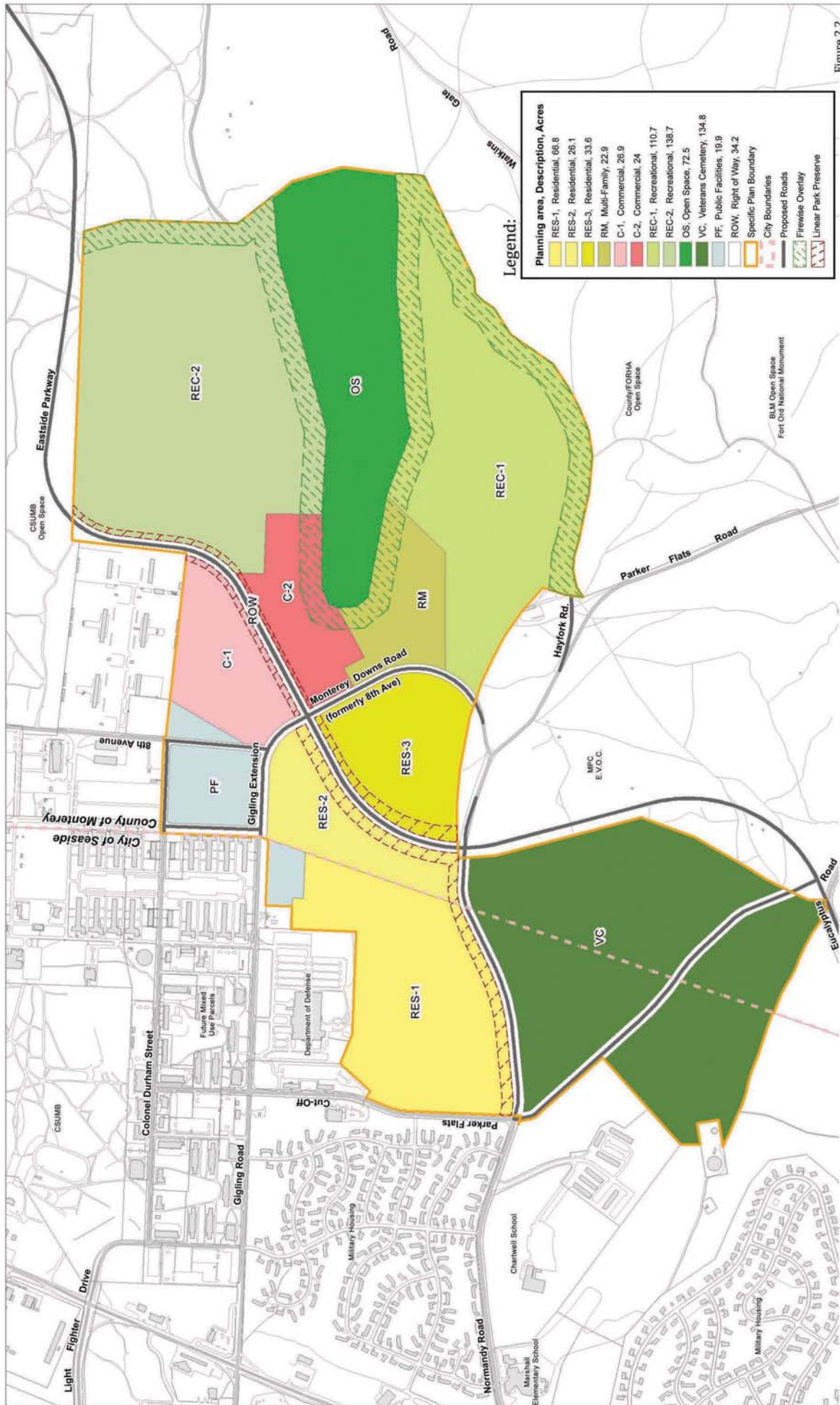


Figure 2.2



MONTEREY DOWNS & MONTEREY HORSE PARK & C.C.V.C. Specific Plan



0 400 800 1,600 Feet

Land Use Map

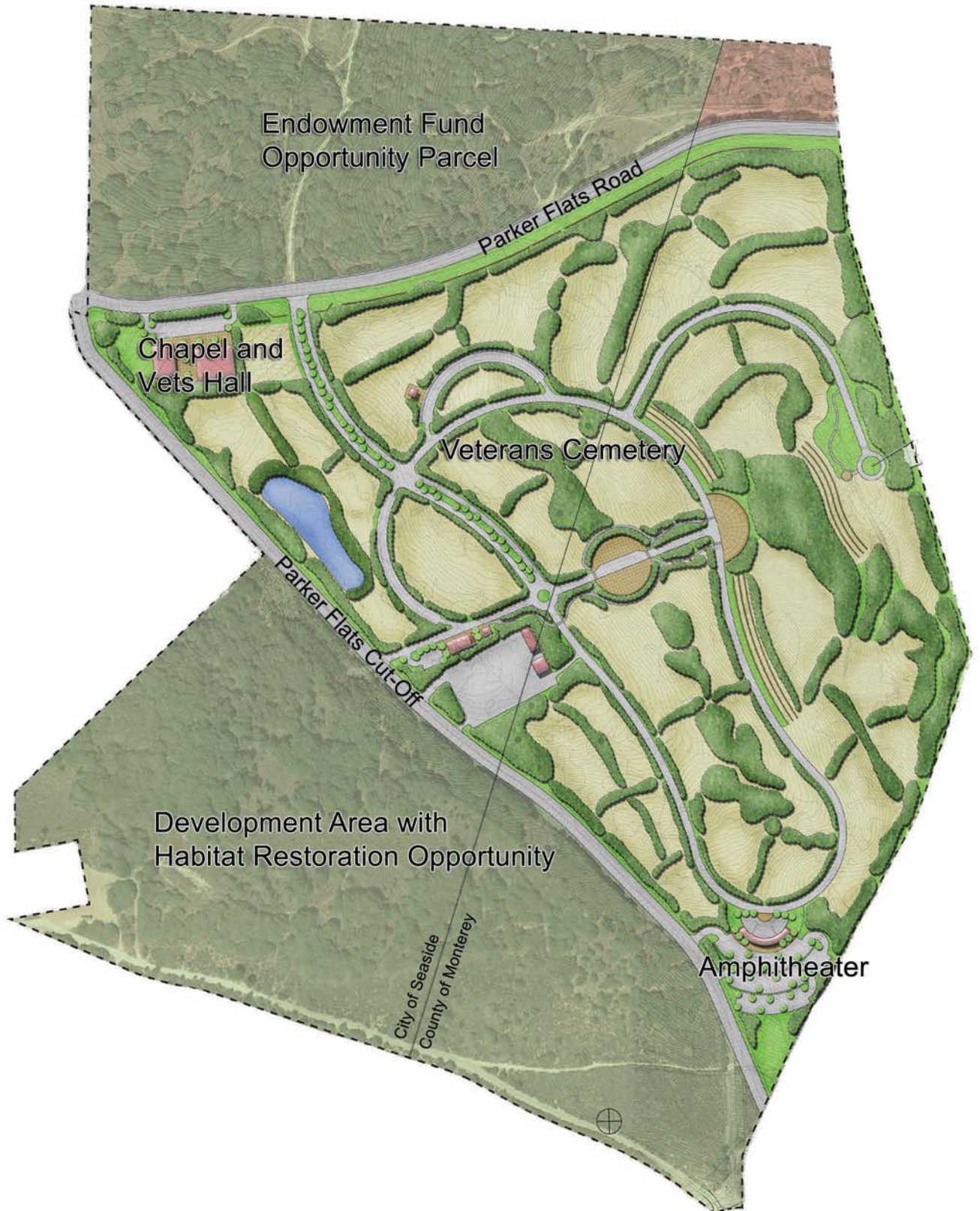


Figure 2.1



DW
DIAMOND WEST

Packet Page 22

STAFF AND BAR RECOMMENDED MODIFICATIONS TO THE DRAFT SPECIFIC PLAN (SUMMARY)

Staff recommends the following changes, clarifications, and corrections to the draft specific plan.

1. Chapter 1, Section 1.2, Specific Plan Policies and Implementation, Page 1-2, Policy EC-2, 4th bullet. Revise as follows “Equestrian facilities in Planning Area-2 REC-1 will provide for world-class equestrian events.” (typo)
2. Chapter 2, Figure 2-2, Land Use Map. Use a different color for the RES-2 Planning Area to clearly differentiate between the RES-1 and RES-2 areas. (Clarification)
3. Chapter 2, Table 2.2, Permitted Uses. Eliminate horse racing as an allowed use within the Specific Plan and modify language throughout the Specific Plan where horse racing is referenced (modification).
4. Chapter 5, Pages 5-23 and 5-24, Table 5.2, Change “Cluster” to “Courtyard”. (Consistency)
5. Chapter 6, Page 6-6, Table 6.1 title. Add “Res-3”. (typo)
6. Chapter 6, Development Standards. Add a standard that encourages the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities (Consistency with General Plan Policy H-2.9). (Addition)
7. Chapter 7, Landscape and Grading Design Standards. Add a landscape design principal that encourages civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
8. Chapter 7, Landscape and Grading Design Standards. Add section 7.4.7, Civic Art and include a standard that encourages providing civic art into both public and private development projects (Consistency with General Plan Policy UD-4.1). (Addition)
9. Chapter 8, Section 8.3.1, Tentative Map Review. The following shall be added after the 1st paragraph. “The process for identification of wooded areas and individual trees for development pursuant to the Specific Plan is as follows:
 - a. Tentative Maps shall identify the location of all wooded areas; and
 - b. Final Maps shall identify the locations, sizes, and types of existing trees that have circumference greater than 19 inches, and clearly identify which trees are proposed to be removed.” (Clarification)
10. Chapter 8, Page 8-1, Section 8.1 Introduction, 4th paragraph. Change Section 8.2.2 to Section 8.3.2. (typo)
11. Chapter 8, Page 8-19, Table 8.1, Implementation Matrix. Add “including landscaping and lighting” to “Internal Private Streets”. (Addition)

The Board of Architectural Review recommends the following changes, clarifications, and corrections to the draft specific plan:

12. On Table 6.1 of the Development Standards, modify the side setback standard for the construction of detached single family dwellings on lots less than 3,750 square feet to increase the minimum side setback from 3.5 feet to 4 feet.
13. On Table 6.1 of the Development Standards, modify the minimum building separation between buildings to increase the minimum separation from 7 feet to 8 feet and 10 feet on alternating lots.
14. On Table 6.1 of the Development Standards, insert language to provide for enhanced design consideration for the placement of windows between side yards on parcels of less than 3,750 square feet on the first story to maintain privacy.
15. On Table 6.1, Development Standards, SFD Courtyard Residential Building Height should not exceed two stories when located adjacent to a detached single family neighborhood.
16. Section 8.3.3.2, Development Review and Application Procedures, include requirements for the submittal of cross-sections as a design detail to provide perspective of the street contours and grading patterns between adjoining blocks.
17. Section 6.3.1, Development Standards, All Developments, include a new bullet stating, "Opportunities for the placement of solar energy products and installation of wind protection barriers should be considered in the Urban Design process for each development Phase."

1.2 Specific Plan Policies and Implementation

1.2.1 Economic Policies and Implementation

EC-1. Provide a robust job base within office, hospitality, retail and recreation sectors.

- o There is over 800,000 square feet of commercial, office and recreational space proposed which will offer a variety of jobs and business opportunities. According to the Monterey Downs Fiscal and Economic Impact Analysis, the Monterey Downs portion of the Specific Plan will produce (at build-out) 2,758 jobs.

EC-2. Strong tourism and recreational opportunities by providing venues for a number of visitor serving uses.

- o Planning Area C-2, "Country Walk" includes 330,000 square feet of shopping, entertainment, and hotel uses.
- o Planning Area C-1 provides for tennis and swim facilities and a hotel.
- o The equestrian facilities and sports arena located in Planning Area Rec-1 and Rec-2 will provide venues for equestrian events, festivals, pro and semi-pro sports, fairs and a variety of local and regional shows and events.
- o Equestrian facilities in Planning Area-2 REC-1 will provide for world-class equestrian events.

- o Two staging areas within the C-2 and Rec-1 Planning Area, along with a vast internal trails network, will provide ideal amenities for hikers, bikers and equestrians visiting the Fort Ord National Monument and surrounding open space and trail system.

EC-3. Annual tax revenues to help expand government services in the region.

- o The Specific Plan has been carefully designed to incorporate a variety of uses that generate a healthy tax base. According to the Monterey Downs Fiscal and Economic Impact Analysis, the Specific Plan, at build-out, will generate a fiscal surplus to the City of Seaside of more than \$1 million annually.

EC-4. A variety of housing types.

- o 1,280 total residential units including apartments, courtyard homes and a range of single family homes are included in the Specific Plan.
- o 256 qualified worker lodging units are provided that will cater to workers and their families, particularly for those working at the Training Track located within the Rec-2 Planning Area.

1.2.2 Educational Policies

ED-1. Assist local colleges in developing new educational opportunities in the animal sciences fields.

- o The Monterey Horse Park (Planning Area Rec-1) will be

1.3.2 Site History

The Specific Plan area was used historically by the Army for troop training.

The Parker Flats Munitions Response Area (MRA) (which includes the majority of the Specific Plan site) is approximately 758 acres in size and located in the central part of the former Fort Ord. As discussed in the FORA ESCA Remediation Program Volume 1-Work Plan (December 17, 2008), the portion of the Parker Flats MRA that lies south of Gigling Road, was purchased by the government in 1917, while the portion to the north of Gigling Road was privately held agricultural land until the 1940s.

The Parker Flats MRA is composed of portions or all of 13 Munitions Response Sites, many of which were used for munitions training (e.g., artillery training, practice mortar ranges) and a variety of military training purposes.

1.3.3 Site Remediation

Due to the previous uses, remediation (cleanup) of the land was required. The Fort Ord Reuse Authority (FORA) is responsible for the cleanup of the subject properties through an Environmental Services Cooperative Agreement (ESCA) with the Army. Some of the property along the southern and northwestern portions of the project site has been remediated. In addition, site remediation for all property in Seaside and the middle portions of the property in the County are currently underway. The approximate time frame for the completion of remaining site remediation and the associated approval process to allow transfer of the property is 2015.

The Specific Plan, consistent with the remediation process, is proposing residential and non-residential

development in those areas already identified as such in the ESCA remediation program (**see Figure 1.3**). In addition, the ESCA remediation program has a Mixed Use clean up designation. The project is proposing both vertical and horizontal mixed-use development within this Mixed Use category. This mixture of uses will create a lively town center, as envisioned in the BRP.

1.4 Project Description

The Specific Plan includes the coordinated development of a mixed-use master plan village on approximately 711 acres of land within the area.

The proposed project envisions an equestrian training facility with a track for training ~~and potentially racing~~; a grandstand and sports arena and entertainment center; mixed-use neighborhood serving commercial; a diverse mix of residential neighborhoods; a horse park comprised of a visitors center and office space, veterinary clinic, and horse stables; natural habitat preservation areas; staging areas, trails and trail access; open space and parks; qualified worker lodging; an aquatic center with a tennis and swim club; and hotel and office uses.

The Specific Plan also includes the expansion of public services in the area by including approximately 17 acres of land for the Seaside Public Works Corporate Yard and 3 acres for a new Fire Station Site. These properties are located at the intersection of Gigling Road and 8th Avenue.

CHAPTER 2 – Land Use Plan

proposed in order to provide a full spectrum of housing opportunities.

Neighborhood parks are also located within walking distance of the individual neighborhoods to further enhance the community's recreational experience. The parks and recreation areas vary in size and function, and thus provide a range of amenities, including children's play areas, active and passive turf areas, gathering places, and pedestrian and bicycle pathways. The pedestrian pathways and corridors are designed to create opportunities for active and safe recreation while at the same time interconnecting the proposed residential neighborhoods with the neighborhood commercial services.

The CCVC is proposed in the southwest portion of the Specific Plan area. The facility is intended to create a monument to the service and sacrifice of our veterans. In addition to burial sites, ceremonial facilities, and other ancillary facilities, the landscape design for the facility incorporates a commitment to sustainability through the integration of drought tolerant native landscaping and incorporation of native oak woodlands and coastal sage scrub.

Finally, to enhance public services in the vicinity, the Specific Plan proposes to include land in the northwest portion of the project area to facilitate the development of a new Seaside Fire Station and the Seaside Public Works Corporation Yard. Land is also set aside for the Marina Coast Water District (MCWD) Zone "C" water tank.

Each Planning Area and their representative characteristics are described in more detail below.

Recreation 2 (Rec-2)

The Recreation 2 Planning Area is envisioned as the Equestrian Training Track and Sports Arena. This 138.7-acre facility will contain approximately 225,000 square feet of visitor serving uses, with an arena and world-class thoroughbred training facility ~~with potential racing meets~~. The facilities include a 1500 seat grandstand with additional standing room, barns for up to 1500 horses, parking and other ancillary uses. The training center is modeled after the Del Mar Thoroughbred Club in Del Mar, California.

Portions of the ~~race training~~ track's in-field area are also envisioned as a landscape amenity, which includes an above-ground recycled water storage basin to meet a portion of the project-related and regional irrigation needs. The reclaimed water storage facility is to be constructed, owned and maintained by Marina Coast Water District (MCWD). If MCWD chooses not to pursue this regional facility, the area will be used for athletic fields. Please refer to Chapter 4, Section 4.2 for a more detailed discussion of recycled water storage capacity.

In addition, the Planning Area includes a 6,500 seat indoor Sports Arena that will be an ideal venue for a wide variety of special events. Some examples include trade shows, car shows, dog shows, pro and semi-pro sports, veteran's events, and graduation ceremonies.

It is anticipated that regular events at the Sports Arena and track grandstands will not exceed 6,500 total visitors, except on a limited basis. If an event is planned that will exceed this number a special event permit will be required that will

CHAPTER 2 – Land Use Plan

Eastside Parkway and the Country Walk town center to the FORHA open space trail system. In addition, expanded “greenways” are proposed within the Linear Park Preserve Overlay located along Parker Flats Road and the Eastside Parkway. Totaling approximately 18 acres, these greenways will provide additional off-street pedestrian, equestrian and bicycle connections along with natural transitions between the developed and rural areas of the Specific Plan.

