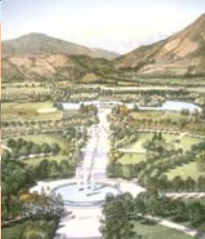




# CALIFORNIA CENTRAL COAST VETERANS CEMETERY FORT ORD



*FINAL DRAFT*

## DEVELOPMENT MASTER PLAN

SEPTEMBER 2008

Prepared for:



168 WEST ALISAL STREET, 3RD FLOOR ~ SALINAS, CA 93901



---

***FINAL DRAFT***  
**DEVELOPMENT MASTER PLAN**  
**CALIFORNIA CENTRAL COAST VETERANS CEMETERY, FORT ORD**

---

*Prepared for:*

**THE REDEVELOPMENT AGENCY OF THE  
COUNTY OF MONTEREY**

168 West Alisal Street, 3rd Floor  
Salinas, CA 93901

*Prepared by:*

**RHAA**

225 Miller Avenue  
Mill Valley, CA 94941

**WHITSON ENGINEERS**

9699 Blue Larkspur Lane, Suite 105  
Monterey, CA 93940

SEPTEMBER 2008



---

## TABLE OF CONTENTS

- I. Executive Summary**
  - Introduction
  - Elements of the Development Master Plan
  - Process and Implementation
  - Guidance from the Citizens' Advisory Committee (CAC)
- II. Introduction to the Development Master Plan**
  - Purpose of the Master Plan
  - Goals & Objectives of the Master Plan
- III. Site Description and History**
  - Location
  - Background
  - History
- IV. Process**
  - Introduction
  - Existing Conditions
  - Proposed Development
  - Collaboration
  - Additional Opportunities for Collaboration
- V. Elements of the Master Plan**
  - Introduction
  - State Veterans Cemetery
  - Ancillary Facilities
  - Endowment Fund Opportunity Parcel
  - Development Area with Habitat Restoration Opportunity
- VI. Implementation**
  - Introduction
  - Infrastructure
  - Site Cleanup
  - Biological Resources
  - Endowment Fund Opportunity Parcel
  - California State Assembly Bill (AB) 3035
  - State Cemetery Grant Program
  - Ancillary Facilities
- VII. Appendices**
  - Appendix A – Existing Site Conditions Report**
  - Appendix B – Diagrams**
    - B.01 – Opportunities and Constraints Diagram**
  - Appendix C – Timelines**
    - C.01 – Timeline (Fast Track)**
    - C.02 – Timeline (Extended)**
  - Appendix D – Documents and Memos**
    - D.01 – U.S. Department of Veterans Affairs State Cemetery Grant Program**
    - D.02 – California State AB 3035**
    - D.03 – Former Fort Ord Economic Development Conveyance Parcels Munitions and Explosives of Concern Removal Program**

---

**List of Tables**

Table 1.1 – Grave Counts

Table 5.1 – Gravesites Needed and Planned

Table 6.1 – Water Demand Chart

Table 6.2 – Essential Actions Necessary Prior to Land Transfer from FORA, according to Cleanup Contractor LFR

Table 6.3 – RFP/Q Process Projected Time Table

**List of Figures**

Figure 5.01 – Site Plan

Figure 5.02 – Draft Sample Plan

Figure 6.03 – Proposed Land Uses

Figure 6.04 – Veterans Cemetery Utility Infrastructure

Figure 6.05 – Habitat Overlay on Possible Mitigation Area

Figure 6.06 – Listed species Overlay on Possible Mitigation Area

Figure 6.07 – Site Cleanup Diagram

---

---

**SECTION I**  
**EXECUTIVE SUMMARY**

---





## INTRODUCTION

The Development Master Plan provides a mechanism for the realization of the California Central Coast Veterans Cemetery. The Cemetery will serve the need of Veterans in the four counties of Monterey, Santa Cruz, San Benito, and Santa Clara for a final resting place that honors and respects their service. These four counties are within a 75-mile radius of the proposed Cemetery site at the former Fort Ord Army Base, located in the Pacific coastal region of Monterey County.

### ELEMENTS OF THE DEVELOPMENT MASTER PLAN

The proposed 178-acre site has six planned land use areas. These include:

- the 78.7-acre State Veterans Cemetery;
- two separate parcels for Ancillary uses for Veterans;
- development area with habitat restoration opportunity for both the City and the County;
- a development parcel; and
- anticipated right-of-way dedication areas.

#### State Veterans Cemetery

The overall design intent of the site plan is to create a monument to the service and sacrifice of California State Veterans. The Cemetery will be completed in phases with the first phase in concurrence with the limits of the State Cemetery Grant program. The funding parameters of the Grant provide for the construction of primary features of the Cemetery in Phase 1, including burial sites (in-ground burials as well as columbaria), an administration building/ public information/ maintenance complex, a committal shelter, and memorial areas. Phase 1 construction will meet the projected need for twenty years of burials with the development of 20.5 total acres.

Using the current mix of 70% cremation and 30% full casket burials, the site will have 13,838 burials (Table 1.1). The Cemetery has a combination of burial facilities to meet the desires of all Veterans. For cremated remains, Veterans will have the option of placement in a walled columbarium, in-ground placement in a 4' x 4' plot, or burial on terraces created by stone walls modeled after the historic stone walls of Fort Ord. Of the full casket burials, 96% will be in pre-placed vaults in 3' x 8' plots, with the remaining 4% as traditional 4' x 8' plots. In addition to burial sites, the plan incorporates a scatter garden for those who desire an alternative to traditional burial.

