

APPENDIX J2

Secondary Effects of Growth

Summary of Secondary Effects of Growth

Table J2-1 summarizes the secondary effects of growth in the CalAm Service area. The information presented in Table J2-1 is derived from the following environmental documents:

- City of Del Rey Oaks, *Final Environmental Impact Report for the General Plan Update Project*, May 16, 1997.
- City of Monterey, *City of Monterey General Plan Update Draft Environmental Impact Report* and *Final Environmental Impact Report*, SCH 2003081011, October 11, 2004.
- City of Sand City, *Expanded Environmental Impact Study and Proposed Negative Declaration, General Plan Update 2001-2016*, October 12, 2001.
- City of Seaside, *Final Seaside General Plan EIR*, January 2004.
- Monterey County, *Monterey County General Plan Final Environmental Impact Report*, SCH No. 2007121001, March 2010a, and *Revised Supplemental Materials to the Final EIR (October 15, 2010)*, October, 2010b.
- U.S. Department of the Army, *Final Environmental Impact Statement, Real Property Master Plan, Presidio of Monterey, California*, February 2013a and *Record of Decision*, signed September 20, 2013b.

**TABLE J2-1
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

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| Aesthetic and Visual Resources | | | | | | |
| Impacts | | | | | | |
| Adverse effects on scenic vistas. | | S | | S | | |
| Adverse effects on scenic or historic resources within a state scenic highway. | | S | | S | | |
| Degradation of visual character or quality of the area and surroundings. | | S | | S | U / U | S |
| Creation of substantial new sources of light and glare. | | | | | U / U | |
| Cumulative impacts on aesthetics, light, and glare. | | | | | CC | |
| Mitigation Measures | | | | | | |
| Implement General Plan Urban Design Element and Open Space Element policies that call for protection and/or enhancement of vistas and visual resources and preservation of greenbelts. | | X | | | | |
| Implement General Plan Urban Design Element policies that establish performance standards, design requirements and development guidelines that protect scenic corridors. | | X | | | | |
| Implement General Plan Land Use Element policies that require development and implementation of design concepts and development guidelines to ensure that new development blends with and enhances the visual quality of neighborhoods. | | X | | | | |
| Implement policies of Conservation/Open Space and Urban Design Elements of the General Plan that support programs to enhance visual character. | | | | X | | |
| Require project site redesign, landscaping, or reduced building heights to avoid obstruction of private views. | | | | X | | |
| Enforce ordinances that preserve public viewsheds. | | | | X | | |
| Establish guidelines for quality, scale, and design. | | | | X | | |
| Minimize the removal of mature healthy Monterey pines, use attractive landscaping, plant native vegetation as a visual buffer, select compatible natural exterior colors, and install decorative fencing. Shield outdoor utility equipment to minimize visual and aesthetic effects. | | | | | | X |

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| Agricultural Resources | | | | | | |
| Impacts | | | | | | |
| Conversion of important farmland to non-agricultural use. | | | | | U / U | |
| Involve other changes that would result in conversion of farmland to non-agricultural use. | | | | | U / U | |
| Cumulative impact on agricultural resources. | | | | | CC | |
| Mitigation Measures | | | | | | |
| No feasible mitigation beyond General Plan goals and policies is available. | | | | | X | |
| Air Quality | | | | | | |
| Impacts | | | | | | |
| Construction-related air quality impacts. | | | | U | S / S | S |
| Transportation-related air quality impacts. | | S | | | | |
| Net change ozone precursor (ROG and NOx) and particulate matter emissions. | | | | | U / U | |
| Exposure of sensitive receptors to increased diesel exhaust. | | | | | S / S | |
| Emission of objectionable odors. | | | | | S / S | |
| Cumulative air quality impacts | | | | | CC | |
| Cumulative construction-related air quality impacts. | | | | U | | |
| Mitigation Measures | | | | | | |
| Implement General Plan Circulation Element policies to maximize the efficiency of the transportation network such that level of service standards are met. | | X | | | | |
| Require review of development proposals for air quality impacts. | | | | X | | |

