

FORA BOARD REPORT

Subject: Approve Recommendations and Adopt Resolution Regarding The Fort Ord Reuse Authority's Final Base Reuse Plan/Final Environmental Impact Report, Including Actions on the FEIR, FORA Reuse Plan And Specified Policy And Issues

Meeting Date: June 13, 1997

Agenda Number: 3a

ACTION

RECOMMENDATION:

1. **Adopt** the Resolution of Findings(attached hereto as Exhibit 1) which **Certifies** the March 1997 Base Reuse Plan Final Environmental Impact Report and the April 1997 Response to Comments on the Draft Environmental Impact Report published in May 1997 and corrected by errata (attached hereto as Exhibit 1) and **approves** the April 1997 Base Reuse Plan with published changes and modifications and corrected by errata (attached hereto as Exhibit 2).

2. **Include** as an additional implementation measure regarding the Base Reuse Plan that FORA adopts a policy to perform a reassessment of the Base Reuse Plan and an appropriate environmental review either when 6,000 new housing units are completed (which will result in an estimated population of 35,000) or by the year 2013, whichever occurs first.

DISCUSSION:

The FORA Board, on May 22, 1997, took initial action on Certification of the Base Reuse Plan Final Environmental Impact Statement and Approval of the Base Reuse Plan. The vote was not unanimous on these actions at the May 22, 1997, meeting. FORA's legislative charter states that if the initial vote is not unanimous, then a second vote is required at which time a simple majority is necessary to approve an action.

The issue before the FORA Board is the second vote on Certification of the Final Environmental Impact Report and Approval of the Base Reuse Plan. The above recommendation reflects the motion of the Board as it voted on May 22, 1997.

Correspondence from the Cities of Carmel and Monterey presenting issues concerning the Reuse Plan are attached. The Board directed staff to prepare responses to these concerns at the May 22, 1997 meeting. Those responses are included for your review.

COORDINATION: Administrative Committee

Prepared by: 

Dennis W. Potter

Approved: 

Michael A. Houlemard, Jr.

FORA BOARD REPORT

Subject:

Approve Recommendations Regarding the Fort Ord Reuse Authority's Final Base Reuse Plan/Environmental Impact Report.

Meeting Date: May 22, 1997

Action

Agenda Number: 2

RECOMMENDATION:

1. Certify the March 1997 Base Reuse Plan Final Environmental Impact Report and the April 1997 Response to Comments on the Draft Environmental Impact Report published in May 1997 and corrected by errata attached hereto (Exhibit 1)
2. Approve the April 1997 Base Reuse Plan with published changes and modifications and the errata as attached hereto (Exhibit 2)

DISCUSSION:

The staff recommendation to approve the subject plan is estimated to result in a population of 37,340 people and 18,342 jobs, by utilizing of a maximum of 6,600 acre feet of water per year, and providing for design controls for development on the the former Fort Ord. The Base Reuse Plan does the following:

- Matches growth to available water resources and capability to share in regional infrastructure costs.
- Provides reuse opportunities, while balancing employment and housing
- Provides environmental protection, enhancement, and restoration.

A summary of the Base Reuse Plan is attached. (Exhibit 3)

The Draft Base Reuse Plan development capacity, published in May 1996, has been modified in response to public and agency comments. Analysis of those comments, and subsequently disclosed data, has concluded that reuse of former Fort Ord must be constrained by a growth management plan and closely tied to water resources. The following chart compares the May 1996 Draft Base Reuse Plan and the March 1997 Final Base Reuse Plan.

May 1996
Draft Base Reuse Plan
Development Levels

22,200 housing units
45,000 jobs
71,000 population

March 1997
Final Base Reuse Plan
Development Levels

10,816 housing units
18,342 jobs
37,370 population

In addition to development capacity comments, a number of concerns were expressed about visual impacts of development that are addressed by physical design guidelines and/or standards. The Base Reuse Plan provides for Design Principles and Objectives. These are attached in Exhibit 4.

Also, several members of the public noted that the business planning for the Draft Base Reuse Plan did not demonstrate that the development levels were sufficient to provide capital to finance infrastructure or to mitigate reuse. Staff and consultants have reviewed this concern, and the Final Base Reuse Plan implementation activities can be financed as shown in Exhibit 5.

A number of additional comments were received following the release of the Final Base Reuse Plan and Final Environmental Impact Report. Staff and consultants have reviewed these comments, grouped them into general areas of concern and responded to the comments. Exhibit 6 contains these responses.

The Response To Comments on the Draft Environmental Impact Report produced a number of non-Environmental Impact Report/non-Plan approval policy issues. They are more appropriately addressed through the implementation of the Final Base Reuse Plan and subsequent to certification of the Final Environmental Impact Report. The staff recommends these policy issues be reviewed by the FORA Board at a workshop during the month of July. Action on the policy issues, where appropriate, could then occur at the August or September meeting. These policy issues were provided to you in April 1997 as part of the Final Base Reuse Plan Changes and Modifications document. However, they are provided again and segregated for your review as Exhibit 7.

COORDINATION:
Administrative Committee

Prepared by: 
Dennis Potter

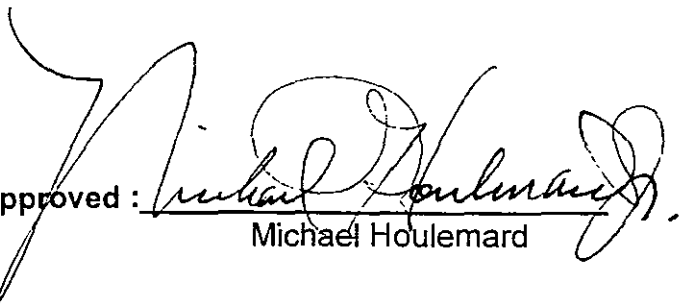
Approved: 
Michael Houlemard

EXHIBIT 1

FINDINGS

CHANGES TO EIR - ERRATA

Exhibit 1

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE FORT ORD REUSE AUTHORITY CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT ON THE FORT ORD REUSE PLAN AND APPROVING THE FORT ORD BASE REUSE PLAN.

The Board of Directors of the Fort Ord Reuse Authority finds as follows:

A. General Findings

1. The Fort Ord Reuse Authority is a governmental entity organized under the laws of the State of California with specific duties, powers, and responsibilities. One of the express powers and duties of the Fort Ord Reuse Authority is the preparation and adoption of a plan for the future use and development of territory occupied by the United States Department of the Army (hereinafter "Army") and operated as the Fort Ord Military Reservation as of January 1, 1993. This plan, referred to as the Fort Ord BASE Reuse Plan, shall be the official local plan for the reuse of the Fort Ord property for all public purposes, including all discussions with the Army and other federal agencies and for the purposes of planning, design, and funding by all state agencies once the Fort Ord Reuse Authority adopts the plan.
2. The Fort Ord Reuse Authority has undertaken to prepare a Fort Ord Base Reuse Plan ("Reuse Plan") consistent with the required elements of a Fort Ord Base Reuse Plan as specified in state law.
3. On or about May 24, 1995, the Fort Ord Reuse Authority retained the professional services of EDAW, Inc. and EMC Planning Group, Inc., to prepare the Reuse Plan, a business and operations plan, and an environmental impact report on the proposed reuse plan. In addition, the following professional consultants assisted the Fort Ord Reuse Authority, EDAW, Inc., and the EMC Planning Group, Inc. in the preparation of the Reuse Plan, business and operations plan, and the environmental impact report: Sedway Kotin Mouchly Group (market analysis and financial plan), JHK and Associates (transportation engineering), Reimer Associates (infrastructure engineering), Angus McDonald & Associates (fiscal analysis and public services plan), Zander Associates (habitat planning), Jones & Stokes Associates, Inc. (environmental coordination), Resource Corps International (community development planning), and the Ingram Group (public communications). Collectively the consultants listed in this paragraph are referred to as the "EIR Consultant."
4. The proposed Reuse Plan and Final Environmental Impact Report (the "FEIR") has been prepared and submitted to the Board of Directors of the Fort Ord Reuse Authority. The Board of Directors has received public testimony

and evidence relevant to the proposed Reuse Plan and its attendant FEIR during the hearing process.

5. The Reuse Plan, as evaluated through the FEIR, is a general planning document that preliminary reviews and considers the future reuse, use, and development of the former Fort Ord Military Reservation. The Reuse Plan does not directly approve any specific development project or improvement or any other plan, program, or project that involves physical development on property within the boundaries of the former Fort Ord Military Reservation.
6. The Board of Directors has determined, on the basis of the FEIR prepared for the proposed Reuse Plan, that the policies contained in the Reuse Plan and subsequent environmental review of any future project as required by the California Environmental Quality Act (hereinafter "CEQA") will substantially lessen or avoid otherwise significant environmental impacts identified in the Final Environmental Impact Report. To the extent any impact remains significant, notwithstanding the application of such policies, the Board of Directors has determined that there are overriding economic and social considerations that justify the adoption of the Reuse Plan.
7. The evidence in support of the findings contained in this resolution are found in the record of proceedings on file in the offices of the Fort Ord Reuse Authority. This record of proceedings consist of the following documents:
 - Notice of Preparation
 - Comments in Response to the Notice of Preparation
 - Notice of Completion
 - Draft Base Reuse Plan, consisting of 4 volumes
 - Draft Business and Operations Plan
 - Draft Environmental Impact Report
 - Comments in Response to the Draft Base Reuse Plan and Draft EIR
 - Responses to Comments on the Draft Base Reuse Plan and Draft EIR
 - Final Supplemental Environmental Impact Statement, Fort Ord Disposal and Reuse
 - Final Environmental Impact Statement, Fort Ord Disposal and Reuse, consisting of the following 5 volumes:
 - Volume 1* - Final EIS, dated June, 1993
 - Volume 2* - Draft EIS, Detailed Analysis of Disposal and Reuse, December, 1992
 - Volume 3* - Draft EIS, Technical Appendices,, December, 1992
 - Volume 4* - Final EIS, dated June, 1993
 - Volume 5* - Final EIS, dated June, 1993
 - Memorandum dated May 9, 1997 to FORA Board and Administrative Committee from Michael A. Houlemard, Jr., relating to a listing of modifications to the EIR, Reuse Plan, and Policy Considerations
 - An Errata Sheet, dated May 16, 1997
 - FORA newsletter announcing availability of DEIR and relevant mailing list

- All general files related thereto.

B. Findings Relevant to the Certification of the FEIR

1. In preparing the Reuse Plan, the Board has also undertaken the preparation of an Environmental Impact Report to assist the Board in understanding the environmental consequences of the plan and to ensure that the plan incorporates appropriate mitigation measures into the plan that will lessen or avoid any potential significant environmental impact.
2. The FEIR as prepared for and on behalf of the Board of Directors is a "program environmental impact report" consistent with the provisions of the CEQA and that in this regard, the FEIR shall serve as a "first - tier" environmental document. As a "first -tier" environmental document, the FEIR focuses on the broad policy considerations, base wide mitigation measures, regional influences, secondary effects, cumulative impacts, and other factors that apply to the reuse of the former Fort Ord Military Reservation as a whole. The FEIR anticipates that the formulation of details regarding site-specific issues will be deferred until the preparation of later project EIRs and negative declarations. The adoption of the FEIR for the Reuse Plan will not obviate the need for subsequent or additional environmental review of projects in the implementation or furtherance of the Reuse Plan, as may be appropriate.
3. In light of the status of the Reuse Plan as a general planning document that preliminary reviews and considers the reuse, use, and development of the former Fort Ord Military Reservation, the Board of Directors recognizes and acknowledges that additional, subsequent, or supplemental environmental assessments, will be required before any development project or physical improvement can be approved on the former Fort Ord Military Reservation.
4. The FEIR and the environmental documentation for the Reuse Plan also consists of the Final Environmental Impact Statement - Fort Ord Disposal and Reuse, as prepared by the Army in June of 1993, and the Draft Supplemental Environmental Impact Statement - Fort Ord Disposal and Reuse, as prepared by the Army in June of 1996. The FEIR relies in part on these environmental impact statements and incorporates these documents as part of the FEIR. In reviewing the proposed Reuse Plan and the FEIR, the Board of Directors has considered the environmental impact statements as prepared by the Army.
5. On January 8, 1996, staff for the Fort Ord Reuse Authority issued a Notice of Preparation, prepared in accordance with the state law, stating that an environmental impact report would be prepared for the Reuse Plan. The Notice of Preparation was sent to the California Office of Planning and

Research State Clearinghouse and each responsible agency, federal agency, and trustee agency as required by law, as well as to interested agencies, individuals, and jurisdictions. The Notice of Preparation describes the proposed project, the location of the project, and the general impact sufficiently to permit a response. The proposed assessment of the environmental impact of the reuse Plan was assigned State Clearinghouse Number 96013022.