Trails

Approximately 4 miles of hiking, biking and equestrian trails are located throughout the Specific Plan that connects the various Planning Areas. These trails also create and maintain connections to the vast adjacent FORHA and BLM trails system.

In addition, two staging areas are provided in the C-2 and Rec-1 Planning Areas. The staging area within the C-2 Planning Area is located adjacent to OS Planning Area and encompasses approximately 1 acre. This area will be located in the southern portion of Country Walk and will include a bike center, dog barn, horse tie up, barn/livery, and restrooms.

In addition, a staging area will be located at the south east corner of the project boundary within the Rec-1 Planning Area. This staging area will include horse stables, RV camping, restrooms and parking. Trail access will be provided to the adjacent FORHA lands and the National Monument.

Recreation

The Rec-1 and Rec-2 Planning Areas encompass approximately 250 acres of land and provide numerous recreational opportunities.

The Rec-1 Planning Area includes the Monterey Horse Park which will provide various equestrian uses as detailed in the Rec-1 section earlier in this chapter. The facility will be open to various educational groups as well as youth organizations.

Monterey Horse Park will also be adaptable to a variety of shows and community events such as dog shows, agility trials and hunting dog trials.

The Rec-2 Planning Area includes the Equestrian Training Track and Sports Arena. These facilities will contain approximately 225,000 square feet of visitor serving uses, with an arena and world-class thoroughbred training facility ~~with potential racing meets~~. The Sports Arena will be an ideal venue for a wide variety of special events. Some examples include trade shows, car shows, dog shows, pro and semi-pro sports, veteran's events, and graduation ceremonies.

Finally, a tennis and swim recreation center is located in the C-1 Planning Area that will encompass approximately six acres and provide much needed facilities for local residents.

Table 2.2
Permitted Uses

Land Use Category	RM	RES-3	RES-2	RES-1	C-2	C-1	REC-2	REC-1	OS	VC	PF	ROW
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY												
<u>Equestrian Facility</u> - as described in Section 2.2.2 under Recreation 1 Planning Area and includes events and activities such as competitions, horse riding, horse training, horse racing , <u>grandstands</u> , horse showing, dressage, stadium jumping, cross country jumping, carriage competitions, and any and all other typical equine facilities and events.	---	---	---	---	UP	---	UP	UP	---	---	---	---
<u>Equestrian Facility - Ancillary Uses</u> includes uses typically ancillary to equestrian facilities including but not limited to tack rooms, offices, barns and stables.	---	---	---	---	UP	---	UP	UP	---	---	---	---
<u>Equestrian Outdoor Training/Racing Track</u> - as described in Section 2.2.2 under Recreation 2 and includes, but is not limited to, rack tracks, grandstands, wagering, simulcast facilities , barns, stables, food-service, and other uses and structures typical to this type of commercial horse track facility.	---	---	---	---	---	---	UP	UP	---	---	---	---
Sports Arena with Indoor Seating	---	---	---	---	---	---	P	UP	---	---	---	---
Outdoor Seating Areas (including <u>excluding</u> grandstands)	---	---	---	---	P	P	P	P	---	P	---	---
Meeting Facility, public or private greater than 10,000 sqft	---	---	---	---	UP	UP	MUP	UP	---	UP	---	---
Meeting Facility, public or private less 10,000 sqft	MUP	MUP	MUP	MUP	P	P	P	P	---	P	P	---
Park, Playground	P	P	P	P	P	P	P	P	---	P	---	---
Private or Public Recreation Facility (including Tennis and Swim Center)	UP	UP	UP	UP	P	P	P	P	---	P	---	---
Schools, Public	P	P	P	P	P	P	P	P	---	P	P	---
Schools, Private	---	---	---	---	UP	UP	UP	UP	---	UP	UP	---

CHAPTER 5 – Architectural Design Guidelines

Table 5.2
Single Family Detached Cluster Residential Design Matrix

ARCHITECTURAL STYLE	
Architectural styles permitted	American Farmhouse Craftsman Spanish Eclectic California Bungalow Monterey
FLOOR PLANS / ELEVATIONS	
Floor Plans / Elevation Options	A minimum of 3 floor plans and 3 elevations options for each floor plan. No adjacent homes shall have the same floor plan-elevation combination.
BUILDING MASSING AND SCALE	
Single Story Elements (Portions of the building that has no second story)	At least 20% of the dwellings within a subdivision shall have a single story element (porches qualify as a single story element).
Staggered Wall Planes	- No building wall facing a public street shall extend more than 25' vertically or horizontally without a visual break created by a minimum 2' offset in the exterior wall or created by architectural detailing. - No more than 60% of the front elevation on a 2-story residence can be composed of a single wall plane.
WINDOW OPENINGS	
Front Elevations	Front elevations must feature at least one of the following: - Extended roof overhangs at principal windows (Minimum Overhang: 12") - Trim surrounds, headers, or sills at all windows (Min. Trim Material: 2" x 6") - Shutters, tiles or other decorate trim at principal windows
Side and Rear Elevations - 2nd story windows which are visible from perimeter streets, community open space or other public spaces	A principal window created in one of the following ways is required: - Recessed into thickened walls or projected forward of the wall plane (Min. Recess or Projection 6") - Extended roof overhangs at principal window (Minimum Overhang: 12") - Shutters at Principal window - Trim surrounds, headers, or sills at all windows. (Minimum Trim Material 2" x 6")
BUILDING MATERIAL & COLOR BLOCKING	
Any elevation visible from interior streets, perimeter streets, community open space or other public spaces	Material and color blocking shall not terminate at an outside corner.

Table 5.2
Single Family Detached ~~Cluster~~ Residential Design Matrix

COLOR SCHEMES	
Number of color schemes required:	2 color schemes (min.) per elevation. Each color scheme shall have at least 3 colors, including: • Base Color • Accent • Trim
Front and/or Garage Doors	Color shall complement architectural style and be compatible with color scheme. No adjacent homes shall have the same color scheme.
ROOFS	
Roof Pitch	4:12 to 8:12
Roof Overhang	• Roof eaves shall have a minimum of 12" overhang; or may be reduced to a 6" overhang when a corresponding fascia element 12" or greater in height is provided. • Rakes may be tight or have a 12" overhang as appropriate to the architectural style of the residence.
Roof Material	• Concrete or clay tiles in shapes consistent with the selected architectural style • Wood shake roofs are prohibited • Spanish tile roofs shall have a variegated design
Roof Finish	Matte finish to minimize glare
Skylights	• Framing material shall be colored to match the adjoining roof. • White dome skylights are not permitted.
Mechanical Equipment	• Roof mounted air conditioners are not permitted • All pipes, vents and other similar equipment shall be painted to match the roof surface
MISCELLANEOUS	
Light and Glare	• Street lighting shall be per City standards • Homeowner and association lighting, other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare.
Utilities	All utility connections from the main line in the public right-of-way to building shall be located underground

DEVELOPMENT STANDARDS

6.1 Introduction

The Monterey Downs Specific Plan proposes the development of a new community with a mixture of equestrian, residential, visitor serving, mixed-use commercial, and open space uses. The collection of land uses are arranged in a clustered (or traditional neighborhood) configuration, where the proposed urban land uses are located adjacent to the developed portions of the former Fort Ord military base. Moving away from these more urban/suburban environments, the Specific Plan proposes the development of visitor serving equestrian uses, open space, and cemetery land uses, which are intended to provide a logical transition between the urban/suburban core and former Fort Ord's surrounding open space preservation areas. As a result, the Monterey Downs Specific Plan will serve as a model for consistency with respect to the Fort Ord Base Reuse Plan (BRP), the Fort Ord Habitat Management Plan, and the principles of Smart Growth.

The regulations contained in this Chapter are intended to provide for development of all properties located within the Specific Plan area. This Chapter establishes the

development standards for the proposed development within the Specific Plan area.

The standards contained in this Chapter of the Specific Plan supersede those of the City of Seaside Municipal Code (Municipal Code), unless otherwise stated herein. Where the language in this Specific Plan is undefined, unclear, or vague, then the final interpretation and determination shall be made by the Zoning Administrator. At his or her discretion, the Zoning Administrator may forward an item requiring interpretation to the Planning Commission for determination. In addition, any decision by the Planning Commission may be appealed to the City Council for final determination. All decisions by the City Council shall be deemed final.

In instances of conflicting regulations and standards, the standards and regulations contained in the Specific Plan shall take precedence over the Municipal Code. Where standards, regulations or requirements of governing agencies (such as the ~~California Horse Racing Board~~, Regional Water Control Board, or EPA) conflict with those of the Specific Plan, the applicant may apply for a Minor Modification pursuant to sec. 8.3.2 (5). If this Specific Plan is silent on an issue,

then the standards in the Municipal Code shall apply. The provisions in this Chapter are not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement between parties.

6.2 Definitions

For the purposes of this Chapter, definitions shall be the same as described in Chapter 17.10, Definitions, of the Municipal Code, except as otherwise defined in this Specific Plan.

6.3 Sustainability Requirements

All developments within the Specific Plan shall incorporate the current Title 24, Part 6, California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 11, California Green Building Standards Code (CALGreen) requirements for low-rise residential apartments and dwellings, and MCWD Water Conservation Rules-New Construction, Ordinance #40.

A developer or builder may elect to add additional sustainable features.

6.3.1 All Developments

Site Design

- Comply with City adopted California Building Code and all existing City ordinances for energy efficiency, landscaping and water conservation as well as Section 7.2, Landscape Design Principles, and Section

7.4, Landscape Standards of the Specific Plan.

- Where active or passive solar energy features are incorporated into building design, document that building(s) will have adequate solar access and proper building orientation.
- Outdoor lighting shall not extend past property.
- Utilize low-pressure sodium, LED, or equivalent lighting for parking lot lighting except where true-color rendering is desired. All parking lot lighting shall be down cast (cut-off) fixtures.
- Stormwater BMPs, Low Impact Development (LID) techniques, and erosion control devices will be utilized during construction and post-construction consistent with the most current NPDES requirements at the time of development. This will uphold the integrity of the drainage system and retain the effectiveness of the infiltration basins.
- Opportunities for placement of solar energy products and installation of wind protection barriers should be considered in the Urban Design process for each development phase.

Construction Site

- All construction sites shall have easy access to well-organized recycling bins for wood, cardboard, metals, glass, and other potential recyclable materials as well as an

- identified in the model homes to alert buyers of their availability.
- Provide time motion-activated lighting in all model homes to reduce energy consumption during times the models are not being viewed.
- Encourage the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities.

Water Efficient Plumbing Fixtures and Appliances

- Install low flow plumbing fixtures (toilets, faucets, etc).
- Install water saving dishwasher with Energy Star rating.

Indoor Energy Conservation

- Install attic exhaust fan.
- Allow for adequate ventilation areas above and on the sides of refrigerators.
- Provide indoor (and/or outdoor) motion-activated lighting option to homebuyer.
- All appliances provided by the builder shall be Energy Star rated.

6.3.3 Single-Family Detached Housing Model Homes

- In at least one model home, and as options to the buyer, plant a backyard wildlife garden using native materials.

Outdoor Energy Conservation

- Provide option to homebuyer to install a compost bin.
- Provide outdoor motion-activated lighting option to homebuyer.

6.3.4 Multi-family Development

Site Design

- Provide shade (within 10 years) on at least 30% of onsite impervious surfaces, including parking areas, driveways, walkways, plazas, patios, etc. (excluding roofs) or use light-colored/high-albedo materials (reflectance of at least 0.3) for 30% of the site's non-roof impervious surfaces.
- Provide secure bicycle storage for apartments.
- On mixed-use buildings at least 60% of all windows on the second and higher floors must be operable.

Outdoor Energy Conservation

- Install motion detectors to control residential outdoor lighting.

TABLE 6.1
RESIDENTIAL LOT AND BUILDING REQUIREMENTS
(RES-1, RES-2, RES-3, & RM PLANNING AREAS)

	SFD RESIDENTIAL	SFD Courtyard RESIDENTIAL	MF RESIDENTIAL / CAMPUS HOUSING
LOT CRITERIA			
Lot Width ³	42' min.	no min.	no min.
Lot Depth	60' min.	no min.	no min.
Lot Area ¹⁰	2,500 s.f. min.	no min.	no min.
Lot Coverage	60% max.	70% max.	70% max.
DWELLING UNIT SIZE			
Dwelling Unit Square Footage	1,200 s.f. min.	1,000 s.f. min.	Studio – 350 s.f. min. 1 bedroom – 550 s.f. min. 2 bedrooms – 700 s.f. min. 3 or more bedrooms – 900 s.f. min. Campus housing – No min.
Accessory Structures	400 s.f. max.	400 s.f. max.	400 s.f. max.
BUILDING SETBACKS^{1,2}			
Front Setbacks			
Living Area	10' min.	10' min.	6' min.
Porch	5' min.	5' min.	5' min.
Garage	18' min. ⁷	2' min from alley drive	N/A
Side Setbacks	3-5' 4.0' min. (lots less than 3,750 sq.ft.) 5' min (lots greater than 3,750 sq.ft) 6' min for street	N/A (see Building Separation standards below)	N/A (see Building Separation standards below)

CHAPTER 6 – Development Standards

Rear Setbacks ⁸	side corner lots		
Main Structure			
60-64 foot lot depth		N/A	N/A
65-70 foot lot depth	10'	(see Building	(see Building
71-79 foot lot depth	12'	Separation	Separation standards
Over 80 foot lot depth	15'	standards below)	below)
	15'		
2nd Story Deck or Patio Cover (not exceeding 15' in length)	10'	5'	N/A
Decks over 3' above grade ⁹		5'	N/A
	5'		
BUILDING SEPARATION			
Distance Between Structures (including accessory structures)	7' min. <u>8' and 10'</u> <u>on alternating lots</u> (lots less than 3,750 sq.ft.)	7' min.	Front to front – 25' min. Front to side – 20' min. Side by side –10' min. Side to rear –24' min. Rear to rear – 20' min.
	10' min (lots greater than 3,750 sq.ft)		
Garage Door to Garage Door		24' min.	28'
Between 2 nd and/or 3 rd Level Livable Areas Across an Alley Drive	N/A	24' min.	N/A
	N/A		
<u>ADD BAR CONCERN RE: WINDOWS</u> <u>FOR LOTS LESS THAN 3,750</u>			
BUILDING HEIGHT⁴			
Building Height	30' max. 32' max. (pitch greater Than 6/12)	40' max. <u>2 story max. when</u> <u>adjacent to</u> <u>detached single</u> <u>family residence</u>	50' max.
Accessory Structure	15' max.	15' max.	25' max.
PRIVATE OPEN SPACE			
Private Open Space	350 s.f. min. on the ground floor with a min. dimension of 12'	100 s.f. min. on the ground floor with a min. dimension of 8'	100 s.f. min. on the ground floor with a min. dimension of 6' or

open space and trail network within Fort Ord Recreational Habitat Area (FORHA) open space lands.

- *Provide plant materials and landscape design features which create long term sustainability:* Landscaping shall include predominantly drought tolerant native or naturalized plant materials with proven adaptation to the region's Mediterranean climate, and plant species capable of providing storm water filtration where appropriate. Plant selection and irrigation design will be in compliance with the MCWD's water conservation measures including the Standard Specifications for Landscaping and Irrigation Systems and the requirements of the State of California Model Landscape Ordinance.
- Encourage civic art into both public and private development projects.

7.3 Conceptual Landscape Planning

The streetscapes, open spaces, trails and parks within the Specific Plan area are "place making" opportunities. In order to achieve the desired standard of quality and sense of place, landscaped areas shall be given a unique character and level of quality that collectively reinforces the identity of the public and/or private realm.

Figure 2.3 illustrates the conceptual plans for landscaping within the Specific Plan area.

7.3.1 Streetscapes

Creating great streets is an essential element of this Specific Plan. The goal is to design streets that promote the needs of pedestrians over vehicles while also

providing an environment that is pleasing to a multitude of users.

Street Tree Planting Program

Streets within each residential neighborhood will be planted with a variety of landscape tree specimens. Where street trees are proposed, large specimen trees will be planted whose canopy and other natural attributes will create a distinct visual impression for pedestrians, residents, and visitors to the community. The list of trees provided below is intended to serve as a guide during preparation of formal landscaping plans. While exact species conformance is not required, the use of plant species not listed below must be proven to have comparable drought tolerance, aesthetic quality, and must not be invasive. In addition, the tree species presented below, and any alternative tree species chosen during final design, must meet the City of Seaside's Landscaping Standards (Section 17.030.040 of the City's Municipal Code).

The following list of drought tolerant trees are permitted along the Specific Plan's boulevards (Monterey Downs Road, Eastside Parkway, Parker Flats Road). Alternative street trees may be approved by the Planning Division as part of the final design review process.

- Arbutus (Arbutus marina/unedo)
- Monterey Cypress (Cupressus macrocarpa)
- New Zealand Christmas Tree (Metrosideros excelsus)
- Coast Live Oak (Quercus Agrifolia)

The neighborhood streets will vary throughout the Specific Plan. Some streets

wind per Seaside's irrigation requirements.

- Apply irrigation water in short interval applications to reduce runoff to paved areas per Seaside's requirements.
- Apply drip system irrigation in medians.
- Ensure that irrigation water is not applied to walks, driveways, walls, fences and building faces. Irrigation runoff water shall not flow on to other properties or on the public right-of-way.
- Provide approved backflow prevention devices on all systems.
- Screen all irrigation equipment from public view, including back-flow devices and controller boxes.
- Install automatic valves in valve boxes and use pop-up spray heads whenever feasible.

7.4.6 Landscape Maintenance

- Maintain all landscape materials, including trees, shrubs, ground covers and vines in a healthy condition at all times.
- Remove damaged, dead, or diseased plant material promptly and replace it with plants that substantially match the original design intent in terms of size, location and variety.
- Remove overgrown, oversized, or hazardous plant materials when they cannot be pruned to a safe condition and threaten public health, safety or welfare.

- Prepare and show maintenance specifications on landscape plans describing the irrigation, pruning, weeding, fertilizer application and other pertinent maintenance criteria for all landscaped areas.

7.4.7 Civic Art

- Encourage civic art into both public and private development projects.