**Table 1.1** Grave Counts (See Fig. 5.01)

<b>California Central Coast Veterans Cemetery Fort Ord</b>			
<b>BURIALS</b>	<b>Quantity</b>	<b>Size of Plot</b>	<b>Acreage Required (w/ buffers)</b>
A. 70% Cremains	48433		
1- 60% In ground Cremains	29060	4 x 4 feet	11.74
2- 40% Columbarium	19373		
B. 30 % Casket Burials	20757		
1- 96% Crypts	19927	3 x 8 feet	12.08
2- 4% Traditional Gravesite	830	4 x 8 feet	0.67
Total Acreage required for 100 years Burial excluding walled columbarium			<b>24.49 Acres</b>
<b>Total Burial Sites Required-20 Years/ Phase 1</b>	13,838		
A. 70% Cremains	9687		
1- 60% In ground Cremains	5812	4 x 4 feet	2.35
2- 40% Columbarium	3875		
B. 30 % Casket Burials	4151		
1- 96% Crypts	3985	3 x 8 feet	2.42
2- 4% Traditional Gravesite	166	4 x 8 feet	0.13
Total Acreage required for Phase 1 Burial excluding walled columbarium			<b>4.90 Acres</b>

In addition to burials and buildings, the site incorporates several features to honor Veterans. These features include a ceremonial entry at the Avenue of the Flags and a plaza at the Administration Complex incorporating the State Flag, MIA Flag, and the bronze

Service Seals. Along the site's main axis, running southwest from Artillery Hill, will be two courts lined with columbaria. The base of the Hill contains a memorial plaza that incorporates donor tiles. At the top of the Hill, will be the Flag Plaza and a circular terrace for accommodation of the relocated Drill Sergeant statue.

The landscape design incorporates the VA mission of sustainability by using drought-tolerant native plantings and incorporating the natural oak woodlands and coastal scrub. In addition, minimized water usage, critical for the Monterey Peninsula, will be achieved through the use of decomposed granite or crushed rock atop burial areas.

### **Ancillary Facilities**

In keeping with one of the primary goals of the project, the plan incorporates additional functions, ancillary to burial, that honor and respect Veterans and Veterans' activities.

Ancillary facilities to be developed on adjacent property – though not within the boundaries of the cemetery include – on a 1.5-acre parcel, a Veterans Hall, cultural history museum, a non-denominational chapel, and facility parking.

In addition to this parcel, 2.0 acres at the southern tip of the Cemetery has been set aside for the construction of an amphitheater that will seat approximately 300 people with standing room behind the seating, and additional parking.

### **Endowment Fund Opportunity Parcel**

The upper portion of the overall site will be developed as a means to finance the endowment fund required for the Veterans Cemetery operations and maintenance costs as well as off-site improvements. Currently, 28.7 acres specified north of Parker Flats Road within the City of Seaside and 1.7 acres

within the County of Monterey will be developed to generate the Endowment Fund.

### **Development Area with Habitat Restoration Opportunity**

The southern third of the site has been designated as a Development Area with Habitat Restoration Opportunity and is located within both the City of Seaside and the County of Monterey (See Appendix A, Section 4 – Biological Resource Issues). This 45.90-acre portion south of Parker Flats Cutoff is a steep hillside continuous with the property of Monterey Peninsula College Plant Reserve #3. Although there are some areas with steep slopes, a portion of the site remains suitable for development. Additionally, the oak woodland is well suited for habitat and has additional value due to its continuous boundary with the Plant Reserve.

## **PROCESS & IMPLEMENTATION**

Implementation of the Development Master Plan requires the following:

- acquisition of the Veterans Cemetery parcel by the State of California;
- development of necessary infrastructure;
- completion of unexploded munitions cleanup on the Endowment Fund Opportunity Parcel and on the development area with habitat restoration opportunity,
- completion of assessment of biological resources;
- the solicitation of proposals for development of the Endowment Fund parcel; and
- application for the U.S. federal government's State Cemetery Grant program once the Endowment Fund has been secured.

If the State is awarded the Grant for the Veterans Cemetery, construction documents

for and construction of the Cemetery are financed by the Grant funds.

### **Infrastructure**

The assessment of existing site conditions at the Veterans Cemetery property at Fort Ord supplies a basis for infrastructure improvements needed for utilities and services. In addition to improvements, construction must take into account respective road easements and appropriate grading of the rugged terrain.

### **Site Cleanup**

The cleanup of unexploded munitions (UXO) is an integral part of the process of title transfer of Fort Ord lands from the Army to public and private property owners. Fortunately, the entire 78.7-acre Veterans Cemetery site has already been cleaned to “development” standard which is suitable for cemetery construction.

The organization tasked with implementation of the cleanup is the Fort Ord Reuse Authority (FORA), a federally appointed entity accountable to the regulatory agencies, U.S. Environmental Protection Agency (EPA) Region 9’s Superfund Federal Facilities Cleanup Branch (FFCB) and the California-EPA Department of Toxic Substances Control (DTSC). FORA, FFCB, and DTSC comprise the Fort Ord Base Realignment and Closure (BRAC) Cleanup Team.

