

Monterey Downs Specific Plan Project Description

Summary

The Monterey Downs Specific Plan Project (“Project”) is comprised of three primary components: (i) the proposed Monterey Downs; (ii) the Seaside Corporation Yard; and (iii) the California Central Coast Veterans Cemetery (the “CCCVC”).(*Refer to Aerial Photo and Boundary Exhibit and Survey and Boundary Exhibit*)

Monterey Downs, LLC (the “Project Applicant”) is proposing the phased master plan community known as Monterey Downs on approximately 550 acres of land north of Parker Flat Road and west of Parker Flats Cutoff. The Monterey Downs community includes an equestrian training facility with a track for training and potentially racing; a grandstand and sports area/entertainment center; a commercial mixed-use center; a horse park comprised of a visitors center and office space, veterinary clinic, and horse stables; habitat area; staging areas, trails and trail access; open space and parks; affordable workforce lodging; various residential uses; neighborhood parks; an aquatic center with a tennis and swim club; a fire station site, and hotel and office uses.

Also included within the Project area is the proposed Seaside Corporation Yard located on approximately 17 acres located at the northwest intersection of Gigling Road and 8th Avenue.

The final component of the Project is the CCCVC which includes a veterans’ cemetery, ancillary uses such as a veterans’ hall, non-denominational chapel and an amphitheater, as well as a separate development parcel with habitat mitigation opportunities, on approximately 135.8-acres south of Parker Flats Road.

Portions of the Monterey Downs and the CCCVC project components and all of the Seaside Corporation Yard include the annexation and conveyance of currently unincorporated Monterey County (“County”) territory to the City of Seaside (“Seaside”). (*Refer to Jurisdictional Boundary Exhibit and Legal Description Monterey Downs Specific Plan Exhibits “A” and “B”*)

Applications

The applications submitted to the City to consider the proposed Project include:

- Planning Area Amendment
- Sphere of Influence Amendment
- Pre-Zoning
- Annexation
- General Plan Amendment
- Zoning Amendment
- Specific Plan
- Tentative Tract Map

Project Background

Monterey Downs

On May 11, 2010, the County and Project Applicant entered into an Exclusive Negotiating Rights Agreement (the “ENRA”) relating to the initial stages of the County’s review of the Project. Subsequently, on September 16, 2010, Seaside and Project Applicant entered into an Exclusive Negotiating Agreement (the “ENA”) relating to the initial stages of Seaside’s review of the Project.

Seaside and the County entered into that certain Memorandum of Understanding for the Processing of Environmental Review and Economic Review for Land Use Entitlements and Regulatory Approvals Required for the proposed Monterey Downs and Horse Park Project dated November 17, 2011, designating Seaside as the Lead Agency for the preparation of the Project’s environmental review pursuant to the California Environmental Quality Act (“CEQA”).

CCCVC

In September 2008, the California Central Coast Veterans Cemetery Fort Ord Development Master Plan (the “Cemetery Plan”) was completed. The Plan describes the proposed veterans cemetery and ancillary facilities and outlines the process to implement the Cemetery Plan. On April 28, 2009, the County, Seaside, and the Fort Ord Reuse Authority (“FORA”) entered into a Memorandum of Understanding to cooperate in processing the Cemetery Plan for the establishment and continued operation of the CCCVC. In September 2011, Seaside, the County and FORA renewed their commitment to the CCCVC by entering into a subsequent, updated Memorandum of Understanding. The above agencies have all agreed and/or adopted planning documents that confirm the CCCVC will be located on the former Fort Ord.

Seaside Corporation Yard

For some time, Seaside has contemplated relocating its existing Corporation Yard to a new location within the former Fort Ord. The current Seaside Corporation Yard is located on Olympia Avenue, within Seaside’s Commercial Business District. The Public Works Department has occupied this location for over twenty years and has now outgrown the facility. The current site is designated as a future-parking garage as part of the Auto Center project to serve the auto center as well as the Broadway Business District.

The initial location for the Corporation Yard was south of the Department of Defense facility located on Gigling Road. As part of the ENA and MOU discussions, Seaside and Project Applicant identified the new proposed location for the Corporation Yard and the site is included within the Specific Plan project area.