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| Air Quality (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Require that future development implement applicable MBUAPCD control measures, including MBUAPCD PM ₁₀ control measures to ensure PM10 thresholds are not exceeded, and that applicants for discretionary permits work with the MBUAPCD to incorporate feasible measures that assure that standards for diesel particulate emissions are met. Implement MPUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval to ensure that construction-related NOX emissions do not exceed the MBUAPCD's daily threshold for NOX. | | | | | X | |
| Implement MBUAPCD mitigation measures for commercial, industrial, and institutional land uses. Require that future development be designed to maximize energy efficiency to the extent feasible and accommodate energy infrastructure, including the potential for distributed renewable generation. | | | | | X | |
| Implement MBUAPCD Mitigation Measures for Residential Land Uses, | | | | | X | |
| Implement MBUAPCD Mitigation Measures for Alternative Fuels; quantify current and projected 2020 greenhouse gas emissions, and adopt a Greenhouse Gas Reduction Plan for County operations. | | | | | X | |
| Require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM10 emissions to less than 50% of the <u>statewide PM10 emissions average for comparable equipment</u> . | | | | | X | |
| Revise General Plan open space policy to require that development of new sensitive land uses be located at least 500 feet from a freeway carrying more than 100,000 vehicles per day. | | | | | X | |
| Revise General Plan agricultural policy to require that wineries provide for proper storage and disposal of pomace resulting from winery <u>operations</u> . | | | | | X | |
| Implement identified best management practices to reduce of fugitive dust from construction vehicles and equipment and soil disturbance. | | | | | | X |

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| Biological Resources | | | | | | |
| Impacts | | | | | | |
| Effects on special status species. | S | S | S | | S / U | S |
| Effects on riparian habitat and other sensitive natural communities. | S | S | S | S | S / U | |
| Effects on federally protected wetlands. | | S | | S | | |
| Potential conflicts with local policies or ordinances protecting biological resources. | | S | | | | |
| Effects on a variety of biological resources. | S | | | S | | |
| Interference with migratory patterns or wildlife corridors. | | S | S | | S / S | |
| Potential loss or disturbance of nesting migratory birds and raptors. | | | | | S / S | |
| Effects on migratory birds and raptors. | | | | | | S |
| Introduction of exotic species. | | | | | | S |
| Cumulative impacts on biological resources | | | | | CC | |
| Mitigation Measures | | | | | | |
| Implement General Plan polices contained in the Conservation/Open Space, Conservation, Open Space, and/or Urban Design elements. | X | X | | X | | |
| Adopt and implement a policy to assure that development of or adjacent to wetlands provides mitigation consistent with applicable state and federal law. | X | | | | | |
| Require that development at the corner of Highways 68 and 218 maintain the riparian habitat values of Arroyo Del Rey Creek. | X | | | | | |
| Prohibit the direct discharge of stormwater or other drainage from new impervious surfaces in the natural area expansion parcel. | X | | | | | |
| Construct golf course greens and tees to collect and disperse percolating water to vegetated buffer areas for additional filtering and absorption of nitrate or pesticide residue; prepare and implement a Golf Course Environmental Management Plan. | X | | | | | |

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| Biological Resources (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Implement General Plan policies created to preserve, protect and enhance special status species habitat and wetlands. | | | | X | | |
| Work with USACOE, USFWS, CDFG during project permitting and review. | | | | X | | |
| Connect open spaces to preserve habitat and create wildlife corridors. | | | | X | | |
| Prepare a Habitat Conservation Plan. | | | X | | | |
| Require new development to be responsible for site investigations, determinations of species presence, and mitigation. | | | X | | | |
| The County shall in concert with others develop a conservation strategy for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. | | | | | X | |
| By 2030, prepare an update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County. | | | | | X | |
| By 2030, prepare a Comprehensive Conservation Strategy. | | | | | X | |
| In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the County shall develop and adopt a Stream Setback Ordinance. | | | | | X | |
| The County shall prepare, adopt and implement a program that allows projects to mitigate the loss of oak woodlands. | | | | | X | |
| Add considerations regarding riparian habitat and stream flows to criteria for long-term water supply and well assessment. | | | | | X | |
| The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. | | | | | X | |
| Remove vegetation during the nonbreeding season and avoid disturbance of nesting migratory birds, including raptors, as appropriate (generally September 16 to January 31). | | | | | X | |

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| Biological Resources (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Conduct focused biological surveys to identify the presence and location of individual special status plants; in consultation with CDFG and USFWS determine and implement appropriate course of action for any special species encountered. | | | | | | X |
| Complete consultation with USFWS regarding effects on Yadon's piperia and implement Biological Opinion recommendations, as required. | | | | | | X |
| Require contractor to adhere to tree protection procedures | | | | | | X |
| Flag native trees that are scheduled for removal and replace native trees at a 2:1 ratio in accordance with the Integrated Natural Resources Management Plan. | | | | | | X |
| Take measures to avoid the introduction of exotic or invasive plant species. | | | | | | X |
| To prevent effects on California tiger salamander install suitable, temporary, exclusion fencing around project boundaries. | | | | | | X |
| Limit work within habitat occupied by special status plant and wildlife species to existing access roads and the smallest area practical. | | | | | | X |
| Make all efforts to salvage, transport, and relocate special status plant and wildlife species encountered prior to or during construction when feasible. | | | | | | X |
| Train construction personnel prior to construction regarding biological resources present at the site. | | | | | | X |
| Time project construction to occur outside the breeding bird season to avoid violations of migratory bird protections and prevent effects on migratory bird species. If construction must occur during nesting season, conduct biological surveys; halt construction within any active nests, notify USFWS and CDFG, and implement appropriate procedures. | | | | | | X |
| Implement the Tree Mitigation Plan, including replanting native trees at a ratio of 2:1; focus restoration planting on site-specific native plants, and adhere to specified landscape design standards. | | | | | | X |