7.5 Lighting Standards

The objectives for exterior lighting are as follows:

- To contribute to the safe and efficient use of all public and private areas in the Specific Plan area.
- To increase the perception and reality of personal and property security.
- To complement and reinforce the architectural and landscape character of all public and private spaces.
- To contribute to the ease of way finding through the development.
- To meet all applicable public and environmental standards including energy conservation.
- To provide a consistent quality of lighting throughout the residential neighborhoods and commercial areas.
- To avoid adverse impacts such as excessive glare and light spill.
- To reinforce the identity of each

Implementation

8.1 Introduction

This Chapter describes the anticipated development phasing, identifies potential funding and maintenance of public facilities, and details the development review procedures applicable to the Specific Plan.

The Specific Plan serves both a planning function and a regulatory function. The Specific Plan also contains all applicable land development regulations and will thus constitute the zoning for all portions of the Specific Plan area. In addition, general administrative rules are specified to properly relate the Specific Plan to the provisions of the Seaside Zoning Ordinance.

Implementation of the proposed land uses shall be through approved Subdivision Map Act procedures and other Site Plan Review procedures.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 8.2.2 8.3.2 shall govern such amendments.

If there is a conflict between the Specific Plan and the City of Seaside Zoning Ordinance, subdivision, CIP, environmental, building, or housing

codes, the provisions of this Specific Plan shall prevail.

8.2 Phasing

It is anticipated that the Specific Plan will be developed in six general phases. **Figure 8-1** establishes the proposed phasing plan. The primary intention of the Phasing Plan is to relate infrastructure requirements to proposed development. The six general development phases and their associated planning areas are described below:

- Phase 1: Portions of Res-1, Rec-1 and PF Planning Areas
- Phase 2: Res-2 Planning Area and portions of the Res-1
- Phase 3: C-1 Planning Area
- Phase 4: C-2 and RM Planning Areas
- Phase 5: Res-3 Planning Area
- Phase 6: Rec-2 Planning Area

Each general development phase is anticipated to be broken into various smaller construction stages that will be determined based on market conditions. These smaller construction stages will be subdivided, designed and constructed

independently. This staged approach will avoid large mass-grading operations and allow for a more manageable build-out of the Specific Plan.

The first general development phase is expected to be built over three years. Each of the remaining five general development phases will be built out over approximately 2-year periods. Thus, the overall Specific Plan development timeframe is planned to be approximately 13 years. Note that the above referenced phasing program is subject to change based upon market conditions, absorption rates, infrastructure extensions, and product mix requirements.

The Horse Park located in the Rec-1 Planning Area may begin construction of a smaller number of facilities during Phase 1, with the majority of the facilities being constructed during Phase 2.

The Veterans Cemetery phasing will be completed at the discretion of the California Department of Veterans Affairs.

8.3 Development Review and Approval Process

This Specific Plan and accompanying permits, which may be approved at various times following certification of the Environmental Impact Report, provide the basic authority for development of 880 single-family residential units, 400 apartments, 656 hotel/lodging units, and 775,000 square feet of commercial/office/visitor serving uses, Veterans Cemetery (and ancillary facilities) and the Seaside Corporation Yard within the Specific Plan area upon satisfaction of the requirements set forth herein.

The entities that are responsible for implementing the various components of the Specific Plan are illustrated in **Figure 8.2** and listed below:

Project Component	Entity
Veterans Cemetery	Ca. Department of Veterans Affairs
Veterans Chapel, Vets Hall, Amphitheater, Parking	Central Coast Veterans Cemetery Foundation
Veterans Endowment Parcel	Monterey Downs, LLC
Veterans Cemetery Development Area with Habitat Restoration Opportunity	TBD
Seaside Corporation Yard	City of Seaside
Monterey Horse Park	Monterey Horse Park
Cross Country Course	Monterey Horse Park
Oak Oval Planning Area	Monterey County
All Other Lands	Monterey Downs, LLC

8.3.1 Tentative Map Review

Applications for approval of Tentative Tract Maps shall be reviewed in accordance with the Subdivision Map Act and Seaside's subdivision regulations (Title 16 of the Seaside Municipal Code). The process for identification of wooded areas and individual trees for development pursuant to the Specific Plan is as follows:

- a. Tentative Maps shall identify the location of all wooded areas; and
- b. Final Maps shall identify the locations, sizes, and types of existing trees that have circumference greater than 19 inches, and clearly identify which trees are proposed to be removed.

8.3.2 Amendment Procedures

The California Government Code (Sections 65453-65454) allows specific

CHAPTER 8 – Implementation

This applies to commercial, public facility and multi-family buildings only

4. The request to transfer of density and/or request modifications to planning area acreages, as described in Chapter 2, Section 2.5 of this Specific Plan.

Applications for a major modification shall be subject to review and approval by the Planning Commission. A Major Modification shall be subject to the noticing and hearing procedures as set forth by Title 17 of the Seaside Municipal Code. At the time of hearing, the Planning Commission shall have final decision making authority on the proposed major modification. The Planning Commission shall approve a major modification if it makes the following findings:

1. The modification is consistent with the goals and policies of the Specific Plan.
2. The modification is not detrimental to the public health, safety, or welfare.
3. The modification does not create a nuisance or hazard.
4. The modification does not have a significant effect on adjoining properties or the immediate neighbors.
5. The modification does not alter the conclusions of the Certified Final EIR, or subsequent environmental review is conducted to adequately analyze the modifications.

In approving major modifications, the Planning Commission may impose conditions deemed necessary to protect the public's health, safety and welfare and to assure compliance with the objectives of the Specific Plan.

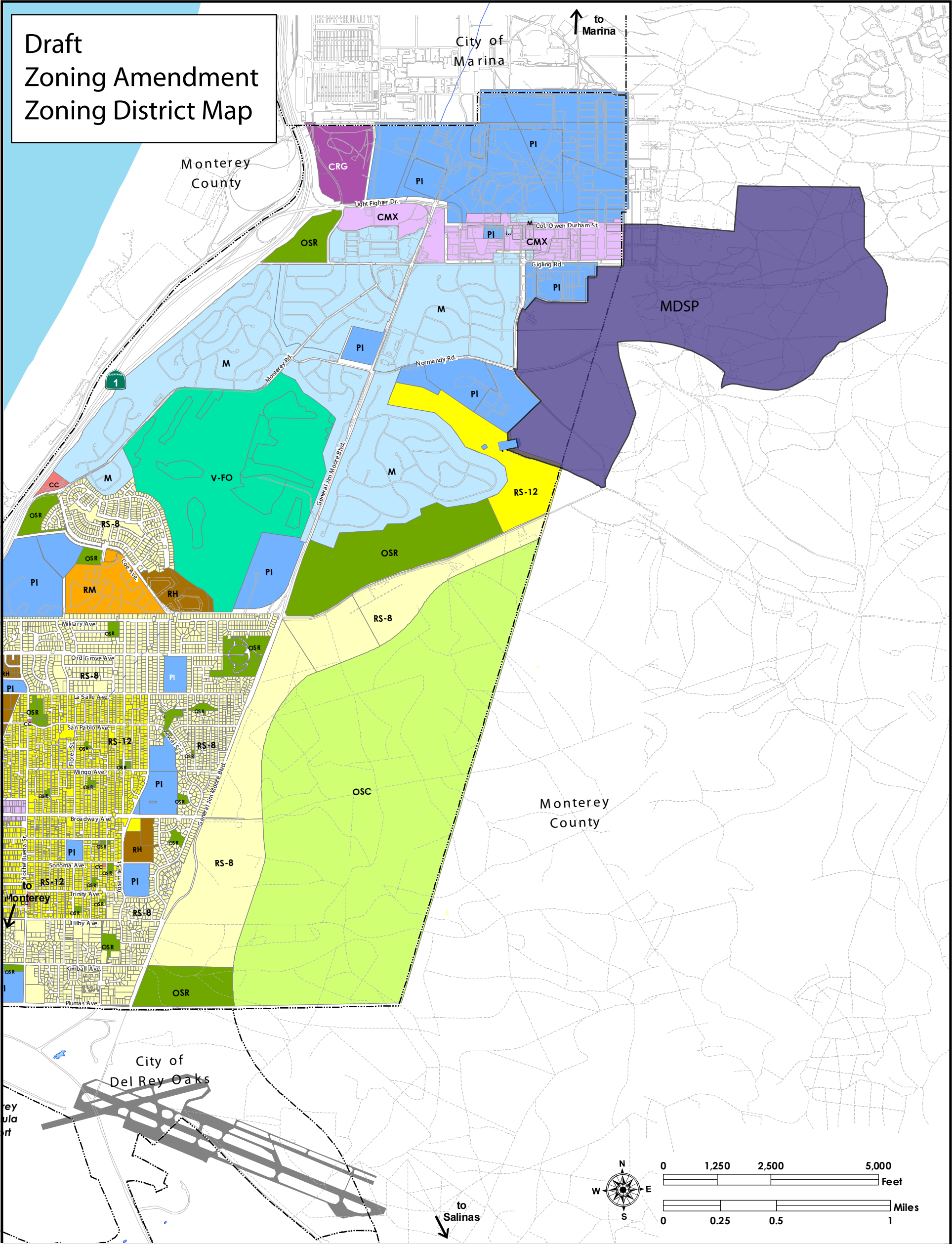
8.3.3 Development Review and Application Procedures

1. Applications for proposed construction of structures and site improvements require site plan and design review approval as set forth in this subsection. A Development Application, as defined by the Municipal Code, shall be submitted to the Planning Division. The Planning Division shall determine if the submitted Development Application is in substantial conformance with the land use plan, policies, guidelines, standards, and other measures as set for this Specific Plan. The Planning Division will provide the applicant with this determination in writing within 30 days.
2. Development applications shall include a Landscape and Urban Design Program (including detailed landscaping, architectural elevations, signage program and other design details); Storm Water Control Plan; Statement of Compliance with the Specific Plan, Design Guidelines, and Design Standards and other elements as required by the California Code of Regulations; Statement of Consistency with the Fort Ord Reuse Authority Development and Resources Management Plan and Master Resolution; and other items required by the Specific Plan. Development applications shall also submit cross-sections as a design detail to provide perspective of the street contours and grading patterns between adjoining blocks.
3. If the Planning Division determines that the Development Application is in

Monterey Downs and Monterey Horse Park and C.C.V.C. Specific Plan

Table 8.1 Implementation Matrix

Infrastructure	Construction Responsibility	Construction Funding	Maintenance Responsibility	Maintenance Funding
Transportation				
Eastside Parkway	FCFD	FCFD	CS	CS
Gigling Road	FCFD	FCFD	CS	CS
Monterey Downs Road	MD	MD	CS	CS
Parker Flats Road	MD/CCVC	MD/CCVC	CS	CS
Parker Flats Cutoff	CCVC	CCVC	CS	CS
8 th Street	MD/CS	MD/CS	CS	CS
Hayfork Road (Private)	MHP	MHP	MHP	MHP
Internal Private Streets <u>including landscaping and lighting</u>	MD	MD	MD	MD
Water (incl. reclaimed)				
Eastside Parkway	MCWD	MCWD	MCWD	User Fees
Gigling Road	MCWD	MCWD	MCWD	User Fees
Monterey Downs Road	MD	MD	MCWD	User Fees
Parker Flats Road	MD/CCVC	MD/CCVC	MCWD	User Fees
Internal Private Streets	MD	MD	MCWD	User Fees
Offsite	MCWD	MCWD	MCWD	User Fees
Reclaimed Water Reservoir	MCWD	MCWD	MCWD	MCWD
Wastewater				
Eastside Parkway	MCWD	MCWD	MCWD	User Fees
Gigling Road	MCWD	MCWD	MCWD	User Fees
Monterey Downs Road	MD	MD	MCWD	User Fees
Parker Flats Road	MD/CCVC	MD/CCVC	MCWD	User Fees
Internal Private Streets	MD	MD	MCWD	User Fees



Seaside Zoning Districts

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> RS-8 - Single-family Residential RS-12 - Single-family Residential RM - Medium Density Residential RM - Medium Density Residential (W BUV) RH - High Density Residential RH/ MX - High Density Residential/ Mixed Use (W BUV) | <ul style="list-style-type: none"> MDSP - Monterey Downs Specific Plan CA - Automotive Commercial CC - Community Commercial CH - Heavy Commercial CMX - Commercial Mixed Use MX - Mixed Use (W BUV) CRG - Regional Commercial | <ul style="list-style-type: none"> PI - Public / Institutional M - Military V-FO - Visitor-Serving Commercial OSR - Open Space - Recreation OSC - Open Space - Conservation POS - Parks and Open Space (W BUV) |
|--|--|--|

Note: W BUV = W est Broadway Urban Village Specific Plan Source:City of Seaside, FORA

City of Seaside Municipal Code Title 17 (Zoning Ordinance)

Map Amendment - See Attached Map

Text Amendments - Add:

Sections

17.20.050 – Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan

17.20.050 – Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan

A. Purpose and Intent. The Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan was adopted by the City on ADD DATE, to reuse a key portion of the former Fort Ord for a mixed-use village including residential, commercial, recreational, and public facility uses, consistent with the General Plan and Base Reuse Plan. As adopted, the specific plan provides for 400 multi-family homes including student apartments on approximately 19 acres; 880 single-family homes including 26 detached courtyard homes on approximately 130 acres, 535,000 square feet of retail and commercial uses including two 200-room hotels on approximately 51 acres, an equestrian park on approximately 111 acres, an outdoor equestrian training track, indoor sports arena, and 256 worker lodging units on approximately 139 acres, the Veterans Cemetery with ancillary parcels on approximately 135 acres, public facilities including a City corporation yard and fire station on approximately 20 acres, approximately 34 acres of internal streets, and the 73-acre Oak Oval open space/habitat reserve.

B. Applicability. All land use policies, development standards and design guidelines, and infrastructure improvements applicable to proposed land uses and development project within the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan Area may be found in the adopted Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan, available at the City of Seaside City Hall, on the City's website, or by contacting Planning Division staff directly.

C. Specific Plan Area. The Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan Area is located north of Monterey Peninsula College property, Fort Ord Recreational Habitat Area; south of the Department of Defense building (former Silas B. Hayes Hospital); the planned mixed-use area known as Surplus II, an Army parcel on Joe Lloyd Way, and CSUMB open space; east of Parker Flats Cutoff and Army housing; and west of the Fort Ord Recreational Habitat Area. Figure (INSERT NUMBER) shows the boundaries of the Specific Plan Area.

CONSISTENCY WITH APPLICABLE SEASIDE GENERAL PLAN POLICIES

The Seaside General Plan was reviewed for policies that are applicable to the Specific Plan and a discussion of the Specific Plan's consistency with those policies is presented below.

Land Use Element

GOAL LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Consistency. According to AMBAG, in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Consistency. The Specific Plan allows for 775,000 square feet of commercial/retail uses and about 250 acres of equestrian-related visitor-serving uses (Monterey Horse Park and the Monterey Downs Training Track). Therefore, the project is consistent with this policy.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Consistency. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as "qualified worker lodging in a hotel format". The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, including both ownership and rental opportunities and is therefore, consistent with this policy.

Policy LU-1.5: Provide for a large-scale commercial recreational facility.

Consistency. The project includes two, large-scale commercial visitor-serving recreational facilities: the Monterey Horse Park, and the Monterey Downs Training Track (outdoor) and Sports Arena (indoor) complex. The Monterey Horse Park would be a non-profit equestrian facility that will host regional, state, national, and international events such as dressage, eventing, jumping, driving, vaulting, etc., the types of events one would see in the Summer Olympics. The Monterey Downs Training Track would be a world-class thoroughbred training facility.

The Sports Arena is a 6,500 seat venue for a wide variety of sporting and special events, such as ice hockey, basketball, semi-pro sports, trade shows, car shows, veteran's events, and graduation ceremonies. Therefore, the project is consistent with this policy.

GOAL LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Consistency. The Specific Plan requires that development pursuant to the plan funds its share of community services and facilities. Additionally, the City will be negotiating a Disposition and Development Agreement that also solidifies the requirements for the development to fund its share of community services and facilities.

The Specific Plan includes a set of architectural design guidelines, development standards, and landscape and grading standards to ensure development uses quality design and materials. The EIR evaluated the project's compatibility (noise, safety, and other environmental issues) with surrounding land uses and concluded that there were no incompatibility impacts that could not be mitigated. Development within the Specific Plan area will be required to connect to existing infrastructure and extend such infrastructure where necessary.

GOAL LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.

Policy LU-5.1: 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.

Consistency. Water for development within the Specific Plan area will be supplied by the Marina Coast Water District. While there is currently only sufficient water supplies allocated to the City of Seaside and County of Monterey to serve Phases I through III of the project, the water district is in the process of studying supplemental water supply options through a MOU with the Fort Ord Reuse Authority (FORA) and the Monterey Regional Water Pollution Control Agency.

The Specific Plan EIR includes a mitigation measure that requires sufficient water supply be available prior to issuance of building permits. This mitigation measure will not allow development of Phases IV through VI to proceed without assurance that water supply is available. The provision of water to the project by the Marina Coast Water District will not affect water supply availability to the existing community. Therefore, the project is consistent with this policy.

Policy LU-5.3: Actively promote water conservation by City residents and businesses.

Consistency. The project will be required to comply with water conservation measures promulgated by the Marina Coast Water District.

Policy LU-5.4: Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community.

Consistency. The Marina Coast Water District is in the process of studying and planning for the use of recycled water for development on the former Fort Ord. The project will be designed to receive recycled water when it is available. The Marina Coast Water District estimates that the project could utilize 302.5 acre feet of recycled water per year. Therefore, the project is consistent with this policy.

GOAL LU-6: Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.

Policy LU-6.2: Ensure new development and redevelopment projects provide adequate sewage collection infrastructure.

Consistency. The Specific Plan includes a sewer collection infrastructure plan. The City will condition all development pursuant to the Specific Plan to provide the necessary sewer collection infrastructure. Therefore, the project is consistent with this policy.

GOAL LU-8: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Consistency. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to retain all storm water on site. Therefore, the project is consistent with this policy.

GOAL LU-9: Provide a sufficient level of fire protection, public education, and emergency response service (with a response time of five minutes) for all portions of the community.

Policy LU-9.1: Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Fire Department.

Consistency. The project would be served by the Seaside Fire Department, with assistance from the Presidio of Monterey station on General Jim Moore Boulevard and the new fire station planned for construction at East Garrison. If necessary to maintain acceptable levels of service, the project includes a site for a new Seaside fire station. Therefore, the project is consistent with this policy.