Project Location and Area

The Project is located approximately 70 miles southwest of the City of San Jose and approximately 8 miles southwest of the City of Salinas. The Project site lies within the Parker Flats area of the former Fort Ord and straddles the City of Seaside and unincorporated Monterey County.

The Project site consists of several abandoned structures, parking lots, paved/un-paved roads and rolling topography. The proposed Project site was used historically by the Army for troop training, which included the use of munitions and explosives. Due to these previous uses, remediation (cleanup) of the land is required. FORA is responsible for the clean of the subject properties through an Environmental Services Cooperative Agreement (ESCA) with the United States Army (“Army”).

The cleanup zones have been divided into several Munitions Response Areas (MRA’s). The majority of the Project area is located within the ESCA Parker Flats MRA with the northwest portion of the site located in the County North MRA. (Refer to ESCA Cleanup Map) Site remediation for all property in Seaside and the middle portions of the property in the County are currently underway.

The Project site is generally surrounded by the following uses:

- Vacant land located south of the project site across Parker Flats Road, which is proposed for the Monterey Peninsula College Emergency Vehicle Operation Center (MPC EVOC);
- Bureau of Land Management (BLM) and County open space to the east and southeast;
- California State University Monterey Bay (CSUMB) open space, an Army maintenance parcel, vacant military barracks designated for CMX - Commercial Mixed Use in the City of Seaside General Plan, and the Department of the Defense (DoD) facility to the north; and
- Residential uses within the Ord Military Community (OMC) Marshall Park neighborhood located west of the Parker Flats Cutoff.

Monterey Downs

Approximately 475 acres of the Monterey Downs component are within the boundaries of the County and approximately 73 acres are located within the boundaries of Seaside. The Monterey Downs component is comprised of all or portions of Assessor’s Parcel Numbers 031-071-008-000, 031-071-022-000, 031-011-055-000, 031-011-056-000, and 031-151-048-000.

CCCVC

Approximately 69 acres of the 135.8-acre CCCVC site are currently within unincorporated County and approximately 76 acres are currently located within Seaside. The CCCVC site includes all or portions of Assessor's Parcel Numbers 031-011-050-000, and 031-151-048-000.

Seaside Corporation Yard

The Seaside Corporation Yard is approximately 17 acres and is currently located within the County. The site includes all or portions of Assessor's Parcel Numbers 031-151-025-000 and 031-151-036-000 and 031-151-024-000.

Existing Land Use Designations

Monterey Downs

The Fort Ord Base Reuse Plan designates those portions of the site currently within the County as:

- Low Density Residential;
- Business Park/Light Industrial Office/R&D;and
- Public Facility/Institutional.

The County's General Plan Update approved in October 2010 has not yet been determined to be consistent with the Base Reuse Plan. The County's 2010 General Plan contains a Master Plan for Fort Ord, which calls for the preparation and approval of a Specific Plan or other planned development mechanism for the Parker Flats area.

The 2004 City of Seaside General Plan identifies the Monterey Downs area within the City as

- High Density Residential; and
- Park and Open Space.

The City's General Plan was determined to be consistent with the Base Reuse Plan in December 2004. City of Seaside Zoning Ordinance (2007) provides the corresponding zoning designations of RH- High Density Residential and OSR – Open Space-Recreation.

CCCVC

The Fort Ord Base Reuse Plan designates those portions of the site within the County as:

- Low Density Residential.

The 2004 City of Seaside General Plan identifies the CCCVC project site area within the City as:

- Parks and Open Space.

Seaside Corporation Yard

The Fort Ord Base Reuse Plan designates those portions of the site within the County as:

- Public Facilities/Institutional

(See attached Existing Land Use Maps for Monterey County, City of Seaside and FORA)

Proposed Land Use Designations

As part of the proposed Specific Plan proposal, the Land Use Designation and correspondence Zoning Designation for the entire project area will be redesignated as Monterey Downs Specific Plan. The Specific Plan document will regulated the future development of the project area.