### **Biological Resources**

A biological resource survey was done by the Army upon base closure in 1994. The use of gross calculations provided an approximate assessment of existing vegetation and wildlife, all of which may be mitigated by setting aside portions of the Veterans Cemetery parcels as habitat reserves to promote species conservation. After pre-application for and prior to the State’s application for the Cemetery Grant, the State must complete an

Environmental Assessment of the site. The site presents an opportunity to allow appropriate development while incorporating native habitat and species elements into the overall landscape design.

### **Development of the Endowment Fund Opportunity Parcel**

As set by California Assembly Bill (AB) 3035, an endowment fund for maintenance and operations expenses must be in place prior to construction of the Veterans Cemetery. Development of the Endowment Fund parcel is essential to realizing the Central Coast California Veterans Cemetery at Fort Ord and will occur at the discretion of respective public agencies. The funds necessary to fulfill the requirements of having an Endowment Fund in place are an estimated \$3.4 million. This amount would generate income for the purpose of operations and maintenance of the Cemetery, after complete construction, for ten to twenty years.

### **State Cemetery Grant**

Through its National Cemetery Administration State Cemetery Grants program, the federal Department of Veterans affairs will provide funds for design and construction of the Cemetery. The process to apply for the federal State Cemetery Grant includes three steps: pre-application, preparation of interim report and assessment requirements, and application. The State Cemetery Grants Service (SCGS) at the Department of Veterans Affairs (VA) National Cemetery Administration (NCA) is the final arbiter of a State’s proposed cemetery design. Through the three-level program, the VA ensures a collaborative process that contributes to likely success for the State in meeting all requirements, and reduces the chances for failed attempts.

### **GUIDANCE FROM THE CITIZENS' ADVISORY COMMITTEE (CAC)**

This Development Master Plan was made possible with the guidance of a dedicated group of individuals from various municipal, civic, and Veterans' contingents. The Citizens' Advisory Committee (CAC) provided valuable information and feedback throughout the entire process. The current CAC members are as follows:

- Frank Aguillon, District 2
- James Bogan, District 4
- Ralph Norman Channell, District 5
- Representative Sam Farr's office, U.S. Congress
- Major General (Ret.) William Gourley, Fort Ord Retiree Council
- Steve Jorgensen, Director, Northern California State Veterans Cemetery
- Assemblyman John Laird's office, California Assembly
- Senator Abel Maldonado's office, California Senate
- Tom Mancini, FOR A
- Barbara Nelson, Planning Manager, City of Seaside
- Leonard Ortiz, District 3
- Janet Parks, President, Fort Ord Cemetery Foundation
- Eddie Pedrozo, Chairman, Monterey County Military & Veterans Advisory Commission
- Abel Quinones, United Veterans Council
- Jack Stewart, United Veterans Council
- Ralph Villar, District 1

---

**SECTION II**  
**INTRODUCTION TO THE**  
**DEVELOPMENT MASTER PLAN**

---



## **PURPOSE OF THE DEVELOPMENT MASTER PLAN**

The Development Master Plan addresses opportunities and constraints to development of the Central Coast California Veterans Cemetery, including the need for an endowment fund to operate and maintain the Cemetery after construction.

The Development Master Plan will:

- recommend a site development option;
- estimate operational costs based on preliminary land use and development plan; and
- recommend an implementation scenario.

## **GOALS & OBJECTIVES OF THE DEVELOPMENT MASTER PLAN**

The goals and objectives that will provide direction throughout the project are:

### **GOAL 1:**

*Provide dignified, environmentally site-sensitive burial accommodations and infrastructure to support cemetery activities that honor and respect Veterans.*

#### **OBJECTIVES:**

- 1.a) Serve the interment needs of Veterans living within a 75-mile radius of the four target counties, including, Monterey, Santa Cruz, San Benito, and Santa Clara for the next 20 years with 13,838 interment sites.
- 1.b) Provide a Master Plan for 100 years of future burials, desired for consideration in grant awards.
- 1.c) Offer efficient and cost-effective designs.

### **Goal 2:**

*Develop additional functions for the property, ancillary to burial, that honor and respect Veterans and Veterans' activities.*

### **Goal 3:**

*Find a manner that is appropriate to the purpose and spirit of the Cemetery, in which to create and maintain an Endowment Fund.*

#### **OBJECTIVE:**

- 3.a) Propose development that is consistent with the policies and work of participating jurisdictional governmental agencies and entities.





---

# **SECTION III**

## **SITE DESCRIPTION AND HISTORY**

---



### LOCATION

The proposed 178-acre site is located in the mid-western portion of the former Fort Ord Army Base in Monterey County, a coastal region along the Pacific Ocean. The site is divided geographically into thirds by Parker Flats Road in the north in an east-west orientation, and by Parker Flats Cutoff in a northwest-southeast orientation beginning at the intersection of Parker Flats Road and Normandy Road on the northwesternmost edge of the site. The site is divided jurisdictionally by the boundary between the City of Seaside and unincorporated areas of Monterey County. Of the 178-acre site, 91.7 acres are located within the City of Seaside, 66.8 acres are located within the unincorporated area of the County of Monterey, and 19.2 acres are attributed to existing and future roads.