GOAL LU-11: Cooperate with local school districts and other educational organizations to ensure that a level of public education is provided that meets the community's educational needs.

Policy LU-11.1: Consider impacts of proposed projects on school enrollment and facilities.

Consistency. City staff contacted the Monterey Peninsula Unified School District in July 2015 pursuant to and the City's subdivision ordinance and California Government Code § 66455.7 soliciting information regarding the ability of the school district to adequately serve school children living within the residential portion of the project. Additionally, the school district was consulted regarding the project's anticipated student enrollment and was invited to comment on the Draft EIR. The EIR addresses the impacts of the project on school enrollment and facilities and therefore, is consistent with this policy.

Urban Design Element

GOAL UD-1 Create and maintain a positive image that also provides a clear identity for the community within the region.

Policy UD-1.1: Enhance the City's image and identity within the region's natural setting.

Consistency. The project is an approximate 576-acre mixed-use upscale equestrian-themed village with commercial/retail, a variety of new housing, quality recreational facilities, and Veterans Cemetery ancillary facilities. The project would provide a variety of jobs and provide two staging areas for improved access to the Fort Ord Habitat Recreation Area lands and beyond to the Fort Ord National Monument. The project would enhance the City's image and identity within the region's natural setting and therefore, is consistent with this policy.

GOAL UD-2 Create and preserve distinct neighborhoods and business districts.

Policy UD-2.2: Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.

Consistency. The Specific Plan EIR addressed the issues of light and noise impacts of the project on the surrounding areas. The EIR concluded that all light and noise impacts can be mitigated. These mitigation measures (AES-3, NOI-1, NOI-2, NOI-3) will be included as conditions of approval for applicable projects within the Specific Plan. Therefore, the project is consistent with this policy.

Policy UD-2.3: Ensure projects use design and site planning facilities that reduce potential criminal activities.

Consistency. The Seaside Police Chief will be consulted with each development application pursuant to the Specific Plan to ensure project design and site planning does not facilitate criminal activities. Therefore, the project is consistent with this policy.

GOAL UD-4: Provide civic art and community design that instills pride and creates a sense of place.

Policy UD-4.1: Encourage the provision of civic art into public and private development and redevelopment projects.

Consistency. The Specific Plan does not address civic art. Therefore, staff is recommending adding a landscape design principle and a landscape design standard that requires providing civic art in both public and private development projects pursuant to the Specific Plan. With the addition of this language in the Specific Plan, the project will be consistent with this policy.

Policy UD-4.3: Provide attractive community gathering places that meet the social, civic, cultural, and recreational needs of the community.

Consistency. The Specific Plan provides for development of community gathering places that meet the social, civic, cultural, and/or recreational needs of the community. Planning Area C-2, “Country Walk” includes 330,000 square feet of outdoor shopping, entertainment, and hotel uses. The vision is for an open-air plaza designed be walkable and without automobiles. Facilities for hikers, bikers, equestrians, and dog-owners would connect Country Walk with the adjacent open space and trails network. A staging area will be located in the southern portion of Country Walk and will include a bike center, dog barn, horse tie up, barn/livery, and restrooms. Allowed uses include, but would not limited to restaurants, outdoor cafes, local proprietors, museums, small office spaces, a movie theatre, hotel, and a farmer’s market. Planning Area C-2 “Country Walk” is located immediately adjacent to Planning Area R-3, planned for multi-family residential projects.

A tennis and swim center and a community park is planned for the Planning Area C-1 and smaller parks are located throughout the residential development. Other recreational opportunities within the Specific Plan include two staging areas to the onsite and offsite trail system, an equestrian park, and a sports arena.

Associated with the Veterans Cemetery, the Specific Plan includes two separate parcels, totaling 5 acres, designated for cemetery ancillary uses. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails.

Finally, the Specific Plan allows for development of a new City corporation yard, as well as a fire station, if determined to be necessary. Therefore, the project is consistent with this policy.

Economic Development Element

GOAL ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Consistency. The project site is vacant and underutilized and is designated as development parcels in the Fort Ord Base Reuse Plan, as well as in the City of Seaside and County of Monterey general plans. The Specific Plan allows for 330,000 square feet of outdoor shopping, entertainment, and hotel uses (C-1 Planning Area) and approximately 205,000 square feet (26.9 acres) for commercial, office, and business traveler hotel uses (C-2 Planning

Area). The Specific Plan also includes provisions for a sports arena, equestrian training track, and an equestrian park. Therefore, the project is consistent with this policy.

GOAL ED-3: Provide the necessary public facilities and infrastructure to support new commercial and industrial development.

Policy ED-3.1: Seek innovative ways of financing infrastructure provision without unduly transferring the cost burden to the residential sector.

Consistency. The Specific Plan includes a discussion of infrastructure improvement responsibilities, including possible methods of financing necessary infrastructure. Infrastructure necessary for the development in the Specific Plan area would be provided in a variety of ways including, but not limited to, improvements in the FORA capital improvement plan (funded by developer impact fees); funding by the developer paying fees to the City of Seaside in compliance with the provision of the Disposition and Development Agreement, as well as various assessment and/or financing districts that would be the responsibility of the developers and/or property owners. The cost of the project's infrastructure needs will be borne by all phases of the project and would not be unduly transferred to the residential portion of the project. Therefore, the project would be consistent with this policy.

GOAL ED-5: Attract new regional- and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Consistency. The Specific Plan provides for land to develop regional- and visitor-serving businesses: 50.9 acres for retail/commercial uses (535,000 square feet); a 110.7-acre equestrian park, and a 138.7-acre equestrian training track and sports arena, as well as two staging areas encouraging local and visitor use of the trail system in the adjacent habitat reserve (Fort Ord Recreational Habitat Area) and further to the Fort Ord National Monument. The fiscal and economic impact analysis prepared for the Specific Plan projects that development within the Specific Plan area will employ approximately 2,758 persons on site, with 1,743 non-equestrian jobs and 1,015 equestrian jobs. These numbers do not include short-term construction jobs. Therefore, the project is consistent with this policy.

Policy ED-5.2: Highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects.

Consistency. The Specific Plan provides for the development of a 110.7-acre equestrian park, and a 138.7-acre equestrian training track and sports arena (to be used for a variety of

community and cultural events), as well as two staging areas encouraging local and visitor use of the trail system in the adjacent habitat reserve (Fort Ord Recreational Habitat Area) and further to the Fort Ord National Monument. The project also includes 5 acres of uses ancillary to the Veterans Cemetery. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails. Therefore, the project is consistent with this policy.

GOAL ED-7: Use Seaside's labor force as an economic development and business attraction tool and increase the number of new jobs filled by Seaside residents by coordinating economic development efforts with employment placement.

Policy ED-7.1: Support job training for skilled labor through City- and employer-sponsored training or continuing educational programs.

Consistency. The Specific Plan provides for opportunities for job training for skilled labor. Specific Plan educational policy ED-1 states, "Assist local colleges in developing new educational opportunities in the animal sciences fields. The Monterey Horse Park (Planning Area Rec-1) will be available to a variety of educational groups such as high school Future Farmers of America (FFA), at risk youth programs and college students pursuing careers in the equine field. Facilities will also be available for sporting events run by local schools and youth organizations. The Training Track (Planning Area Rec-2) will provide internship and job opportunities for students in the animal science fields." Therefore, the project is consistent with this policy.

GOAL ED-8: Actively promote a balance between the numbers and types of workers residing in Seaside and the opportunities for employment in the city.

Policy ED-8.1: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Consistency. According to AMBAG in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy.

Circulation Element

GOAL C-1: Provide and maintain a City circulation system that promotes safety and satisfies the demand created by new development and redevelopment in Seaside.

Policy C-1.1: Design roadway capacities and ensure transportation facilities that adequately serve planned land uses.

Consistency. The City of Seaside's standards for the area of the City within the former Fort Ord are the same as the FORA standards. The project roadways will be constructed to these

standards and are planned to adequately serve the Specific Plan's land uses. Therefore, the project is consistent with this policy.

Policy C-1.2: Improve the Seaside circulation system in concert with public and private land development and redevelopment projects to maintain the City standard of Level of Service "C".

Consistency. A traffic impact analysis was conducted as part of the project EIR. The report concluded that all study intersections in the City of Seaside will operate at acceptable level of service C or better with implementation of required mitigation measures. Therefore, the project is consistent with this policy.

Policy C-1.4: Provide adequate access to the University, golf courses, and other uses in North Seaside.

Consistency. The project site is located in North Seaside and the unincorporated County immediately adjacent to North Seaside. Access to the project would be provided by General Jim Moore Boulevard and Eucalyptus Road, Gigling Road, Normandy Road and Parker Flats Road, and the Eastside Parkway, when constructed by FORA. Therefore, the project is consistent with this policy.

Policy C-1.5: Use traffic calming methods within residential and mixed use areas where necessary to create a pedestrian-friendly circulation system.

Consistency. Traffic calming mechanisms are integrated into the Specific Plan's overall circulation design. These features also provide for additional landscaping, which help to soften the streetscape. The Specific Plan preferred traffic calming mechanisms are traffic circles with compatible landscaping and signage in their centers. In addition, bulb-outs with enhanced intersection and mid-block paving will delineate pedestrian cross-walks, reduce the time needed to cross the street, and further define the pedestrian space. Figure 7.4 of the Specific Plan provides conceptual illustrations of the proposed raised traffic circle. The Specific Plan includes traffic calming methods and therefore, the project is consistent with this policy.

GOAL C-2: Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

Policy C-2.1: Coordinate planning, construction and maintenance of development projects and circulation improvements with adjacent jurisdictions and transportation agencies.

Consistency. The Specific Plan is bisected by the FORA-planned Eastside Parkway, which would be accessed by General Jim Moore Boulevard via Eucalyptus Road and Gigling Road. The City will continue to work with FORA and TAMC, where appropriate, to make the

necessary improvements, which are included in the FORA capital improvement program. Therefore, the project is consistent with this policy.

Policy C-2.2: Support programs that help reduce congestion and encourage alternative modes of transportation.

Consistency. The Specific Plan is a mixed-use project adjacent to existing residential, planned commercial/retail (Surplus II) and in proximity to CSUMB. The Specific Plan includes the following alternative modes of transportation: approximately 4 miles of internal trails, and two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument; and provides for at least one transit stop, which would be located in the center of the project. Therefore, because the project is a mixed-use project and encourages alternative modes of transportation, it is consistent with this policy.

GOAL C-3: Promote the increased use of multi-modal transportation.

Policy C-3.3: Promote mixed use, higher density residential, and employment-generating development in areas where public transit is convenient and desirable.

Consistency. The Specific Plan is a mix of a variety of medium and high residential densities, as well as employment-generating and recreational development, and provides for at least one transit stop in the center of the project. The project is a mixed use, higher density residential and employment-generating project and therefore, is consistent with this policy.

Policy C-3.4: Support alternative modes of transportation that encourage physical activity, such as biking and walking.

Consistency. The Specific Plan includes approximately 4 miles of internal trails (pedestrian, biking, and equestrian), and two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument. Therefore, the project is consistent with this policy.

GOAL C-4: Ensure adequate parking is provided throughout Seaside.

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Consistency. The Specific Plan includes the requirement of adequate off-street parking in all land uses, as detailed in the Specific Plan, Chapter 6, Development Standards. Therefore, the project is consistent with this policy.

Policy C-4.2: Support the development of well-designed and aesthetically pleasing parking facilities in areas where current parking deficiencies exist or where substantial traffic generating uses are planned.

Consistency. The Specific Plan allows for uses (equestrian training track and sports arena, equestrian park, and the County Walk retail/commercial area) which are expected to generate substantial traffic when special events occur, and therefore, parking structures associated with these facilities would likely be proposed. The Specific Plan includes architectural guidelines that address form, height and massing; façade, features and details; materials and colors; roofs; utilities and mechanical equipment; and service, loading and storage areas. Parking facilities proposed within the Specific Plan area will be required to comply with the architectural guidelines and as with all development design, will be subject to review and approval by the City. Therefore, the project is consistent with this policy.

Policy C-4.3: Ensure well-landscaped parking lots that facilitate pedestrian movement and screen unattractive structures.

Consistency. In addition to the architectural design guidelines discussed above, the Specific Plan also includes landscape design standards. Parking lots proposed within the Specific Plan area will be required to comply with the landscape standards and will be subject to review and approval by the City. Therefore, the project is consistent with this policy.

Open Space and Conservation Element

GOAL COS-1: Provide and maintain a high quality parks and recreation system that meets the varying recreational needs of the community.

Policy COS-1.1: Provide a variety of well-maintained public parks and recreational facilities for Seaside residents.

Consistency. The project includes 12.7 acres of parks (mini, neighborhood, and community), 91 acres of open space (Oak Oval) and linear park preserve, approximately 4 miles of trails, two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument, an equestrian park, and an equestrian training track and sports arena. Therefore, the project is consistent with this policy.

Policy COS-1.3: Maximize pedestrian, transit, and bicycle access to parks and other local and regional activity centers as an alternative to automobile access.

Consistency. The Specific Plan's retail/commercial and equestrian recreational opportunities would be regional activity centers. The project includes 12.7 acres of parks (mini, neighborhood, and community), 91 acres of open space (Oak Oval) and linear park preserve,

approximately 4 miles of trails, two staging areas for increased access to the adjacent habitat reserve (Fort Ord Habitat Recreational Area) and beyond to the Fort Ord National Monument, an equestrian park, and an equestrian training track and sports arena. The Specific Plan also provides for at least one transit stop, centrally located within the Specific Plan area. Therefore, the project is consistent with this policy.

GOAL COS-2: Provide a safe and adequate water supply to meet the needs of the community.

Policy COS-2.1: Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth.

Consistency. The EIR concluded that because sufficient water is not currently available for build-out of the Specific Plan, a significant and unavoidable impact would occur. The Marina Coast Water District has indicated that, until supplemental water supplies are developed and available, water is currently available for Phases I through III only. The water district, in cooperation with FORA and the Monterey Regional Water Pollution Control Agency, is in the process of studying and developing supplemental water supplies to provide sufficient water to projects on the former Fort Ord, including but not limited to development of the project site. Supplemental water supplies are also planned in an effort to reduce impacts to the Salinas Valley Groundwater Basin. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to develop supplemental water supplies.

Policy COS-2.2: Encourage the production, distribution, and use of recycled water.

Consistency. The Marina Coast Water District, FORA, and the Monterey Regional Water Pollution Control Agency are in the process of studying supplemental water supplies. One of these supplies is recycled water. The Monterey Regional Water Pollution Control Agency currently treats wastewater to a tertiary level and is providing recycled water. The agency plans to provide recycled water to the Marina Coast Water District when the water district constructs the delivery infrastructure. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to produce and distribute recycled water current and future projects in Seaside. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Therefore, the project is consistent with this policy.

Policy COS-2.3: Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water.

Consistency. The Specific Plan includes sustainability requirements in the development standards that address, among other things, water conservation efforts including water efficiency plumbing fixtures and appliances, and landscaping that minimizes the need for irrigation (Specific Plan Chapter 6 and Chapter 7). Therefore, the project is consistent with this policy.

GOAL COS-3: Protect and enhance local and regional ground and surface water resources.

Policy COS-3.1: Eliminate long-term groundwater overdrafting as soon as feasible.

Consistency. The Marina Coast Water District, in cooperation with FORA and the Monterey Regional Water Pollution Control Agency, is in the process of studying and developing supplemental water supplies to provide sufficient water to projects on the former Fort Ord, including but not limited to development of the project site. Supplemental water supplies are also planned in an effort to reduce impacts to groundwater supplies in the Salinas Valley Groundwater Basin, as well as to provide sufficient water for full implementation of the Fort Ord Base Reuse Plan. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to develop supplemental water supplies and reduce groundwater overdrafting. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Therefore, the project is consistent with this policy.

GOAL COS-4: Preserve and protect the sensitive habitats and species within the community.

Policy COS-4.1: Preserve ecological and biological resources by maintaining these resources as open space.

Consistency. The Specific Plan parcels are identified as development parcels in the Fort Ord Reuse Plan and the Fort Ord Habitat Management Plan (HMP). The HMP identifies and protects the most sensitive biological resources; i.e. those plant and wildlife species that are considered rare, threatened, or endangered. Fort Ord developers pay a FORA impact fee that, among other things, provides funding to maintain the sensitive resources protected by the HMP. Additionally, the Specific Plan land use plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal (Oak Oval) and adjacent property identified as Fort Ord Recreational Habitat Area, which is protected by the HMP. Therefore, the project is consistent with this policy.

Policy COS-4.3: Encourage the preservation and enhancement of oak woodland elements in the natural and built environments.

Consistency. The EIR concluded that the loss of oak woodland would result in both visual and biological significant and unavoidable impacts. Development of the Specific Plan area would result in the elimination of approximately 315 acres (approximately 77 percent) of the Project site's coast live oak woodland habitat. The EIR contains a mitigation measure (BIO-16) that requires habitat restoration efforts and creation of a conservation easement and/or participation in a mitigation bank or fee program to conserve oak woodlands. Therefore, as the project site is a development parcel in the Fort Ord Base Reuse Plan, substantial mitigation is required, and the project is consistent with the Fort Ord Habitat Management Plan, the project is consistent with this policy.

GOAL COS-5: Protect high sensitivity archaeological resources, architecturally significant buildings, and historic places.

Policy COS-5.1: Identify and conserve archeological, architectural, and historic resources within Seaside.

Consistency. According to the findings in the Base Reuse Plan EIR, supplemented by additional record searches and tribal consultation associated with preparation of the Specific Plan EIR, there are no known archaeological, architectural, or historic resources at the project site. However, the EIR does include standard mitigation measures (CR-1 and CR-2) to protect such resources if they are accidentally discovered during site grading and construction activities. Therefore, the project is consistent with this policy.

GOAL COS-6: Protect and improve local and regional air quality.

Policy COS-6.1: Integrate air quality planning with land use, economic development, and transportation planning.

Consistency. The EIR concluded that the Project would result in significant and unavoidable impacts on air quality, greenhouse gas emissions, and transportation infrastructure. The project provides for a mix of land uses (residential, retail, commercial, recreational, institutional) and therefore, could reduce vehicle trips and therefore, improve air quality. Other project components that work to reduce air quality impacts include provision for transit services and miles of trails. Therefore, the project is consistent with this policy.