6. On January 22, the Fort Ord Reuse Authority conducted noticed public scoping sessions for the purpose of engaging early public consultation regarding the environmental effects of the Reuse Plan, to gather information from individuals and organizations concerned with the environmental effects of the proposed reuse plan, and to assist the Fort Ord Reuse Authority in determining the scope of the Environmental Impact Report. Notice of these scoping session was published in accordance with state law.
7. On or about March 21, 1996, the administrative draft of the EIR ("ADEIR") was received by the Fort Ord Reuse Authority from the EIR Consultant. The ADEIR was reviewed by FORA staff and the FORA Administrative Committee (a working subcommittee of FORA) or representatives of the Administrative Committee members. All comments received were forwarded to the EIR Consultant for incorporation in the circulation Draft Environmental Impact Report ("DEIR").
8. Prior to completing the DEIR, the FORA staff and EIR Consultant contacted interested agencies, individuals, and jurisdictions to receive their input. Those contacted are listed in the DEIR. The responses are also set forth in the DEIR and are supported by empirical data, scientific authorities, and explanatory information which crystallizes issues and affords a basis for comparison of the problems involved with the proposed reuse plan and the difficulties involved in the alternatives.
9. On or about May 29, 1996, staff for FORA filed with the California Office of Planning and Research State Clearinghouse a Notice of Completion in accordance with state law. The Notice of Completion briefly described the reuse plan and its location and indicating that the DEIR was available, where it was available, and how long it was available for review, along with a deadline for review.
10. On May 31, 1996, the FORA staff issued a Public Notice of Availability in accordance with state law to all organizations and individuals who had previously requested such notice, and released for circulation for DEIR for circulation review, and comment for an initial period of 45 days, commencing on June 1, 1996 and ending on July 31, 1996.

11. On or about May 31, 1996, the FORA staff hand delivered copies of the DEIR for public availability to each City Hall for the Cities of Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, Salinas, and Seaside, the Office of the Clerk to the Board of Supervisors, and the Steinbeck Branch Library in Salinas and each public library in Carmel-by-the-Sea, Carmel Valley, Marina, Monterey, Pacific Grove, and Seaside.
12. The review and comment period was extended two times by the Board of Directors at the request of several individuals and entities. The DEIR circulated and was subject to public review and comment for a total period of 133 days. The circulation period ended on October 11, 1996.
13. The Board of Directors conducted three public meetings during the public review period to hear and receive comments on the DEIR. These meetings were held on July 1, 1996, at Oldemeyer Center in Seaside, August 22, 1997 at Oldemeyer Center in Seaside, and October 7, 1996 at the Monterey Conference Center in Monterey. In addition, the FORA staff and EIR Consultant participated in a public workshop on August 7, 1996 at the offices of MCOE TV in Salinas. This workshop was broadcast on MCOE, a local educational television station available to local cable television subscribers.
14. FORA staff and the EIR Consultant reviewed and evaluated comments received during the comment period and prepared good faith, reasoned analysis in response to such comments, including reasons why specific comments and suggestions were not accepted. In addition, FORA staff and the EIR Consultant elected pursuant to state law to respond to selected comments received after the close of the comment period when, in the opinion of FORA staff, such comments were material and important.
15. On March 23, 1997, FORA, through its EIR Consultant, completed the Final EIR in accordance with state law. In addition to the DEIR, the Final EIR consists of two volumes: Volume 1 contains the comments to the DEIR and Volume 2 contains the responses to the comments to the DEIR as well as appropriate modifications and revisions to the DEIR as suggested by the comments and incorporated through the responses to the comments to the DEIR.
16. The FEIR, which included all comments received during the review process and the complete responses to these comments, was submitted to the Board of Directors and the FEIR was recommended for certification at a public hearing on April 24, 1997. After receipt of public testimony, the Board of directors continued the public hearing to May 9, 1997 and after providing an additional opportunity for public testimony, the Board of Directors closed the public hearing and continued the meeting to May 22, 1997.

17. The FEIR prepared for the Reuse Plan identified the potentially significant environmental impacts as the following:
 - Land use impacts relating to incompatible land uses and development in the coastal zone;
 - Public services, utilities, and water supply impacts relating to the need for new systems, services, and supplies;
 - Public health and safety impacts relating to the exposure to hazardous and toxic materials; and
 - Visual resources impacts relating to reduced visual quality from increased development within the former Fort Ord and reduced visual quality seen from the Salinas Valley.

18. The FEIR prepared for the Reuse Plan identified the following significant impacts which would be unavoidable under the proposed Reuse Plan:
 - Proposed Reuse Plan and cumulative-level public health and safety impacts relating to the increased demand for law enforcement services and the increased demand for fire protection/emergency services;
 - Cumulative public services, utilities, and water supply impacts associated with the need for local water supplies;
 - Proposed Reuse Plan and cumulative-level traffic and circulation impacts relating to the increased demand on the regional transportation system; and
 - Cumulative visual resource impacts associated with landscape change along the SR1 corridor.

19. The Reuse Plan addresses the feasible mitigation measures set forth throughout the FEIR by incorporating policies which mitigate or avoid the significant impacts identified in the FEIR.

20. Changes have been incorporated into the Reuse Plan which substantially lessen the potential significant environmental effects as identified in the FEIR, those changes being reflected in the final text of the proposed Reuse Plan.

21. The Board of Directors has reviewed and considered the information within the FEIR prior to adoption of the proposed Reuse Plan.

22. The certification of the FEIR on the Reuse Plan reflects the independent judgment of the Board of Directors after consideration of the information contained within the FEIR, comments presented during the public review of the DEIR, and testimony presented at the Board of Directors hearing.

C. Findings Relevant to the Fort Ord Reuse Plan

1. The Board of Directors considered the documents listed in Paragraphs A-1 and B-4 and made these documents available to the public prior to its deliberations.

2. Notice of the public hearing before the Board of Directors on the Reuse Plan was published in the Monterey Herald and otherwise noticed as required under state law.
3. A noticed public hearing before the Board of Directors was held on the Reuse Plan on April 24, 1997. The Board of Directors received a staff report on the proposed Reuse Plan and provided an opportunity for the public to provide comment on the proposed Reuse Plan. The Board of Directors continued the matter to May 9, 1997, to receive additional public comment. At the close of public testimony on May 9, 1997, the Board of Directors closed the public hearing and continued the meeting to May 22, 1997 for deliberation and action.
4. The proposed Reuse Plan contains and incorporates each and every policy, program, and mitigation measure identified in the FEIR, including all of the FEIR's concomitant components, including the Final EIS and Final Supplemental EIS.
5. The proposed Reuse Plan is consistent with the requirements of state law, contains all required elements as specified in state law, provides for a reasoned and appropriate level of planned development, and achieves the goals of the Reuse Plan as outlined in state law.
6. The proposed reuse Plan was considered and adopted by an affirmative vote of the requisite number of members of the Board of Directors.

D. Additional Findings

1. After considering all the evidence, both oral and documentary, contained in the record of proceedings and presented to the Board of Directors during the various public hearings, the Board of Directors find that all unavoidable significant impacts, as identified in the FEIR and to the extent that there are any other significant impacts associated with the Reuse Plan can not be eliminated or lessened to a level of insignificance, are acceptable due to overriding considerations.
2. The Board of Directors, as the decision makers on this Reuse Plan have balanced the benefits of the proposed Reuse Plan against its environmental impact and determined that benefits of the proposed Reuse Plan outweigh any unavoidable adverse environmental effects.
3. In making these findings of overriding considerations, the Board of Directors specifically finds that:

- a. The Reuse Plan will provide for an improved and diversified retail and industrial economy and market that will generate employment and create financial stability;
 - b. The Reuse Plan will provide moderate and upscale housing which will provide more affluent residents to the communities of Seaside and Marina, thereby creating a housing stock with higher income families in these communities with larger disposable incomes;
 - c. The Reuse Plan will provide additional tourist support facilities in Seaside and Marina, thereby contributing additional employment opportunities.
 - d. The Reuse Plan will encourage and prioritize the development of projects that are regional in scale, thereby creating additional destination points on the Monterey Peninsula, and thereby enhancing the local economy;
 - e. The Reuse Plan provides for the creation of various additional recreational facilities and open space that will enhance the quality of life for not only the residents of Seaside and Marina but all of the residents of the Peninsula
 - f. The Reuse Plan will attract and assist in retaining a pool of professional workers for the Peninsula;
 - g. The Reuse Plan will assist in ensuring that the overall economic recovery of the Peninsula benefits the communities of Seaside, Marina, and the unincorporated areas of the County in the vicinity of Fort Ord;
 - h. The Reuse Plan will provide for additional and needed senior housing opportunities;
 - i. The Reuse Plan will assist the communities of Seaside and Marina in the transition of their respective community images from dependent, military base extensions with transient military personnel to vital, independent, and self-actuated communities populated with permanent residents with long-term interests in the well-being of their respective communities.
 - j. The Reuse Plan will encourage development that will enhance the continued viability of California State University at Monterey Bay and the open space areas retained by the federal government through the Bureau of Land Management and conveyed to the California Department of Parks.
4. The Board of Directors finds that in the event it is determined that the significant effects identified in the FEIR are not at least substantially mitigated, the Board of Directors hereby adopts this portion of this Resolution as its Statement of Overriding Considerations that the benefits of the reuse Plan outweigh any and all potential unavoidable adverse effects of the Reuse Plan.
 5. Each land use jurisdiction with territory within the boundaries of the Fort Ord Reuse Authority are required to render, prepare, and adopt appropriate amendments or revisions to their respective general plans to ensure that such

general plans are consistent with the adopted Reuse Plan. The Board of Directors finds that prior to adoption of such general plan amendments each such land use jurisdiction shall request, review, and consider urban water management plans from water agencies providing water service to any area covered by the Reuse Plan, consistent with the provisions of state law.

The Board of Directors of the Fort Ord Reuse Authority Resolves as follows:

Section 1. The Board of Directors certifies the Final Environmental Impact Report, including its concomitant components as described in this Resolution, adequately describes the environmental consequences of the Fort Ord Reuse Plan, and has been completed in compliance with state law. .

Section 2. The Board of Directors adopts the Fort Ord Reuse Plan, consisting of the various elements, refinements, and amendments as described in this Resolution.

On motion of Board Member _____, seconded by Board Member _____,
this resolution is adopted this ____ day of _____, 1997, by the following vote:

AYES:
NOES:
ABSENT:

- see resolution #97-6 for completion of section + note count.

Changes to the Program EIR - Errata

This errata contains new information added to the Program EIR which clarifies or amplifies or makes insignificant modifications to the Program EIR.

Changes to the Final Program EIR

Page 4-43. Amend Hydrology and Water Quality Policy C-3 to read as follows:

"The MCWRA and the City shall cooperate prevent with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan to the extent feasible."

Page 4-43. Amend Hydrology and Water Quality Program C-3.1 to read as follows:

"The City/County shall continue to work with the MCWRA and MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan, for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies".

Page 4-43. Amend Hydrology and Water Quality Program C-3.2 to read as follows:

"The City/County shall work with the MCWRA and MPWMD appropriate agencies to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in developing and implementing measures to prevent further intrusion."

Page 4-44. Amend the following revised EIR discussion:

3. Impact: Need for new Local Water Supplies (Buildout)

A. Imported Water From Outside Monterey County

San Felipe Project

Description of Water Source

There is the potential that the San Felipe Project water could be obtained and piped to Monterey County from an existing 96-inch San Felipe Project water line in San Benito County. This line would traverse agricultural land in San Benito County, and potentially traverse wetlands habitat in San Benito

County and northern Monterey County. This source of water is discussed in concept only. It is not a project.

Environmental Considerations

If water were imported from the San Felipe Project, it is presumed that this would result in temporary construction related impacts to agricultural land and potentially to sensitive/endangered/threatened plant species that occur in wetlands habitat and other environments. The installation of pipelines would be the primary impact activity. Mitigation of this sort of activity would require re-establishing the agricultural operations and revegetation of disturbed areas. In some cases it may be required that a more extensive mitigation program be implemented in the case of impacts to endangered/threatened species (e.g., habitat replacement on a ratio prescribed by a federal or state agency). Also, because San Felipe Project water is used for agricultural purposes only, there would be an amount of agricultural land that would become fallow somewhere in the central California area that is currently served by San Felipe Project water. The acreage of agricultural land lost is unknown because it cannot be determined how much water could potentially be taken from this source. There is also the potential for growth inducement if the agricultural land taken out of cultivation is near an urban area. Another potential environmental impact requiring consideration includes potential impacts to archaeological resources.

