



CITY OF SEASIDE  
440 Harcourt Avenue  
Seaside, California 93955

## **NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC WORKSHOP AND PUBLIC HEARING**

### **PUBLIC REVIEW OF A DRAFT EIR**

TAKE NOTICE that the City of Seaside (City) has prepared a Draft Subsequent Environmental Impact Report (SEIR), which is subsequent to the Fort Ord Reuse Plan EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15229(c), for the proposed Monterey Downs and Monterey Horse Park and Central Coast Cemetery Specific Plan Project. The City has made this Draft SEIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15105(a). The 60-day public review period for the Draft SEIR will occur as follows:

**Starting Date: March 31, 2015**

**Ending Date: June 1, 2015**

### **PUBLIC WORKSHOP AND PUBLIC HEARING**

The Seaside City Council, Planning Commission, and Board of Architectural Review will hold a public hearing at the time and location indicated below.

**DATE: Thursday, April 30, 2015**

**TIME: 6:00 p.m.**

**LOCATION: Oldermeyer Center, 986 Hilby Avenue, Laguna Grande Room, Seaside**

The public hearing will be held concerning the following requests for approval:

- **Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan (SPL-12-01)**
- **Prezoning (PZ-12-01) and Annexation (ANX-12-01);**
- **General Plan Amendment (GPA-12-01);**
- **Sphere-of-Influence Amendment (SOI-12-01);**
- **Zoning Amendment (ZA-12-02);**
- **Master Tentative Tract Map and Vesting Tentative Tract Map (TM-12-01); and**
- **Development Agreement.**

The City of Seaside, as lead agency, hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Seaside has prepared and completed a Draft SEIR for the proposed Monterey Downs and Monterey Horse Park and Central Coast Cemetery Specific Plan Project (SCH # 2012091056). A Draft SEIR is an informational document that evaluates a proposed project's potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project.

**PROJECT TITLE:** Monterey Downs and Monterey Horse Park and Central Coast Cemetery Specific Plan

**PROJECT LOCATION:** Northeast/Southeast of the Gigling Road/Parker Flats Cut Off Intersection

**(Specific)** North-Central Portion of Former Fort Ord (Parker Flats Area)

**PROJECT**

**LOCATION:** City of Seaside (approximately 149 acres) and unincorporated County of Monterey (approximately 563 acres)  
**(City/County)**

**LEAD AGENCY:** City of Seaside

**APPLICANT:** Monterey Downs, LLC

**PROJECT DESCRIPTION:**

The Applicant seeks approval of the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan (Specific Plan) (SPL-12-01). The Specific Plan, which was prepared by the Applicant in coordination with the City of Seaside, involves three primary components: Monterey Downs (includes the Monterey Downs Equestrian Training Track and Sports Arena, retail and commercial uses, residential neighborhoods, and the Seaside Corporation Yard); the Monterey Horse Park; and the Central Coast Veterans Cemetery (CCVC). The Specific Plan anticipates development of 1,280 dwelling units, approximately 832,801 square feet of non-residential land uses, and approximately 105 acres of open space. Buildout of the Monterey Downs and Monterey Horse Park area could not exceed the maximum allowed development under the Specific Plan. 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 to guide the development of the Project site. In addition to Specific Plan adoption, the Project includes requests for approval of the following City of Seaside entitlements: Prezoning (PZ-12-01) and Annexation (ANX-12-01); General Plan Amendment (GPA-12-01); Sphere-of-Influence Amendment (SOI-12-01); Zoning Amendment (ZA-12-02); Master Tentative Tract Map and Vesting Tentative Tract Map (TM-12-01); and Development Agreement.

Monterey Downs would include equestrian training and entertainment facilities (e.g., grandstand and sports arena, entertainment center, equestrian training/race track); various residential uses and densities (detached single-family and multi-family); a mix of commercial, office, and hotel uses; a natural habitat preserve and recreational uses (e.g., trails, aquatic center with tennis and swim club); dedication of a new corporation yard site for the City of Seaside; and dedication of a new fire station site and an existing water tank site. The Monterey Horse Park would be comprised of a non-profit horse park, with facilities accommodating the eight events of the International Equestrian Federation – dressage, eventing, jumping, driving, vaulting, endurance, para-equestrian, and reining. The facility would also include stables, therapeutic facilities, and visitor center. The CCVC would include maintenance buildings and memorial areas, ancillary facilities (e.g., chapel, veterans’ hall, and amphitheater), and a development area with habitat restoration opportunity.

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.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS**

Based on the analysis in the Draft SEIR, following compliance with the established regulatory framework and the incorporation of mitigation measures, the project would have significant and unavoidable impacts relative to the following:

- Aesthetics - Changes to the visual character and quality of the Project site (Project and cumulative);
- Air Quality - Operational emissions (Project and cumulative);
- Biological Resources – Loss of coast live oak woodland and landmark coast live oak trees (Project and cumulative);
- Greenhouse Gas Emissions and Climate Change – Direct and indirect emissions (Project

- and cumulative); and
- Traffic and Transportation -
  - Existing With Project Conditions: Four study intersections; three SR-1 mainline segments; and eight SR-1 on-ramps;
  - Interim Year 2018 With Eastside Parkway With Project Conditions: Four study intersections;
  - Cumulative with Project Conditions: Four study intersections; 15 SR-1 mainline segments; and 21 SR-1 on-ramps.
- Water Supply

**CONSULTATION CONCERNING DRAFT EIR**

California Code of Regulations, Title 14, Section 15086 requires that the Lead Agency consult with and request comments on the Draft EIR from responsible and trustee agencies, any other state, federal, and local agencies which have jurisdiction by law with respect to the project or which exercise authority over resources which may be affected by the project, any city/county which borders on a city/county within which the project is located, and for projects with area-wide significance, the transportation planning/public agencies which have transportation facilities within their jurisdictions which could be affected by the project. In accordance with these requirements, the City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project. The City also requests that you limit your comments to those activities involved in the project that are within your area of expertise or which will be required to be carried out or approved by your agency.

**DOCUMENT AVAILABILITY:** The Draft SEIR is available for public review during regular business hours at the following locations:

- City of Seaside Resource Management Services, 440 Harcourt Avenue, Seaside;
- Oldemeyer Center, 986 Hillby Avenue, Seaside;
- Seaside County Library, 550 Harcourt Avenue, Seaside; and
- City Website: [www.ci.seaside.ca.us](http://www.ci.seaside.ca.us) (Select “Projects and Proposals,” then “Monterey Downs and Monterey Horse Park and Central Coast Veterans’ Cemetery,” then “Draft EIR.”)

**COMMENTS**

Written comments may be submitted no later than 5:00 PM on June 1, 2015 to the addresses indicated below. Please indicate a contact person for your agency or organization.

Email:  
[wissler@emcplanning.com](mailto:wissler@emcplanning.com)  
 Please include ‘Monterey Downs Draft EIR Comments’ in the Subject line of the email to ensure receipt.

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




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Teri Wissler Adam  
 City of Seaside Contract Project Manager

March 24, 2015

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Date