

**FOC April 27, 2015
Exhibit D
Specific Plan Monterey Downs
Monterey Horse Park**



LEGEND	
1.	SPORTS ARENA AND EQUINE TRAINING FACILITY
2.	COUNTRY WALK
3.	HORSE PARK
4.	HABITAT AREA / OPEN SPACE / TRAILS
5.	DOG PARK
6.	NEIGHBORHOOD PARKS
7.	AFFORDABLE WORKFORCE LODGING
8.	RESIDENTIAL
9.	WATER DISTRICT
10.	HOTEL AND OFFICE
11.	TENNIS AND SWIM
12.	FIRE STATION SITE
13.	STAGING AREA
14.	RV PARKING

Source: Diamond West, 2013.

NOT TO SCALE



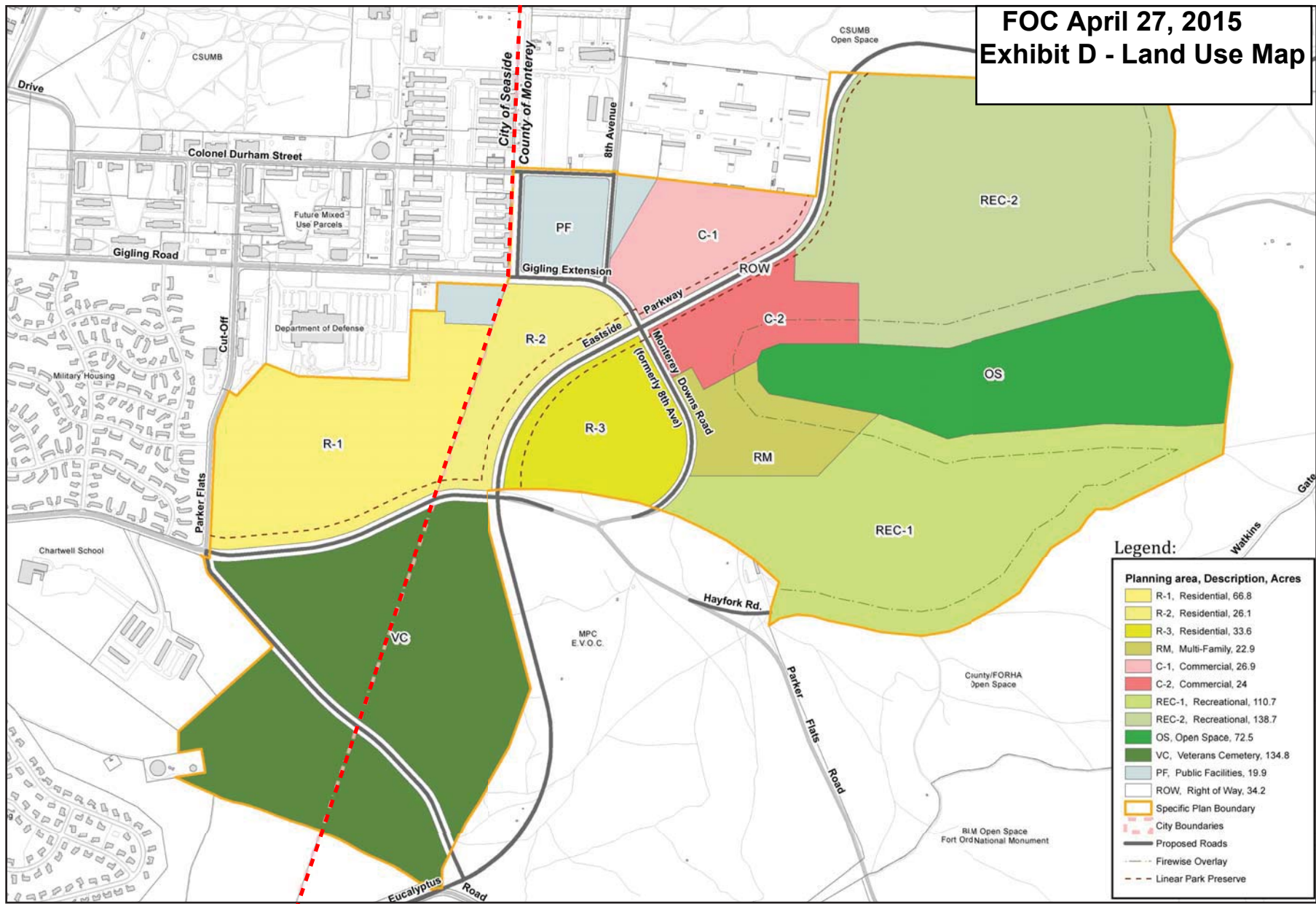
03/15 • JN 131360

Illustrative Plan of the Monterey Downs and Monterey Horse Park

MONTEREY DOWNS AND MONTEREY HORSE PARK AND
CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Figure ES-4

FOC April 27, 2015
Exhibit D - Land Use Map



Source: Diamond West, 2013.