GOAL COS-7: Encourage energy conservation.

Policy COS-7.1: Participate in local, regional, and State programs that promote energy conservation.

Consistency. All development within the Specific Plan shall incorporate the current Title 24, Part 6, California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 11, California Green Building Standards Code (CALGreen) requirements for low-rise residential apartments and dwellings. Additionally, the Specific Plan includes sustainability requirements in the development standards that address site design, construction sites, water conservation, equipment/appliances, indoor energy conservation, use of rapidly renewable construction resources, and water efficiency plumbing fixtures and appliances (Specific Plan Chapter 6). Therefore, the project is consistent with this policy.

GOAL COS-8: Encourage exterior lighting that preserves night skies.

Policy COS 8.1: Participate in local and regional efforts to reduce light pollution of night skies.

Consistency. Development of the Specific Plan area would result in exterior lighting. The Specific Plan lighting standards include requiring light fixtures that prevent light spillover onto adjacent properties and prevent light pollution of the night-sky. For example, all exterior floodlights, pole lights, and carriage lights shall include shielding in a manner such that all of the luminous flux falls upon either the surface of the structure to be illuminated or on the ground wholly on the property on which it is installed. The Specific Plan EIR addresses lighting impacts and includes a mitigation measure (AES-3) to further minimize exterior lighting and sky glow impacts. Therefore, the project is consistent with this policy.

Safety Element

GOAL S-1: Reduce the risks to people and property from hazards related to seismic activity, flooding, geologic conditions, and wildfires.

Policy S-1.1: Reduce the risk of impacts from seismic and geologic hazards.

Consistency. A geotechnical investigation and percolation testing was conducted on the Veterans Cemetery site, and a phase one geotechnical report and geologic hazards assessment was conducted for the remainder of the Specific Plan area. The reports concluded that the project site is not underlain by an active fault, but that the project site would be subject to ground shaking and possible ground failure during a strong earthquake. The EIR includes mitigation measures (GEO-1 and GEO-2) that require preparation of further design-level geotechnical investigations to identify design recommendations associated with, but not limited to earthwork, structure foundations, seismic considerations, slabs-on-grade, retaining water, pavement recommendations, etc. Utilizing industry standards for site preparation and construction would minimize damage to buildings and infrastructure and injury to people. Therefore, the project is consistent with this policy.

Policy S-1.2: Protect the community from flooding hazards.

Consistency. According to the Specific Plan EIR, the project site is not in a flood hazard area. The project site soils are sandy, and storm water runoff of these soils is slow to moderate. Additionally, the Specific Plan includes a storm water plan that ensures all storm water is retained in appropriately-sized basins on site. Therefore, the project is consistent with this policy.

Policy S-1.3: Reduce the risk of wildfire hazards in the community.

Consistency. The Specific Plan land use plan includes a Firewise Overlay, which consists of a 200-foot buffer along all of the internal (Oak Oval) and adjacent property identified as Fort Ord Recreational Habitat Area (habitat reserve). This buffer is designed to assist in reducing the potential for project activities to result in fires in the adjacent habitat areas, and to minimize the potential for fire that may occur in the adjacent habitat areas to affect the development. Additionally, if the project cannot be adequately served by existing/planned fire stations (e.g. the City station on Broadway Avenue, the Presidio station on General Jim Moore, of the planned County fire station in the East Garrison community), a site has been reserved in the Specific Plan area for a new fire station. Therefore, the project is consistent with this policy.

Policy S-2.2: Minimize the risk to the community associated with hazardous materials.

Consistency. Specific Plan land uses consist of residential, retail/commercial, and recreational. None of these land uses are expected to result in a risk to the community associated with hazardous materials. The City does plan to move its corporation yard to the project site in the future. A variety of hazardous materials may be used and/or stored at this location; however, the City stores and uses these materials in accordance with local, state, and federal laws.

Additionally, past use of the project site included military training and the use of munitions and explosives of concern, and although the property has undergone clearance of these materials, the potential remains for some of the materials to remain hidden in the soil. The Specific Plan EIR, as well as requirements of FORA, require measures (HAZ-1, HAZ-2, HAZ-3) that include preparation and implementation of a hazards and hazardous materials contingency plan for construction activities, a munitions and explosives safety briefing, and when necessary, remediation activities. Therefore, the project would be consistent with this policy.

Noise Element

GOAL N-1: Provide consistent and effective noise control through proper land use planning.

Policy N-1.1 Ensure that new development and reuse/revitalization projects can be made compatible with the noise environment and existing development.

Consistency. The Specific Plan EIR evaluate noise associated with development of the Specific Plan area and concluded that construction noise would be less than significant with implementation of a mitigation measure (NOI-1) that requires construction noise reduction measures to be implemented during construction activities. The EIR also concluded that noise associated with the equestrian training track, sports arena, and swim and tennis center would be mitigated to a less than significant level with implementation of measures (NOI-2 and NOI-3) that reduce noise associated with these activities. Therefore, the project is consistent with this policy.

GOAL N-2: Minimize transportation-related noise impacts.

Policy N-2.1: Reduce noise impacts associated with motorized vehicles, aircraft, and trains.

Consistency. The Specific Plan EIR evaluated the project's vehicle noise impact on area roadways and adjacent land uses and concluded that the increase in vehicle noise would not be significant. Therefore, the project is consistent with this policy.

GOAL N-3: Minimize non transportation-related noise impacts.

Policy N-3.1: Reduce the impacts of noise-producing land uses, activities, and businesses on noise-sensitive land uses.

Consistency. The Specific Plan EIR evaluated noise associated with development of the Specific Plan area and concluded that construction noise would be less than significant with implementation of a mitigation measure (NOI-1) that requires construction noise reduction measures to be implemented during construction activities. The EIR also concluded that noise associated with the equestrian training track, sports arena, and swim and tennis center would be mitigated to a less than significant level with implementation of measures (NOI-2 and NOI-3) that reduce noise associated with these activities. Therefore, the project is consistent with this policy.

Housing Element

GOAL H-2: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Consistency. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet.

Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income.

The project includes a variety of housing types, sizes, and prices, including both ownership and rental opportunities and is therefore, consistent with this policy.

Policy H-2.2: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City.

Consistency. The most recent Regional Housing Needs Allocation Plan was adopted by the Association of Monterey Bay Area Governments (AMBAG) Board of Directors on June 11, 2014. The allocation plan identifies the following allocation for the City of Seaside from 2014-2023:

Income Category	Seaside Housing Allocation
Very Low	95
Low	62
Moderate	72
Above Moderate	<u>164</u>
Total	393

As presented in the discussion regarding Policy H-2.1 above, the project would include 59 units in the very low income category, 59 units in the low income category, 58 units in the moderate income category and the balance (704) as market rate units.

As the project includes annexation of a large portion of the project site from unincorporated Monterey County into the city limits, the allocation plan for unincorporated Monterey County is also relevant. The allocation plan identifies the following allocation for unincorporated Monterey County from 2014-2023:

Income Category	Unincorporated Monterey County Housing Allocation
Very Low	374
Low	244
Moderate	282
Above Moderate	<u>651</u>
Total	1,551

The project would assist the City of Seaside and the County of Monterey with facilitating housing production commensurate with the projected housing needs of the City, as well as of the County. Therefore, the project would be consistent with this policy.

Policy H-2.3: Encourage the construction of high-density, well designed housing and residential- commercial mixed use projects.

Consistency. The project accommodates the construction of 400 apartment units, including student housing and is a residential, commercial, and recreational mixed-use project. The Specific Plan includes architectural design guidelines, as well as development standards and landscape and grading standards to ensure development within the Specific Plan area is well designed. Therefore, the project is consistent with this policy.

Policy H-2.4: Maintain a geographic dispersal of units affordable to extremely low, very low, low, and moderate income households throughout the City.

Consistency. Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income. The locations of these units must meet the requirements of the ordinance and will be determined in the Disposition and Development Agreement. The project is consistent with this policy.

Policy H-2.6: Support the concept of “aging in place” by maintaining a range of housing types that allows people to remain in the community as their housing needs change.

Consistency. The project includes a variety of housing types including apartments, detached courtyard homes, and a variety of single-family lots sizes to accommodate a range of housing sizes. Therefore, the project is consistent with this policy.

Policy H-2.7: Ensure that new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, libraries, transportation, public safety and other necessary community services.

Consistency. The City requires that adequate water and sewer service and the associated infrastructure be available for new development. While the Marina Coast Water District has indicated that there is currently not sufficient groundwater to serve the entire Specific Plan project, there is sufficient water available for approximately the first three phases. The City will require that sufficient water supplies be available prior to issuing building permits. The project includes sufficient park and recreation areas, as well as the necessary transportation infrastructure. Police service would be provided by the Seaside Police Department and fire services would be provided by either the Seaside Fire Department or the Monterey County Regional Fire District.

Policy H-2.8: Promote the use of green building techniques and materials for new residential development.

Consistency. Residential projects within the Specific Plan shall incorporate the current Title 24, Part 6, California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 11, California Green Building Standards Code (CALGreen) requirements for low-rise residential apartments and dwellings. Additionally, the Specific Plan includes sustainability requirements in the development standards that address site design, construction sites, water conservation, equipment/appliances, indoor energy conservation, use of rapidly renewable construction resources, and water efficiency plumbing fixtures and appliances (Specific Plan Chapter 6). Therefore, the project is consistent with this policy.

Policy H-2.9: Encourage the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities.

Consistency. The Specific Plan does not include any language or development standard that encourages universal design principles. Therefore, staff is recommending addition of a development standard encouraging universal design principles. With this modification, the project would be consistent with this policy.

Policy H-2.11: Encourage the use of master plan or specific plan as tools to facilitate development on Fort Ord.

Consistency. The project is on the former Fort Ord and a draft Specific Plan has been prepared as a tool to facility development consistent with the Fort Ord Base Reuse Plan and the Seaside General Plan. Therefore, the project is consistent with this policy.

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FORA Master Resolution criteria	Discussion
LEGISLATIVE LAND USE DECISION CONSISTENCY <i>Fill in Discussion cells below for all Legislative Land Use Decision consistency determinations (i.e. General Plan updates, Zoning amendments, etc)</i>	
8.02.010 (a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that	
(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;	The Specific Plan land use designations are consistent with the Reuse Plan, as modified by the Seaside General Plan (received FORA consistency determination December 10, 2004, by Resolution No. 04-6) and the East Garrison – Parker Flats Land Use Modification MOU (signed by FORA on October 3, 2005 and fully executed in December 2005). Seaside General Plan land use designations, for property currently within the Seaside city limits, are High Density Residential and Park and Open Space (Veterans Cemetery). Reuse Plan and County of Monterey land use designations, for property currently outside of the Seaside city limits in unincorporated Monterey County (per the East Garrison – Parker Flats Land Use Modification MOU) are Monterey Horse Park, Oak Woodland Habitat Reserve, County Development Reserve, and Veterans Cemetery. Reuse Plan land use designations, for property currently outside of the Seaside city limits in unincorporated Monterey County (not a part of the East Garrison – Parker Flats Land Use Modification MOU) are Public Facility/Institutional and Business Park/Light Industrial/Office/Research & Development. See the attached (Exhibit A, Seaside General Plan Land Use Map; Exhibit B, East Garrison – Parker Flats Land Use Modification MOU; and Exhibit C, Specific Plan Land Use Plan). These designations reflect all of the relevant land use legislative approvals associated with the Project site.
(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;	Development allowed by the Specific Plan would be consistent with the density of uses permitted in the Reuse Plan for the affected territory. See discussion (1) above.
(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;	SEE SEPARATE WORKSHEET BELOW

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(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;	The land uses allowed by the Specific Plan are consistent with the uses allowed by the City of Seaside General Plan, the County of Monterey General Plan, and the Reuse Plan. Existing (and planned) uses surrounding the project site are the Department of Defense building, Army buildings (Surplus II - Mixed Uses) an Army parcel on Joe Lloyd Way, and CSUMB Open Space to the north; undeveloped land (MPC EVOC and FORHA lands) to the south; undeveloped land (FORHA lands) to the east; and single-family Army housing to the west. The Specific Plan EIR evaluated the uses allowed by the Specific Plan for conflicts and incompatibilities, and concluded that any potential incompatibilities can be mitigated to a less than significant level.
(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and	The Specific Plan identifies responsible parties for all necessary installation, construction, and maintenance of infrastructure necessary to provide adequate public services to the property (Table 8.1 Implementation Matrix, included as Exhibit D.) The City of Seaside will require all development projects approved pursuant to the Specific Plan to provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the development project pursuant to the Specific Plan.
(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.	With the exception of the Oak Oval, the project site is designated as a development parcels within the installation-wide Multispecies Habitat Management Plan. The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to Exhibit C, Specific Plan Land Use Plan).
(b) FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased.	The transfer of intensity of land uses and/or density of development is not part of the proposal.

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(c) The Authority Board, in its discretion, may find a legislative land use decision is in substantial compliance with the Reuse Plan when the Authority Board finds that the applicant land use agency has demonstrated compliance with the provisions specified in this section and Section 8.020.020 of this Master Resolution.

8.02.020 (a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord Territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.

(1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.

The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to [Exhibit C, Specific Plan Land Use Plan](#)). Due to the high level of fuel that can accumulate in maritime chaparral, no flammable structures are allowed within this buffer. This area provides a suitable buffer to address potential land use incompatibilities.

(2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.

The City of Seaside will ensure these conditions of approval are required when development applications are received for projects adjacent to Habitat Management areas.

The Specific Plan includes a Firewise Overlay, which consists of a 200-foot buffer, along all of the internal and adjacent property identified as FORHA habitat reserve (refer to [Exhibit C, Specific Plan Land Use Plan](#)).

(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and

The subject property is not within the coastal zone.

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Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.	
(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.	(this row does not apply to City proposals)
(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.	With the exception of the Oak Oval, the subject property is, and has been since adoption of the Reuse Plan in 1997, designated as development parcels. The Specific Plan does allow for the development of an equestrian trail within the Oak Oval, consistent with the East Garrison – Parker Flats Land Use Modification MOU and the Habitat Management Plan. The Specific Plan does not include any other development within areas identified as environmental sensitive.
(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new	The land uses allowed by the Specific Plan are consistent with the uses allowed by the City of Seaside General Plan, the County of Monterey General Plan, and the Reuse Plan. Existing (and planned) uses surrounding the project site are the Department of Defense building, Army buildings (Surplus II - Mixed Uses) an Army parcel on Joe Lloyd Way, and CSUMB Open Space to the north; undeveloped land (MPC EVOC and FORHA lands) to the south; undeveloped land