### BACKGROUND

The California Department of Veterans Affairs (CDVA) will build the Cemetery through a Federal Grant program offered by the U.S. Department of Veterans Affairs. After construction, the Cemetery must be maintained by the State. The State of California Assembly Bill (AB) 3035 states that, prior to construction by the federal government, there must be an endowment fund adequate for continued operations of the Cemetery once it is constructed. This endowment must be funded prior to release of grant funds to construct the facility. Estimates of the size of the fund needed to accomplish this purpose total approximately \$3.4 million, lower than a previous estimate of approximately \$4 million.

### HISTORY

The movement to create a Veterans' cemetery at the former Fort Ord began a few weeks after the base closure and realignment decision and announcement in 1991. The concept and potential has been supported by

Veterans in the Monterey Bay Region ever since.

The proposed State cemetery was included in the 1993 Fort Ord Reuse Group Base Reuse Plan and codified in the Fort Ord Reuse Authority Base Reuse Plan in 1997. The 1997 Plan identified the current site with the crossing boundary between the City of Seaside and the County of Monterey as the location for the Veterans Cemetery. The Cities of Seaside and Marina, and the County of Monterey have been strong supporters of the effort, which has been partly coordinated through the County Veterans' Citizen Advisory Committee (CAC) since the late 1990's.

As originally proposed in the 1993 Fort Ord Reuse Plan, the entire 178-acre site was originally designated as a military enclave to facilitate construction of the Veterans Cemetery. The Development Master Plan consultant team, using expertise in the planning of Veterans' cemeteries across the nation along with observation of current trends in burial technology and demand, was able to determine that less than 79 acres of the 178 acre site is needed to meet the burial demands of area Veterans for the next 100 years. This presented an opportunity to sell or lease land outside of the Veterans Cemetery Master Plan footprint as Endowment Fund and Habitat Restoration Opportunity sites. Development of an Endowment Fund Opportunity Parcel will meet the AB 3035 requirement that an endowment must be secured previous to CDVA application for federal grant funds to construct the Veterans Cemetery.



---

# **SECTION IV**

## **PROCESS**

---



## INTRODUCTION

The process for creating the Central Coast California Veterans Cemetery Development Master Plan included a thorough assessment of existing site conditions, development of opportunities and constraints for land use and the Endowment Fund required by the State, and dynamic collaboration between many project stakeholders.

## EXISTING CONDITIONS

The site is well suited for the development of the proposed Veterans Cemetery. Currently undeveloped, the land shares the undulating, chaparral-covered hills and depressions characteristic of the Fort Ord backcountry. In the center of the site is an existing natural depression that will continue to serve as a regional storm water percolation pond for the entire development area.

A rolling, densely oak-covered ridgeline forms the southern boundary. Low oak-covered hills to the north also spill into the northern quarter of the site. Grasses and shrubs cover two local depressions, one of which is located in the mid-western area of the site, and the other in the northeastern corner. Runoff from winter rains collects in these depressions before percolating into the sandy soil and replenishing groundwater supplies. Overlooking it all is Artillery Hill, one of the most prominent features on the site. This shrub-and-grass-covered hill is located on the eastern border and commands views from the ocean to the Salinas Valley.

While the western half of the Veterans Cemetery site was annexed to the City of Seaside, the eastern half has remained in the unincorporated area of Monterey County. A full report on existing site conditions that includes research and analysis of the pertinent issues is contained as Appendix A.

## PROPOSED DEVELOPMENT

The proposed Veterans Cemetery will occupy the triangular area between Parker Flats Road and Parker Flats Cut-Off. The remaining area will be divided between an Endowment Fund Opportunity Parcel, two ancillary developments, right-of-way dedication, and a development area with habitat restoration opportunity. The specific considerations for each land use are discussed in the following sections.

### Veterans Cemetery

The 78.7-acre Veterans Cemetery will include in Phase 1 burial sites for twenty years of interments, an administration building, a maintenance yard and building, and memorial areas. Ancillary facilities such as a non-denominational chapel, a Veterans Hall, an amphitheater, and cultural museum will be located on two separate parcels adjacent to the site. (Figure 5.01)

Site topography, while one of the main assets to the site, also will be one of the main constraints for purposes of the cemetery. Benching may be required in some burial areas because of steep slopes. Some areas may not be feasible for location of burial facilities or structures because of steep slopes and/or habitat considerations. In the depressed lowland areas, any proposed structures and burial sites may need to be elevated above ponding levels. (Appendix B.01)

### Endowment Fund Opportunity Parcel

An Endowment Fund Opportunity Parcel will be developed in order to fund off-site improvements as well as the Veterans Cemetery operations and maintenance costs. The Endowment Fund Opportunity Parcel will utilize the 30.4 acres north of Parker Flats Road, 28.7 acres of which are within the City of Seaside, and 1.7 acres within the County of Monterey. While there are numerous

possibilities for development, this report focused investigation of two development options for the larger portion of the Endowment Fund Opportunity parcel, housing development and development of a private cemetery. The City of Seaside will be responsible for final determination of development on the larger portion of the Endowment Fund parcel.

The California Department of Veterans Affairs (CDVA) conducted a cost analysis to determine the amount needed to fully fund an endowment for the Central Coast Veterans Cemetery. This cost estimate, \$3.4 million, was then independently corroborated by additional analysis completed during the Development Master Plan effort. This amount will be presented in the grant application to the Federal Government, accompanied by supporting calculations and documentation (See Appendix A, Section 6 – Endowment Fund Requirement).