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| Cultural Resources | | | | | | |
| Impacts | | | | | | |
| Potential effects on, disruption of, or damage to archaeological, paleontological, or historic resources. | | S | | S | S / S | U |
| Mitigation Measures | | | | | | |
| Require archaeological studies by a professional archaeologist for projects proposed in areas with a high probability of containing archaeological resources. | | X | | X | | |
| Implement General Plan Conservation/Open Space Element policies. | | | | X | | |
| Review development proposals and require mitigation for impacts to sensitive historic or archaeological resources. | | X | | X | | |
| Revise Central Salinas Valley Area Plan policy to designate Paraiso Hot Springs properties as a Special Treatment Area and permit uses in accordance with a general development plan prepared for the area. | | | | | X | |
| If cultural resources are inadvertently discovered, work shall be halted and the find evaluated by a qualified professional archaeologist and the U.S. Army Garrison- Presidio of Monterey Cultural Resource Manager; required consultation procedures and planning requirements shall be implemented. If human remains are inadvertently discovered, work shall cease and the Cultural Resource Manager immediately notified; if remains appear to be recent the Army's Criminal Investigation Command will assume control of the crime scene. If remains appear to be of Native American descent the Monterey County coroner's office and Ohlone Costanoan Esselen Nation will be contacted. | | | | | | X |
| Geology, Soils and Seismicity | | | | | | |
| Impacts | | | | | | |
| Exposure of new development to potential seismic or geologic hazards, such as seismic ground shaking, ground failure, liquefaction, or landslides. | S | S | | S | | |
| Creation of or exposure of new development to hazards related to soil erosion and /or expansive soils. | | S | | | | |

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| Geology, Soils and Seismicity (cont.) | | | | | | |
| Impacts (cont.) | | | | | | |
| Creation of soil erosion hazards. | | | | | S / S | |
| Increased soil erosion during construction or due to new development. | | | | S | | S |
| Exposure of new development to potential hazards, such as tsunamis and seiches. | | S | | S | | |
| Mitigation Measures | | | | | | |
| Adopt and implement a program in the General Plan Land Use Element that states that the City shall update the General Plan Seismic Safety Element to incorporate the most recent geological information provided by the State Department of Conservation Division of Mines and Geology. | X | | | | | |
| Implement the General Plan Safety Element policies that address geologic and seismic hazards, including the policy that requires engineering and geologic investigations for most new construction. | | X | | | | |
| Implement the General Plan Safety Goal Flood policy that addresses tsunami and storm wave run up hazard. | | X | | | | |
| Require new structures to conform to the most recent Uniform Building Code. | | | X | X | | |
| Require geologic investigations by a licensed Engineering Geologist for new development to evaluate soil erosion and expansiveness hazards. | | | X | X | | |
| Implement the General Plan Implementation Plan. | | | X | | | |
| Enforce State and seismic structural design standards for all new development. | | | | X | | |
| Annually review the Emergency Preparedness Plan | | | | X | | |
| Regulate locations of critical facilities. | | | | X | | |
| Develop and adopt a Stream Setback Ordinance. | | | | | X | |
| For each construction project, prepare and submit to the SWRCB Permit Registration Document; implement best management practices in the required Stormwater Pollution Prevention Plan. | | | | | | X |