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land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.	(FORHA lands) to the east; and single-family Army housing to the west. The Specific Plan EIR evaluated the uses allowed by the Specific Plan for conflicts and incompatibilities (noise, light and glare) and identified mitigation measures to reduce the impacts to a less-than-significant level. The Specific Plan is consistent with the goals and policies of the 2004 Seaside General Plan. The Specific Plan is consistent with each of these compatibility criteria. The Project does require an amendment to the Seaside General Plan to incorporate the Specific Plan into the General Plan. The Specific Plan is also in conformance with the following applicable General Plan goals and policies: General Plan Goals and Policies <i>Land Use Element</i> <i>Goal LU-1:</i> Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play. <i>Policy LU-1.2:</i> Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1. Evidence. According to AMBAG, in 2010 Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance and therefore, is consistent with this policy. <i>Policy LU-1.3:</i> Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community. Evidence. The Specific Plan allows for 775,000 square feet of commercial/retail uses and about 250 acres of equestrian-related visitor-serving uses (Monterey Horse Park and the Monterey Downs Training/Race Track). Therefore, the project is consistent with this policy. <i>Policy LU-1.4:</i> Provide for a variety of housing that complements the employment opportunities in the community. Evidence. The specific plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from
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	about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, included both ownership and rental opportunities and is therefore, consistent with this policy. <i>Policy LU-1.5:</i> Provide for a large-scale commercial recreational facility. Evidence. The project includes two, large-scale commercial recreational facilities: the Monterey Horse Park, and the Monterey Downs Training/Race Track (outdoor) and Sports Arena (indoor) complex. The Monterey Horse Park is a non-profit equestrian facility that will host regional, state, national, and international events such as dressage, eventing, jumping, driving, vaulting, etc. The Monterey Downs Training/Race Track would be a world-class thoroughbred training facility with potential racing meets, modeled after the Del Mar Thoroughbred Club in Del Mar, California. The Sports Arena is a 6,500 seat venue for a wide variety of sporting and special events, such as ice hockey, basketball, semi-pro sports, trade shows, car shows, veteran's events, and graduation ceremonies. Therefore, the project is consistent with this policy. <i>Goal LU-4:</i> Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods. <i>Policy LU-4.1:</i> Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure. Evidence. The Specific Plan requires that development pursuant to the plan funds its share of community services and facilities. Additionally, the City will be negotiating a Disposition and Development Agreement that also solidifies the requirements for the development to fund its share of community services and facility. The Specific Plan includes a set of architectural design guidelines, development standards, and landscape and grading standards to ensure development uses quality design and materials. The EIR evaluated the project's compatibility (noise, safety, and other environmental issues) with surrounding land uses and concluded that there were no incompatibility impacts that could not be mitigated. <i>Urban Design Element</i> <i>Goal UD-1</i> Create and maintain a positive image that also
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	provides a clear identity for the community within the region. <i>Policy UD-1.1:</i> Enhance the City's image and identity within the region's natural setting. Evidence. The project is an approximate 576-acre mixed-use upscale equestrian-themed village with commercial/retail, a variety of new housing, quality recreational facilities, and Veterans Cemetery ancillary facilities. The project would provide a variety of jobs and provide two staging areas for improved access to the Fort Ord Habitat Recreation Area lands, which provides access to the Fort Ord National Monument. The project would enhance the City's image and identity within the region's natural setting and therefore, is consistent with this policy. <i>Goal UD-2</i> Create and preserve distinct neighborhoods and business districts. <i>Policy UD-2.2:</i> Minimize potential light and sound impacts of new development and redevelopment on surrounding areas. Evidence. The project subsequent EIR addressed the issues of light and noise impacts of the project on the surrounding areas. The EIR concluded that all light and noise impact can be mitigated. All of the project mitigation measures will be included as conditions of approval for projects within the Specific Plan. Therefore, the project is consistent with this policy. <i>Policy UD-2.3:</i> Ensure projects use design and site planning facilities that reduce potential criminal activities. Evidence. The Seaside Police Chief will be consulted with each development application pursuant to the Specific Plan to ensure project design and site planning does not facilitate criminal activities. Therefore, the project is consistent with this policy. <i>Housing Element</i> <i>Policy H-2.3:</i> Encourage the construction of high-density, well designed housing and residential- commercial mixed use projects. Evidence. The project accommodates the construction of 400 apartment units, including student housing and is a residential-commercial-recreational mixed use project. The specific plan includes architectural design guidelines, as well as development standards and landscape and grading standards. Therefore, the project is consistent with this policy. Specific Plan Policies
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	The Specific Plan includes the following applicable policies: <i>Economic Policies</i> <i>Policy EC-2.</i> Strong tourism and recreational opportunities by providing venues for a number of visitor serving uses. ▪ Planning Area C-2, “Country Walk” includes 330,000 square feet of shopping, entertainment, and hotel uses. ▪ Planning Area C-1 provides for tennis and swim facilities and a hotel. ▪ The equestrian facilities and sports arena allowed in Planning Area Rec-1 and Rec-2 will provide venues for equestrian events, festivals, pro and semipro sports, fairs and a variety of local and regional shows and events. ▪ Equestrian facilities in Planning Area Rec-1 will provide for world-class equestrian events. ▪ Two staging areas, within the C-2 and Rec-1 Planning Area, along with a vast internal trails network, will provide ideal amenities for hikers, bikers and equestrians visiting the Fort Ord National Monument and surrounding open space and trail system. <i>Educational Policies</i> <i>Policy ED-1.</i> Assist local colleges in developing new educational opportunities in the animal sciences fields. ▪ The Monterey Horse Park (Planning Area Rec-1) will be available to a variety of educational groups such as high school Future Farmers of America (FFA), at risk youth programs and college students pursuing careers in the equine field. Facilities will also be available for sporting events run by local schools and youth organizations. ▪ The Training Track (Planning Area Rec-2) will provide internship and job opportunities for students in the animal science fields. ED-2. Provide retail and commercial job opportunities including part-time jobs that may be appropriate for high school and college students. ▪ The 330,000 square foot commercial center within the C-2 Planning Area and Office and Hotel uses in the C-1 Planning Area will offer a variety of employment opportunities at various skill levels. Additionally, the horse facilities in the Rec-1 and Rec-2 Planning Areas will offer an assortment of jobs.
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	<i>Policy ED-3.</i> Provide housing types suitable for college students and faculty. ▪ The Specific Plan offers a variety of housing choices including apartments, courtyard homes, and various styles of single family residences within biking distance or a short drive to CSUMB. <i>Environmental Policies</i> <i>Policy EV-1.</i> Achieve consistency with the Habitat Management Plan and the Habitat Conservation Plan developed as part of the Base Reuse Plan. ▪ The project includes the preservation of approximately 72.5 acres of land dedicated as open space in the area known as the “Oak Oval.” ▪ A Firewise Overlay (FW-O) has been established to address the location of structures, materials to be used for construction, fuel breaks and emergency ingress and egress. <i>Policy EV-2.</i> Preserve, restore and incorporate native habitats into the community’s open space network. ▪ More than 100 acres of open space and parks are planned within the project. ▪ The Linear Park Preserve Overlay zones will contain a combination of native habitat preservation, native habitat restoration, and multi-use trails <i>Policy EV-3.</i> Create landscape buffers around the community that help transition from the urban habitat/ecosystem to the native habitat/ecosystem. ▪ Open space buffers (Linear Park Preserve Overlay) will be provided along major roads, such as Eastside Parkway and Parker Flats Road to provide scenic routes and transitions between the developed and rural zones. ▪ Firewise Overlays are provided along the eastern boundary of the Specific Plan and around the Open Space Planning Area that will help transition to open space areas. <i>Policy EV-4.</i> Encourage non-motorized and multi-modal transportation opportunities, especially bicycle, pedestrian, equestrian, and public transportation by providing a mix of uses, interconnected streets, and convenient access to public transportation. ▪ The Specific Plan provides both residents and visitors with safe, close connections between residential, and commercial and recreational areas. Parks are also spread throughout the
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	residential communities and are connected by a paseo network (2.2, Land Use Concept). - Regional trail connections through the project sites and to the surrounding open space areas are established via trails and Class I and Class II bike lanes (3.5 Regional Pedestrian Circulation & Trails Planning). - The goal of the public transit system is to have a bus stop located within ½ mile, or a 10 minute walk, of all residential neighborhoods. One stop is proposed in the center of the Specific Plan area which will serve the immediate needs of the community. As site development expands, the Monterey-Salinas Transit (MST) will monitor the needs and expand accordingly. <i>Veterans Cemetery Policies</i> <i>Policy VC-2</i> Provide additional functions for the property, ancillary to burial, that honor the Veterans. - Two separate parcels, totaling 5 acres, are designated for ancillary use. Permitted uses include cultural and nondenominational facilities, assembly facilities, and trails. <i>Policy VC-3</i> Create an Endowment Fund to operate and maintain the Cemetery after construction. - A 31.4 acre parcel has been designated “the Endowment Fund Opportunity Parcel”. This parcel is intended to be sold in order to create the endowment fund required for maintenance and operation of the cemetery.
(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.	The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> <i>Goal COS-5:</i> Protect high sensitivity archaeological resources, architecturally significant buildings, and historic places. <i>Policy COS-5.1:</i> Identify and conserve archeological, architectural, and historic resources within Seaside. Evidence. The only buildings on the project site are the old nurse’s barracks, which are not considered historically significant. According to the Reuse Plan and Reuse Plan EIR, Stillwell Hall (no longer standing) and 35 structures in East Garrison are the only historically-significant properties at Fort Ord. Therefore, the subject property does not include historic resources. Additionally, it is not located in an archaeologically-sensitive area (Reuse Plan Figure 4.4-2). However, the

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	Specific Plan EIR does include mitigation measures (CR-1 and CR-2) to preserve significant resources if, during earthmoving activities they are accidentally discovered.
(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.	(this row does not apply to City proposals)
(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	The Seaside General Plan includes the following applicable goals and policies: <i>Land Use Element</i> <i>Goal LU-6:</i> Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment. <i>Policy LU-6.1:</i> Maintain the existing sewer system to provide a high level of service to community neighborhoods. <i>Implementation Plan LU-6.1.1</i> Monitor MRWPCA Treatment Plant. Continue to monitor the capacity of the MRWPCA treatment plant as new development projects are proposed, and identify required improvements to expand the plant's capacity. Evidence. The City of Seaside has adopted these goals, policies, and implementation plans to support actions necessary to ensure sewage treatment facilities operate in compliance with applicable regulations. Development pursuant to the Specific Plan would utilize existing wastewater collection system connections. The Marina Coast Water District operates the existing wastewater collection system, although the Seaside County Sanitation District has expressed an interest in expanding its service area to include annexing portions of the former Fort Ord, including the subject property. Wastewater is transported to

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	the Monterey Regional Water Pollution Control Agency's treatment plant north of Marina. The treatment plant's capacity has been sized to accommodate planned uses within the service area, and the Monterey Regional Water Pollution Control Agency monitors demands and develops plans for expansions to accommodate anticipated increases in demands. Expansions are funded through service capacity charges levied on new users. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements.
(i) Each land use agency shall adopt the following policies and programs:	
(1) A solid waste reduction and recycling program applicable to Fort Ord Territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 <i>et seq.</i>	The Seaside General Plan includes the following applicable goals and policies: <i>Land Use Element</i> <i>Goal LU-7:</i> Collaborate effectively with local providers of solid waste collection and disposal to provide a sufficient level of solid waste disposal. <i>Policy LU-7.1:</i> Participate in local and regional programs that encourage the per capita reduction of solid waste in Seaside in order to meet State mandates for waste reduction. <i>Implementation Plan LU-7.1.1 Integrated Waste Management Act.</i> Continue to comply with the State's Integrated Waste Management Act, which requires cities and counties to divert at least 50 percent of its waste from area landfills, through 1) recycling and reuse educational brochures and 2) working with regional agencies to properly maintain and upgrade the City's recycling center. Evidence. Development pursuant to the Specific Plan will be required to adhere to waste management policies and participate in recycling programs in accordance with local and regional waste management guidelines. The Monterey Regional Waste Management District landfill has sufficient capacity to accommodate service needs in the service area to approximately 2090. The City of Seaside meets state mandated waste diversion rates through a franchise agreement with a private waste hauler.
(2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by	Water for the proposed project would be provided by the Marina Coast Water District. The City of Seaside would not be responsible for installation of water supply wells.

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the Monterey County Health Department; and	
(3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.	Water for the proposed project would be provided by the Marina Coast Water District. The City of Seaside would not be responsible for ensuring that distribution and storage of potable and non-potable water comply with State Health Department regulations.
(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:	
(1) Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development;	Seaside General Plan The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> Goal COS-2: Provide a safe and adequate water supply to meet the needs of the community. Policy COS-2.1: Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth. Implementation Plan COS-2.1.1 Consult Water Agencies. During the development review process, consult with local and regional water agencies to assess whether the water demand associated with the project is included in the agency's most recent Urban Water Management Plan and whether existing supplies can meet the project's demand for water. Implementation Plan COS-2.1.2 Water Supply Verification. Condition approval of all development plans on verification of an assured long-term water supply. Implementation Plan COS-2.1.3 Water Supply Projects. Continue to support efforts by Monterey Peninsula Water Management District (MPWMD) and Monterey County Water Resources Agency (MCWRA) to expand water supply through the development of new water sources, including new wells, desalination, importation of water, and water impoundment sites. Specific Plan. The Specific Plan identifies locations for both storm water and recycled water basins. Refer to Figure 4.2, Proposed Backbone Reclaimed Water Improvements, and

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	Figure 4.4, Proposed Backbone Stormwater Improvements. Evidence: The City of Seaside has adopted these goals, policies, and implementation program. Therefore, they are involved with identification of potential reservoir and water impoundment sites. The City of Seaside Zoning Ordinance includes a PI (Public/Institutional) zone. The PI zone is applied to the sites of existing and proposed public buildings and facilities, utility facilities, and similar and related facilities. The PI zone implements and is consistent with the Public/Institutional (PI) land use designation of the General Plan. Therefore, the City has appropriate zoning available for such sites. Finally, the Specific Plan locations for both storm water and recycled water basins.
(2) Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;	Seaside General Plan The Seaside General Plan includes the following applicable goals and policies: <i>Conservation and Open Space</i> <i>Policy COS-2.2:</i> Encourage the production, distribution, and use of recycled water. <i>Implementation Plan COS-2.2.1 Recycled Water.</i> In cooperation with the State, regional, and local water agencies and suppliers, participate in programs that seek to increase potable water supply and to limit the spread of seawater intrusion into the groundwater basins through the recycling of wastewater. Specifically, support the expansion of the use of recycled water for urban irrigation. Cooperate with these agencies to establish standards, fees, infrastructure provision requirements, and regulations for the use of recycled water in new development and redevelopment projects. Specific Plan. According to the Specific Plan water supply assessment prepared by the Marina Coast Water District, approximately 3 of 6 Specific Plan phases can be constructed prior to the availability of recycled water, desalinated water, or other supplemental water supply source. Therefore, complete buildout of the Specific Plan would rely of supplemental water supplies. Evidence. The City of Seaside has adopted these policies and implementation programs and are therefore, working with the Marina Coast Water District, the Monterey Peninsula Water Management District, and the Monterey Regional Water Pollution Control Agency to determine the feasibility of

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	developing additional water supply sources.
(3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.	The Seaside General Plan includes the following applicable policies: <i>Conservation and Open Space</i> <i>Policy COS-2.3:</i> Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water. <i>Implementation Plan COS-2.3.1 Water Conservation.</i> Encourage water conservation throughout Seaside through the City's municipal code, which requires new public and private development, and redevelopment projects to install and utilize water conservation measures. These measures include: ▪ The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction; ▪ The installation of low water-use plumbing fixtures in existing hotels and motels; and ▪ The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use. (See also Implementation Plan LU-5.3.1.) Specific Plan. The following Specific Plan policies address reducing water demand: <i>Environmental Policies</i> <i>Policy EV-5.</i> Minimize groundwater consumption with water reclamation programs, drought-tolerant landscaping and use of reclaimed water. ▪ Landscaping shall include predominately drought tolerant native or naturalized plant materials with proven adaptation to the region's climate and capable of providing storm water filtration where appropriate (7.2 Landscape Design Principles) ▪ Commercial and multi-family landscaping shall use reclaimed water when available (6.3.1 All Development). ▪ Commercial buildings (excluding hotels) shall use reclaimed water for toilet flushing (6.3.1 All Development). <i>Policy EV-6.</i> Preserve groundwater quality by integrating Low Impact Development (LID) stormwater management solutions. ▪ In order to uphold the integrity of the drainage system and retain the effectiveness of the infiltration basins, stormwater BMP's, LID techniques, and erosion control devices are

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	required during construction and post-construction and shall be consistent with the most current City and Regional Water Quality Control Board standards. The Specific Plan includes the following development standards addressing reduced water demand: ▪ Commercial buildings shall use waterless urinals. ▪ 80% of single-family lots shall be non-turf. ▪ Any outdoor water features shall be designed for low flow pumps and placed where shading can be provided. Evidence. The Marina Coast Water District will be the water provider for development pursuant to the Specific Plan and has adopted a water conservation ordinance (Ordinance #40). Additionally, the City's Municipal Code Chapter 13.11 is a municipal water system water conservation program, which is consistent with Monterey Peninsula Water Management District's Regulation XV, "The 2016 Monterey Peninsula and Water Conservation and Rationing Plan". Additionally, the Specific Plan includes policies to reduce water use.
(4) Active participation in support of the development of "reclaimed" or "recycled" water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.	The Seaside General Plan includes the following applicable policies: <i>Conservation and Open Space</i> Goal COS-3: Protect and enhance local and regional ground and surface water resources. Policy COS-3.1: Eliminate long-term groundwater overdrafting as soon as feasible. Implementation Plan COS-3.1.1 Halt Salt Water Intrusion. Cooperate with the Monterey County Water Resources Agency (MCWRA), the Army Corps of Engineers (ACOE), State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB) to find a solution to halt seawater intrusion toward Seaside. Policy LU-5.2: Work cooperatively with local and regional water suppliers to ensure adequate water reserves. Implementation Plan LU-5.2.1 MPWMD Water Supply Project. Continue to work with the Monterey Peninsula Water Management District (MPWMD), other water agencies, and other entities to legalize the existing deficit that has been determined by the California Water Resources Control Board Order 95-10 and to augment the water supply to accommodate current and future water needs reflected in this General Plan.

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	<i>Implementation Plan LU-5.2.2:</i> Regional Urban Water Augmentation Project: Support efforts by the Marina Coast Water District to provide an augmented water source for the former Fort Ord, which may include desalinated water or recycled water. Once a new water source is created, cooperate with FORA and other agencies to approve the project's water allocation. <i>Policy LU-5.4:</i> Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community. <i>Implementation Plan LU-5.4.1 Recycled Water.</i> Coordinate with the MPWMD and the MCWD to extend recycled water infrastructure and determine user and connection fees. Seaside has adopted the General Plan goals, policies, and implementation programs and therefore, is in support of the development of “reclaimed” or “recycled” water supply sources by the Marina Coast Water District and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority. Specific Plan. According to the Specific Plan water supply assessment prepared by the Marina Coast Water District, approximately 3 of the 6 Specific Plan phases can be constructed prior to the availability of recycled water, desalinated water, or other supplemental water supply source. Therefore, complete buildout of the Specific Plan would rely of supplemental water supplies. The Specific Plan includes the following development standards regarding use of recycled or reclaimed water: ▪ Commercial and multi-family landscaping shall use reclaimed water when available. ▪ Commercial buildings (excluding hotels) shall use reclaimed water for toilet flushing. ▪ Single-family residential homes shall use reclaimed water for front yard landscaping. Evidence. Goals and policies in both the General Plan and the Specific Plan, as presented above, support development of “reclaimed” or “recycled” water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.
(5) Promotion of the use of on-site water collection,	The Specific Plan includes the following development standards regarding on-site water collection:

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incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.	• If cisterns are installed they shall be water tight with smooth interior surfaces with an appropriate filter. Cisterns shall be sized according to local rainfall and rooftop size. • Cisterns and wastewater pipes shall not be connected. • If a rainwater harvesting system is utilized it shall not be hooked to the public water supply system. Additionally, the Specific Plan EIR includes a mitigation measure (HYD-1) that requires applicants for projects pursuant to the Specific Plan to prepare and submit a Stormwater Control Plan that incorporates site design characteristics, landscape features, and engineered facilities, in order to accomplish the following: minimize imperviousness; detain and treat, and/or retain, the specified amounts of runoff; slow runoff rates; and reduce pollutants in post-development runoff. The Specific Plan promotes the use of on-site water collection including the use of cisterns by including the above-referenced development standards. Evidence. The Specific Plan promotes the use on on-site water collection, as evidenced by the development standards and mitigation measures discussed above.
(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development of territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.	The City of Seaside allocates Salinas Valley groundwater to development within its jurisdiction on the former Fort Ord. As of August 2016, the City had allocated 792 AFY of the 1,012 AFY allocated to the City by FORA, leaving a balance of 220 AFY. The County of Monterey allocates Salinas Valley groundwater to development within its jurisdiction on the former Fort Ord. As of August 2016, the County had allocated 522.50 AFY of the 710 AFY allocated to the County by FORA, leaving a balance of 187.50 AFY. Combined, the City and the County have a balance of 407.50 AFY that could be allocated to development within the Specific Plan area. The SEIR concluded that because sufficient water is not currently available to serve build-out of the Specific Plan Area, a significant and unavoidable impact would occur. However, because development pursuant to the Specific Plan cannot proceed without sufficient water supplies, if water is not available, it cannot be allocated. Evidence. The City and the County have a process for allocating water to development on the former Fort Ord. Members of the City Council and the Board of Supervisors site on the FORA board. The FORA board receives regular updates from the Marina Coast Water District regarding