The entire 178-acre site is currently designated as military enclave in the Fort Ord Reuse Plan. Because it was determined that land previously designated for the Veterans Cemetery may be available for other potential use, a range of uses for the Endowment Fund Opportunity Parcel was analyzed. Ultimately, residential use and a private cemetery were determined to provide both the highest and best use, while generating adequate funds to endow the project.

### **Development Area with Habitat Restoration Opportunity**

The southern third of the site, south of Parker Flats Cutoff, is 45.9 acres of steep, oak-covered hillside that is continuous with Monterey Peninsula College Plant Reserve #3. Despite the existence of steep hills on this site, portions remain suitable for potential development. Additionally, portions of the site are ideal for habitat mitigation opportunities in both the City of Seaside and the County of Monterey. The City's portion is

30.40 acres, while the County's portion is 15.5 acres (Fig. 6.03). The benefits of a habitat reserve bank extend to the future for both municipalities as a way to mitigate the impacts of potential development throughout the former Fort Ord Army base (See Appendix A, Section 4 – Biological Resource Issues).

### **Ancillary Development Parcels**

Acreage has been set aside in two different areas for ancillary development opportunities. The relatively flat 1.5 acres at the intersection of Normandy Road and Parker Flats Cutoff are reserved for development of a Veterans' Hall with cultural museum and kitchen facilities, a non-denominational chapel, and facility parking. The 2.0 acres in the southeastern portion of the site contain the 1.10-acre amphitheater north of the re-aligned Parker Flats Cutoff and 0.90-acre parking directly across the road. The location of the amphitheater is sited in a natural bowl and can be accessed easily by visitors from the future Eastside Parkway via Parker Flats Cutoff.

## **COLLABORATION**

### **County of Monterey**

The spirit of collaboration has been the guiding force in producing this Development Master Plan. The County of Monterey has been the leader in coordinating efforts toward the goal of realizing a Central Coast California Veterans Cemetery. The jurisdictional division of the Veterans Cemetery between the City of Seaside and the County of Monterey provides an opportunity for collaboration in aspects of economic development, habitat conservation, and utility implementation. This framework of cooperation is instrumental in the future of a Veterans Cemetery at the former base.

### **Citizens' Advisory Committee (CAC)**

An initial step taken by the County of Monterey in implementing a collaborative process was to establish a Citizens' Advisory Committee (CAC) consisting of thirteen



leaders of Veterans' and citizens' groups, along with representatives of three governing entities, all with the common goal of effecting implementation of the California Central Coast Cemetery at the former Fort Ord base.

### **City of Seaside**

The City of Seaside has been a collaborative partner in developing the Veterans Cemetery at the former Army base since the adoption of the Fort Ord Reuse Plan. Approximately half of the entire Veterans Cemetery property is within the City of Seaside. The City has been actively involved in the current process of creating the design concept.

Additionally, the potential future land sale proceeds (beyond that required to fund the Endowment), tax increment, and habitat mitigation revenue from these opportunity sites will now become available to the City of Seaside, as a result of the establishment of these opportunity sites.

### **Fort Ord Reuse Authority (FORA)**

The former Fort Ord Army Base has always been viewed as a logical location for the burial of Veterans due to both the historic military legacy of Fort Ord and the inherent beauty of the coastal region. The Fort Ord Reuse Authority (FORA) is the agency legislated to oversee the ownership transfer of former Fort Ord lands to public and non-military owners, including the 178 acres that were assigned as the "Veterans Cemetery" during the closeout of Fort Ord in the mid-1990's. FORA is tasked with implementing cleanup of unexploded ordnance and must do so in accordance with the governing regulatory agencies at the federal and State levels. FORA has been highly cooperative in providing information about the process and progress of the cleanup of the Veterans Cemetery.

### **State of California**

Capturing the capital for the Endowment Fund is an opportunity for collaboration with

the State of California. The requirement of an endowment fund is set by State Assembly Bill (AB) 3035. The U.S. Department of Veterans Affairs (VA) will grant funds for the construction of a new Veterans Cemetery while the State is responsible for continued operations and maintenance.

Depending upon the timing in which funds are available from the Endowment Fund Opportunity parcel, the collaborative process may call upon the State to take action to apply for the federal grant before the full endowment fund is in place. The State Cemetery Grant process is built as a collaborative one that contributes to likely success for the applicant in meeting all requirements, and reduces the chances for failed attempts. The initial investment amount needed, which will be reimbursed from the grant award, for funding the grant application process and for construction documents is \$800,000-\$1.5 million.

## **ADDITIONAL OPPORTUNITIES FOR COLLABORATION**

### **Off-Site Utilities**

An additional opportunity for participation exists in the funding of off-site utility connections. These connections will link existing utility easements to the edge of the Veterans Cemetery boundary. The federal grant is not available for the estimated \$149,000 development of these crucial off-site improvements. This provides a chance for potential donors, Veterans' groups, citizens' groups, and jurisdictions to mobilize efforts to realize the development of the Veterans Cemetery.

### **Ancillary Development Parcels**

These same mobilization efforts will also be needed for development of the ancillary facilities, which along with off-site infrastructure, is not eligible for the federal grant funding. Two parcels of land are set aside for an amphitheater, and a Veterans'

Hall and non-denominational chapel. The hall and chapel, adjacent to each other on the same parcel, cost an estimated \$11.5 million to construct. The amphitheater and facility support parking cost approximately \$1.6 million to build.

