

## TABLE OF CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>1-1</b>
1.1	Purpose and Background .....	1-1
1.2	Determination of Lead Agency .....	1-2
1.3	Tiering and Basis for Subsequent EIR .....	1-2
1.4	Scope of the DSEIR.....	1-4
1.5	Scoping and Environmental Review Process.....	1-4
1.6	DSEIR Focus .....	1-7
1.7	Organization of this DSEIR.....	1-7
1.8	Incorporation by Reference .....	1-9
1.9	Project Sponsors and Contact Persons.....	1-10
<b>2.0</b>	<b>Executive Summary .....</b>	<b>2-1</b>
2.1	Proposed Project .....	2-1
2.2	Areas of Controversy/Issues To Be Resolved.....	2-1
2.3	Significant Unavoidable Adverse Environmental Effects.....	2-3
2.4	Cumulative Impacts .....	2-4
2.5	Summary of Alternatives.....	2-4
2.6	Mitigation Monitoring Program.....	2-5
2.7	Summary of Environmental Effects and Mitigation Measures.....	2-5
<b>3.0</b>	<b>Project Description .....</b>	<b>3-1</b>
3.1	Project Location and Setting.....	3-1
3.2	Project Characteristics.....	3-1
3.3	Project Objectives.....	3-43
3.4	Intended Uses of this DSEIR .....	3-44
<b>4.0</b>	<b>Environmental Impact Analysis .....</b>	<b>4-1</b>
	Format of Issue Areas .....	4-1
	Determining Level of Significance .....	4-2
	Impact Analysis and Mitigation Measures Format.....	4-2
4.1	Land Use and Related Planning Programs .....	4.1-1
4.2	Geology and Soils.....	4.2-1
4.3	Hydrology and Water Quality.....	4.3-1
4.4	Transportation and Circulation.....	4.4-1
4.5	Air Quality .....	4.5-1
4.6	Noise .....	4.6-1
4.7	Biological Resources .....	4.7-1
4.8	Cultural Resources .....	4.8-1
4.9	Aesthetics .....	4.9-1
4.10	Population, Housing, and Employment .....	4.10-1
4.11	Public Services and Utilities.....	4.11-1
4.12	Hazardous Materials.....	4.12-1
<b>5.0</b>	<b>Other CEQA Considerations .....</b>	<b>5-1</b>
5.1	Cumulative Impacts .....	5-1
5.2	Significant Unavoidable Impacts.....	5-32
5.3	Public Services and Utilities.....	5-33
5.4	Significant Irreversible Changes .....	5-33
5.5	Growth Inducing Impacts .....	5-34
<b>6.0</b>	<b>Alternatives to the Proposed Project .....</b>	<b>6-1</b>
6.1	Offsite Alternative: Parker Flats.....	6-3

6.2	No Project/No Development Alternative .....	6-4
6.3	No Project/Development Under the Existing General Plan .....	6-8
6.4	Avoidance of Historic Structures Alternative .....	6-12
6.5	Reduced Density Alternative .....	6-16
6.6	Environmentally Superior Alternative .....	6-21
<b>7.0</b>	<b>Organizations and Persons Consulted .....</b>	<b>7-1</b>
7.1	Public Agencies .....	7-1
7.2	Private Organizations .....	7-1
<b>8.0</b>	<b>Report Preparation Personnel .....</b>	<b>8-1</b>
8.1	Monterey County .....	8-1
8.2	Michael Brandman Associates .....	8-1
8.3	Technical Subconsultants.....	8-2
<b>9.0</b>	<b>References .....</b>	<b>9-1</b>
<b>10.0</b>	<b>List of Acronyms and Abbreviations.....</b>	<b>10-1</b>