Because the San Felipe Project is a part of the federal "Central Valley Project", the water cannot be used in areas that are not included in the existing federal environmental documents and existing water program. Therefore, San Felipe Water as a source of water for development at Fort Ord is speculative.

Page 4-48. Amend the following new program:

"Program C-6.1: The City/County shall work closely with other Fort Ord jurisdictions and the CDFR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms and restore habitat values".

Page 4-109. Amend Table 4.9-6. Increase ~~Reduce~~ all noise levels by 5. [331-7]

Page 4-134. Amend Biological Resources Program A-8.1 to read as follows:

"The County shall prohibit development in Polygons 31b, ~~29a, 29b, 29c, 29d, 29e~~ and ~~25~~ from discharging storm water or other water into the ephemeral drainage that feeds into the Frog Pond."

"The Direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park (OP) parcel into the ephemeral drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of flow of STORMWATER runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas in excess of background quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect, sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b.

Page 4-134. Amend Program A-8.2 to read as follows:

"The County shall ... along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e., shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No buildings or roadways will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers shall ~~should~~ be designed to prohibit unauthorized access into Polygon 31a."

Page 4-138. Add the following Program:

C-2.4: The City shall require the use of oaks and other native plant species for project landscaping. To that end, the City shall require collection and propagation of acorns and other native plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape plants material." However, this program does not exclude the use of non-native plant species.

Page 4-139. Amend Program C-2.4 to read as follows:

The City shall require the use of oaks and other native plant species for project landscaping. To that end, the City shall require collection and propagation of acorns and other native plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape plants material." However, this program does not exclude the use of non-native plant species.

Page 4-140. Amend Program C-2.3 to read as follows:

The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall require collection and propagation of acorns and other native plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape plants material." However, this program does not exclude the use of non-native plant species.

Page 5-5. Add the following discussion to Section 5.1.4:

Wastewater

Future wastewater needs at Fort Ord are accommodated by an existing contractual agreement between the U.S. Army and the MRWPCA, whereby Fort Ord currently has 3.3 mgd treatment capacity set aside. As stated in the EIR, full buildout at Fort Ord is projected to use 9.8 mgd (Table 4.2-1, page 4-40). Therefore, there is a deficit long-term wastewater treatment capacity for Fort Ord of 6.2 mgd. Based on the 9.8 mgd projection, FORA expects to incrementally expand its treatment capacity rights in the regional treatment plant by 4.0 mgd between 2005 and 2045 (EDAW, Inc. and EMC Planning Group, Inc. - Business and Operations Plan 1996). Additional capacity could be available at a later date. It is important to note that there is the possibility that in the distant future the MRWPCA could be expanded by an additional 4 mgd to accommodate increased demand for wastewater treatment from throughout its service area. Therefore, it is possible that Fort Ord buildout could be accommodated entirely at the MRWPCA facility. It is also possible that increased demand throughout the MRWPCA service area could cut short the long-term wastewater needs of Fort Ord. This later scenario would require future expansion of treatment facilities or a future moratorium on development within the MRWPCA's district.

Based on the current rate of new sewer hook-ups to the treatment plant, there is a projected capacity that would last the next 20 years without considering the additional 4.0 mgd expansion capability (Keith Israel, pers. com., December 30, 1996).

Changes to Volume I of the Final Program EIR

Pages 351-10 to 351-14. Attached are revised pages containing correct comment numbers. The responses to these comments contained in Volume II of the Final Program EIR correlate with this revised number sequence.

* Please identify by mapping which of each of these effect exist now and how they will change if the project is approved.

* Please include the "Three tree height rule for wind penetration".

Sound:

* Please Map and detail the sound levels at most distant existing residences where the noise of construction could be heard.

41

* Please explain the quantity and rate of tree removal. Include expected start date related to final project approval.

42

The DEIR preparers should be aware that several recent studies conclude Central California has experienced at least two one-hundred year droughts in the past 1000 years. Meaning that 100 year droughts are common.

*Please take the 100 year droughts that could recur in the project area, into account for all water use calculations. And explain how and where you have taken them into account.

43

*Please prepare an Alternative that would not exceed the Reliable, Sustainable Water Available in worst case drought years (at the end of summer at the end of the last year of a 100 year drought).

44

*Please include IN THE SUMMARY the QUANTITY of water (in acre feet) which would be required by each alternative proposed.

45

*Please include IN THE SUMMARY the amount of guaranteed, SUSTAINABLE water the project has available for its own use.

46

*Please include IN THE EXECUTIVE SUMMARY the amount of 100% guaranteed, 100% SUSTAINABLE water the project has available for its own use.

47

*Please establish the maximum and minimum amounts of reliable sustainable water which is available for the project from its own resources and put it in the Summary.

48

*Please prepare mitigation that prohibits the use of all chemicals on the Golf Course and independently monitors for all toxics and chemicals that could be used.

49

*Please prepare Alternatives an mitigation that will prohibit all further development when any toxics are found in the water leading to our Peninsula drinking water supply.

50

Fisheries:

"Acute and Chronic Toxicity to Fisheries"

*Please prepare alternatives that prohibit the use of toxics and chemicals upstream from any water course that flows into drinking water supplies or fish habitat or the National Marine Sanctuary.

51

Air Quality:

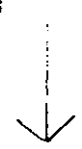
52

Considering a 1990 EPA report by Tom Addison which states: "Despite the toughest air pollution regulations in the U.S., most Californians are still forced to breathe unhealthy air. Countless studies have documented that this sorry state of affairs is largely a result of motor vehicle use."

* Please provide a table and include baseline numbers, and total numbers for all the following air pollutants in the project area.

* Please include studies for the following pollutants, all of which are known to harm health:

251-10



- CO Carbon Monoxide
- Nox Nitrogen Oxides
- HC Hydrocarbons
- ROG Reactive Organic Gases
- PM10 Particulates (i.e. from woodstoves)
- PB Lead
- SO2 Sulfur Dioxide
- O3 Ozone & SMOG from cars
- Radioactive Matter (i.e. from woodstoves)
- Poisons & Pesticides
- CO2 Carbon Dioxide
- Methyl Bromide (used in fumigating homes)

Although particulates from woodsmoke are identified as a respiratory risk, its extreme health hazard, other than a cancer risk, in the role of lung diseases is not discussed.

* Please include a reference to the article which states "60,000 U.S. residents per year die from breathing particulates at or below legally allowed levels" - written by Joel Schwartz EPA

* Please discuss the cancer risk from particulates.

* Please recommend as mitigation measures that wood stoves be prohibited, including certified wood stoves.

* Please identify complete Federal & State Air Quality standards. Methyl Bromide (used in home fumigation) was not included.

Because families living near the proposal need to know the risks to their children's health is much higher than air quality standards suggest. The American Lung Association would be happy to help furnish such information.

* Please request comments from either the local or National American Lung Association.

** It is important for the public to understand how the health of senior citizens, children, babies and sensitive people are harmed more by air pollution than the general public.

* Please describe how Federal and State Air quality standards are health risk guidelines for healthy male adults - not for less robust humans such as the elderly or asthmatic children.

* Please explain that the amount of air pollution allowed by Federal and State Air quality standards is enough to cause serious respiratory problems in senior citizens, children, babies and sensitive people.

* Please clearly explain the detrimental health effects of the project on children and babies with lung problems because of the air toxins. Especially downwind of the asphalt plant.

* Please explain how this area already exceeds federal and state levels for Safe air. Please describe how this proposal will make the air quality here worse (not better) - even more of a health hazard.

* Please include full page color photographic examples to illustrate existing air quality problem. Because far more people understand a photo than an explanation; and most people are not familiar with our air quality problem here. The Ozone violations of Carmel Valley or smog over the City of Monterey would be good examples.

* Please identify the quantities and persistence of all air pollutants to be generated by the proposed project. If the decision makers do and the public does not have a complete inventory of pollutants and know how long

they remain hazardous, they can not make intelligent decisions.

52

* Please identify the human health risks related to the toxicity and cumulative effects of all air pollutants to be generated by the proposed project. If the public does not understand the long and short term health risks of the various pollutants, they can not make intelligent decisions.

According to a report done in 1990 for the EPA by Tom Addison: "Analyzing the effects of only one pollutant often was justified by the inaccurate conclusion that CO serves as an 'indication of the full range of pollutants'. The effects of a project on the full range of air pollutants, however, can NOT be estimated by CO emissions. In general, increasing the average travel speed on a freeway from a congested, stop-and-go condition to a steady flow decreases the emissions of both CO and total HC (hydrocarbons), but INCREASES the emissions of NO (oxides of nitrogen). Furthermore, the impacts of CO are localized, but the formation of ozone from HC and NO affects the larger air basin".

* Please describe the worst case possibility of the synergetic (combined) effects of the air pollutants from the project.

* Please describe worst case human health hazards from the air pollution generated by the project. Not just ambient air, but breathing level air by a sensitive person walking in the vicinity of the proposed project.

* Please discuss the health impacts of increased air pollution on the Vegetation including Monterey Pine Forest and all the wildlife life within.

* Please specifically describe the effects of the increased air pollution on BABY wildlife - like birds, squirrels and deer.

* Please chart the cancer and poison risks from each air pollutant and their expected volume. Use Sax's Manual "Dangerous Properties of Chemicals.

* Please include a copy of a Material Data Safety Sheet (MSDS) for each of the air pollutants identified on pages 14-3.

Your page numbers do not match your table of contents i.e. Climate and air quality.

*Fix this so it is correct and matches.

Cumulative Health Risk Standard

*Please include the human life risk assessment in number of additional risk of human death from the impacts per 1 million people;

*Please explain how the pollution quantity from construction vehicles is calculated?

Visual & Aesthetic

53

Please describe how many buildings would be taller than existing structures and could be seen from the Monterey Peninsula or from Highway 1.

Glare from light at night can be an enormous nuisance. For example: The Spanish Bay parking lot lights up the entire Asilomar Beach, and glares all night long, along the entire western seafront of Pacific Grove. The glare shines in the windows of homes and cars. It shines in the eyes of beachwalkers. The glare can be seen distinctly for 20 miles out to sea. The glare can be seen distinctly from the air, flying over Santa Cruz, Carmel Valley and Big Sur.

251-12

18

* Please detail the visual pollution from light sources at night and its impact on neighbors and wildlife.

54

* Please detail the visual impacts of the proposal from the air - from aircraft - for both day and night. Please provide aerial color photographs of the project now; and depict how it would change with the proposal.

55

High Pay vs Low Pay Jobs:

56

* Please identify and describe the number of permanent positions that the project will generate that would pay a high enough salary to allow the employee to qualify for a loan to buy a family house on the Monterey Peninsula.

* Please identify and describe the number of permanent positions that the project will generate that would pay a high enough salary to allow the employee to buy one of the "inclusionary housing units" that are a part of this plan.

* Please identify the amount of income necessary to qualify for a loan of \$265,900 - the median home value in the project area, which is used to determine the amount of "inclusionary housing".

Unexploded Ordnance (Ammunition)

57

The map on page 4.6-4 does NOT MATCH the ATSOR unexploded ordnance map or the UXO & Toxics EA/IS FT ORD Infrastructure Improvement Program Map on page 44.

Your EIR map shows fewer areas where unexploded ammunition could exist. *Exchange your map for the more complete maps identified above.

I have read documents which describe 100 pound sacks of TNT being found in huge quantities. Other reports describe chemical weapons.

58

There is not enough information in the DEIR on the type of ordnance that could be left including chemical weapons and TNT. Give us more information on that.

59

There is not enough information in the DEIR on the risk from the ordnance that could be left including chemical weapons and TNT. Give us more information on that.

60

Tell us what the largest unexploded bomb found so far is. Describe the damage it can do to humans.

61

Re-evaluate the impacts of the unexploded ordnance.

Quantify the risk of people being harmed by the unexploded ordnance after the Army has finished UXO cleanup.

Compare that risk to a similarly non-urban area where there is no known unexploded ordnance.

There is no heavy metal data or maps.

Complete a study of heavy metals and how they could affect human health of future residents and visitors.

62

To conclude this UXO risk is "less than significant" is recklessly irresponsible.

This UXO risk is significant and unavoidable unless a 100% cleanup is performed.

63

Prepare an Alternative that does a 100% cleanup of the UXO.

251-13

04
05

Prepare mitigation that mandates a 100% cleanup of the UXO.

Include a map of the existing and proposed drinking water wells and overlay a map of the existing and expected toxic plume in the groundwater draining away from the landfill. You can contact David Eisen of the Army Corp of Engineers for a map of the plume.