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	allocation of water, as well as actual water use.
(7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.	The Seaside General Plan includes the following applicable policy: General Plan Policy LU-5.1: 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. Specific Plan. Water for development within the Specific Plan area will be supplied by the Marina Coast Water District. While there is currently only sufficient water supplies allocated to the City of Seaside and County of Monterey to serve Phases I through III of the project, the water district is in the process of studying supplemental water supply options through a MOU with the Fort Ord Reuse Authority (FORA) and the Monterey Regional Water Pollution Control Agency. The SEIR concluded that because sufficient water is not currently available to serve build-out of the Specific Plan Area, a significant and unavoidable impact would occur. However, because development pursuant to the Specific Plan cannot proceed without sufficient water supplies, if water is not available, it cannot be allocated. Evidence. The Specific Plan EIR includes a mitigation measure that requires sufficient water supply be available prior to issuance of building permits. This mitigation measure will not allow development of Phases IV through VI to proceed without assurance that water supply is available. The provision of water to the project by the Marina Coast Water District will not affect water supply availability to the existing community.
(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	The Seaside General Plan includes the following applicable policy: Policy COS-2.2: Encourage the production, distribution, and use of recycled water. Evidence. Development of new water supplies will assist in reducing seawater intrusion into the groundwater basins, by reducing the amount of groundwater extracted. The Marina Coast Water District, FORA, and the Monterey Regional Water Pollution Control Agency are in the process of studying supplemental water supplies. One of these supplies is recycled water. The Monterey Regional Water Pollution Control Agency currently treats wastewater to a tertiary level and is providing recycled water. The agency plans to provide recycled water to the Marina Coast Water District when the water district

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	constructs the delivery infrastructure. The City of Seaside is a member agency of both FORA and the Monterey Regional Water Pollution Control Agency and therefore, supports the agencies in the quest to produce and distribute recycled water current and future projects in Seaside. Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available.
(9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including; dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.	The Seaside General Plan includes the following applicable policies: Policy COS-2.3: Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water. Policy LU-5.3: Actively promote water conservation by City residents and businesses. Specific Plan. The Specific Plan includes sustainability requirements in the development standards that address, among other things, water conservation efforts including water efficiency plumbing fixtures and appliances, and landscaping that minimizes the need for irrigation (Specific Plan Chapter 6 and Chapter 7). Development within the Specific Plan will be required to install the purple piping required for recycled water for use when recycled water supplies are available. Evidence. The City has adopted policies to conserve water and the Specific Plan includes sustainability requirements in the development standards.
(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:	
(1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.	The Seaside General Plan includes the following applicable policy: Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards. Additionally, the City of Seaside is designated as a Phase II MS4 general permit designee by the Regional Water Quality Control Board. Consistent with this designation, the City has adopted a storm water ordinance and participates in other measures to maintain the quality of storm water run-off. The proposed storm water collection and infiltration system is

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	consistent with Base Reuse Plan policies to detain storm water to the east of State Route 1, and with the Regional Water Quality Control Board requirements for low impact development techniques for storm water disposal. Specific Plan. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to detain all storm water on site. Evidence. The City has adopted policies and ordinances to ensure that development meets the existing regulatory requirements regarding storm water quality and detention, and the Specific Plan includes a drainage plan that is consistent with these regulations and the Base Reuse Plan's requirement to detain all storm water on site.
(2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.	The Seaside General Plan includes the following applicable policies: Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards. Additionally, in order to properly maintain the storm drain system, the City of Seaside has a Draft Stormwater Master Plan. This Master Plan identifies improvements and deficiencies for the City to prioritize and implement through the Capital Improvement Program. Specific Plan. The Specific Plan includes a drainage plan that is consistent with the requirement of the Fort Ord Base Reuse Plan by retaining all storm water on site. City will condition all development pursuant to the Specific Plan to detain all storm water on site. Evidence. The City has prepared a Draft Stormwater Master Plan, and the Specific Plan includes a drainage plan that is consistent with these regulations and the Base Reuse Plan's requirement to detain all storm water on site.
(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord Territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal	The City of Seaside has adopted an ordinance regulating digging and excavating on the former Fort Ord (Chapter 15.34 of the Seaside Municipal Code). The purpose and intent of the ordinance follows: The Army is in the process of transferring portions of the former Fort Ord to the city. Some parcels of the former Fort Ord were contaminated with ordnance and explosives (OE),

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regulation.	which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of OE to its standard. Even following the Army's completion of OE response activities, it is possible that some OE materials may remain on those parcels. The California Department of Toxic Substances Control (DTSC) has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all OE has been cleared and it will require a land use covenant to be recorded with the Monterey county recorder on these parcels to provide additional controls and restrictions to protect the public health and safety. The city will also enter into an agreement with DTSC to provide additional safety measures, reporting, etc. (Ord. 924 (part), 2004). Specific Plan. The Specific Plan acknowledges these issues in Section 1.3.3 Site Remediation. In addition, the Specific Plan EIR includes mitigation measures ((HAZ-1, HAZ-2, HAZ 3) that include preparation and implementation of a hazards and hazardous materials contingency plan for construction activities, a munitions and explosives safety briefing, and when necessary, remediation activities. Evidence. The City has adopted the necessary ordinance, and development pursuant to the Specific Plan will require compliance with that ordinance, as well as required mitigation measures from the project EIR.
(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control ("DTSC") to control and restrict excavation or any soil movement on those parcels of the Fort Ord Territory, which were contaminated with unexploded ordnance, and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.	See (l) above.

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(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency for Monterey County. Such policies and programs shall include:	
(1) Establishment and provision of a dedicated funding mechanism to pay for the “fair share” of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and	The City has adopted the City of Seaside Regional Development Impact Fee Ordinance (Chapter 3.32 of the Seaside Municipal Code). The ordinance requires a fair-share traffic impact fee to be levied upon new development pursuant to this chapter, which provides a mechanism to fund new developments’ share of regional transportation system improvements that are needed to mitigate congestion and related adverse impacts caused by the new development. Specific Plan. Development pursuant to the Specific Plan will be required to pay their fair share of fees to mitigation impacts to the regional transportation system. Evidence. The City has adopted the Regional Development Impact Fee Ordinance and will require development pursuant to the Specific Plan to pay the fees.
(2) Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord Territory.	Evidence. The City of Seaside supports and participates in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord territory by having one or more City Council members represent the City on the FORA, Transportation Agency for Monterey County, and AMBAG board of directors.
(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:	
(1) Preparation and adoption of policies and programs consistent with the Authority’s Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities:	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-1: Provide and maintain a City circulation system that promotes safety and satisfies the demand created by new development and redevelopment in Seaside. Policy C-1.1: Design roadway capacities and ensure transportation facilities that adequately serve planned land uses. Implementation Plan C-1.1.1: Capital Improvement Plan (CIP). Continue to update on an annual basis the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle

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	system, within the community. Policy C-1.2: Improve the Seaside circulation system in concert with public and private land development and redevelopment projects to maintain the City standard of Level of Service "C". Implementation Plan C-1.2.1: Traffic Studies and Impact Assessments. Review development proposals for potential impacts to the transportation system. Require a traffic study for projects that generate 100 or more peak hour trips or that have the potential to impact adjacent roadway segments and intersections. Implementation Plan C-1.2.2: Transportation Financing and Traffic Fee Ordinance. Identify available funding sources and establish a financing plan to guide construction and funding of transportation system improvements. Require new development projects to construct and/or fund in whole or in part necessary traffic improvements associated with the proposed project. Transportation improvements should include both automotive, as well as alternative means of transportation. Consider adopting a Traffic Fee Ordinance to reflect projected circulation needs and apply the ordinance to applicable developments. Consider including alternative modes of transportation (bicycle and pedestrian) and public parking as projects eligible for use of Traffic Impact Fees. Policy C-1.3: Coordinate improvements to and maintenance of the City circulation system with other major transportation and infrastructure improvement programs. Implementation Plan C-1.3.1: During development of the CIP and prior to implementation of any major transportation project, coordinate with Caltrans, TAMC, MST, water and sewer service providers, the fire department, and developers to ensure all major infrastructure improvements are constructed efficiently and simultaneously, with as little delay and traffic and environmental disruption as possible. Policy C-1.4: Provide adequate access to the University, golf courses, and other uses in North Seaside. Implementation Plan C-1.4.1: North Seaside Transportation Improvements. Require public and private development projects to install or pay their fair share of the improvements in North Seaside identified in the General Plan on Figure C-4 and Table C-1. Major improvements (per Figure C-4 and Table C-1) that will improve access in North Seaside include: ▪ A-7: Highway 1/Fremont Boulevard Interchange
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	▪ A-8: Fremont Boulevard/Del Monte Boulevard/Military Avenue ▪ A-9: General Jim Moore Boulevard/Coe Avenue-Eucalyptus Road ▪ A-13: 1st Avenue/Lightfighter Drive ▪ A-14: 2nd Avenue/Lightfighter Drive ▪ A-15: 2nd Avenue/Campus Soccer Field Driveway ▪ A-16: 2nd Avenue/1st Street ▪ B-4: Lightfighter Drive ▪ B-5: Second Avenue north of Lightfighter Drive ▪ B-6: Gigling Road ▪ B-7: Eucalyptus Road ▪ D-1: Route 1 from Route 218 to Fremont Boulevard ▪ D-2: 8th Street Implementation Plan C-1.4.3 Connections to General Jim Moore: Ensure major east-west corridors operate acceptably and connect to General Jim Moore. Specific Plan. The Specific Plan includes a circulation plan that address planned vehicular circulations including the FORA CIP and other planned roadways. An extensive traffic impact analysis was conducted for the Specific Plan EIR. Mitigation measures were identified, and the City will continue to monitor and require supplemental traffic studies as development is proposed within the Specific Plan area. Evidence. The City has adopted policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities. An extension traffic impact analysis was conducted for the Specific Plan EIR, and development pursuant to the Specific Plan will be required to pay their fair share impact fees.
(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and	The Transportation Agency for Monterey County (TAMC) is responsible for the preparation of the Regional Transportation Plan (RTP) for Monterey County. The RTP's purpose is to provide policy guidance, plans, and programs for the next twenty years to attain a balanced comprehensive, multimodal transportation system; propose solutions to transportation issues; consider all modes of travel; and identify anticipated funding for projects and programs. TAMC is also responsible

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	for the preparation of the County Congestion Management Plan (CMP), as required by state law. The CMP represents an effort to manage traffic congestion by coordinating transportation, land use, and air quality in Monterey County. The Seaside General Plan Circulation Element works to foster a regional cooperation to address issues related to traffic and congestion. The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-2: Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community. Policy C-2.1: Coordinate planning, construction and maintenance of development projects and circulation improvements with adjacent jurisdictions and transportation agencies. Implementation Plan C-2.1.2: Highway 1 Improvements. Coordinate with Caltrans, the Transportation Agency for Monterey County, and adjacent jurisdictions to support the continued improvement of Highway 1. Implementation Plan C-2.1.3: Monitoring Regional Roadway Modifications and Development Projects. Continue to monitor proposed roadway modifications outside the City and revise the General Plan circulation system, if necessary, to reflect changes in these modifications. In addition, the impacts of discretionary development projects and major transportation projects outside the jurisdiction of the City will be monitored and mitigation may be requested. Specific Plan. The Specific Plan includes a circulation element that identifies relevant FORA regional transportation improvements, as well as local improvements that will be the responsibility of the Specific Plan developers. Evidence. The City has adopted General Plan policies regarding design and construction of an efficient system of arterials in order to connect to the regional transportation system and supports the regional agencies (TAMC, FORA) in designing and implementing an efficient transportation system. Additionally, the Specific Plan also includes development standards for transportation facilities located within the Specific Plan Area.
(3) Designate local truck routes to have direct access to regional and national truck routes and to	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-1: Provide and maintain a City circulation system that

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provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.	promotes safety and satisfies the demand created by new development and redevelopment in Seaside. Policy C-1.7: Reduce impacts on residential neighborhoods from truck traffic and related noise. Implementation Plan C-1.7.1: Truck Routes. Work with the trucking industry, local businesses, and residents to establish truck routes through the City that minimize impacts to residential neighborhoods. Evidence. The City has adopted goals, policies, and implementation plans designating truck routes within the City.
(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal C-3: Promote the increased use of multi-modal transportation. Policy C-3.1: Support the provision and expansion of regional transit services and support facilities to serve the City. Implementation Plan C-3.1.1: Improved Bus Service. Work with MST to enhance transit service and encourage ridership through the following actions: ▪ Encourage MST to improve existing transit service by providing more bus stop locations and more frequent stops ▪ Coordinate with MST to expand transit routes to North Seaside ▪ Work with MST to identify and receive additional funding sources for expanded transit services. Implementation Plan C-3.1.2: Rail Service. Support the re-establishment of regional rail service on the existing Monterey Branch Line right-of-way. In consideration of this, the City shall consider the following factors during the review of development proposals. ▪ The need for grade separations at major thoroughfares-railroad crossings ▪ The need for improvements to existing at-grade highway-rail crossings due to increased traffic volume ▪ The need for fencing or other barriers to limit access by pedestrians and bicyclists Implementation Plan C-3.1.3: Transit Facilities. During the development review process, coordinate with MST to encourage the provision of park-and-ride lots, transit facilities, safe pedestrian access, transit-oriented development, and

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	other project and circulation design features that encourage fast, safe, and convenient transit service. Implementation Plan C-3.1.4: Transit Plans for Specific Plan Areas. Specific Plan documents shall include transit plans for streets, stops, traffic controls, pedestrian facilities, and signage. The transit plans shall estimate the amount of operating funds required to operate at desired levels of service within the Specific Plan Area. Implementation Plan C-3.1.5: Emerging Technologies in Public Transit. The City will coordinate with MST to pursue upcoming technologies in transportation systems. Policy 3.2: Work with MST to provide special transit services to meet community needs. Implementation Plan C-3.2.1 Special Transit Services: Collaborate with neighboring cities and regional transportation providers to encourage the provision of affordable transportation programs for elderly, the disabled, and youth to desirable locations in the region (e.g., malls, civic and public buildings, youth and senior program providers, CSUMB, community centers). The City should also consider promoting the use of public transit services to special events such as golf tournaments, Blues Festival, and other civic events. Policy C-3.3: Promote mixed use, higher density residential, and employment-generating development in areas where public transit is convenient and desirable. Implementation Plan 3.3.1: Transit-Oriented Development. Through the Specific Plan process, encourage transit-oriented development in the Gigling Specific Plan area (near CSUMB), the Broadway Corridor, the North and South Gateways, and other appropriate areas. Specific Plan. The Specific Plan provides for a transit stop in the center of the planning area to provide regional transit opportunities for those how would live, shop, and recreate in the Specific Plan area. Evidence. The City has adopted goals, policies, and implementation measures to promote the use of alternatives modes of transportation. Additionally, the Specific Plan encourages use of public transit, and also provides trails for pedestrian, bicyclists, and equestrians.
(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program	The Seaside General Plan includes the following applicable goals, policies, and implementation plans: Goal S-3: Protect people and property from criminal activity.

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that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	Policy S-3.1: Cooperate with local, state, and federal law enforcement agencies to reduce the risk of criminal activity. Implementation Plan S-3.1.1: Level of Service. During the budget process, ensure that adequate Police Department facilities and personnel are provided to meet adopted level of service standards. Implementation Plan S-3.1.2: Public Awareness. Hold public education seminars that improve public awareness of both the responsiveness of local law enforcement and ways to reduce criminal activity. Evidence. The City has adopted goals, policies, and implementation plans to cooperate with local, state, and federal law enforcement agencies and to ensure the City's Police Department is adequately funded to provide the adopted level of service standard.
(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	Fire protection services to the Specific Plan area could be provided by the City of Seaside Fire Department, the Presidio of Monterey Fire Department (Army), the planned fire station in East Garrison (Monterey Regional Fire), or a combination of the three. The Specific Plan EIR requires preparation of a Fire Protection Services Plan prior to issuance of the first grading permit, to identify the most appropriate option for the provision of these services. The EIR also requires the applicant to enter into a DDA with the City to ensure the fees associated with fire protection services are provided. Evidence. Through this Specific Plan and EIR process, the City has coordinated with the various local and regional fire protection agencies and will continue to address this issue as development within the Specific Plan area occurs.
(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord Territory.	The Specific Plan includes landscape design standards that include providing plant materials and landscape design features that create long-term sustainability. The standards require landscaping include predominantly drought-tolerant native or naturalized plant materials with proven adaptation to the region's climate. Additionally, consistent with the requirements of the Fort Ord Habitat Management Plan (HMP), the Specific Plan EIR contains mitigation measure BIO/COMP-1, which requires salvage and relocation efforts for HMP species within the Specific Plan area. Evidence. The Specific Plan and Specific Plan EIR require landscaping efforts associated with development of the Specific Plan area to be consistent with the requirements of the

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	HMP.
(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.	The Seaside General Plan includes the following applicable goals and policies: GOAL LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play. Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1. Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community. Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing. Specific Plan. The specific plan provides for 1,280 housing units and 2,758 jobs (not including construction jobs). Evidence – Jobs/Housing Balance. According to AMBAG, in 2010, Seaside had 11,335 housing units and 7,790 jobs for a jobs/housing balance of 0.69:1. The project would add 1,280 housing units and 2,758 jobs for a jobs/housing balance of 0.84:1. The project would assist in achieving a more favorable job/housing balance. Evidence - Flexibility and Inclusionary Housing. The Specific Plan would allow for 1,280 residential units, with an additional 256 units identified as “qualified worker lodging in a hotel format”. The 1,280 units would consist of the following: 880 single-family lots (including 26 detached courtyard homes), and 400 apartments (including student apartments). The 880 single-family lots range from about 2,500 square feet to about 7,000 square feet. The project includes a variety of housing types, sizes, and prices, included both ownership and rental opportunities. Residential projects within the Specific Plan are required to comply with Chapter 17.32 of the Seaside Municipal Code addressing affordable housing requirements. Residential projects shall provide at least 20 percent of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. Twenty percent of the 880 single-family lots equal 176 units. One-third (59 units) would be for very-low income, one-third (59 units) would be for low income, and one-third (58) would be for moderate income. The project includes a variety of housing types, sizes, and

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	prices, included both ownership and rental opportunities.
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FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, August 17, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at :

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PRESENT: Keller, Khalsa, Ventimiglia

ABSENT: Mori, Rudisill

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **ORAL COMMUNICATION**

Chair Keller invited comments from the public.

