

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1-1
1.1	Introduction and Purpose	1-1
1.2	Program DEIR and Environmental Procedures.....	1-1
1.3	Document Organization	1-3
1.4	“Significant Impacts” and Other CEQA Topics	1-4
1.5	Environmental Review Process	1-6
2.0	EXECUTIVE SUMMARY	2-1
2.1	Proposed Specific Plan (The “Project”)	2-1
2.2	Project Alternatives	2-1
2.3	Environmental Issues.....	2-2
2.4	Summary of Impacts and Mitigation Measures	2-3
2.5	Significant Unavoidable Impacts.....	2-4
3.0	PROJECT DESCRIPTION	3-1
3.1	Background.....	3-1
3.2	Project Location.....	3-2
3.3	Project Objectives	3-5
3.4	Project Characteristics	3-6
3.5	Project Construction and Timing.....	3-35
3.6	Intended Uses of This EIR	3-37
4.0	ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES.....	4-1
4.1	Aesthetics.....	4.1-1
4.2	Air Quality and Global Climate Change.....	4.2-1
4.3	Biological Resources.....	4.3-1
4.4	Cultural Resources	4.4-1
4.5	Geology and Soils	4.5-1
4.6	Hazards and Hazardous Materials	4.6-1
4.7	Hydrology and Water Quality	4.7-1
4.8	Land Use and Planning.....	4.8-1
4.9	Noise	4.9-1
4.10	Population and Housing	4.10-1

4.11	Public Services.....	4.11-1
4.12	Recreation.....	4.12-1
4.13	Transportation.....	4.13-1
4.14	Utilities.....	4.14-1
5.0	ALTERNATIVES TO THE PROJECT	5-1
5.1	Alternatives Analysis.....	5-1
5.2	Alternative 1 – Reduced Density Alternative	5-3
5.3	Alternative 2 – Retention of West Broadway Avenue Configuration.....	5-7
5.4	Alternative 3 – No Project Alternative	5-10
5.5	Summary of Comparative Impacts	5-14
5.6	Environmentally Superior Alternative	5-14
5.7	Alternatives Considered But Eliminated	5-15
6.0	OTHER CEQA REQUIRED DISCUSSIONS.....	6-1
6.1	Growth Inducement	6-1
6.2	Significant Irreversible Environmental Changes	6-1
6.3	Unavoidable Significant Effects.....	6-1
6.4	Environmental Effects Found Not To Be Significant.....	6-3
7.0	REPORT PREPARATION	7-1
8.0	REFERENCES	8-1

LIST OF FIGURES

Figure 1	Project Location.....	1-2
Figure 3.1	Regional Location Map	3-3
Figure 3.2	West Broadway Avenue Urban Village Specific Plan Area	3-4
Figure 3.3	Proposed Land Use Designations	3-7
Figure 3.4	Concept Components, Catalyst Projects, and Gateways.....	3-9
Figure 3.5	Scenario 1 – Library/Garage Facility.....	3-13
Figure 3.6	Conceptual Gateway Hotel Site.....	3-15
Figure 3.7	West Broadway Avenue/Fremont Boulevard Gateway.....	3-17
Figure 3.8	Circulation Improvements in Project Area.....	3-21
Figure 3.9	Typical West Broadway Avenue Sections	3-22
Figure 3.10	West Broadway Avenue Between Hillsdale and Alhambra Streets	3-23
Figure 3.11	Realigned Intersection of West Broadway Avenue	3-26
Figure 3.12	Existing and Proposed Bicycle Facilities	3-28
Figure 4.1-1	Viewpoints	4.1-2
Figure 4.1-2a	West Broadway Avenue at Calaveras Street (Facing East) – Existing Conditions	4.1-3
Figure 4.1-2b	West Broadway Avenue at Hillsdale Street (Facing West) - Existing Conditions	4.1-3
Figure 4.1-3a	West Broadway Avenue at Hillsdale Street (Facing East) - Existing Conditions	4.1-4
Figure 4.1-3b	Del Monte Boulevard at West Broadway Avenue (Facing Southwest) – Existing Conditions	4.1-4
Figure 4.1-4a	Palm Avenue at Hillsdale Street (Facing East) - Existing Conditions.....	4.1-6
Figure 4.1-4b	Roberts Lake North Shore (Facing Northwest) - Existing Conditions.....	4.1-6
Figure 4.1-5a	West Broadway Avenue at Flores Street (Facing West) - Existing Conditions.....	4.1-9
Figure 4.1-5b	Distant View from Mescal Park (Facing West) – Existing Conditions.....	4.1-9
Figure 4.1-6a	West Broadway Avenue at Calaveras Street (Facing East) – Existing Conditions	4.1-18
Figure 4.1-6b	West Broadway Avenue at Calaveras Street (Facing East) - Long Term Conditions.....	4.1-18