Signed,
David Oilworth, 408-624-6500

EXHIBIT 2

CHANGES TO REUSE PLAN - ERRATA

Changes to the Reuse Plan - Errata

This errata contains new information added to the Reuse Plan which clarifies or amplifies or makes insignificant modifications to the Reuse Plan.

Volume I

Volume I. Page 3-32. Amend the Residential Communities text, third paragraph, as follows:

The Thorsen housing area (Sun Bay Apartments and Resort) has been developed and is operating as a 291-unit 297-unit, multi-family and transient residential and resort project with a swimming pool, full service health club, and child care facilities. The Sun Bay Apartments and Resort are leased and occupied by permanent, and transient guests and families. Transient occupants use the facilities for periods of less than thirty days. The project as built is permitted to use all or a portion of the units for transient or permanent occupancy. The project has been planned to be increased with the addition of at least 64 units that would be placed on the undeveloped portion of the site. The adjacent Brostrom Park area includes 220 units of mobile homes on an existing land lease. [203-11]

Volume I. Pages 3-50 to 3-52. Amend Table 3.4-1 by adding the following note in the "Description" box adjacent to the Planned Development Mixed Use designation:

"The City or County containing the Planned Development Mixed Use land use designation shall have the authority, in various parts or areas with such designation, to prohibit some of the overall set of uses which might otherwise be allowable in the areas having such a designation upon making a finding that there will be no adverse traffic impacts".

Volume I. Page 3-89. The first paragraph on this page shall remain as written in the May 1996 Reuse Plan.

Volume I. Page 3-121. Amend Table 3.9-1 as follows:

MFD: 24 acres housing (Sun Bay Apts. and Resort); 297 existing + 64 new DU's;15 units/acre

Volume I. Page 3-125. Amend the third sentence in the text in the paragraph titled New Golf Course Community District, to read as follows:

[...] The district encompasses the existing 297-unit 291 unit Sun Bay Apartments and Resort complex on Coe Road and envisions the replacement of the other remaining housing units.

Volume I. Page 3-125. Amend the paragraph titled Projected Land Uses, to read as follows:

The residential land use is projected to total 3,365 DU's within the district. This includes approximately 3000 2304 units on 531 461 acres at an average density of 5.6 5.0 Du/ Ac. In addition, the 291 297 and additionally planned minimum of 64 units at Sun Bay Apartments and Resort existing units at Sun Bay Apartments and Resort are located on approximately 24 acres at an average density of 15 Du/ Ac. The Sun Bay Apartments and Resort complex includes a swimming pool, full service health club and child care facilities. Some of the 297 units have been and continue to be used exclusively for transient occupancy of less than 30 days, though the project is permitted to use all or a portion of the units for transient or permanent occupancy. -at an average density of 8.6 Du/ Ae.

The Brostrom Park area (currently developed with 220 mobile homes) is projected to be redeveloped. The approximately 70 acre site is projected to hold 700 units at an average of 10 Du/ Ac. The District is designated medium density and high density residential. A reallocation of the total number of units not to exceed 3,365 within this district may be desirable in response to market demand. [203-11]

Volume I. Page 3-129. Amend the first sentence of the paragraph under section 3.10.1. to read as follows:

"The California DPR has prepared the Fort Ord Dunes State Park Preliminary General Plan, is preparing a Master Plan as required [...] The State Park will also include base-wide infrastructure facilities. The Fort Ord Dunes State Park Preliminary General Plan is incorporated herein by reference".

Volume I. Page 3-145. Post District. Language contained in the May 1996 Reuse Plan shall remain the same, and shall read as follows:

POST District

The POST District for police officer training under the Monterey Peninsula Community College direction.

Volume I. Page 3-156. Procedure for Consistency Determinations, #1. Omit second sentence as amended below.

1. Each member agency shall submit all legislative land use decisions, affecting property within the jurisdiction of FORA, to the FORA Executive Officer for review and processing. Ex Officio nonvoting members of the FORA Board and the State Parks Department are exempt from this procedure. For the purpose of this procedure, the following definitions apply: [197-53]

Volume II

Volume II. Page 4-32. Add the following language to Objective F to read as follows:

“The City of Marina shall proactively work with the Coalition of Homeless Services Provides and its member agencies to provide housing and related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city’s 12th Street and Abrams Park housing areas”.

Volume II. Page 4-32. Delete the following proposed program:

~~“Program F-1.4: All properties under Title V of the McKinney Act shall be considered to be legal non-conforming uses, and shall be subject to an inspection by the building inspector subject to Health and Safety Codes”.~~

Volume II. Page 4-35. Amend the Seaside Residential Program C-1.2, as follows:

Program C-1.2: The City of Seaside shall zone and consider development of a golf course community in the New Golf Course Community District totaling 3,365 units. The district includes including the existing ~~219-unit~~ 297-unit Sun Bay apartment complex on Coe Road and ~~3,359~~ 3,068 new housing units within the remainder of this District... [203-11]

Volume II. Page 4-162. Hydrology and Water Quality Program B-1.1. Eliminate this program to reflect the current information on the geologic and environmental conditions at Fort Ord as discussed under section D of the response to comment 8-5.

City of Marina

~~“The City/County, with assistance input from FORA, and the MCWRA MPWMD, shall identify potential reservoir and water impoundment sites on the former Fort Ord and zone those areas for watershed use which would preclude urban development.”~~ [21-1]

Volume II. Page 4-162. Amend Program B-1.3 to read as follows:

~~“The City (Marina) shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District, which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the MPWMD Monterey County’s ordinance, ...”~~

Volume II. Page 4-163. Amend Hydrology and Water Quality Policy C-3 to read as follows:

~~“The MCWRA and the City shall cooperate prevent with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan to the extent feasible.”~~

Volume II. Page 4-163. Amend Hydrology and Water Quality Program C-3.1 to read as follows:

~~“The City shall continue to work with the MCWRA and MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management~~

Plan, for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies”.

Volume II. Page 4-163. Amend Hydrology and Water Quality Program C-3.2 to read as follows:

“The City shall work with the MCWRA and MPWMD ~~appropriate agencies~~ to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in ~~developing and~~ implementing measures to prevent further intrusion.”

Volume II. Page 4-166. Amend Hydrology and Water Quality Policy C-3 to read as follows:

“The MCWRA and the City shall cooperate ~~prevent with MCWRA and MPWMD to mitigate~~ further seawater intrusion based on the Salinas Valley Basin Management Plan ~~to the extent feasible.~~”

Volume II. Page 4-166. Amend Hydrology and Water Quality Program C-3.1 to read as follows:

“The City shall continue to work with the MCWRA and MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan, for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies”.

Volume II. Page 4-167. Amend Hydrology and Water Quality Program C-3.2 to read as follows:

“The City shall work with the MCWRA and MPWMD ~~appropriate agencies~~ to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in ~~developing and~~ implementing measures to prevent further intrusion.”

Volume II. Page 4-170. Amend Hydrology and Water Quality Policy C-3 to read as follows:

“The MCWRA and the County shall cooperate ~~prevent with MCWRA and MPWMD to mitigate~~ further seawater intrusion based on the Salinas Valley Basin Management Plan ~~to the extent feasible.~~”

Volume II. Page 4-170. Amend Hydrology and Water Quality Program C-3.1 to read as follows:

“The County shall continue to work with the MCWRA and MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan, for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins, to determine available water supplies”.

Volume II. Page 4-170. Amend Hydrology and Water Quality Program C-3.2 to read as follows:

"The County shall work with the MCWRA and MPWMD appropriate agencies to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in developing and implementing measures to prevent further intrusion."

Volume II. Page 4-186. Add the following new program for Marina.

"Program C-2.4: The City shall require the use of oaks and other native plant species for project landscaping. To that end, the City shall require collection and propagation of acorns and other native plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape plants material." However, this program does not exclude the use of non-native plant species.

Volume II. Page 193. Amend Program C-2.4 to read as follows:

The City shall require the use of oaks and other native plant species for project landscaping. To that end, the City shall require collection and propagation of acorns and other native plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape plants material." However, this program does not exclude the use of non-native plant species.

Volume II. Page 4-201. Amend Biological Resources Program A-8.1 to read as follows:

"The County shall prohibit development in Polygons 31b, 29a, 29b, 29c, 29d, 29e and 25 from discharging storm water or other water into the ephemeral drainage that feeds into the Frog Pond."

"The Direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park (OP) parcel into the ephemeral drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of flow of STORMWATER runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas in excess of background quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect, sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b.

Volume II. Page 4-201: Amend the last paragraph to read as follows:

Program A 8.1: The County shall allow prohibit development in Polygon 31b to discharge storm water only or other drainage into the ephemeral drainage in this parcel that feeds into the Frog Pond if a reasonable and cost effective alternative is not available subject to the, and only with the provision that future applicants for development that could impact the

Frog Pond be required to submit a Storm Water Pollution Prevention Plan that uses storm water "Best Management Practices" to control storm water, erosion and sedimentation. Such a plan shall both maintain the Frog Pond at its current level of biological diversity and health, and shall improve its level of biological diversity and health if its current condition is compromised due to existing uncontrolled storm water quality.

"Program A-8.1: "The Direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park (OP) parcel into the ephemeral drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of flow of STORMWATER runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas in excess of background quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect, sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b.

Volume II. Page 4-275. Program A-1.3. Add to the end of this program the following language:

Page 4-275. Add the following two programs:

Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas, unless an alternative mechanism is approved by the City/County and DENR".

Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered. [32-1]

EXHIBIT 3

SUMMARY OF REUSE PLAN

History & Development of FORA

October 1991

Fort Ord Community Task Force
Established

December 1994

FORA adopts FORG Base
Reuse Plan

October 1992

Fort Ord Reuse Group
Formed (FORG)

May 1996

Draft Reuse Plan/DEIR
released

May 1994

Fort Ord Reuse Authority (FORA)
Formed under SB899

March 1997

Final Reuse Plan/Final EIR
Released

FINALBASE REUSE PLAN/FEIR THEN & NOW

MAY 1996

**Draft Reuse Plan/Draft
EIR Presented:**

Development Level:

22,200 housing units

45,400 jobs

71,000 population

MARCH 1997

**Final Reuse Plan/
Final EIR Presented:**

Development Level:

10,816 housing units

18,342 jobs

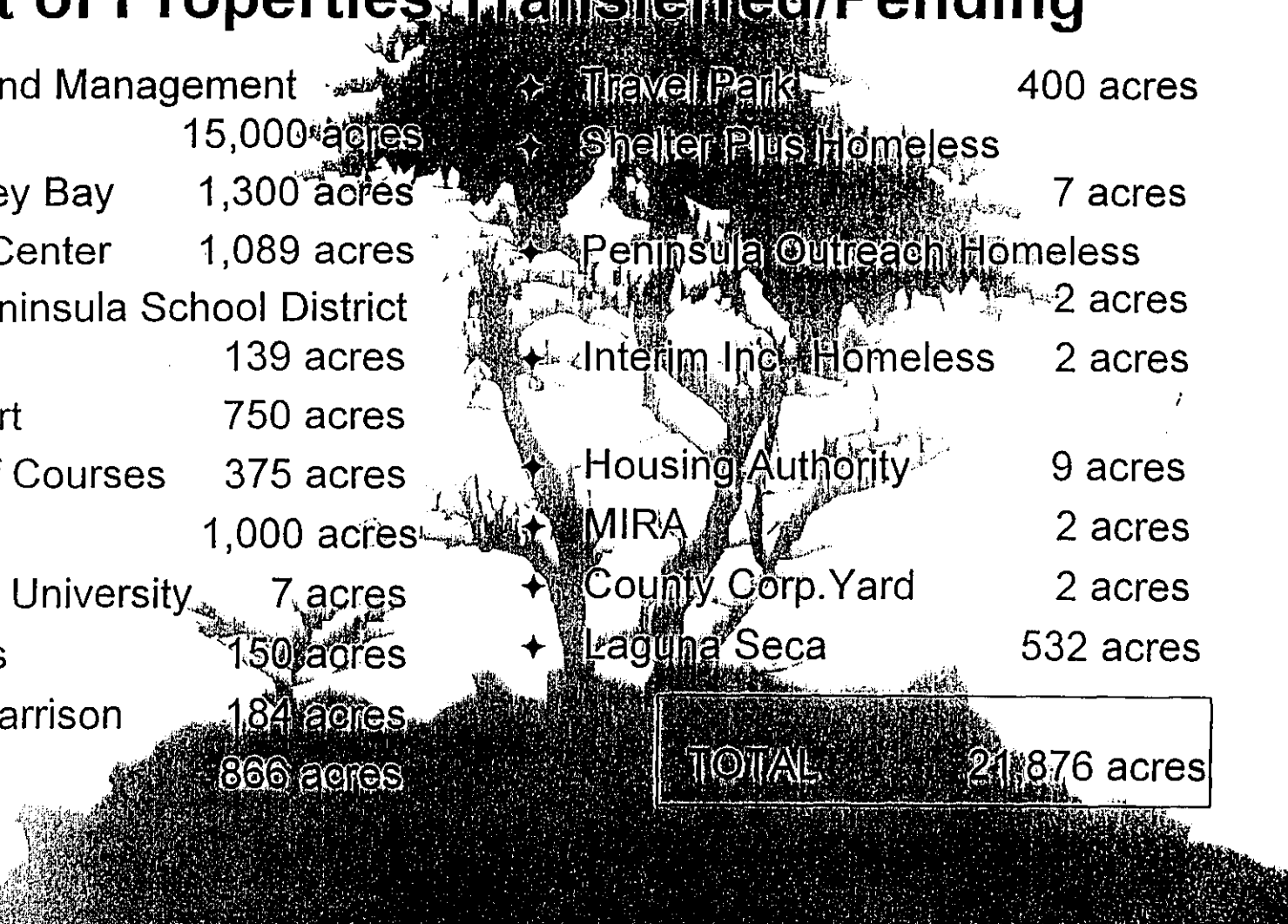
37,370 population

FINAL REUSE PLAN/ FEIR COMPONENTS

- ☆ GROWTH RESTRAINT MODEL
- ☆ LIMITED TO AVAILABLE RESOURCES
- ☆ SHARE IN REGIONAL INFRASTRUCTURE COSTS
- ☆ PROVIDES REUSE OPPORTUNITIES
- ☆ BALANCED JOBS/HOUSING PLAN

