

APPENDIX O

Secondary Effects of Growth

Summary of Secondary Effects of Growth

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

- City of Del Rey Oaks City of Del Rey Oaks, Del Rey Oaks General Plan Update Project Final Environmental Impact Report, May 16, 1997.
- City of Monterey General Plan Update Final Environmental Impact Report, SCH 2003081011, 11 October 2004.
- City of Sand City General Plan Update 2001-2016 Expanded Environmental Initial Study and Proposed Negative Declaration, 12 October 2001.
- City of Seaside General Plan Final Environmental Impact Report, Volume I, 2004; and Final Environmental Report Mitigation Monitoring and Reporting Program, January 2004.
- Fort Ord Reuse Authority, Fort Ord Reuse Plan Final Environmental Impact Report, Volume 4, certified 13 June 1997, republished Nov 2001.
- Monterey County Housing Element 2002-2008 Environmental Initial Study and Negative Declaration. August 29, 3003.

**TABLE O-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**

Impact / Mitigation	City of Del Rey Oaks	City of Monterey	City of Sand City	City of Seaside	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Aesthetic and Visual Resources						
<i>Impacts</i>						
Adverse effects on scenic vistas.		S		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		S		
<i>Mitigation Measures</i>						
Implement policies of Land Use, 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.			X	X		
Enforce ordinances that preserve public viewsheds.				X		
Establish guidelines for quality, scale, and design.				X	X	
Prohibit development in certain view corridors.			X			
Agricultural Resources						
<i>Impacts</i>						
Conversion of important farmland to non-agricultural use.						S
Conflict with existing agricultural zoning or Williamson Act contracts.						S
<i>Mitigation Measures</i>						
Promote intensification of urban uses in community areas.						
Provide adequate land supply to accommodate growth						
Prevent non-agricultural uses that could interfere with operations on viable farmlands.						

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Air Quality						
<i>Impacts</i>						
Construction-related air quality impacts.				U		
Transportation-related air quality impacts.	S					
<i>Mitigation Measures</i>						
Require review of development proposals for air quality impacts.				X		
Biological Resources						
<i>Impacts</i>						
Effects on special status species.	S	S	S			
Effects on riparian habitat and other sensitive natural communities.		S	S	S		
Effects on federally protected wetlands.		S		S		
Effects on local policies or ordinances protecting biological resources.	S	S				
Effects on a variety of biological resources.	S			S		
Interference with migratory patterns or wildlife corridors.		S	S			
<i>Mitigation Measures</i>						
Implement General Plan Conservation/Open Space Element polices.				X		
Implementation of 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		
Prepare Habitat Conservation Plan.					X	
Connect open spaces to preserve habitat and create wildlife corridors.				X		
Develop a Habitat Conservation Plan.			X			

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Require new development to be responsible for site investigations, determinations of species presence, and mitigation.			X			
Cultural Resources						
Impacts						
Potential disruption of or damage to archaeological, paleontological, or historic resources.	S	S		S		
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		
Geology, Soils and Seismicity						
Impacts						
Exposure of new development to potential geologic hazards, such as seismic ground shaking, ground failure, liquefaction, or landslides.	S	S		S		
Exposure of new development to potential damage from soil erosion and /or expansive soils.	S	S		S		
Exposure of new development to potential hazards, such as tsunamis and seiches.		S		S		
Mitigation Measures						
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			

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
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		
Hazards						
Impacts						
Potential exposure of people and development, including schools, to hazardous materials releases.		S			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		
Effects from flooding.		S		S		
Exposure of structures to increased risk of wildland fires				S		
Mitigation Measures						
Require facilities dealing with hazardous waste to incorporate actions to minimize hazards to public health and safety.		X	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		
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		

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
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		
Hydrology and Water Quality						
Impacts						
Violation of water quality standards and increased runoff.		S		S		
Impacts to hydrology and surface water.				S		
Increased demand for surface water supplies.		S				
Substantial depletion of groundwater supplies.		S		S		
Increase flood hazard from changes in drainage patterns or insufficient storm drainage infrastructure.		S		S		
Placement of housing or other improvements within a 100-year floodplain.		S				
Mitigation Measures						
Encourage creation of alternative sources of water.				X		
Minimize demand for domestic water supply.						

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Implement the General Plan Land Use Element.				X		
Monitor capacity of local WWTP and identify need for expanded treatment capacity.				X		
Update and Implement a Sewer and Drainage System Master Plan.				X		
Require new development to implement BMPs pursuant to NPDES permits.		X		X		
Improve drainage and stormwater detention capabilities.				X	X	
Encourage conservation and public education.				X		
Work with MCWRA, ACOE, SWRCB, MPWMD to address seawater intrusion.				X	X	
Land Use						
Impacts						
Inconsistency with Zoning Code.				S		
Impacts to open space areas.	S				S	
Conflicts from creation of incompatible land uses.	S				S	
Increased development within the Coastal Zone.					S	
Mitigation Measures						
Implement the General Plan Housing Element Policies				X		
Review Development for compatibility with existing adjacent land uses.					X	
Enforce requirements under the Coastal Zone Management Act.					X	
Parks and Recreation						
Impact						
Increased use and subsequent degradation of parks or recreational facilities.		X				
Increased demand for additional facilities or expansion of existing facilities.		X				

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Mitigation						
Coordinate with Monterey Regional Parks District.			X			
Implement the General Plan Land Use and Open Space Elements.			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		
Increases in vehicular noise.	S			U		
Increases in stationary noise / airport noise.		S		S		
Mitigation Measures						
Minimize noise generated from truck traffic by limiting trucks to designated truck routes.			X			
Require buffer areas adjacent to roadways.			X			
Require noise studies for new development.			X	X		
Implement the General Plan Noise Element.			X	X		
Enforce noise limits and construction/ operation noise regulations.		X	X	X		
Public Health and Safety						
Impacts						
Increased demand for law enforcement, fire protection and emergency response services.		S			U	
Increase environmental effects from construction of schools to accommodate new development.		S				

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Mitigation Measures						
Allocate funding to provide additional services and maintain existing levels of service.			X		X	
Traffic and Transportation						
Impact						
Congestion impacts on local and regional roadways and intersections	S	S		S	U	
Unacceptable LOS on roadways.		S		U		
Decreased parking capacity.		S				
Increased demand for transportation alternatives.		S				
Mitigation Measures						
Implementation of policies contained in the General Plan Circulation Element and Circulation Element Implementation Plan		X	X	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		
Require Traffic Studies for new development proposals.			X	X		
Require right-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	X	
Public Services and Utilities						
Impacts						
Impacts associated with water supply.		S	S	S	S	
Impacts to groundwater supply.	S			U		

TABLE O-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	Former Fort Ord	Monterey County
	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	Fort Ord Reuse Plan EIR	Monterey County Housing Element IS/MND
Increased demand for additional sewer infrastructure.				S		
Increased demand for utilities and public services.				U	S	
Impacts related to the expansion or creation of public utilities/ facilities.			S			
Require construction of new storm water drainage.		S				
Mitigation Measures						
Legalize the existing deficit determined by Order 95-10 and augment water supply to accommodate growth.				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	X	
Implement the General Plan Land Use Element.			X	X		
Work with local water districts and water agencies to extend water supply and conveyance infrastructure.			X	X	X	
Support local water districts to develop new sources of water supply (including wells, desalination, water recycling, and importation).			X	X		
Encourage conservation and public education.				X		
Comply with AB 939 by implementing solid waste reduction and recycling programs.					X	