Monterey Downs Detailed Description

The Monterey Downs portion of the Project consists of several elements together creating a “village” consistent with the Fort Ord Base Reuse Plan. The following is a narrative of the project elements: *(Refer to the Land Use Matrix for further detail)*

- Sports Arena and Equine Training Facility
- Country Walk
- Horse Park
- Habitat Area
- Open Space and Parks
- Affordable Workforce Lodging
- Residential
- Neighborhood Parks
- Water District
- Hotel and Office

Sports Arena and Equine Training Facility

The current design for the Monterey Downs Training Facility (“Training Facility”) includes a track, infield, stable areas (backstretch), equine veterinarian clinic, reclaimed water storage, sports arena, recreational vehicle (“RV”) facilities, and parking facilities. The track is planned to have both turf and dirt surfaces on which horses can train to run in races at other tracks. The training center will be modeled after Del Mar Thoroughbred Club in Del Mar, California, with a proposed water feature in the middle of the track (the in-field) where reclaimed water will be stored and used as irrigation for both the project and the region.

Mixed Use Pedestrian Village known as Country Walk

Located in the center of Monterey Downs and within walking distance to homes and employment centers will be a mixed use commercial center known as Country Walk.

It is currently designed to be a village center with an open-air pedestrian court down the center and buildings aligned on each side. Anticipated uses will include restaurants, movie theaters, office, museum/cultural facilities, hotel, and retail.

Country Walk will be a prime staging area for hikers, bikers, equestrians, and dog enthusiasts enjoying the adjacent system of County/BLM open space and trail system.

Monterey Horse Park

Several components are planned within The Monterey Horse Park. The majority of the site will be dedicated to sand-based outdoor arenas, a Grand-Prix sized field, and other equine facilities, as well as permanent and temporary stalls to house horses. In addition, the Monterey Horse Park will include a visitor center, care taker residences, office space, RV facilities, and a veterinarian clinic. Facilities will offer programs for the public, such as riding programs for the disabled, local equestrian teams and youth-oriented programs are also planned.

Within or near the Horse Park will be a staging area and stabling facility. The facility will be designed to offer up to 100 horse stalls for regular and temporary use. Users of the facility will be able to board their horses at the facility and have easy access to the adjacent BLM and County open spaces.

Habitat Area

The proposed project site includes a 73-acre Habitat Area. This piece of land was set-aside as open space as part of the East Garrison/Parker Flats Land Use Modification MOU between FORA, MPC, County of Monterey, Bureau of Land Management and the Army. Among various proposed land use modifications, the subject 73-acre property was designated as an Oak Woodland Habitat Reserve. The agreement allows for a cross county course with the habitat area and possibly extending into the open space area to the east.

Open Space/Trails

The proposed project includes a well-connected network of open space and trails. A design theme of the project is to provide large open space buffers along the major road corridors. These buffers will provide for a scenic drive along Parker Flats Road and the future Eastside Parkway, while at the same time providing a noise/air quality buffer for the residential uses. These areas will allow for the oak habitat preservation and mitigation. It is also anticipated that multi-use trails and parks will be designed within these buffer areas.

Affordable Workforce Lodging

In order to provide the necessary housing needed for future workers of the Training Facility, while meeting affordable housing requirements, low-income worker housing units are planned. Because workers travel up and down the state during the horse racing season, furnished hotel-

style living will be provided. The units will be provided directly adjacent to the backstretch of the Training Facility for the workers who must live on-site to care for horses.

Residential

A wide-range of residential housing types and levels of affordability are proposed within Monterey Downs. Approximately 800 single family homes of various sizes are proposed for this area. 400 apartment units are anticipated adjacent to the Country Walk to create a lively village center. In addition, approximately 76 courtyard style homes are planned. Fenced multi-use trails will connect the housing to the Monterey Horse Park and County and BLM open spaces.

Neighborhood Parks

In addition to the Open Space and Parks described above, a variety of neighborhood parks will be provided within the proposed residential areas connected by an internal trails/paseo network.

Water District

An approximately 4-acre property located south of Gigling and west of 8th Street is proposed to be designated for use by Marina Coast Water District. A water tank is located within this property. In addition, a new access road is planned on the west side of the tank.

Hotel / Office

Several uses are planned at the northeast corner of 8th street and Gigling Road. These uses include a Hotel site, Office uses, Tennis and Swim Facilities, Aquatic Center, a Park site, and a Fire Station site.