- Peter Keiser questioned the status of the quorum, and his request to keep Seaside standards to maintain one story homes. He made a comment regarding item number three, and requested that developments at Fort Ord target developed areas first and the open space secondary. He closed by requesting there be no gambling or horse racing in the future developments.

5. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF MAY 4, 2016 AND JULY 6, 2016**

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board approved the minutes as presented.

RESULT:	Approved
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

6. **BUSINESS ITEMS**

A. **ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-05. Art Sampognero (Property Owner) and Enrique Eckhaus, (Applicant) are requesting approval of a roof mounted structure to screen mechanical equipment at 1482 Fremont Boulevard, located in the Community Commercial (CC) Zoning District.**

Planner Bob Larson presented the staff report. Mr. Larsen stated that the project is located on Fremont Blvd and the applicant is requesting approval of a roof mounted structure to screen mechanical equipment. The applicant will be adding an outdoor condenser for refrigeration inside the building and desires to shield it aesthetically. Mr Larsen spoke to the details of the parcel including the fact that the outdoor equipment must be screened to the satisfaction of the BAR. He spoke to the materials to be used to screen the equipment and reported that the design meets all applicable design and noise standards and is categorically exempt from the California Environmental Quality Act. Therefore staff recommend approval, subject to standard conditions. Mr. Larsen answered questions from the Board.

Chair Keller questioned if the structure could be located on the back side of the facility as an alternative location. As proposed it would be in full view of the residences. The applicant was not present to answer.

Chair Keller invited comments from the public and had no requests to speak.

Mr. Keller requested to continue the project to the next meeting to be able to ask the applicant clarifying questions.

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board continued the item to the next meeting requesting the applicant be present to discuss and determine consistency alternatives.

RESULT:	Tabled
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

B. SIGN PERMIT APPLICATION NO. MSP-16-03. Joseph Cardinale (Property Owner) and Cardinale Nissan, (Applicant) are requesting approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership located at 1661 Del Monte Boulevard, in the Automotive Regional Commercial (CA) Zoning District.

Associate Planner Bob Larsen presented the staff report requesting approval of a new wall sign for an existing business at 1660 Del Monte Boulevard. Mr. Larsen explained, that the existing Nissan Car dealership currently has five wall signs on the building and are requesting a sixth. There was no master sign plan established, so this application would establish a master sign plan for the car dealership. Staff analysis concurred that the sign request is supported by the design standards for new signs located with a new car dealership and the overall signage is less than the 150 maximum allowed under the commercial sign standards. He noted an additional planning condition was added to allow for subsequent signs to be reviewed and approved by the zoning administrator when a Master Sign Program has been approved. Staff recommended approval of the new sign as submitted. The Board questioned the applicant on details of the new sign location and height as compared to the other existing wall signs. Board Member Ventimiglia expressed concern that the size of the letters are not proportional to what is existing on the other elevations and requested that the letters to be consistent with the existing wall signs.

Chair Keller invited comments from the public and had no requests to speak

On motion by Board Member Ventimiglia and seconded by Board Member Bani Khalsa and passed by the following vote, the Board approved the Master Sign Program and the sign permit application with the exception that the letters be 18 inches rather than 24 inches as proposed and mounted to the left side of the building surface.

RESULT:	Approved
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MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

Chair Keller noted that any appeal must be submitted within 7 calendar days.

C. SPECIFIC PLAN APPLICATION #SPL12-01. The Board of Architectural Review will hold a public hearing to provide the City of Seaside Planning Commission and City of Seaside City Council with a recommendation on the proposed architectural guidelines, development standards and landscaping for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan.

Consultant Terri Wissler, contract planner for the City of Seaside, presented the item noting this is a continuation of the item that was presented originally to the Board on July 15, 2015. She indicated that the goal of the item was for the Board to review the development standards and guidelines contained in the Specific Plan for the Monterey Downs project and make recommendations to the Planning Commission and City Council for their independent review of the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan. Ms. Wissler then detailed the project explaining the project site with aerial photo and boundary map, spoke to the draft specific plan which allows for 400 multifamily homes, including student apartments, 880 single family homes, 256 worker lodging units, 53,500 ft. square commercial and retail including two 200 room hotels. The project also included a non-profit equestrian park (Monterey Horse Park) outdoor equestrian race track and sports arena, and public facilities including City Corporation yard and fire station. She noted that the applicant and representatives were available for questions.

Senior Planner Rick Medina then spoke to the draft specific plan elements and detailed the architectural guidelines for the Specific Plan describing the four element areas, outlined the phasing plan and the different architectural styles that would be used for the different residential and commercial areas. Mr. Medina informed the Board and public of the development standards and the proposed standards for residential, commercial and mixed use, recreational, landscape and streetscape, pedestrian access and street planting. He further detailed the parks planned and the pedestrian access ways through the neighborhood. Mr. Medina spoke to comments that were made during the July 2015 meeting whereby each development phase would have their own urban design program.. He spoke to concerns raised with courtyard/cluster housing development, lot sizes and the specific design amenities which would be added to the residential and commercial structures. The applicant has agreed with side setbacks at a minimum of 3.5' with 5' setbacks on the opposite side. If a setback is small on one side, the other side there would be a larger alternating setback of 7' on one side and 10' on the other side. Current City of Seaside setbacks is 5' on each side. The R1 section, smaller homes will have smaller setbacks and get larger as you progress toward the commercial.

Mr. Medina answered questions from the Board. Chair Keller clarified that the setback sizes are based on the lot sizes to which Mr. Medina agreed. The Board discussed the setback requirements from the curb to front of the house and requested clarification on the use of a 10-foot front yard setback. Mr. Medina explained there would be a 5' side walk with a 2' landscape utility area where the property line would then begin. The setback would be measured 10' from the main property line for a total of 18'. The garages would be setback the back of sidewalk by 20 feet so cars will not be intruding onto the sidewalk. The board confirmed that is ok at 20 feet.

The Board questioned if the design specifics would be carried out on all sides of the dwelling to which staff indicated that all designs would carry to the sides and if at the request of the board, would continue to the back. Corner lots would have a special facade including window treatments for corner lots. The Board questioned provisions of solar access and the response was the applicant

would not preclude solar access and will put it into the Urban Design Programs for each phase.

Next Ms. Ventimiglia inquired about bike and pedestrian connections to areas within Seaside proper, Marina and CSUMB to which staff said there are trails throughout the specific plan. Mr. Medina addressed this concern by citing that access ways and spines through the development, and that Imjin parkway would have trails that would connect to Seaside proper. The Specific plan includes a bike lane and trails plan that has class 1 and 3 bike ways and neighborhood trails. Dustin Wormer from Diamond West, answered questions, stating figure 3.4 A should answer the question on trail locations and their connection to the adjoining areas in Seaside, Marian and CSUMB. Mr. Wormer stated that on Figure 3.4.a if the trail is dashed it is planned, if it is existing today, it is a solid line. The primary northern connection on Giggling and 8th is planned for the future. The Giggling long term plan was to have a bike plan, built by FORA, and this would make connections to the project. Board Member Ventimiglia questioned if this plan has been incorporated with the FORTAG trails plan and Mr. Wormer stated that the trail system is supposed to go within the FORMA open space that connects with the Bureau of Land Management trails. Staff indicated FORTAG has not been overlaid with this specific plan. Beth Palmer, Development representative, has given the site plan to the FORTAG organization and has met with them to encourage incorporation within their planned trail system.

Next Chair Keller questioned the responsibility of property maintenance to which staff responded it would be maintained by the HOA, similar to the Seaside Highlands development, to include maintenance of green belts as well. Painting is not included, however, there are requirements to allow for flexible color selections, but each person is required to maintain their own house.

Ms. Ventimiglia questioned if the whole project was subject to the RUDG to which Mr. Medina responded RUDG only applies to certain portions of Fort Ord, it addresses towns and villages, gateway locations and regional circulation. None of the applicable parcels are associated with the project, except the Gateway project at 8th.

In recapping the designs the Board agreed the designs will promote a mix of transitional and contemporary styles with variation and encourages development of articulation, varying lot sizes and the smaller lot sizes allow for additional land to be allocated for open space including trails and other amenities. Commercial findings, the variation for design and differentiation of uses allow and provide for diversity and other elements to be incorporated into the project.

Board Member Ventimiglia questioned the residential garages, and if they are all facing the street, and if the housing lines would be staggered or if the designs allow articulation at the street edge so that there is less uniformity. Mr. Wormer indicated there is curvature in the street as well as opportunity to vary setbacks for articulation but all of that can be determined during the approval of the urban design program for each development phase. Mr. Wormer also confirmed the developer is planning to fence all of the property lines.

Chair Keller requested confirmation on the average size of the back yard of the small lots to which staff responded 10 ft. minimum, but most are to be in the 12 to 15 foot range and there is a condition that there is a minimum 15'x15' space in the rear yard. Mr. Keller then questioned the three story cluster homes requesting that it will not adjoin next to a residential area to make sure a three story does not over-look a two story house.

Board Member Ventimiglia requested to discuss the aspects of the commercial and arena areas, including height and grade impacts, arrangements, hotel aspect and more. Mr. Medina indicated that 6.2 of the Specific Plan outlines the development standards for the commercial section and indicated it does not conflict with the current zoning code.

The Board continued to question specific design elements including the width of all sidewalks being

5' wide, that the curbs are rolled curbs throughout the project site, access to the National Monument and the amenities available at the trail heads. On question, Mr. Medina clarified the setbacks on the parking structures - in C1 and C2 are 10' minimum on major thorough fares and 5' on private streets.

Chair Keller invited comments from the public.

- Bill Weigle encouraged the Board not to make any recommendations indicating that not all the Board members were present and there are things that not have yet been discussed, specifically the race track. He expressed concern that the housing is within 100 feet of the race track and the proximity of the houses to the arena and the traffic impacts that it will create for residents. He expressed frustration with the phasing program and that not all phases were discussed individually and the impacts of each phase on each other. He encouraged continuing the item.

The Board deliberated and discussed potential recommendations, considering what is under their jurisdiction including setback requirements and design guidelines. Chair Keller requested clarification regarding the phase 7 and questioned the workforce lodging for events and primarily of the workers for the training track. Consultant Dustin Wormer responded that the intention is to be a hotel format, furnished for shorter periods of living. Board Member Ventimiglia clarified if the grandstand was part of the guidelines to which Mr. Medina affirmed citing it has a height of 100' for the structure and including all accessory design features to a maximum of 150' in height. Applicant Beth Palmer also commented that the required clean up that has to be done will be changing the topography to get it ready for the development and that the structure may not be that tall in the end. The intent is to be approximately 100' to allow for the capacity of seating. She also clarified on the work force housing that the principal style in the horse racing and training industry is for the worker to follow the horses when they move to a different meet, similar to local agricultural housing. The priority and intent is to not restrict ownership or use and it would be controlled by a property manager.

Chair Keller reiterated that the jurisdiction of the Board is to discuss general guidelines and any architectural guidelines that we want the project to incorporate.

Board Member Ventimiglia questioned the parking availability and asking if the general areas are accounting for parking for the events and if they comply with current parking regulations. Mr. Medina responded that the standards are new for the Specific Plan, as the city code does not have any regulations for parking for arenas or similar developments. Ms. Wissler spoke to the special events component addressed in the EIR which has mitigation for the parking management plan.

Chair Keller questioned the phasing issues and the approval of the phases. Ms. Wissler, said that you typically have approvals requested at the time of the Specific Plan. Because it is a 10-year build out, the applicant identified what they thought the phases would be, based on existing infrastructure. In the draft Specific Plan, the hotel is in later phases, but staff will recommend moving one hotel into the first phase of the development, but that does not mean it will move into a new location. Board Member Ventimiglia questioned the presentation of the phases to the board to which Ms. Wissler indicated they may not be presented in order of the Specific Plan. Chair Keller questioned if the infrastructure components to be seen, as an overall plan to be able to make appropriate decisions for the full phasing, to ensure that the plans align and there is consistency, otherwise they are making decisions with incomplete information. Staff concurred that if the proposed phase will have impacts outside of the designated development phase, that those impacts will be included in the phase requirements.

Board Member Ventimiglia questioned if development impact fees were going to be collected, specifically determining when the parkway will be built to which Ms. Wissler affirmed at the time

the building permits are issued and the FORA fee is paid and until then, surface streets will be used to access the project site.

Chair Keller opened public comment again for additional comments regarding architectural features for recommendation.

- Christine Montief understands concerns regarding setbacks and usage of space. She spoke to the setback requirements and design guidelines in Pacific Grove and speaking as a realtor indicated some residents don't always desire significant outdoor space. The current design is a better carbon footprint. She spoke in support of the design.
- Bill Weigle commented on the question of topography, and to the topographical rearrangement that will have to occur for the development as proposed expressing concern a complete ridge would need to be removed for the arena and grandstand areas so that it would be seen from everywhere in the peninsula. He said it would be helpful to request a topographic map of pre and post grading prior to making a decision. He was frustrated that people were not fully prepared for the meeting.
- Kay Cline spoke to the enormity of the project and questioned the infrastructure of housing and hotels in different areas and how will they be connected. She expressed concern with the height of the grand stand as it will be dwarfing to all structures and uses around it and spoke to it being the first time that residential sections were referred to as college housing.
- Darrel Donnely spoke to living in Del Mar, CA, for over 35 years and eventually became land locked trying to get to locations during horse racing and special events. They moved to the area looking for a better quality of life, and are personally concerned about the quality of life impacts of the venue.
- Steve Bloomer spoke in support of the work of the Board and thanked them for their efforts to make good decisions. He spoke in support of the project requesting the Board take a global look, and review it as an architectural document.

Public Comment was closed.

Chair Keller indicated that for residential style his preference would be the bungalow preference. Board Member Ventimiglia spoke against the farmhouse style vision of the garages and driveways believing all the other elements will be lost. The Board discussed the preferences of each of the housing styles and questioned the mix of each of the styles. Board Member Ventimiglia expressed concern of the volume of each of the buildings and discouraged as much two story volumes with no undulation between the homes. Also previously discussed, she reiterated the need for the back and forth undulation so that it's not so linear on the street line setback.

Chair Keller recommend that it be added to the Urban Design Guidelines to include cross section and elevation diagrams to get a better understanding of the volume of spaces, to get a better cross section between the phases and different uses to have a visual understanding. Board Member Ventimiglia also requested a full site section, to outline the maximum heights and differences for the total project and a building view height, which can be included as an attached appendix in the specific plan.

The Board provided clarification on the setbacks requesting that 10' back yards maintain the 15x15 areas going forward. They agreed that the minimum setback of 3.5' between each house should be increased to 4'.

Chair Keller summed up the recommendations that were discussed by the Board.

Residential

- Prefer to have a wider space so that they don't have that shared line.
- Lot size - the overall lot size has good variety and heights are satisfactory.
- Preference on craftsman and bungalow residential design, but is requesting staff to tell the Board what percentage mix would be in each phase, where you would use which style, and how you feel they would integrate and complement each other.
- Require that the cluster housing adjacent to residential housing will have the three story units on the inside of the clusters and not the edges, but also no three story units will be near a two story single family residence. Want variation throughout the cluster of three and two story buildings.
- Recommend changing the setbacks from 3.5' to 4' for a minimum, resulting in a minimum total setback of 8' and 10' alternating.

Commercial

- Requested a different architectural style for the commercial area that was not western but is more consistent with the character of the area.
- Board Member Ventimiglia questioned the commercial zone if it contained mixed use and if it was allowed. Staff responded it is allowed, but is not represented nor planned for. Beth Palmer said that applicant prefers a mixed use development but it is controlled by FORA and contingent upon the munitions cleanup of the parcels. If certified allowable, they will incorporate mixed use.
- The Board requested to add more detail about the mixed use and include a recommend to the PC to require mixed use development, if possible at the location.
- Requested a mix of the 3 and 4 stories alternating, to keep in line with current uses and styles. Covered walk ways and awnings on the first floor are preferred.
- The citing of the buildings to the solar gain and wind is critical.
- Requested commercial areas pay attention to walkability and pedestrian access through the area, incorporate bike parking and amenities.
- Require that as each area is further developed to ensure connectivity with each of the areas, paying specific attention to all modes of transportation and how to get between each area safely, planning for connections for future uses.
- Requested consideration of lighting and bike lanes wherever possible.

On motion by Board Member Keller, seconded by Board Member Khalsa and passed by the following vote the Board approved the above recommendations and requested that they be passed on to the Planning Commission.

RESULT:	Approved
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
ABSENT:	Mitsugu Mori, Ken Rudisill

D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08. City of Seaside, property owner, and Pacific Gas and Electric, applicant, are requesting design review approval of a landscape restoration plan as mitigation for the removal of 15 City owned trees located within the public right-of-way at three separate areas on Fremont Boulevard and Monterey Road. The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

Senior Planner Medina presented the staff report explaining that tree removal that is planned along the PG& E community pipeline that PG&E is requesting to remove as part of the pipeline safety project. Joe Foster from PG&E gave a brief overview of the community pipeline safety initiative

including the assessment and analysis of vegetation located within 15 feet of the gas transmission lines. He delineated the difference between transmission line requirements and distribution line requirements. He closed by indicating he has worked with the City ensure the extractions are the least impacting to the City. He spoke to the three project sites and the site planting plans for replacement after tree extraction.

The Board discussed approving the request with the provision that PG&E continue to water locations A and B and install drip irrigation at location C, with an agreement for a 24-month period of monitoring and replacement.

Mr. Medina outlined the different types of landscape and irrigation that would be replacing the trees with the assurance that there will be a 24 month maintenance monitoring. Cal Am will provide the resources to water that. There is 24 months to monitor and replace if they die.

On motion by Board Member Ventimiglia and seconded by Board Member Khalsa and passed by the following vote the Board approved the request from PG&E with the provision that PG&E continue to water locations A and B and install drip irrigation at location C, with a 24-month period of monitoring and replacement.

RESULT:	Approved
MOVER:	Board Member Kathleen Ventimiglia
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	Mitsugu Mori, Ken Rudisill

7. **REPORTS FROM BOARD MEMBERS**

The Board requested more advanced notification for future meetings.

8. **REPORTS FROM STAFF**

There were no reports from staff.

9. **ADJOURNMENT**

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Toby Keller, Board Chair