Figure 4.1-7a	West Broadway Avenue at Hillsdale Street (Facing West) - Existing Conditions	4.1-19
Figure 4.1-7b	West Broadway Avenue at Hillsdale Street (Facing West) - Long Term Conditions.....	4.1-19
Figure 4.1-8a	West Broadway Avenue at Hillsdale Street (Facing East) - Existing Conditions	4.1-20
Figure 4.1-8b	West Broadway Avenue at Hillsdale Street (Facing East) - Long Term Conditions.....	4.1-20
Figure 4.1-9a	Del Monte Boulevard at West Broadway Avenue (Facing Southwest) - Existing Conditions	4.1-21
Figure 4.1-9b	Del Monte Boulevard at West Broadway Avenue (Facing Southwest) - Long Term Conditions.....	4.1-21
Figure 4.1-10a	Palm Avenue at Hillsdale Street (Facing East) - Existing Conditions.....	4.1-22
Figure 4.1-10b	Palm Avenue at Hillsdale Street (Facing East) - Long Term Conditions.....	4.1-22
Figure 4.1-11	Proposed Building Heights Standards.....	4.1-26
Figure 4.1-12a	Distant View from West Broadway Avenue at Flores Street (Facing West) - Existing Conditions	4.1-27
Figure 4.1-12b	Distant View from West Broadway Avenue at Flores Street (Facing West) - Long Term Conditions	4.1-27
Figure 4.1-13	Proposed Building Heights Standards and Project Area Vicinity.....	4.1-28
Figure 4.3-1	Project Study Area – CNDDDB.....	4.3-3
Figure 4.5-1	Regional Fault Locations.....	4.5-2
Figure 4.5-2	Local Fault Locations	4.5-3
Figure 4.6-1	Study Area for HAZMAT Technical Reports	4.6-2
Figure 4.7-1	Groundwater Basin.....	4.7-3
Figure 4.7-2	Flood Zone Designations in Project Area	4.7-8
Figure 4.7-3	Percolation Basin Locations.....	4.7-21
Figure 4.8-1	Existing Land Uses	4.8-2
Figure 4.8-2	General Plan Land Use Designations	4.8-6
Figure 4.8-3	Zoning Districts	4.8-17
Figure 4.8-4	General Plan Land Use Designations	4.8-22
Figure 4.9-1	Noise Measurement Locations.....	4.9-5
Figure 4.9-2	Projected Noise Contours.....	4.9-10
Figure 4.11-1	Conceptual Designs – Cross Sections	4.11-12
Figure 4.11-2	Conceptual Designs – Aerial Views	4.11-13

LIST OF TABLES

Table 2.1	Summary of Significant Impacts and Mitigation Measures	2-5
Table 3.1	Existing Land Uses in Project Area.....	3-5
Table 3.2	Specific Plan Development Program	3-6
Table 3.3	Conceptual Program, Library/Garage Development	3-12
Table 3.4	Multi-Family Residential Program	3-14
Table 3.5	Permitted Uses within the Project Area.....	3-31
Table 3.6	Allowable FAR for Parcels in the Project Area	3-32
Table 3.7	Setback Requirements.....	3-33
Table 3.8	Parking Standards	3-34
Table 3.9	Anticipated Timing of Development.....	3-36
Table 3.10	West Broadway Avenue Urban Village Specific Plan Policies	3-40
Table 4.1	Cumulative Projects.....	4-4
Table 4.2-1	Ambient Air Quality Standards.....	4.2-5
Table 4.2-2	Highest Measured Air Pollutant Concentrations	4.2-17
Table 4.2-3	Annual Number of Days Exceeding Ambient Air Quality Standards	4.2-18
Table 4.2-4	Estimated Daily Project Emissions.....	4.2-22
Table 4.2-5	Predicted 8-hour Worst Case Carbon Monoxide Levels	4.2-27
Table 4.2-6	Annual CO ₂ Emissions for the Specific Plan Area	4.2-32
Table 4.2-7	Specific Plan Policies that Encourage Reductions in Greenhouse Gas Emissions.....	4.2-33
Table 4.3-1	List of Special Status Species with Potential to Occur within PSA.....	4.3-2
Table 4.6-1	Hazardous Materials Releases Within One-Eighth Mile of the Project Area	4.6-4
Table 4.7-1	Projected Groundwater Contribution to Water Supply in AFY	4.7-17
Table 4.8-1	General Plan Policy Consistency.....	4.8-10
Table 4.8-2	Comparison of Proposed and Existing Land Use Designations	4.8-23
Table 4.9-1	Definitions of Acoustical Terms Used in this Report.....	4.9-2
Table 4.9-2	Typical Noise Levels in the Environment.....	4.9-3
Table 4.9-3	Summary of Short-Term Noise Measurement Data	4.9-6
Table 4.9-4	Interior and Exterior Noise Standards	4.9-8
Table 4.9-5	Noise/Land Use Compatibility Matrix – Noise Contours and Noise Impact Areas.....	4.9-9

Table 4.9-6	Groundborne Vibration Impact Criteria.....	4.9-11
Table 4.9-7	Construction Equipment 50-foot Noise Emission Limits.....	4.9-19
Table 4.9-8	Typical Ranges of Energy Equivalent Noise Levels at 50 Feet	4.9-21
Table 4.10-1	Population Trends, 1990-2008.....	4.10-1
Table 4.10-2	Population Projections, 2010-2035	4.10-2
Table 4.10-3	City Trends in Employment Rates Between 1990 and 2000	4.10-3
Table 4.10-4	Seaside and Monterey Peninsula Employment Projections, 2010- 2030	4.10-4
Table 4.11-1	Schools Serving the Project Area	4.11-5
Figure 4.12-1	Parks and Recreational Facilities.....	4.12-3
Table 4.12-1	Summary of City Parks and Reported Conditions	4.12-4
Table 5.1	Development Program, Project and Alternative 1.....	5-2
Table 5.2	Development Program, Project and Alternative 3	5-2
Table 5.3	Summary of Comparative Impacts	5-16

LIST OF APPENDICES

Appendix A	Air Quality Report
Appendix B	Biological Assessment
Appendix C	Archeological and Historical Investigations
Appendix D	Geology, Soils, and Seismicity Technical Memorandum
Appendix E	Hazards and Hazardous Materials Technical Memorandum
Appendix F	Phase I ESA for Library Garage Project Site
Appendix G	Environmental Noise Assessment
Appendix H	Traffic Impact Analysis
Appendix I	Water Supply Assessment
Appendix J	Utilities Infrastructure Assessment and Implementation Memoranda

This page intentionally left blank.