

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
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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)
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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			

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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			

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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		

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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.						

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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						
<i>Impacts</i>						
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	
<i>Mitigation Measures</i>						
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						
<i>Impact</i>						
Increased use and subsequent degradation of parks or recreational facilities.		X				
Increased demand for additional facilities or expansion of existing facilities.		X				

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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				

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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		

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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	