BASE REUSE CONVEYANCE STATUS

List of Properties Transferred/Pending



✦ Bureau of Land Management	15,000 acres	✦ Travel Park	400 acres
✦ CSU Monterey Bay	1,300 acres	✦ Shelter Plus Homeless	7 acres
✦ UC MBEST Center	1,089 acres	✦ Peninsula Outreach Homeless	2 acres
✦ Monterey Peninsula School District	139 acres	✦ Interim Inc Homeless	2 acres
✦ Marina Airport	750 acres	✦ Housing Authority	9 acres
✦ Seaside Golf Courses	375 acres	✦ MIRA	2 acres
✦ State Parks	1,000 acres	✦ County Corp. Yard	2 acres
✦ Golden Gate University	7 acres	✦ Laguna Seca	532 acres
✦ Marina Parks	150 acres		
✦ MPC-East Garrison	184 acres		
✦ POM Annex	866 acres		
		TOTAL	21,876 acres

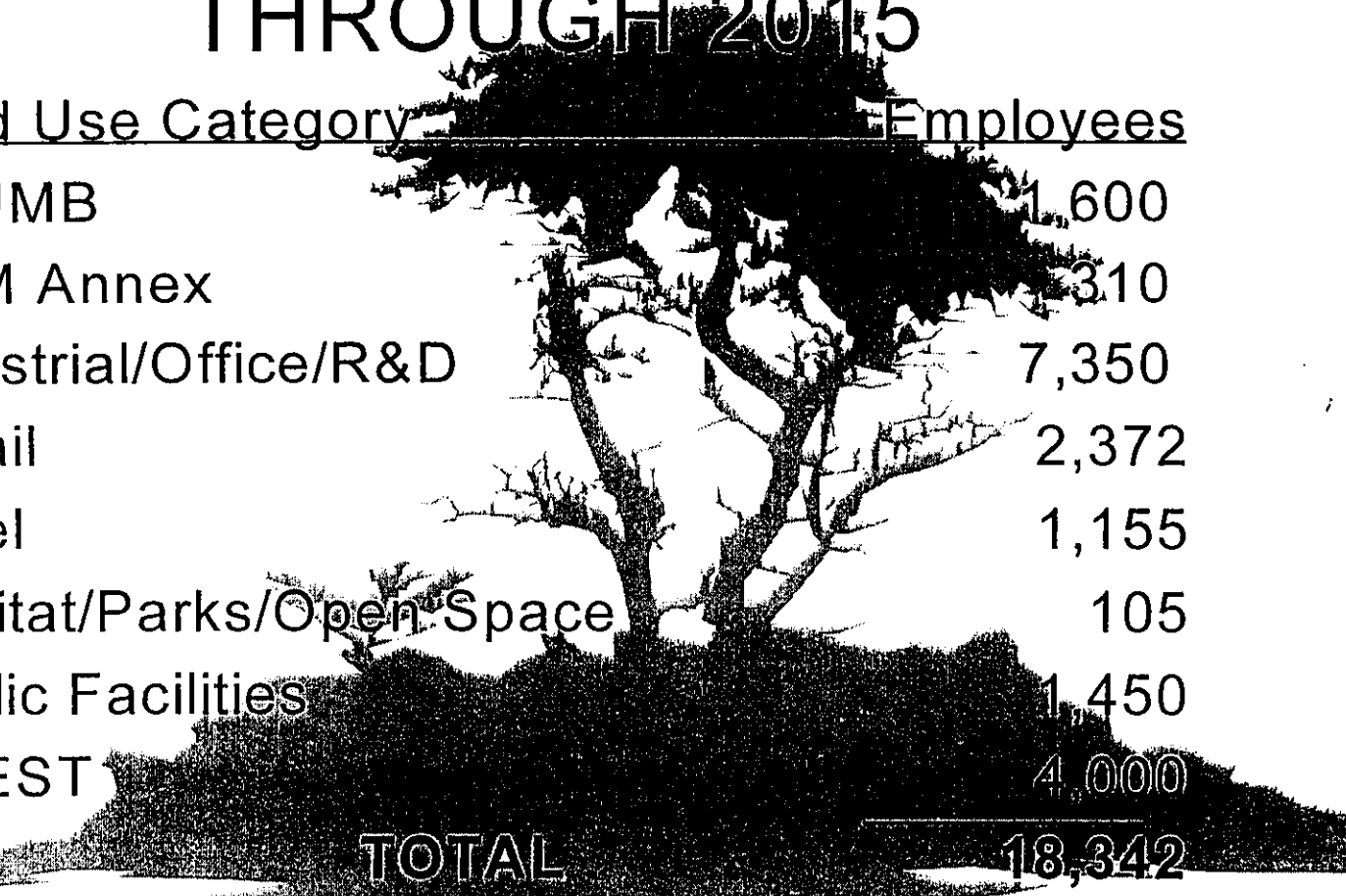
ALLOCATION OF EXISTING POTABLE WATER SUPPLY

<u>Jurisdiction</u>	<u>Allocation(afy)</u>	<u>Jurisdiction</u>	<u>Allocation(afy)</u>
City of Seaside	710	Monterey Annex/Co.	65
Del Rey Oaks/Co.	75	State Parks	45
City of Marina	1,185	Marina (p/gon 8)	50
Monterey County	545	Subtotal	5,285
ARMY	1,410	Line loss (10%)	530
CSUMB	1,035	Reserve	785
UCMBEST	165	TOTAL	6,600

RESIDENTIAL DEVELOPMENT THROUGH 2015

<u>Category</u>	<u>Units</u>	<u>Occupancy</u>	<u>Population</u>
POM Annex	1,590	2.6/unit	4,134
CSUMB Housing	1,253	2.0/unit	2,506
New Housing	6,160	2.6/unit	16,016
Existing Housing	1,813	2.6/unit	4,714
CSUMB on campus students	NA	NA	10,000
TOTAL	10,816		37,370


JOB CREATION THROUGH 2015



<u>Land Use Category</u>	<u>Employees</u>
CSUMB	1,600
POM Annex	310
Industrial/Office/R&D	7,350
Retail	2,372
Hotel	1,155
Habitat/Parks/Open Space	105
Public Facilities	1,450
MBEST	4,000
TOTAL	18,342

Fort Ord Reuse Authority

FINAL REUSE PLAN/EIR APPROVAL TIMELINE



MARCH 23, 1997	RELEASE REUSE PLAN CHANGES AND FEIR
APRIL 24, 1997	HEARING ON REUSE PLAN CHANGES AND FEIR
MAY 9, 1997	FORA BOARD MEETING - CONTINUED HEARING (IF NECESSARY)
MAY 22, 1997	FORA BOARD CONSIDERATION & ADOPTION OF REUSE PLAN AND FEIR CERTIFICATION
JUNE 13, 1997	NEXT REGULAR FORA BOARD MEETING

EXHIBIT 4

DESIGN PRINCIPLES & OBJECTIVES

DESIGN PRINCIPLES

- ◆ Create a unique identity for the community around the educational institutions.
- ◆ Reinforce the natural landscape setting consistent with Peninsula character.
- ◆ Establish a mixed-use development pattern with villages as focal points.
- ◆ Establish diverse neighborhoods as the building blocks of the community.
- ◆ Encourage sustainable practices and environmental conservation.
- ◆ Adopt Regional Urban Design Guidelines.

Design Objectives

- ◆ Where appropriate, establish a readily discernible edge to the new development.
- ◆ Create compact community form and patterns of development.
- ◆ Create distinctive and memorable entries to the area.
- ◆ Establish community form consistent with peninsula prototypes.
- ◆ Link the new neighborhoods with the surrounding cities' development fabric.
- ◆ Establish specific design and signage standards for Highway 1 Scenic Corridor to minimize the visual impact of development.

EXHIBIT 5

FINANCIAL IMPLICATIONS

Summary Overview of Financial Implications of Final Base Reuse Plan

Several public presentations have been made by FORA staff on the Final Base Reuse Plan and Environmental Impact Report (Final BRP/FEIR) for the former Fort Ord to City Councils, Commissions, Business Groups, Special Interest Groups, the County of Monterey, and others. A significant number of questions and concerns have surfaced as a consequence of these presentations. Most of these evolve around the capacity of development to generate revenue. Revenue is needed to pay for an assigned fair share of the related infrastructure developments, and the mitigations proposed in the documents. Similar comments/concerns have also been received from individuals at public hearings held on April 24, 1997 and May 9, 1997.

This summary overview of the financial implications of the proposed and resource constrained Final BRP/FEIR is provided to address the associated cost and revenue assumptions that support the capability of the plan to be implemented, once approved. This brief summary report provides:

- 1) cost forecasts, that have been refined over the past four years and are reasonable projections of the infrastructure and other activities that will be required under the plan,
- 2) revenue forecasts that can be anticipated given certain assumptions about the development envelope and land uses, and
- 3) the projected net balance once costs and revenue projections are calculated.

In order to understand the forecast summary that is included in this report it is important to define the assumptions that are used in determining the projections. These assumptions are listed below:

- The Final Base Reuse Plan, as defined with the constraints of available resources (water), is the basis for making determinations about land value; and, the numbers of new housing units, retail, commercial, and light industrial development that can be accomplished to create the jobs/housing balance being sought for revitalization of the regional economy.
- Demolition must be considered early in the process to ready property for redevelopment and is either financed from land sales revenues or significant land value write downs.
- Local Facilities Fees can be raised in an amount equal to the operational shortfalls experienced by individual jurisdictions.
- Nexus-assigned fair share of transportation infrastructure costs, including off-site and regional expense, has been determined by the Transportation of Monterey County figures to be \$116,000,000. We propose a contingency supplement to this figure (for potential modifications) to bring the total to \$134,000,000.
- The Fort Ord Reuse Authority operational expenses as projected through the year 2014.
- Revenues can be generated from several sources.
- A revenue development program may include tax increment financing, land sales revenues, assessments, and/or other special levies or taxes. The mix of financing mechanisms will have some impact on the amount of revenue generated, but is not considered to have a material effect on gross numbers.

Conceptual Basewide Cost/Revenue Summary

Estimated Cost <u>Category</u>	Amount (\$millions)	
	<u>Best Case</u>	<u>Worst Case</u>
Demolition	125	150
FORA Reuse Operations	20	35
Local/Jurisdiction Shortfalls	12	12
Transportation Network	116	134
Habitat Management	3	6
Local Facilities	35	35
Land Acquisition	10	0 ¹
Water/Wastewater System	<u>51</u>	<u>51</u>
TOTAL	\$372	\$423

Estimated Revenues <u>Category</u>	Amount (\$millions)	
	Land Sales	119 ²
One Time Mello Roos	165	
Long Term (Annual Mello Roos)	11	
Institutional Sources	14	
Local Facilities Fees	35	
Water/Wastewater System Rates	<u>51</u>	
TOTAL	\$395	

	<u>Best Case</u>	<u>Worst Case</u>
Net Revenues	+ \$23	- \$28

CONCLUSION

As demonstrated from this summary analysis of our estimates and calculations, an efficient implementation of the plan will result in an estimated \$23m positive cash flow. However, under certain conditions the result could reflect a net deficit. Managing the contingency in the reserve for such items as transportation improvements and/or implementing some recycling of building materials to reduce demolition costs, it is possible to achieve positive cash flows at some point in the development period.