---

**SECTION V**  
**ELEMENTS OF THE MASTER PLAN**

---



## INTRODUCTION

The proposed 178-acre site has six planned land use areas. These include:

- the 78.7-acre State Veterans Cemetery;
- two separate parcels for Ancillary uses for Veterans to be owned and operated by the County of Monterey Department of Veterans' Affairs;
- development area with habitat restoration opportunity for both the City and the County;
- a development parcel; and
- anticipated right-of-way dedication areas.

### STATE VETERANS CEMETERY (FIG 5.01 SITE PLAN)

The overall design intent of the master plan is to create a monument to the service and sacrifice of California State Veterans. The design gives dignity to the burial accommodations by maintaining the spirit of directness and order associated with a Veterans' cemetery while incorporating the natural beauty of the site. The Veterans Cemetery will be completed in phases with the first phase in concurrence with the limits of the State Cemetery Grant program.

Main features of the cemetery in Phase 1 include burial sites including in-ground burials as well as columbaria, an administration building/ public information/ maintenance complex, a committal shelter, and memorial areas. Phase 1 construction will meet the projected need for twenty years of burials. Using the current mix of 70% cremation and 30% full casket burials, the site will meet the anticipated need for at least 13,838 burials.

The plan translates concepts and objectives into a design vocabulary of landforms, road designs, and building and plant materials palette consistent with the Monterey Bay area. Key concepts are the development of a sense

of scale, creation of a variety of spaces, design of focal points to orient the visitor and conception of a sustainable landscape.

The plan respects and works with the natural features of the site. The cemetery design capitalizes on the topographic features of the site by using the protected lower basin for burial and contemplative activities, while locating the flagpole and memorial statue on the prominent peak of Artillery Hill that is visible from adjacent properties and the planned adjacent Eastside Parkway. The design incorporates native oak woodland to create landscape buffers and to separate burial sections.

### Burial

The Cemetery has a combination of burial facilities to meet the desires of all Veterans. The plan shows the mixture of current burial requests – 70% cremation and 30% full casket. For cremains, Veterans will have the option of placement in a walled columbarium, in ground placement in a 4' x 4' plot, or burial on terraces created by stone walls constructed to simulate the historic stone walls of Fort Ord. 96% of full casket burials will be in pre-placed vaults in 3' x 8' plots, with the remaining 4% as traditional 4' x 8' plots. (Table 5.1) In addition to burial sites, the plan incorporates a scatter garden offered as an alternative to traditional burial.

**Table 5.1** Burial Sites Needed & Planned

BURIAL CHART	20 years quantities		100 years quantities
	Needed	Planned	Needed
CRYPTS	3,985	4,551	19,927
TRADITIONAL	166	166	830
INGROUND CREMAINS	5,812	6,472	29,060
COLUMBARIUM	3,875	4,355	19,373
TOTAL	13,838	15,544	69,190

The plots will be laid out on a 96' grid that can incorporate all the different size plots. All burial plots except the terraces will have upright granite markers; the terraces will have flush markers.



Fig. 5.01







## Buildings

The plan incorporates an Administration/ Public Information / Maintenance complex and a separate committal service shelter. Building materials will be low maintenance, environmentally sustainable, energy efficient and durable as well as aesthetically pleasing.

The Administration complex will feature a combined office complex for both administration and maintenance, a separate public information building with public restrooms, grave locator computer kiosk and honor guard waiting room. In addition there will be maintenance buildings for storage of materials and vehicles along with workshops. Square footages of the buildings will meet current guidelines for State Cemeteries. All buildings will meet all applicable building codes (Fig. 5.02).

## Site Features

In addition to burials and buildings, the site incorporates several site features to honor Veterans. These start at the entry where the design of the ceremonial gates and entry walls incorporates the Veterans Seal for the State of California as well as the project name. Passing through the gates on ceremonial days, visitors will see the Avenue of the Flags, smaller United States flags flown on 12' high poles along the center of the road. At the intersection of the entry road and the main cross axis will be a memorial. Along the cross axis is the Administration Complex which will have a plaza incorporating the State Flag, MIA Flag, and the bronze Service Seals. Along the site's main axis, running southwest from Artillery Hill, will be two courts lined with columbaria. At the base of the Hill is a memorial plaza that incorporates donor tiles, flanked by the stone walls of the columbarium terraces. At the top of the Hill will be the Flag Plaza and a circular terrace for accommodation of a memorial artifact. The Flag Plaza features a large U.S. flag, while the

smaller terrace will become the home of the relocated Drill Sergeant statue.

## Circulation

The main entry to the Cemetery is on Parker Flats Road which defines the northern edge of the Veterans Cemetery. There are secondary entries for administration and maintenance on Parker Flats Cut-Off. Normandy Road provides direct access from General Jim Moore Boulevard, the primary road west of the site. The planned Eastside Parkway will connect Gigling Road, north of the Veterans Cemetery site, to Eucalyptus Road, south of the Veterans Cemetery site. This new parkway will also provide direct access to the Cemetery from the southern end of Parker Flats Cut-off.