**TABLE J2-1 (Continued)
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| Geology, Soils and Seismicity (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| To the extent practical apply low impact development techniques, using small-scale stormwater management design measures that mimic natural processes that slow, filter, infiltrate and detain runoff. | | | | | | X |
| Hazards | | | | | | |
| Impacts | | | | | | |
| Potential exposure of people and development, including schools, to hazardous materials releases. | | S | | | | |
| Increase in storage of hazardous materials and the potential for leakage. | | S | | S | | |
| Safety hazards from development near an airport. | | S | | | | |
| Increased risk of hazardous materials release resulting from spill or accident due to increases in transportation of hazardous materials. | | S | | S | | |
| Release of asbestos-containing material or lead-based paint to the environment. | | | | | | S |
| Effects of using hazardous substances in construction. | | | | | | S |
| Flooding hazards caused by increased runoff and effects from flooding. | | S | | S | | |
| Exposure of structures to increased risk of wildland fires | | | | S | | |
| Cumulative wildfire hazard exposure. | | | | | CC | |
| Mitigation Measures | | | | | | |
| Require facilities dealing with hazardous waste to incorporate actions to minimize hazards to public health and safety. | | X | X | | | |
| Review proposals for new development near airports. | | X | X | | | |
| Implement the General Plan Safety Element. | | | | X | | |
| Identify transportation routes for transport of hazardous material | | | X | X | | |

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| Hazards (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Implement policies established in the Monterey County Hazardous Waste Management Plan. | | | | X | | |
| Implement a Mulithazrad Emergency Plan. | | | | X | | |
| Cooperate with the Monterey County Environmental Health Division. | | X | X | X | | |
| Require mitigation in discretionary development projects. | | X | X | X | | |
| Use an update Emergency Preparedness Plan. | | X | | X | | |
| Inspect all publicly maintained flood control facilities. | | | | X | | |
| Require new development to provide adequate drainage system | | | | X | | |
| Participate in National Flood Insurance Program. | | X | | X | | |
| Maintain emergency procedures for evacuation and control of population within floodplain areas. | | | | X | | |
| Implement Storm Drainage Plan. | | | X | X | | |
| Maintain landscaping, buffer zones in areas of high wildland fire risk. | | | | X | | |
| Collaborate with Monterey County Airport District to review projects and mitigate impacts during development review process. | | X | | | | |
| Implement most recent Uniform Fire Code | | | | X | | |
| Manage asbestos-containing materials and lead-based paint removed during building rehabilitation according to local, state, and federal and MPUAPCD requirements; implement the Presidio of Monterey Asbestos Management Plan; manage and dispose asbestos-containing materials in accordance with MBUAPCD rules and policies. | | | | | | X |
| Modify closure and post-closure maintenance plans for construction projects that may affect the cap of the closed landfill, POM-05. Submit proposed land use changes and development plans that include design and mitigation to the local regulatory and land use agencies, the Central Coast RWQCB, and the CIWMB for approval. | | | | | | X |

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| Hazards (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Comply with the California Stormwater Construction General Permit; develop and implement a Stormwater Pollution Prevention Plan that outlines best management practices for handling and disposal of hazardous, toxic, and radioactive substances in accordance with the Resource Conservation and Recovery Act. | | | | | | X |
| Hydrology and Water Quality | | | | | | |
| Impacts | | | | | | |
| Impacts on hydrology and water quality, including groundwater quality. | S | | | | | |
| Impacts to hydrology and surface water resources. | | | | S | | |
| Increased stormwater pollution during construction and/or following project completion. | | | | | | S |
| Agricultural and resource development would increase sediment and nutrients in downstream waterways and violate water quality standards. | | | | | S / S | |
| Increased demand for water supplies and/or water storage, treatment, and conveyance facilities that could have significant secondary impacts on the environment. | | | | | U / U | |
| Substantial depletion of groundwater supplies. | | S | | | S / U | |
| Exceed capacity of existing water supplies and necessitate acquisition of new supplies to meet expected demands. | | | | | S / U | |
| Increased demand on groundwater supplies in areas experiencing or susceptible to saltwater intrusion. | | | | U | S / U | |
| Increase flood hazard from changes in drainage patterns or insufficient storm drainage infrastructure. | | S | | S | | |
| Alterations of existing drainage patterns would increase erosion in overland flow paths and in drainage swales and creeks. | | | | | S / S | |
| Placement of housing or other development within a 100-year floodplain. | | S | | | LS / U | |

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| Hydrology and Water Quality (cont.) | | | | | | |
| Impacts (cont.) | | | | | | |
| The placement of land uses and structures within Special Flood Hazard Areas would impede or redirect flood flows, resulting in secondary downstream damage, including bank failure. | | | | | LS / U | |
| Potential failure of levees or dams would expose people and structures to inundation and result in the loss of property, increased risk, injury, or death. | | | | | LS / U | |
| Cumulative impacts on groundwater quality. | | | | | CC | |
| Cumulative indirect Impacts of water supply projects. | | | | | CC | |
| Mitigation Measures | | | | | | |
| Adopt and implement a policy that prohibits drainage from new impervious surfaces into the natural area expansion parcel and requires appropriate management of stormwater runoff. | X | | | | | |
| Construct golf course and tees with subdrains to collect and dispers percolating water to vegetated buffer areas. | X | | | | | |
| Prepare and implement a Golf Course Environmental Management Plan that includes an Integrated Pest Management strategy to reduce the use of and exposure to pesticides. | X | | | | | |
| Implement the policies and programs of the General Plan Urban Design, Conservation, Public Facilities, and Safety Elements. | | X | | | | |
| Review all development proposals planned for areas within a 100-year flood hazard zone and require mitigation as needed for conformance with National Flood Insurance Program standards. | | X | | | | |
| Implement General Plan policies that require the City to monitor the capacity of the local WWTP and identify need for expanded treatment capacity. | | | | X | | |
| Implement General Plan policies that require the City to verify adequacy of sewer collection and treatment facilities during processing of development proposals. | | | | X | | |
| Implement General Plan policies calling for the City to update and implement the City's Sewer and Drainage Plan as necessary. | | | | X | | |