NOT TO SCALE



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MONTEREY DOWNS AND MONTEREY HORSE PARK AND
 CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN
 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Specific Plan Land Use Plan

Figure ES-6

FOC April 27, 2015
Exhibit D
Specific Plan - Veterans Cemetery



Source: California Central Coast Veterans Cemetery, Fort Ord Implementation Report, prepared by Whitson Engineers, May 2011.

MONTEREY DOWNS AND MONTEREY HORSE PARK AND
 CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN
 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

**Illustrative Plan of the
 California Central Coast Veterans Cemetery**

NOT TO SCALE



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Figure ES-5

PROJECT DESCRIPTION (SUMMARY) AND LIST OF APPLICATIONS

PROJECT DESCRIPTION:

The Applicant seeks approval of the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan (Specific Plan) (SPL-12-01). The Specific Plan, which was prepared by the Applicant in coordination with the City of Seaside, involves three primary components: Monterey Downs (includes the Monterey Downs Equestrian Training Track and Sports Arena, retail and commercial uses, residential neighborhoods, and the Seaside Corporation Yard); the Monterey Horse Park; and the Central Coast Veterans Cemetery (CCVC). The Specific Plan anticipates development of 1,280 dwelling units, approximately 832,801 square feet of non-residential land uses, and approximately 105 acres of open space. Buildout of the Monterey Downs and Monterey Horse Park area could not exceed the maximum allowed development under the Specific Plan. The Specific Plan includes a land use plan, circulation plan, public facilities and services plan, architectural design guidelines, development standards, landscaping and grading design standards to guide the development of the Project site. In addition to Specific Plan adoption, the Project includes requests for approval of the following City of Seaside entitlements: Rezoning (PZ-12-01) and Annexation (ANX-12-01); General Plan Amendment (GPA-12-01); Sphere-of-Influence Amendment (SOI-12-01); Zoning Amendment (ZA-12-02); Master Tentative Tract Map and Vesting Tentative Tract Map (TM-12-01); and Development Agreement.

Monterey Downs would include equestrian training and entertainment facilities (e.g., grandstand and sports arena, entertainment center, equestrian training/race track); various residential uses and densities (detached single-family and multi-family); a mix of commercial, office, and hotel uses (400 rooms); a natural habitat preserve and recreational uses (e.g., trails, aquatic center with tennis and swim club); dedication of a new corporation yard site for the City of Seaside; and dedication of a new fire station site and an existing water tank site. The Monterey Horse Park would be comprised of a non-profit horse park, with facilities accommodating the eight events of the International Equestrian Federation – dressage, eventing, jumping, driving, vaulting, endurance, para-equestrian, and reining. The facility would also include stables, therapeutic facilities, and visitor center. The CCVC would include maintenance buildings and memorial areas, ancillary facilities (e.g., chapel, veterans’ hall, and amphitheater), and a development area with habitat restoration opportunity.

The Specific Plan includes a land use plan, circulation plan, public facilities and services plan, architectural design guidelines, development standards, landscaping and grading design standards, and an implementation plan to guide the development of the Project site.

LIST OF APPLICATIONS

- 1. Specific Plan (SPL-12-01).** This application is for a Specific Plan that includes the 548.5-acre Monterey Downs and Monterey Horse Park, the approximate 145-acre Veterans’ Cemetery property, and the approximate 17-acre City of Seaside Corporation Yard property. Total acreage of the Specific Plan area is about 710.5 acres.

2. City of Seaside Sphere-of-Influence Amendment (SOI-12-01). This application is to amend the City of Seaside Sphere-of-Influence to include the entire Specific Plan area – an addition of about 562.5 acres. This action also requires Monterey County Local Agency Formation Commission (LAFCO) approval.

3. Rezoning (PZ-12-01) and Annexation (ANX-12-01). This application is to rezone the property and annex the 562.5 acres into the City of Seaside. This action also requires LAFCO approval.

4. General Plan Amendment (GPA-12-01). This application is to amend the City of Seaside General Plan, which includes both mapping and text amendments associated with the entire 710.5 acres.

5. Zoning Amendment (ZA-12-02). This application is to amend the City of Seaside Zoning Ordinance, which includes both mapping and text amendments associated with the entire 710.5 acres.