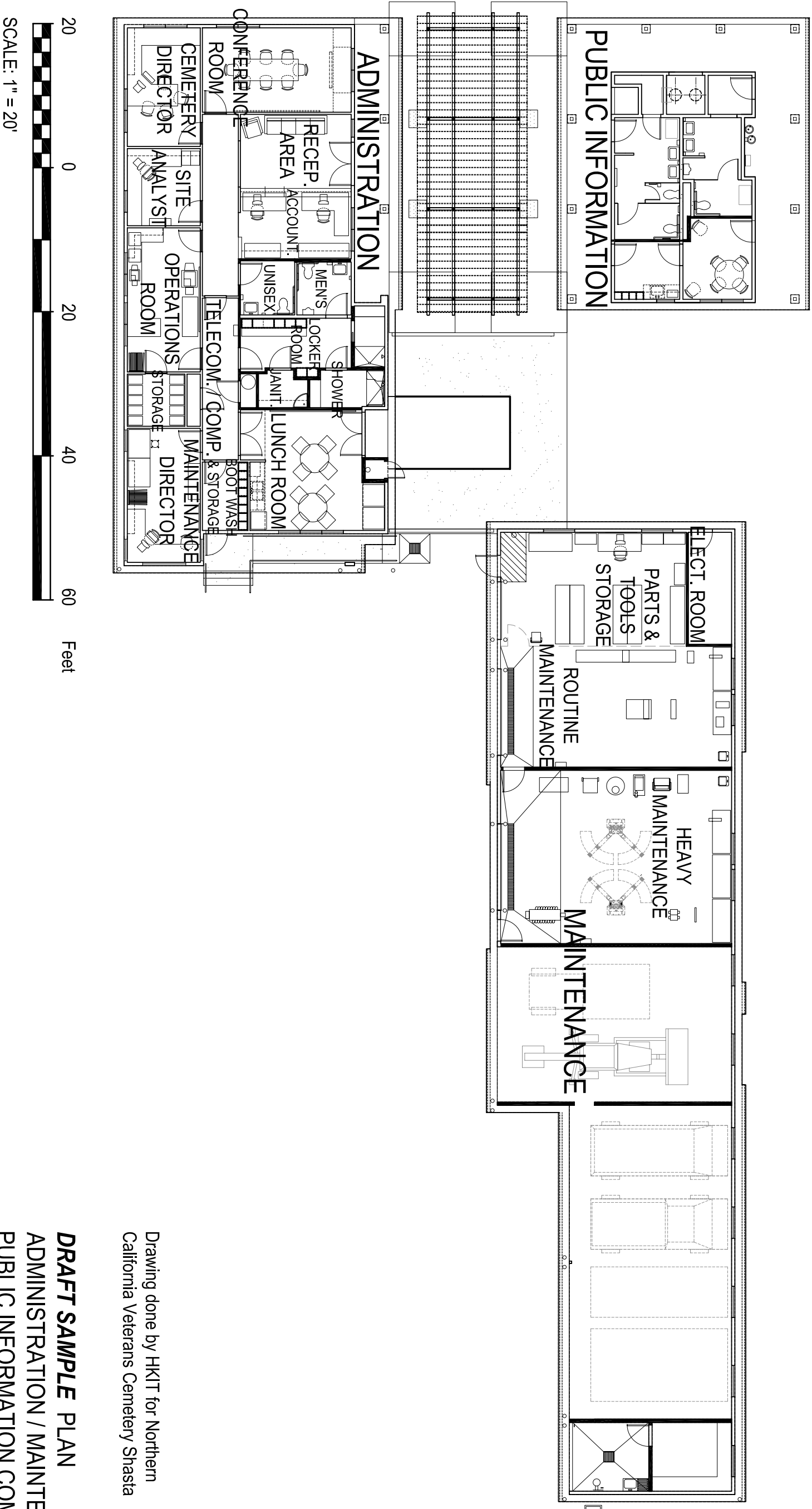
The visitor enters the site through ceremonial gates that set the tone for the Cemetery. The divided entry road has the Avenue of Flags in its median and shade trees on the perimeter. The road leads to a focal point at the major cross axis, on which is located the Administration complex, memorial plaza and columbarium plazas. A secondary road leading off the entry road is designed for cortege assembly. The main entry road becomes a loop with a secondary road leading to the Flag Plaza.

All roads are designed to the Veterans Administration standards, 18' for each side of the divided road and 24' for the other roads, with rolled curbs for easy mounting.

## Planting Concept

The landscape design incorporates the VA mission of resource efficiency – using drought tolerant, native plantings and incorporating the natural oak woodland and coastal scrub. Along the major streets and in focal areas, there will be colorful and textured shrub plantings. The existing Oak and Manzanita groves will be retained as buffers on the perimeter, as features on the slopes, and used





Drawing done by HKT for Northern  
California Veterans Cemetery Shasta

**DRAFT SAMPLE PLAN**  
**ADMINISTRATION / MAINTENANCE /**  
**PUBLIC INFORMATION COMPLEX**





to separate functions. In addition, minimized water usage, critical for the Monterey Peninsula, will be achieved through the use of crushed rock, atop burial areas.

### **ANCILLARY FACILITIES**

In keeping with one of the primary goals of the project, the plan incorporates additional functions ancillary to burial, that honor and respect Veterans and Veterans' activities. Ancillary facilities to be developed on adjacent property, though not within the boundaries of the cemetery, include a 1.5-acre parcel containing a Veterans Hall, cultural history museum, a non-denominational chapel, and support parking. Located at the intersection of Parker Flats Road and Parker Flats Cut-off, the main building of this complex incorporates County-wide support services for Veterans (currently spread across several locations), meeting rooms, kitchen facilities and administration. In addition, this building houses a cultural history museum interpreting the rich military history of the Central Coast.