**TABLE J2-1 (Continued)
 SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
 GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|--|--|--|-----------------------------------|----------------------------------|---|---|
| | City of Del Rey Oaks General Plan Update EIR | City of Monterey General Plan Update EIR | Sand City General Plan Update MND | City of Seaside General Plan EIR | Monterey County General Plan EIR [To 2030 / To 2092] ^a | Presidio of Monterey Real Property Master Plan EIS ^b |
| Hydrology and Water Quality (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Implement General Plan policies calling for the City to consult and coordinate with water districts regarding the potential impacts of new development and implement measures to address impacts. | | | | X | | |
| Implement General Plan policies that require new development to implement BMPs pursuant to NPDES permits. | | | | X | | |
| Implement General Plan policies that require improvement of drainage and stormwater detention capabilities. | | | | X | | |
| Implement General Plan policies that require the City to cooperate with regional water suppliers, local water districts, and school districts encourage conservation and public education. | | | | X | | |
| Implement General Plan policies that call for the City to work with MCWRA, ACOE, SWRCB, MPWMD to address seawater intrusion. | | | | X | | |
| Implement General Plan policies that require the City to continue to require new public and private development and redevelopment projects to install and utilize water conservation measures. | | | | X | | |
| Implement General Plan policies that requires the City to coordinate with MPWMD and MCWD to extend recycled water infrastructure. | | | | X | | |
| Develop and adopt a Stream Setback Ordinance. | | | | | X | |
| Support a regional solution for the Monterey Peninsula in addition to the Coastal Water Project. Participate in regional coalitions for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. Complete the cooperative planning of these water supply alternatives within five years of adoption of the General Plan and implement the selected alternatives within five years after that time. | | | | | X | |
| Initiate planning for additional water supplies in the Salinas Valley. | | | | | X | |

TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|---|--|--|-----------------------------------|----------------------------------|---|---|
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| Hydrology and Water Quality (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Add considerations regarding riparian habitat and stream flows to criteria for long-term water supply and well assessment to Public Services policies that establish criteria for domestic and high-capacity wells. | | | | | | |
| General Plan and Area Plan goals and policies will apply. Future projects will be subject to CEQA and have specific mitigation measures. Experience shows that impacts of large-scale water supply projects cannot always be mitigated to a less than significant level. | | | | | X | |
| Implement in all new facilities the water conservation measures that were identified in the 2004 Presidio of Monterey Water Management Plan and have since been refined. | | | | | | X |
| Install rainwater collection systems in all new buildings. | | | | | | X |
| Install purple piping for recycled water in all new buildings. | | | | | | X |
| Regarding long term water supply, explore the feasibility of transferring a portion of the Ord Military Community's water rights to the Presidio of Monterey to reduce the Presidio's projected water shortfall and the possibility of a trading a portion of OMC water rights to the City of Seaside for a portion of the City's CalAm water supply allocation to the Presidio; consider contracting for additional water from the regional water supply projects that are being developed. Consider installing water meters, implementing water conserving measures at the La Mesa Military Housing Complex to claim water use credits, and employing water conservation measures for the proposed development at the Presidio of Monterey. | | | | | | X |
| Construct proposed improvements such that downstream flooding conditions are not exacerbated and to maximize stormwater infiltration and minimize stormwater runoff and erosion. | | | | | | X |
| As part of site design, include non-structural stormwater controls that filter and settle out pollutants and provide infiltration and /or storage. | | | | | | X |
| During project design select specific post-construction best management practices that comply with post-construction runoff requirements. | | | | | | X |

**TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|--|--|--|-----------------------------------|----------------------------------|---|---|
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| Land Use | | | | | | |
| Impacts | | | | | | |
| Inconsistency with Zoning Code. | | | | S | | |
| Impacts to open space areas. | S | | | | | |
| Conflicts between incompatible land uses. | S | | | | | |
| Mitigation Measures | | | | | | |
| Implement the General Plan Housing Element Policies | | | | X | | |
| Adopted and implement General Plan policies that encourage consideration and preservation of irreplaceable natural resources and open space and that require review of development projects with regard to the need for open space buffers and require open space buffers and requires as a conditions of project approval incorporation into the development plan of other mitigation to avoid development of incompatible land uses. | X | | | | | |
| Implement General Plan policies that require review of development for compatibility with adjacent open space land uses | X | | | | | |
| Implement a General Plan policy requiring avigation easements for future development in the Airport Land Use Planning area, | X | | | | | |
| Incorporate and implement General Plan development standards for development in the clear zone for the airport. | X | | | | | |
| Noise | | | | | | |
| Impact | | | | | | |
| Exposure of existing and new sensitive land uses to increased noise. | | S | | | | |
| Exposure of new development to noise levels that exceed standards. | | S | | | | |
| Increases in construction-related noise. | | S | | S | | S |
| Increases in traffic noise. | | | | U | | |
| Increases in stationary noise / airport noise. | | S | | S | | |

**TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|--|--|--|-----------------------------------|----------------------------------|---|---|
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| Noise (cont.) | | | | | | |
| Mitigation Measures | | | | | | |
| Require noise studies for new development. | | | | X | | |
| Implement the General Plan Noise Element. | | X | | X | | |
| Enforce noise limits (e.g. noise levels and hours of operation) and construction/ operation noise regulations. | | X | | X | X | |
| Implement appropriate sound attenuation measures to meet local ordinances whenever possible. | | | | | | X |
| Require construction contractors to ensure that construction vehicles and equipment use the manufacturer's recommended noise abatement devices and are properly maintained. | | | | | | X |
| Provide public notice of the project to local area neighborhoods and post signage that provides a phone number to call to register complaints about construction-related noise problems. | | | | | | X |
| Parks and Recreation | | | | | | |
| Impact | | | | | | |
| Potential conflict between new development and existing and expanded recreational/education uses. | S | | | | | |
| Environmental effects of construction of new park facilities and potential degradation of existing or future parks or recreational facilities. | | S | | | | |
| Increased demand resulting in the need for new or expanded parks and recreational facilities. | | | | | S / S | |
| Mitigation Measures | | | | | | |
| Implement the applicable General Plan Public Services and Public Facilities Element policies and programs. | X | X | | | | |
| The County shall adopt an ordinance that requires residential subdivision projects to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the need created by the development. | | | | | X | |
| Conduct project-level CEQA review of new or expanded park and recreational facilities to identify and mitigate adverse environmental effects. | | X | | | | |

**TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|---|--|--|-----------------------------------|----------------------------------|---|---|
| | City of Del Rey Oaks General Plan Update EIR | City of Monterey General Plan Update EIR | Sand City General Plan Update MND | City of Seaside General Plan EIR | Monterey County General Plan EIR [To 2030 / To 2092] ^a | Presidio of Monterey Real Property Master Plan EIS ^b |
| Population and Housing | | | | | | |
| Impacts | | | | | | |
| Induced population growth. | | | | | U / U | |
| Mitigation Measures | | | | | | |
| (None available that would avoid growth.) | | | | | X | |
| Public Services | | | | | | |
| Impacts | | | | | | |
| Increased demand for law enforcement and/or fire protection services requiring new or expanded public facility. | | S | | S | | |
| Environmental effects from construction of schools to accommodate new development. | | S | | | | |
| Effects on adjacent land uses of operation of schools constructed or expanded to accommodate new development. | | | | | LS / U | |
| Mitigation Measures | | | | | | |
| Implement General Plan Public Facilities policies and undertake project-level CEQA review to identify and mitigate adverse effects of construction of a new public safety facility or fire station when needed in the future. | | X | | | | |
| Implement general plan policies and mitigation measures identified in other sections of the EIR. | | | | X | | |
| (Specific mitigation of school operational impacts is not feasible because specific future school characteristics are unknown.) | | | | | X | |
| Traffic and Transportation | | | | | | |
| Impact | | | | | | |
| Congestion impacts on local and regional roadways and intersections | S | S | S | S | | |
| Unacceptable LOS on roadways. | | S | S | U | U / U | |
| Decreased parking capacity. | | S | | | | |

TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|---|--|--|-----------------------------------|----------------------------------|---|---|
| | City of Del Rey Oaks General Plan Update EIR | City of Monterey General Plan Update EIR | Sand City General Plan Update MND | City of Seaside General Plan EIR | Monterey County General Plan EIR [To 2030 / To 2092] ^a | Presidio of Monterey Real Property Master Plan EIS ^b |
| Traffic and Transportation (cont.) | | | | | | |
| Impact (cont.) | | | | | | |
| Increased demand for transportation alternatives. | | S | | | | |
| Inadequate emergency access. | | | | | U / U | |
| Impacts of development on County roads within the Agricultural and Winery Corridor. | | | | | S / S | |
| Impacts of traffic from cumulative development on LOS standards. | | | | | CC | |
| Inadequate emergency access resulting from cumulative development. | | | | | CC | |
| Increased traffic volumes and deterioration of existing deficient performance conditions on Monterey County roadways from cumulative development. | | | | | CC | |
| Increased traffic volumes and intersection delays on internal Presidio of Monterey and Ord Military Community roadways and intersections. Increased vehicle queuing at access control point locations. | | | | | | S |
| Mitigation Measures | | | | | | |
| Implement policies contained in the General Plan Circulation Element. | X | X | X | X | | |
| Revise the General Plan Circulation Element to address specified roadway segments and intersections. | X | | | | | |
| Adopt and implement policies to coordinate with and assist regional agencies in providing funding for an efficient regional transportation network and policies to participate in regional and state transportation planning efforts. | X | | | | | |
| Revise Circulation Element language to require integration of land use and circulation plans. | X | | | | | |
| Implement identified improvements, including installation of traffic signals, provision of dedicated left-turn lanes, and construction of street extensions, as specified. | | | X | | | |
| Identify improvements for Highways 1, 68 and other locations important to the functioning of the regional transportation network so that level of service standards are met. | | X | X | X | | |
| Update Capital Improvements Plan and establish funding for roadway improvements. | | X | X | X | | |

**TABLE J2-1 (Continued)
 SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
 GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|--|--|--|-----------------------------------|----------------------------------|---|---|
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| Traffic and Transportation (cont.) | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Require Traffic Studies for new development proposals. | | | X | X | | |
| Expand and improve pedestrian and bicycle circulation; require rights-of-way on new roads for pedestrian and bicycle access. | | X | X | X | | |
| Require new development to pay fair share for improvements and parking. | | | X | X | | |
| Revise the Safety Element policy on increasing roadway connectivity to require that emergency response routes and street connectivity plans be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. | | | | | X | |
| Revise policies in the Carmel Valley Master Plan to address specified roadway improvements. | | | | | X | |
| Include within the County Traffic Impact Fee Program and CIFP roadway segments within the Agricultural and Winery Corridor Plan that exceed LOS standards. | | | | | X | |
| Encourage the use of alternative transportation. | | | | | | X |
| Reconfigure parking and roadways to improve bicycle and pedestrian accessibility | | | | | | X |
| Provide sidewalk and bicycle trail connectivity throughout the Presidio. | | | | | | X |
| Implement as appropriate the short-, medium-, and long-term recommendations provided in the 2010 Comprehensive Transportation Study. | | | | | | X |
| Comply with CEQA and NEPA requirements; prepare traffic engineering study; and acquire appropriate rights of way for development of the new access control point. | | | | | | X |
| Develop staging plan for each new project that evaluates the possible use of nearby vacant land for staging and temporary parking. | | | | | | X |

TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
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| Utilities and Service Systems | | | | | | |
| Impacts | | | | | | |
| Implementation of the General Plan would require water resources that exceed available water supply. | S | S | S | U | | |
| Require construction of new water supply and treatment facilities. | | | S | | | |
| Require construction of new or expanded stormwater drainage. | | S | | | S / S | |
| Impacts related to new or expanded solid waste facilities. | | | | | LS / U | |
| Cumulative impact on water supply. | | | | U | | |
| Mitigation Measures | | | | | | |
| Adopt and implement a water conservation ordinance, which may include requirements for plumbing retrofits to reduce water demand and effluent generation. | X | | | | | |
| Adopt and implement a policy that requires, as a condition of approval of development plans, verification of available water service that does not aggravate or accelerate existing salt water intrusion in the Salinas Valley groundwater basin. | X | | | | | |
| Adopt and implement policies that consider water conservation, reclamation, and stormwater detention to increase water supply for former Fort Ord land and explore potential sewage treatment options to enhance the non-potable water supply for use on golf courses. | X | | | | | |
| Implement General Plan policies that manage growth consistent with available water supply and promote development of additional water supplies and/or the conservation of water to mitigate impacts from insufficient supply. | | X | | | | |
| Implement General Plan policies that encourage infill development and require implementation of design features and measures to reduce the need for additional stormwater infrastructure projects. | | X | | | | |
| Implement General Plan policies to pursue development of a water desalination plant or other systems capable of enhancing the City's water supply. | | | X | | | |

**TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA**

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
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| Utilities and Service Systems | | | | | | |
| Mitigation Measures (cont.) | | | | | | |
| Analyze and mitigate the extension and/or replacement of infrastructure facilities as part of the environmental review for private development projects. Hold public infrastructure and facility projects to the same standard as private projects in terms of CEQA compliance and mitigation of impacts. | | | X | | | |
| Make development approval dependent upon the demonstrated availability of water through existing allocations, proven water rights, or the successful acquisition or production of new supplies. | | | X | X | | |
| Implement the General Plan Land Use Element. | | | | X | | |
| Work with local water districts and water agencies to extend water supply and conveyance infrastructure. | | | | X | | |
| Support local water district efforts to develop new sources of water supply (including wells, desalination, water recycling, and importation). | | | | X | | |
| Encourage conservation and public education. | | | | X | | |
| Require all future developments to include in their stormwater management plans as many Low Impact Development (LID) techniques as feasible. | | | | | X | |
| Review County's Solid Waste Management Plan on a 5-year basis and institute policies and programs as necessary to exceed the waste reduction requirements of the California Integrated Waste Management Act; require wineries to undertake individual or joint composting programs to reduce the volume of their waste stream. | | | | | X | |
| Climate Change | | | | | | |
| Impacts | | | | | | |
| Development of the general plan would have a considerable contribution to cumulative greenhouse gas emissions and global climate change. | | | | | CC | |
| Potential exposure of property and persons to otherwise avoidable physical harm in light of inevitable climate change. | | | | | LCC | |

TABLE J2-1 (Continued)
SIGNIFICANT MITIGABLE (S) AND SIGNIFICANT UNAVOIDABLE (U) IMPACTS OF GROWTH IDENTIFIED BY
GENERAL PLAN ENVIRONMENTAL IMPACT REPORTS AND MITIGATED NEGATIVE DECLARATIONS IN THE PROJECT AREA

| Impact / Mitigation | City of Del Rey Oaks | City of Monterey | City of Sand City | City of Seaside | Monterey County | U.S. Department of the Army |
|--|--|--|-----------------------------------|----------------------------------|---|---|
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| Climate Change (cont.) | | | | | | |
| Mitigation Measures | | | | | | |
| Modify General Plan policy regarding development and adoption of a Greenhouse Gas Reduction Plan, its goals, and required content. During preparation of the plan evaluate options for changes to County land use and circulation policies to further achieve the 2020 and 2030 reduction goals. | | | | | X | |
| Add a General Plan policy requiring adoption of a Green Building Ordinance. | | | | | X | |
| Add a General Plan policy to promote alternative energy development | | | | | X | |
| Add a General Plan policy to promote recycling and waste reduction. | | | | | X | |
| At five-year intervals examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential and commercial growth have been attained. If the examination shows that actual growth is within 10 percent of thresholds the County shall initiate a General Plan amendment to consider expansion of focused growth areas. | | | | | X | |
| To address Greenhouse Gas Reduction Plan requirements beyond 2030, in parallel with adoption of the 2030 General Plan the County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80 percent relative to 1990 emissions. | | | | | X | |
| Develop and integrate climate change preparedness planning for Monterey County. | | | | | X | |

^a The Monterey County General Plan EIR evaluated impacts anticipated to occur by the General Plan's 2030 planning horizon, as well as impacts anticipated to occur under full General Plan buildout, which is assumed to occur in 2092. The column shows both significance conclusions (impacts to 2030 are shown on the left and Impacts to 2092 on the right).

^b Impacts and significance levels shown are for the Preferred Alternative evaluated in the EIS; this was the alternative that the Army intended to implement according to the EIS Record of Decision.

S = Less than Significant with Mitigation

U = Significant and Unavoidable

LS = Less than significant without mitigation (shown only for impacts in Monterey County where the planning horizon impact (to 2030) would be LS but the buildout impact (to 2092) was identified as either S or U).

CC = Cumulatively considerable impact, as identified in the general plan EIRs (i.e., the terminology used in respective general plan EIR is followed here).

LCC = Cumulative impact would be less than cumulatively considerable with mitigation, as identified in the general plan EIRs.

Appendix J2 – References

City of Del Rey Oaks, *Final Environmental Impact Report for the Del Rey Oaks General Plan Update Project*, May 16, 1997.

City of Monterey, *City of Monterey General Plan Update Draft Environmental Impact Report (July 14, 2004) and Final Environmental Impact Report*, State Clearinghouse No. 2003081011, October 11, 2004.

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