This is a very tenuous margin to work with, and does not take into account:

- fluctuations in financing costs,
- severe economic downturns which may slow development,
- resistance from institutions to pay fair share allocations of costs, or
- increases in the estimates of demolition and transportation infrastructure.

However, these are a true reflection of the estimated costs and expenses and demonstrate the ability for FORA to make a finding that the funding can be secured to pay for the Final Base Reuse Plan/Final Environmental Impact Report mitigations. These estimates and projections also support the ability to economically recover and meet the financial commitments of infrastructure needs even though there may be some periodic shortfalls collectively or individually by jurisdiction.

¹ New revenue projection drives the conclusion that acquisition costs must be zero, but actual cost subject to EDC negotiation.

² Assumes EDC Process: if EDC does not occur revenues would need to be generated from development fees etc.

EXHIBIT 6

RESPONSE TO COMMENTS ON FINAL
ENVIRONMENTAL IMPACT REPORT
AND BASE REUSE PLAN

Final Responses

A number of oral and written comments have been presented to the FORA board subsequent to circulation of the Final Program EIR. The comments present common themes which are presented below with accompanying responses.

1. An alternative designed to reduce or eliminate the significant impacts of the project.

The EIR identifies the "No Project" alternative as the environmentally superior alternative because it would potentially result in the least amount of development. This means that water use and impacts to roadways, for example, would be associated only with the properties that have been and would be conveyed by the Army to the City of Marina, University of California (UC), California State University - Monterey Bay (CSUMB), City of Seaside, California Department of Parks and Recreation, the Bureau of Land Management and other agencies that may receive conveyed lands. In this scenario, as stated in the Program EIR, approximately 13 percent of the base would be developed.

The Draft EIR also identifies Alternative 6R as the second environmentally superior alternative, because approximately 22.5 percent of the former base would be developed in this scenario. Compared to the "No Project" alternative and Alternative 6R, the proposed project would result in development on approximately 29 percent of the base.

Therefore, based on the existing alternatives discussion in the Draft EIR, there is adequate discussion of alternatives that reduce project impacts.

In response to the request that an alternative analysis be provided that discusses an alternative project that would be based on a safe-yield water supply. CEQA requires alternatives to address significant impacts of the project. The Reuse Plan and EIR includes an amended Hydrology and Water Quality program C-3.1 which states the following: *"The City/County shall continue to work with the MCWRA and MPWMD to estimate the current safe yields within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies"*. This language implies that the project is limited to a safe yield water supply. Therefore, because the project is mitigated through Program C-3.1, the request for the EIR to include an additional alternative analysis is not justified.

2. Inadequate information on salt water intrusion and toxic plumes.

The EIR requires, through implementation of Hydrology and Water Quality Program C-3.1, the "City/County [...] with the Monterey County Water Resources

Agency and the Monterey Peninsula Water Management District [...] to determine available water supplies". Implementation of this program by FORA, the cities with jurisdiction at Fort Ord, MPWMD and the Monterey County Water Resources Agency is required.

As part of the MCWRA responsibility to determine safe yields in the basin, current information on the sodium chloride levels in the area of the Salinas Valley groundwater basin under Fort Ord need to be updated. As it pertains to toxic plumes, the Final Program EIR acknowledges the issue by discussing current efforts by the Army to rectify the toxic plume problem. Refer to response to comments 335-15 and 151-65 in Volume II of the Final Program EIR for additional information.

3. The EIR fails to inform the public and decision makers what the project is prior to certification of the EIR and approval of the project.

The modifications to the Reuse Plan and EIR, which are the result of the public comments, do not constitute in and of themselves "substantial changes" to the EIR (CEQA Guidelines Section 15088.5), but merely clarify or amplify, or make insignificant modifications to the Program EIR. The policy considerations included in the Final Program EIR response to comments are also void of substantial changes to the EIR. Therefore, there is no requirement that would trigger recirculation of the EIR.

4. Provide a revised Reuse Plan.

FORA may, based on availability of funds, print a final base Reuse Plan. A decision will be made at a future date.

5. The sale of land by Fort Ord jurisdictions will put pressure on limited resources.

The sale of land in the context of a lack of resources does not preclude legal constraints to development, whereby use of property is temporarily restrained due to limited resource (i.e., inadequate water supplies lead to moratoriums on development).

6. The plan does not state future development will occur based only on a safe-yield on-site water supply.

Refer to response to comment #2 above. Also, refer to response to comment 165-17 in Volume II of the Final Program EIR for additional information.

7. Urban reserve set aside.

The commenter is suggesting the use of urban reserve areas as an alternative to the CIP programming provided for in the plan as means of managing phased development.

8. Enforceability of Reuse Plan policies and programs

All Reuse Plan policies and programs will be enforced through the FORA board. This process is described in Volume I of the Reuse Plan Section 3.11.5 (now renumbered to Section 3.11.6 to accommodate the DRMP).

9. Height Limitations

The Reuse Plan does not restrict future buildings based on the number of floors or a numerical height, but instead addresses height through the context of mature vegetation. The response to comments in Volume II of the Final Program EIR adequately addresses this issue. Refer to response to comments 68-2 and 203-12.

10. Degradation of roadway level of service

FORA will provide its fair share of regional roadway improvements.

11. Adequacy of DRMP

The DRMP is an effective management tool in conjunction with the objective, policies and programs and development standards.

12. Traffic impact analysis did not include the project's impact on the "existing environment".

The "existing environment", as defined by FORA, includes the widening of three "off-site" roadways before their respective levels of service (LOS) are allowed to drop below "FORA's level of service (LOS) standards". The roadways include Del Monte Boulevard (Monterey section only), Highway 218 and Reservation Road. Funding for widening of these roadways will be through impact fees collected as a result of development of Fort Ord. Highway 68, though included in the text of the Draft Program EIR as part of the "financially constrained scenario", was, in fact, not incorporated in the transportation model for the "financially constrained scenario" and was not assumed to be completed by the year 2015 (the year the transportation model ends). Therefore, widening of Highway 68 is not part of the "project description". Widening of Del Monte Boulevard has already occurred.

The transportation model assumed Del Monte Boulevard, Highway 218 and Reservation Road widening would occur as part of the "project description" (i.e. to be completed before the respective LOS drops below the CMP standard).

The mechanisms to insure the level of service of these roadways does not drop below FORA's level of service (LOS) standards (FORA's LOS standards are the same as the Monterey County's Congestion Management Program standards) is the Development and Resources Management Plan (DRMP) (section 3.11.5.3 (d)) and the California Environmental Quality Act (CEQA), which requires mitigation of an identified impact.

The comment is also connected to an air quality issue. As it pertains to the carbon monoxide levels analyzed, the levels may be understated if the transportation model did not include an analysis of "existing conditions". As stated above, the transportation model included the widening of the above referenced roadways within the model's 20 year time frame, thus evaluating "existing conditions" and, furthermore, assumed their widening by 2015 through implementation of CEQA requirements relating to mitigating impacts. As a result of the public review process, the DRMP was developed to provide a more specific mechanism to deal with the proper timing of mitigations (i.e., road widening).

13. The Reuse Plan buildout population is too large.

The FORA Board has the option to reduce the buildout population.

14. 1,522 versus 1,300 existing residential units.

At the time the market study for the Reuse Plan was prepared, it was assumed that 1,522 existing units could be reused. Subsequently, the estimated number of renovated units has been reduced in the Business Plan to 1,300. This revised number reflects a) removal of a limited number of units with settling problems in the proximity to the landfill, b) a reduced number of units to be retained in the Patton Park housing area.

EXHIBIT 7

POLICY ISSUES

Policy Considerations

The following policy Considerations, which are based on public and agency comments received on the Draft Program EIR, have been taken from Volume II of the Final Program Environmental Impact Report. The number which precedes each of the following policy considerations represents the comment which precipitated the policy consideration.

11-1:

Policy Consideration

The Board should consider including a gun range in the East Garrison area.

32-1:

Policy Consideration

Following each numbered recommendation below is a Policy Consideration note for the FORA Board to consider. It is recommended that the FORA board submit the Policy Consideration to the Army as a comment on the Draft EE/CA whereby the Army would consider amending its EE/CA to accommodate the Policy Consideration.

General Recommendations Included in the January 1997 EE/CA

6.1.2 Universally, all parcels disposed of by the Army at the former Fort Ord should carry in the deed a statement that all current and future recipients of Fort Ord property should be made aware that, for nearly 80 years the installation was used for a variety of military activities that involved OE, and that any area of the installation may potentially contain OE, and a warning to prospective future property owners should accompany any subsequent property disposal (i.e., the warning should "run with the land"). While deed restrictions are a useful notice device, a deed restriction is not necessarily a complete notice to all potential users of a parcel. The use of a deed restriction should often accompany the use of other notices, and security, safety, and educational efforts.

Policy Consideration

No policy recommended.

6.1.3 The installation or other reuse planning entity should continue to provide for public education activities such as educational materials, public meetings, public speaking engagements, and public announcements over the long term. These activities should be coordinated through a central planning function in order to avoid redundancies, and to prevent conflicting information or misinformation from reaching the public.

Policy Consideration

In order for the EE/CA to be effective in reducing the risk associated with OE, FORA should communicate to the Army that ~~they~~ the U.S. Government shall be responsible for funding the educational program in the context of labor costs and materials in perpetuity.

6.1.4 As part of the educational effort, the installation or other reuse planning entity should implement a program for the development and construction of display cases. These display cases should provide information sufficient to inform the public of the dangers of OE, the extent of known (i.e. confirmed) or suspected OE, OE sampling removal activities, and history of military operation at the installation. Display cases should be updated with new information on an as-appropriate basis. The display cases should be located in areas where people tend to congregate, including: school administrative facilities, visitors' centers, bus stops, and at proposed commercial facilities such as movie theaters and restaurants. These display cases would supplement those identified for site-specific locations. These activities should be coordinated through a central planning function in order to maximize the effectiveness of the display cases, avoid redundancies, and to prevent conflicting information or misinformation from reaching the public.

Policy Consideration

In order for the EE/CA to be effective in reducing risks associated with OE, FORA should communicate to the Army that the U.S. Government shall be responsible for funding, installation and the maintenance of all display cases.

6.1.5 Deed restriction should be placed upon any property lying within a known or suspected OE site that could potentially be excavated. These restrictions should note the depth to which OE has been removed from the site, the depth to which excavation is considered acceptable, and specify conditions for use of a UXO monitor during excavation activities. On properties that are transferred without deeds (i.e., federal-to-federal transfer[s]), conditions of use should be stipulated in transfer documents. These conditions are loosely referenced as deed restriction throughout this document.

Policy Consideration

No policy recommended.

6.1.6 Patrols by the federal police and /or BLM personnel should be continued to ensure that the public complies with BLM's policy of limiting access to roads and trails that are designated "open." Additionally, the patrolling personnel should actively monitor and document trespass into OE sites that have been signed /fenced as off limits. Should it be determined that an individual site is being improperly accessed, the control being applied to the site should be reevaluated for effectiveness. For example, if individuals are accessing a site where perimeter warnings have been constructed, consideration should be given to supplementing perimeter signs with a perimeter fence. Additional supplemental measures could include increased patrols, more secure fencing, or additional educational efforts, as appropriate.

Policy Consideration

In order for the EE/CA to be effective in reducing risks associated with OE, FORA should communicate to the Army that ~~they~~ the U.S. Government shall be responsible for funding, installation and the maintenance of all display cases.

6.1.7 The entire road and trail system on open space and parks and recreation portions of the installation should be scrutinized to preclude easy access into OE sites. Roads and trails that "dead-end" at sites known to contain OE should be closed at the intersection prior to the OE site. This would preclude a person inadvertently walking/riding into an OE site and would leave such person with no alternative other than to reverse their course or traverse the site.

Policy Consideration

In order for the EE/CA to be effective in reducing risks associated with OE, FORA should recommend to the Army that ~~they~~ the U.S. Government shall be responsible for funding, installation and the maintenance of all signs in open space and park areas which contain OE.