## Appendices

**A: Notice of Preparation and NOP Comment Letters**

**B: Land Use Plans - Consistency Analysis**

**C: Geotechnical Report**

**D: Hydrology Report**

**E: Traffic Impact Analysis**

**F: Air Quality Assessment**

**G: Noise Assessment**

**H: Biological Resources Reports**

**I: Cultural Resources Reports**

**J: Water Supply Assessment**

## TABLES

Table 1-1: Public Agencies and Persons Commenting on the Notice of Preparation.....	1-5
Table 2-1: Executive Summary .....	2-7
Table 3-1: Proposed Housing Types.....	3-14
Table 3-2: Proposed Land Uses and Project Phasing .....	3-23
Table 4.3-1: Historical Precipitation Monterey County, California.....	4.3-2
Table 4.3-2: Existing Beneficial Uses of Receiving Waters in the Vicinity of the EGSP Site.....	4.3-3
Table 4.4-1: Study Intersections.....	4.4-5
Table 4.4-2: Level of Service Definitions .....	4.4-6
Table 4.4-3: Existing Intersection Level of Service Analysis.....	4.4-11
Table 4.4-4: Segment Level of Service Analysis - Existing Conditions.....	4.4-13
Table 4.4-5: Project Land Use Assumptions .....	4.4-17
Table 4.4-6: Project Trip Generation .....	4.4-17
Table 4.4-7: Existing and Existing + Project Intersection LOS (AM Peak Only) .....	4.4-20
Table 4.4-8: Existing and Existing + Project Intersection LOS (PM Peak Only) .....	4.4-23
Table 4.4-9: Existing + Project Intersection LOS (without and with mitigation measures).....	4.4-25
Table 4.4-10: Segment LOS Analysis - Existing + Project (1,470 Homes) Conditions .....	4.4-26
Table 4.4-11: Project Fair Share Contribution Toward Intersection Related Non-FORA CIP Improvements .....	4.4-31
Table 4.4-12: Project Fair Share Contribution Toward Segment Related Non-FORA CIP Improvements .....	4.4-31
Table 4.5-1: Ambient Air Quality Standards .....	4.5-5
Table 4.5-2: Project Area (Salinas) Air Quality Summary .....	4.5-7
Table 4.5-3: Project Operational Source Emissions (2005) .....	4.5-13
Table 4.5-4: Project Operational Source Emissions (2012) .....	4.5-13
Table 4.5-5: One-Hour Carbon Monoxide Concentrations (ppm) .....	4.5-14
Table 4.6-1: Weighted Sound Levels and Human Response .....	4.6-1
Table 4.6-2: County of Monterey Exterior Community Noise Land Use Compatibility.....	4.6-7
Table 4.6-3: EGSP Area Existing Noise Levels .....	4.6-8
Table 4.6-4: EGSP Area Existing Measurements .....	4.6-8
Table 4.6-5: Typical Construction Equipment Noise Levels.....	4.6-11
Table 4.6-6: Offsite Traffic Noise Impact Analysis (dB CNEL at 100 feet from the centerline).....	4.6-13
Table 4.6-7: Maximum Noise Levels Generated by Parking Lots (dB at 50 feet) .....	4.6-19
Table 4.7-1: Summary of Impacts on Plant Community/Wildlife Habitats on the EGSP.....	4.7-23
Table 4.7-2: Habitat Impacts Inside and Outside of the EGSP Boundary .....	4.7-24
Table 4.7-3: Summary of Impacts on Special-Status Plant Species within the EGSP Boundary ..	4.7-26
Table 4.8-1: East Garrison Building Numbers.....	4.8-7
Table 4.10-1: Regional Population Trend 1990-2003 .....	4.10-1
Table 4.10-2: Workforce and Jobs by Jurisdiction .....	4.10-3
Table 4.10-3: Employment by Industry-Type in Monterey County .....	4.10-3
Table 4.10-4: Jobs-to-Housing Ratio Using Various Data .....	4.10-4
Table 4.11-1: Water Supply Currently Available to MCWD.....	4.11-11
Table 4.11-2: MCWD Groundwater Production 1998-2003 .....	4.11-12
Table 4.11-3: EGSP Water Demands .....	4.11-15
Table 4.11-4: EGSP Wastewater Generation .....	4.11-23
Table 4.12-1: EGSP Area Parcels by Land Use .....	4.12-2
Table 4.12-2: List of Buildings and Structures on EGSP Site .....	4.12-5

Table 4.12-3: Hazardous Material Storage, Release, or Disposal on EGSP Site.....	4.12-10
Table 4.12-4: Storage Tanks by Parcel, Product Storage, and Remedial Action .....	4.12-14
Table 5-1: Cumulative Year 2020 Baseline Levels of Service .....	5-4
Table 5-2: Cumulative Year 2020 Plus Project Levels of Service.....	5-9
Table 5-3: Project Fair Share Contribution toward Intersection Related Non-FORA CIP Improvements.....	5-18
Table 5-4: Project Fair Share Contribution toward Segment Related Non-FORA CIP Improvements .....	5-19
Table 5-5: Cumulative (Year 2020) Plus Full Buildout (2,887 Homes) Levels of Service.....	5-20
Table 5-6: Peak Hour Signal Warrant Analysis .....	5-24
Table 5-7: Daily Operational Impact Comparison (2020).....	5-25
Table 5-8: One-Hour CO Concentrations (ppm) .....	5-26
Table 5-9: Cumulative Noise Contributions.....	5-27
Table 6-1: Summary of Environmental Consequences of Project Alternatives .....	6-21