6.1.8 A concern exists regarding the safety of employees accessing the site to perform duties associated with land management efforts on much of the installation. Field personnel including biologists, archaeologists, wildland firefighters, and others who may have a need to access or excavate in areas away from existing roads, trails, or other public access areas in OE sites are subject to a higher probability of exposure than a general public that complies with land use regulations (i.e., by staying on designated trails and roads). Field personnel should be fully apprised of the dangers of OE, receive safety briefings, and be escorted by UXO monitors whenever their work might involve activities that exceed the land use limitations placed on individual areas. For example, a wildland firefighter should not construct a fire line in open space areas in OE sites that have received a surface removal. In these instances, either a "let burn" policy should be developed, or individual crew leaders be accompanied by a UXO monitor upon initial attack and during fire-line construction.

Policy Consideration

No policy recommended.

57-6:

Policy Consideration

In the comment, the City of Monterey requests reimbursement of FORA's fair share cost of Del Monte Avenue shall be paid as a transit in-lieu of fee. This requires a policy decision by FORA.

60-23:

Policy Consideration

FORA should consider whether graphics and tables in the Reuse Plan should refer to Del Rey Oaks in lieu of the South Gate Planning Area and Monterey in lieu of the York Road Planning Area.

60-28:

Policy Consideration

FORA should consider whether graphics and tables in the Reuse Plan should refer to Del Rey Oaks in lieu of the South Gate Planning Area and Monterey in lieu of the York Road Planning Area.

60-29:

Policy Consideration

FORA should consider whether graphics and tables in the Reuse Plan should refer to Del Rey Oaks in lieu of the South Gate Planning Area and Monterey in lieu of the York Road Planning Area.

154-2:

Policy Consideration

Appendix B. PFI and PSP. The FORA Board shall consider whether to establish policy to contribute to the funding of operations and maintenance for MST.

Regardless of FORA funding its share of MST O&M, there will remain a significant environmental impact because the funding of MST O&M would be short \$37.5 million as a result of "Other Development". Refer to the following Changes to the EIR section below for amended text.

197-59:

Policy Consideration

Reducing roadway width will reduce impervious surfacing, reduce drainage system capacity requirements, reduce pollutant associated with impervious surfacing, reduce roadway maintenance costs, and potentially provide an incentive to use alternative modes of transportation. This is a matter for ITAC and the FORA Board to consider.

197-95:

Policy Consideration

FORA should consider whether to revise the Draft Reuse Plan to reflect a reduction in buildout capacity for UCMBEST provided by UC, reducing the draft program from 5,022,631 sq. ft and 150 room hotel to 4,416,697 sq. ft. and a 150 room hotel.

200-3:

Policy Consideration

The FORA Board should consider whether to limit economic development to replacing the 18,227 jobs that existed at the former Fort Ord at the time of base closure.

200-4:

Policy Consideration

The FORA Board should consider whether to limit the population to the same population that was on the Base when Fort Ord was a full military installation.

200-17:

Policy Consideration

FORA should consider whether a specific reuse plan update schedule be adopted.

203-2:

Policy Consideration

The role for FORA in the implementation of the Reuse Plan is an important policy area for the Board to consider.

203-10:

Policy Consideration

The City of Seaside is requesting more broad language which would allow the city to respond to and capitalize on development opportunities as they arise. There are land use and CEQA implications to this request. For example, the replacement of residential land use densities with lower densities, could potentially reduce the viability of an integrated transit system and rail system, decrease internal traffic on the existing Fort Ord road system, and increase traffic flows on regional roadways. This scenario was not considered in the traffic model prepared for the EIR. The traffic model is instead premised on the densities discussed in the Reuse Plan under consideration. To change densities could require new traffic analysis. Furthermore, with fewer residential units on Fort Ord there would be a different jobs/housing balance scenario where less traffic occurs on Fort Ord internal roadways, but more traffic on the regional roadway system. A greater number of vehicles on, for example, Blanco Road and Highway 68, would increase these roadways congestion beyond that evaluated and projected in the transportation model. A significant change in the residential land use densities may require funding for a new transportation model analysis and its accompanying report.

204-5:

Policy Consideration

The City of Marina is requesting more flexibility as it pertains to future development.

204-13:

Policy Consideration

The City of Marina is requesting that "market reality" and the demands of "economic forces" prevail in the future development of Fort Ord and the Reuse Plan be implemented in a flexible way that does not become an impediment to development.

204-14:

Policy Consideration

The City of Marina is requesting that the AMBAG's *Livable Communities Initiative* document be recognized as a reference document and should not be considered as a policy document constraining the reuse plan.

208-1:

Policy Consideration

The FORA Board shall consider the downsizing of the Fort Ord project.

211-3:

Policy Considerations

The FORA Board should consider whether to include an Enterprise or Empowerment Zone(s) and consider adding policies that integrate the concepts of community policing.

211-5:

Policy Considerations

FORA may want to amend Objective F to read as follows: "The City of Marina shall proactively work with the Coalition of Homeless Service Providers and its member agencies to provided housing and related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Housing areas".

211-6:

Policy Considerations

FORA may want to amend Program F-1.2 to read as follows: "The city shall offer technical assistance and work in a proactive manner to integrate in the fastest manner possible programs which have been approved under Title V of the McKinney Act, into the community"

211-8:

Policy Consideration

Volume II. Page 4-32. Consider amending Program G-1.1 to read as follows:

"The development of affordable housing through the use of density bonuses, and inclusionary zoning to encourage flexibility in household size and composition shall be used".

211-10:

Policy Consideration

Volume II. Page 4-38. Consider amending Program G-1.1 to read as follows:

"The development of affordable housing through the use of density bonuses, and inclusionary zoning to encourage flexibility in household size and composition shall be used".

211-10:

The commenter requests that Objective F on page 4-37 of the Reuse Plan (Volume II) should be reworded. Refer to the following policy consideration.

Policy Considerations

FORA may want to amend Objective F to read as follows: "The City of Seaside shall proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing and related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Housing areas".

The commenter requests that Program F-1.2 on page 4-38 of the Reuse Plan (Volume II) should be reworded.

Policy Considerations

FORA may want to amend Program F-1.2 to read as follows: "The city shall offer technical assistance and work in a proactive manner to integrate in the fastest manner possible programs which have been approved under Title V of the McKinney Act, into the community"

211-11:

Policy Considerations

It is recommended that ten new McKinney Act units be integrated into new development at Fort Ord in the City of Seaside.

213-7:

Policy Consideration

The Army is requesting that the EIR text be rewritten and figures and table be changed to reflect the current POM boundaries.

213-76:

Policy Consideration

The FORA Board shall consider whether to change the draft program E-2.3 reproduced below:

Program E-2.3: Monterey County shall designate a team of staff planners, landscape architects, engineers, and other qualified professionals to work with the Army through the BRAC process to ensure landfill cap design is adequate for proposed uses, including such parameters as depth of cap, final landforms, and visual attractiveness.

329-2:

Policy Consideration

FORA shall consider the character and extent of the financial obligations in the financing of infrastructure and services required for the reuse of the former Fort Ord.

331-18:

Policy Consideration

Page 1-62 of the Draft EIR. Eliminate Hazardous and Toxic Materials Safety Policy A-1 and Programs A-1.1 and A-1.2. This would require removal of this language in Volume II of the Reuse Plan as well. Removal of this language from the Reuse Plan and EIR would not preclude the Army from implementing its UXO removal plans.

Fort Ord Reuse Plan - Policy Considerations

Therefore, measures required to reduce the risk associated with UXO continue regardless of the local jurisdiction's and the conclusions contained in the Final PEIR would remain the same (i.e. significant and unavoidable impact).

334-7:

Policy Considerations

Redevelopment agency powers should be utilized in the financing arrangements at the former Fort Ord and legislation sought to direct a portion of the housing set-aside authorized under SB 1600 to support continuance of McKinney programs and other affordable housing programs.

340-19:

Policy Consideration

The FORA Board shall consider installing separate meters on all new construction to the greatest extent possible in order to monitor water waste. Individual meters are one of the Best Management Practices adopted in the Memorandum of Understanding Regarding Urban Water Conservation in California by local water companies under the terms of AB 797 (1983) and subsequent amending legislation.

342-13:

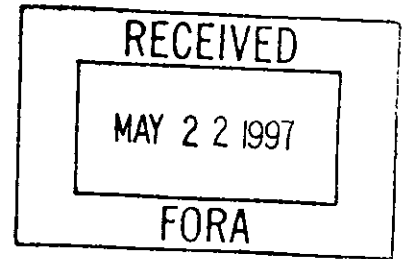
Policy Consideration

The FORA board shall consider distributing its off-site roadway improvements funding equally to all roadways.

350-2:

Policy Consideration

Establish an Architectural Review Board for Fort Ord.



May 21, 1997

Chairman Don Jordan and
FORA Board Members
100 12th Street, Building 2880
Marina, CA 93933

Dear Chairman Jordan and Members of the Board:

The City of Monterey supports certification of the Final Environmental Impact Report (FEIR) and approval of the Final Base Reuse Plan for Fort Ord provided that FORA:

1. Approves a year 2015 population level not to exceed 31,500.
2. Revises the Plan and EIR, particularly the development levels of 10,816 housing units, 18,342 jobs and 31,500 population should there be a change in the available water supply to Fort Ord.
3. Adds to the Base Reuse Plan Section 3.11.5.4(d) Water Supply Management and Augmentation programs.
 1. Protection of Yield and Quality of Water Supplies item (e):

"(e) FORA shall monitor safe yield water as measured by water quality degradation."
4. Sets the intensity of development at a level that can be served by concurrent infrastructure.
5. Provides teeth in the Plan implementation programs ensuring that if infrastructure is not available, the development intensity will be reconsidered at that time.
6. Progresses towards a satisfactory agreement on cost and revenue sharing.
7. Prepares a Final Base Reuse Plan consolidating all of the errata, corrections and changes into one document for public distribution following FORA Board approval.

I would request that the FORA Board consider these provisions in their deliberations on the Final Base Reuse Plan.

Sincerely,



Dan Albert
Mayor

DA:BF:pk

c: City Council
City Manager

DRAFT

May 27, 1997

Mayor Dan Albert
City of Monterey
City Hall
Monterey, CA 93940

Dear Mayor Albert:

Thank you for your letter of May 21, 1997, to Chairman Jordan expressing your concerns associated with the approval of the Fort Ord Base Reuse Plan. This letter transmits our staff response to those written issues and attempts to address the concerns.

The specific issues submitted by the City of Monterey follow, with FORA response's immediately after.

- 1. Approves a year 2015 population level not to exceed 31,500.**
FORA staff has recently received information from California State University Monterey Bay that suggests that our estimates of population within the planning period should be reduced to 35,000 persons. We will make note this fact in our report to the Board as it takes its second vote for approval of the plan. Counsel advises that this would not require an amendment to the plan, nor would it constitute an impact of a substantial nature. This information appropriately should be provided to the Board prior to its final vote.
- 2. Revise the Plan and EIR should there be a change in the available water supply to Fort Ord.**
The estimates of jobs, population, and dwelling units assumes the availability of the water resources that are described in the plan (6,600 afy + reclaimed water). If the monitoring (or other factors) demonstrates that these resources are reduced in any significant way, these estimates would need to also be reduced. Since impacts would be lowered FORA may not be required to perform planning or environmental review for that reduction. However, it is clear under the California Environmental Quality Act that any significant change (i.e. reduction in available water) will require new planning and corresponding environmental review. The Board could adopt a policy similar

to your recommendation, but we believe this is already covered under State law.

3. **Add language to the Base Reuse Plan Section 3.11.5.4(d) Water Supply Management and Augmentation programs.**

Protection of Yield and Quality of Water Supplies item (e):

"(e) FORA shall monitor safe yield water as measured by water quality degradation."

Safe yield and water quality degradation issues in the Salinas River Basin are the responsibilities of the Monterey County Water Resources Agency (MCWRA). This agency is currently preparing a Basin Management Plan (BMP) to address these issues. FORA will be an active participant in the preparation of the BMP)

FORA has taken steps, through the Development and Resource Management Plan (DRMP) to address water quality degradation. Specifically, section 3.11.6 states "The water purveyor shall annually report to FORA on chloride levels of water withdrawn from the former Fort Ord's wells and, if necessary, recommend corrective actions."

4. **Sets the intensity of development at a level that can be served by concurrent infrastructure.**

The Reuse Plan provides for development and the infrastructure necessary for development to occur. The issue of infrastructure availability to serve development is monitored through FORA's Capital Improvements Program review, local jurisdictional project review and project specific CEQA documents.

5. **Provides teeth in the Plan implementation programs ensuring that if infrastructure is not available, the development intensity will be reconsidered at that time.**

The Reuse Plan provides for development and the infrastructure necessary for development to occur. Infrastructure availability is monitored through FORA's Capital Improvements Program, local jurisdiction project review and project specific CEQA documents.

6. **Progresses towards a satisfactory agreement on cost and revenue sharing.**

Revenue and cost sharing issues are being discussed as part of the preparation of the Economic Development Conveyance (EDC) application. These issues will be resolved before the FORA Board is asked to approve submission of the EDC application.

- 7. Prepares a Final Base Reuse Plan consolidating all of the errata, corrections and changes into one document for public distribution following FORA Board approval.**

FORA staff is preparing a cost estimate to address this issue. FORA staff will present the cost estimate and funding options to FORA as part of the FY 97/98 budget in July.

Thank you for the opportunity to respond to your May 21, 1997, letter. Should you have any questions, please contact me at 883-3672.

Respectfully,

Michael A. Houlemard, Jr.
Executive Officer

cc: FORA Board
f:shared/respnse.doc

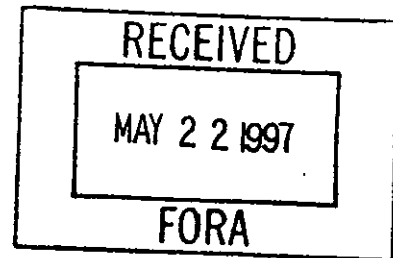


CALIFORNIA STATE UNIVERSITY MONTEREY BAY

100 Campus Center Seaside, California 93955-8001

May 21, 1997

Michael A. Houlemard Jr.
Executive Officer
Fort Ord Reuse Authority
100 12th Street, Building 2880
Marina, California 93933



Subject: FORA's Final Base Reuse Plan/Environmental Impact Report

Dear Mr. Houlemard:

California State University, Monterey Bay (CSUMB) has reviewed the Comments and Responses documents, issued by the Fort Ord Reuse Authority (FORA), and has the following comments for consideration.

As you know, CSUMB has been progressing with preparation of our Campus Master Plan since 1995. Extra time has been worked into the schedule to allow for an extensive community participation program. Correspondingly, we have been meticulously developing our student enrollment and faculty/administrative support projections, based on the University's evolving academic and residential programs.

For these reasons, CSUMB has provided general, preliminary population and housing figures to FORA for use in the Base Reuse Plan. Specifically, planning data provided consisted of the following: ultimate enrollment of 25,000 full-time equivalent (FTE) students and 3,200 faculty/staff; year 2015 projection of 12,500 FTE and 1,600 faculty/staff; and a residential goal of 80% of the FTE enrollment living on campus. In lieu of final Master Plan enrollment, population, and housing data, CSUMB has confirmed in each major stage of Reuse Plan and EIR preparation that these preliminary numbers were the best available information with the caveat that specific Master Plan data would be provided to FORA as soon as it is available.

CSUMB is now nearing a major milestone in finalizing our baseline data and projecting a complete profile of population characteristics. This data projects phased growth of student enrollment, faculty/staff employment, residential goals for students, faculty/staff, and their family members, other on-campus employment generation, as well as building space to support the educational programs, residential demand, and campus supporting commercial. These

projections will be released early this summer. It should be noted that the baseline data for student enrollment has not changed from the information previously provided, and consists of 12,500 FTE in year 2015 and 25,000 FTE at full campus build out. We are, however, considering 60-65% of FTE enrollment as a residency goal for students housing.

Although CSUMB does not expect FORA to revise its plan at this point to include our specific data, this information serves to apprise FORA of CSUMB's activities and intent. Particularly in light of the responses FORA prepared to CSUMB's comments on the Draft Reuse Plan/EIR, which were not specific on the topics of policies and mitigation. In the coming months, CSUMB will publish its Master Plan and EIR, which will be more detailed and specific in defining University policies and performance standards for the property within its jurisdiction.

Thank you for the opportunity to enter this information into the public record. Should you have any questions, please contact me at 582-3375 or Trisha Lord at 582-3603.

Sincerely,



for David Salazar
Director, Facilities Planning and Development

c: Hank Hendrickson, CSUMB
Steve Reed, CSUMB
Dennis Potter, FORA

CITY HALL
BOX CC
CARMEL-BY-THE-SEA, CALIFORNIA 93921

16 May 1997

Chairman Don Jordan and
FORA Board Members
100 12th Street, Building 2880
Marina, CA 93933

VIA FAX

Dear Chairman Jordan and Members of the Board:

The City of Carmel-by-the-Sea has been an active and interested participant in the Fort Ord Reuse planning process, as we have long recognized the importance of the reuse of Fort Ord to the Monterey Peninsula and our region. It is our position that the plan must work for the entire region as well as the land use jurisdictions, by providing for redevelopment of the former base while preserving the quality of life on which we all depend. With some proposed changes, we believe that the Fort Ord Reuse Plan can meet the needs of all interested communities and provide an exemplary blueprint for our future.

We would propose:

1. A population cap with a definite total of 34,000 (including CSUMB at full build-out). Land-use densities should reflect this total figure. This is approximately the population at peak Army use, but the impact of civilian populations will be much heavier on infrastructure and surrounding communities than was the military use.
2. Creation of an urban reserve of land within the proposed reuse plan, with the requirement that this land cannot be sold or developed without a supportive vote of Monterey County residents. These are currently vacant polygons which do not have buildings or utility service. The polygons proposed for inclusion in the reserve are designated in the draft EDC submission as: SE-6 and SE-7; MOCO-5, MOCO-6, MOCO-7, and MOCO-9.
3. Development of a Design Guidelines for the Highway One scenic corridor which must be adopted prior to adoption of the overall Base Reuse Plan, and expand on the visual qualities outlined in the proposed Plan on pg. 3-110 and pg. 3-122 of Volume 1. The Guidelines must provide for:

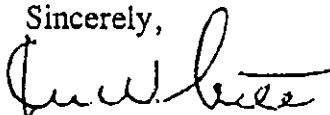
FORA Board
15 May 1997
Page 2

- a. Increased non-development setback to 200 feet from the Highway One right-of-way;
 - b. Maximum building height limited to a single story, from 200 feet to 400 feet from the Highway One right-of-way; and
 - c. Maximum building height limited to two stories, from 400 feet from the Highway One right-of-way to North-South Road.
4. Reconfiguration of the water allocation system prior to adoption of the Plan. We have three areas of concern:
- a. The original reserves have been committed and the reserve amount should be increased;
 - b. Water should set aside for public projects (e.g., parks and landscaping);
 - c. There appears to be some imbalances in the original Allocation Plan; staff should do further analysis.

We are transmitting our comments to you in advance of the 22 May Board Meeting, so that you may gain a better understanding of the perspective of the City of Carmel-by-the-Sea. If you would like to discuss these comments, I would welcome a phone call at 624-2781.

Thank you for your consideration of our position.

Sincerely,



Ken White
Mayor

c: Michael Houlemard, FORA Executive Officer
Doug Holland, FORA General Counsel
Administrative Committee Members

KW:sam Over/Sarah/confirm

May 27, 1997

DRAFT

Mayor Ken White
Carmel-By-The-Sea
City Hall
Box CC
Carmel-By-The-Sea, CA 93921

Dear Mayor White

Thank you for your letter of May 16, 1997, to Fort Ord Reuse Authority (FORA) Chair Don Jordan expressing the City of Carmel-By-The-Sea's concerns associated with the approval of the Fort Ord Final Base Reuse Plan. This letter transmits our staff response to those written issues, and attempts to address the concerns as referred by the FORA Board on May 22, 1997.

The specific issues you have submitted follow, with FORA's staff response immediately after:

1. A population cap with a definitive total of 34,000

FORA staff has recently received information from California State University Monterey Bay that suggests that our estimates of population within the planning period should be reduced to 35,000 persons. We will make note of this fact in our report to the Board as it takes its second vote for approval of the plan. Counsel advises that this would not require an amendment to the plan, nor would it constitute an impact of a substantial nature. Therefore, this information is also appropriate to be provided to the Board prior to its final vote. However, there does not appear to be support for our absolute "cap" of these population estimates.

2. Creation of an urban reserve of land within the proposed reuse plan.

"Urban Reserve" is a concept that has not proven to be acceptable to on-base land use jurisdictions. It may be appropriate to review the general plans of the jurisdictions to understand better the implementation of the individual land use strategies. Since we have created development constraints tied to water availability an urban reserve seems unnecessary.

3. Development of a Design Guidelines for the Highway One scenic corridor

The Base Reuse Plan contains Design Principles and Design Objective. FORA must develop Design Guidelines which must be implemented by the land use jurisdictions. FORA has not yet developed the Design Guidelines and the land use jurisdictions have not yet developed Design Guideline implementation documents. Each land use jurisdictions Design Guidelines implementation document must be reviewed and approved by the FORA Board. It may be appropriate for you to recommend that the Board adopt a policy to review the land use jurisdiction's Design Guideline implementation documents to confirm the establishment of a scenic design corridor.

4. Reconfiguration of the water allocation system prior to adoption of the plan.

Water allocation is not tied to the Reuse Plan in a corresponding fashion. Since there exists a Board policy to revisit the allocation issue as needed, this request should be honored. Also, since the date of your letter, the Board has asked that a portion of this issue be discussed at the June 13th meeting. We have also scheduled meetings with CSUMB to discuss the calculations involved in their water usage estimates.

Thank you for the opportunity to respond to your May 16, 1997, letter. Should you have any questions, please contact me at 883-3672.

Respectfully,

Michael A. Houlemard, Jr.
Executive Officer

cc: FORA Board

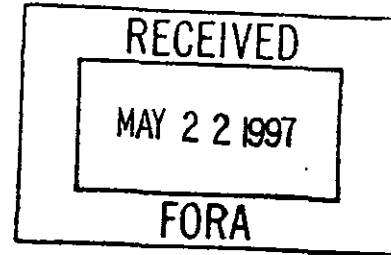


CALIFORNIA STATE UNIVERSITY MONTEREY BAY

100 Campus Center Seaside, California 93955-8001

May 21, 1997

Michael A. Houlemard Jr.
Executive Officer
Fort Ord Reuse Authority
100 12th Street, Building 2880
Marina, California 93933



Subject: FORA's Final Base Reuse Plan/Environmental Impact Report

Dear Mr. Houlemard:

California State University, Monterey Bay (CSUMB) has reviewed the Comments and Responses documents, issued by the Fort Ord Reuse Authority (FORA), and has the following comments for consideration.

As you know, CSUMB has been progressing with preparation of our Campus Master Plan since 1995. Extra time has been worked into the schedule to allow for an extensive community participation program. Correspondingly, we have been meticulously developing our student enrollment and faculty/administrative support projections, based on the University's evolving academic and residential programs.

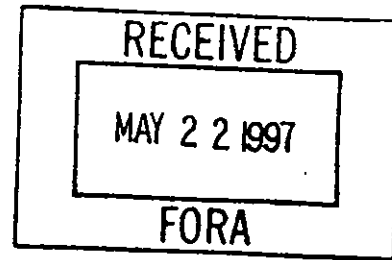
For these reasons, CSUMB has provided general, preliminary population and housing figures to FORA for use in the Base Reuse Plan. Specifically, planning data provided consisted of the following: ultimate enrollment of 25,000 full-time equivalent (FTE) students and 3,200 faculty/staff; year 2015 projection of 12,500 FTE and 1,600 faculty/staff; and a residential goal of 80% of the FTE enrollment living on campus. In lieu of final Master Plan enrollment, population, and housing data, CSUMB has confirmed in each major stage of Reuse Plan and EIR preparation that these preliminary numbers were the best available information with the caveat that specific Master Plan data would be provided to FORA as soon as it is available.

CSUMB is now nearing a major milestone in finalizing our baseline data and projecting a complete profile of population characteristics. This data projects phased growth of student enrollment, faculty/staff employment, residential goals for students, faculty/staff, and their family members, other on-campus employment generation, as well as building space to support the educational programs, residential demand, and campus supporting commercial. These



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projections will be released early this summer. It should be noted that the baseline data for student enrollment has not changed from the information previously provided, and consists of 12,500 FTE in year 2015 and 25,000 FTE at full campus build out. We are, however, considering 60-65% of FTE enrollment as a residency goal for students housing.

Although CSUMB does not expect FORA to revise its plan at this point to include our specific data, this information serves to apprise FORA of CSUMB's activities and intent. Particularly in light of the responses FORA prepared to CSUMB's comments on the Draft Reuse Plan/EIR, which were not specific on the topics of policies and mitigation. In the coming months, CSUMB will publish its Master Plan and EIR, which will be more detailed and specific in defining University policies and performance standards for the property within its jurisdiction.

Thank you for the opportunity to enter this information into the public record. Should you have any questions, please contact me at 582-3375 or Trisha Lord at 582-3603.

Sincerely,



for David Salazar
Director, Facilities Planning and Development

c: Hank Hendrickson, CSUMB
Steve Reed, CSUMB
Dennis Potter, FORA

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