## EXHIBITS

Exhibit 3-1: Regional Location Map.....	3-3
Exhibit 3-2: Vicinity Map .....	3-5
Exhibit 3-3: Site Location Map.....	3-7
Exhibit 3-4: Existing Land Uses.....	3-11
Exhibit 3-5: Existing Landform and Topography .....	3-15
Exhibit 3-6: Phasing Plan .....	3-17
Exhibit 3-7: Proposed Land Uses .....	3-19
Exhibit 3-8: Vesting Tentative Map.....	3-21
Exhibit 3-9: Land Use Summary .....	3-27
Exhibit 3-10: Onsite Circulation System .....	3-31
Exhibit 3-11: Public Transportation System .....	3-33
Exhibit 3-12: Pedestrian Circulation Plan .....	3-35
Exhibit 3-13: Bicycle Circulation Plan.....	3-37
Exhibit 3-14: Parking Plan .....	3-41
Exhibit 4.1-1: Site and Surrounding Land Use Designations .....	4.1-3
Exhibit 4.2-1: Regional Geologic Map .....	4.2-3
Exhibit 4.2-2: Site Geologic Map .....	4.2-5
Exhibit 4.2-3: Regional Faulting and Seismicity Map .....	4.2-7
Exhibit 4.2-4: Bluff Regression Map .....	4.2-15
Exhibit 4.3-1: FEMA Floodplain Boundaries.....	4.3-5
Exhibit 4.3-2: Existing Land Use and Watershed Boundaries.....	4.3-9
Exhibit 4.3-3: Post-Project Drainage Areas and Detention Basin Locations.....	4.3-21
Exhibit 4.4-1: Study Intersections .....	4.4-3
Exhibit 4.4-2: Intersection Lane Configuration .....	4.4-7
Exhibit 4.4-3: Existing Turning Movement Volumes .....	4.4-9
Exhibit 4.4-4: Roadway Segments with Unacceptable Levels of Service - Existing Conditions ....	4.4-15
Exhibit 4.4-5: Existing Plus Project (1,470 Homes) Conditions - Peak Hour Turning Movement Volumess.....	4.4-21
Exhibit 4.4-6: Roadway Segments with Unacceptable Levels of Service - Existing + Project (1,470 Homes) Conditions.....	4.4-29
Exhibit 4.6-1: Land Use Compatibility for Community Noise Environments .....	4.6-3
Exhibit 4.6-2: Traffic Noise Contours at Area-Wide Buildout .....	4.6-15
Exhibit 4.7-1: Plant Communities Map .....	4.7-3
Exhibit 4.7-2: Parker Flats Development Concept .....	4.7-5
Exhibit 4.7-3: Tree Reference Map.....	4.7-9
Exhibit 4.7-4: Special Status Plants.....	4.7-13
Exhibit 4.8-1: Historic District Map.....	4.8-3
Exhibit 4.8-2: Historic Map - July 14, 1941 .....	4.8-11
Exhibit 4.8-3: Historic Map - November 28, 1941.....	4.8-13
Exhibit 4.8-4: Historic Map - December 13, 1959.....	4.8-15
Exhibit 4.9-1: Photograph Index Map .....	4.9-5
Exhibit 4.9-2: Site Photographs.....	4.9-7
Exhibit 4.9-3: Site Photographs .....	4.9-9
Exhibit 4.9-4: Site Photographs .....	4.9-11
Exhibit 4.9-5: Site Photographs .....	4.9-13
Exhibit 4.9-6: Site Line Photographs .....	4.9-17

Exhibit 4.9-7: Site Line Photographs .....	4.9-19
Exhibit 4.9-8: Site Line Photographs .....	4.9-21
Exhibit 4.9-9: Site Line Photographs .....	4.9-23
Exhibit 4.11-1: Existing Water Facilities .....	4.11-13
Exhibit 4.11-2: Proposed Water Supply and Distribution .....	4.11-17
Exhibit 4.11-3: Existing Wastewater Facilities .....	4.11-21
Exhibit 4.11-4: Proposed Wastewater Facilities .....	4.11-25
Exhibit 4.12-1: Former Fort Ord Transfer Status Map.....	4.12-3
Exhibit 5-1: Roadway Segments with Unacceptable Levels of Service - Cumulative (Year 2020) Plus Project (1,470 Homes) Conditions .....	5-7
Exhibit 5-2: Roadway Segments with Unacceptable Levels of Service - Cumulative (Year 2020) Plus Project (1,470 Homes) Conditions .....	5-13
Exhibit 5-3: Roadway Segments with Unacceptable Levels of Service - Cumulative (Year 2020) Plus Project (2,887 Homes) Conditions .....	5-21