An additional 2.0 acres near the southernmost tip of the Cemetery includes an amphitheater that seats approximately 300 people with standing room behind the seating, and parking. The amphitheater is located directly adjacent to the Cemetery for use both by the Cemetery as well as for outside functions that are compatible with the serenity of the Cemetery.

### **ENDOWMENT FUND OPPORTUNITY PARCEL**

The upper portion of the overall site will be developed as a means to fund the Veterans Cemetery operations and maintenance costs as well as off-site improvements. Currently, 28.7 acres specified north of Parker Flats Road within the City of Seaside and 1.7 acres within the County of Monterey will be utilized to generate the Endowment Fund. Development will occur at the discretion of the respective public agencies.



### **DEVELOPMENT AREA WITH HABITAT RESTORATION OPPORTUNITY**

The southern third of the site is a steep hillside that is contiguous with Monterey Peninsula College Plant Reserve #3. Portions of the site are suitable for development. Other areas are ideal for habitat restoration opportunities for both the City of Seaside and the County of Monterey. Of the 45.9 acres, 30.4 acres of the site are within the jurisdiction of the City of Seaside, while the remaining 15.5 are within the County of Monterey. The oak woodland is well suited for habitat and has additional value due to its contingency to the Plant Reserve.



---

# **SECTION VI**

## **IMPLEMENTATION**

---





## INTRODUCTION

Implementation of the Development Master Plan requires the following (Fig. 6.03):

- a set of infrastructure controls,
- completion of unexploded munitions cleanup on the Endowment Fund Opportunity Parcel and on the development area with habitat restoration opportunity,
- considerations for biological resources,
- the solicitation of proposals by the City of Seaside for development of the Endowment Fund Opportunity parcel, and
- application for the federal State Cemetery Grant once the Endowment Fund has been secured.

If the State is awarded the Grant for the Veterans Cemetery, construction documents for and construction of the Cemetery are financed by the Grant funds.

This chapter outlines the essential actions that will be required for all known aspects of implementation. Included is a proposed timeline for the necessary steps toward construction of the Central Coast California Veterans Cemetery at Fort Ord that integrates optimized estimations for completion of each action. An additional timeline shows a less desirable outlook for the completion of each action. (Appendix C.02)

## INFRASTRUCTURE

The following sections summarize the results of the infrastructure assessment performed. Infrastructure proposed as part of the Veterans Cemetery construction is also summarized.

### Off-Site Road Improvements

Impact fees and requirements for frontage and other off-site road improvements will be

determined based on the results of the environmental impact investigation, and will vary depending on the chosen development strategy for the Endowment Fund Opportunity Parcel.

Assumed minimum off-site improvements include extending the existing sidewalk along Normandy Road and widening Parker Flats Cut-Off to accommodate Class II bike lanes.

At the request of the City of Seaside, 100' right of way designations have been incorporated into the plan to allow for increased off-site road capacity, if needed.

### On-Site Roads Improvements

The minimum on-site and off-site road designs outlined are based on the Local Rural Road standard found in the Fort Ord Reuse Plan (Appendix A, Chapter 2.0 Site Development and Infrastructure Assessment, Fig. 2-4). The designed road network supports the level of activity and traffic expected for the Veterans Cemetery which will retain its rural character. Unlike the construction of a residential subdivision or commercial or retail center, the Cemetery is not expected to be a large enough generator of pedestrian or vehicle trips to warrant sidewalks or addition of vehicular lanes. However, if a future need arises, the design includes a 100' right-of-way that can accommodate these additions.

The City of Seaside Engineering Standards do not provide development criteria for roads in non-urban settings. It, therefore, may be the case that improvements to the existing on-site roads will be significantly greater, possibly including construction of curb, gutter and sidewalk.

Improvements to Parker Flats may be limited to widening if the Endowment Fund Opportunity Parcel is developed as a private cemetery. If the residential development

option is pursued, improvements will likely include more significant widening and the construction of curb, gutter and sidewalk.

**Off-Site Utility Improvements**

All utility points of connection are located on Normandy Road near the project entrance. Minimal off-site utility work is expected. Water, sewer, electric, and telephone are all located within 150 feet of the project boundary. The gas point of connection is located approximately 320 feet from the project boundary.

The nearest reclaimed water point of connection is at General Jim Moore Boulevard. It is assumed that the 3,500 linear feet of new reclaimed water main required to connect the project site to the main in General Jim Moore Boulevard will not be constructed by the Veterans Cemetery because of its low anticipated irrigation water demand.

**On-Site Utility Improvements**

The proposed on-site utility infrastructure will serve the Endowment Fund Parcel, Veterans Cemetery, and Ancillary Facilities, and will consist of main lines for water, reclaimed water, sewer, gas, electric and telephone.

The Chapel and Veterans’ Hall will be required to utilize the MCWD sewer system for sewage disposal due to their high expected sewage generation rates. The Cemetery facilities, however, not being high enough to allow gravity flow to the existing system, and expected to generate little sewage, are expected to use septic systems.

The Cemetery irrigation system will be designed to utilize reclaimed water in anticipation of its becoming available, and will be plumbed to accommodate this future connection. In the interim period, potable water will be used for irrigation.

A summary of quantities and a conceptual plan are presented in Figure 6.04.

**Water Demand and Allocation**

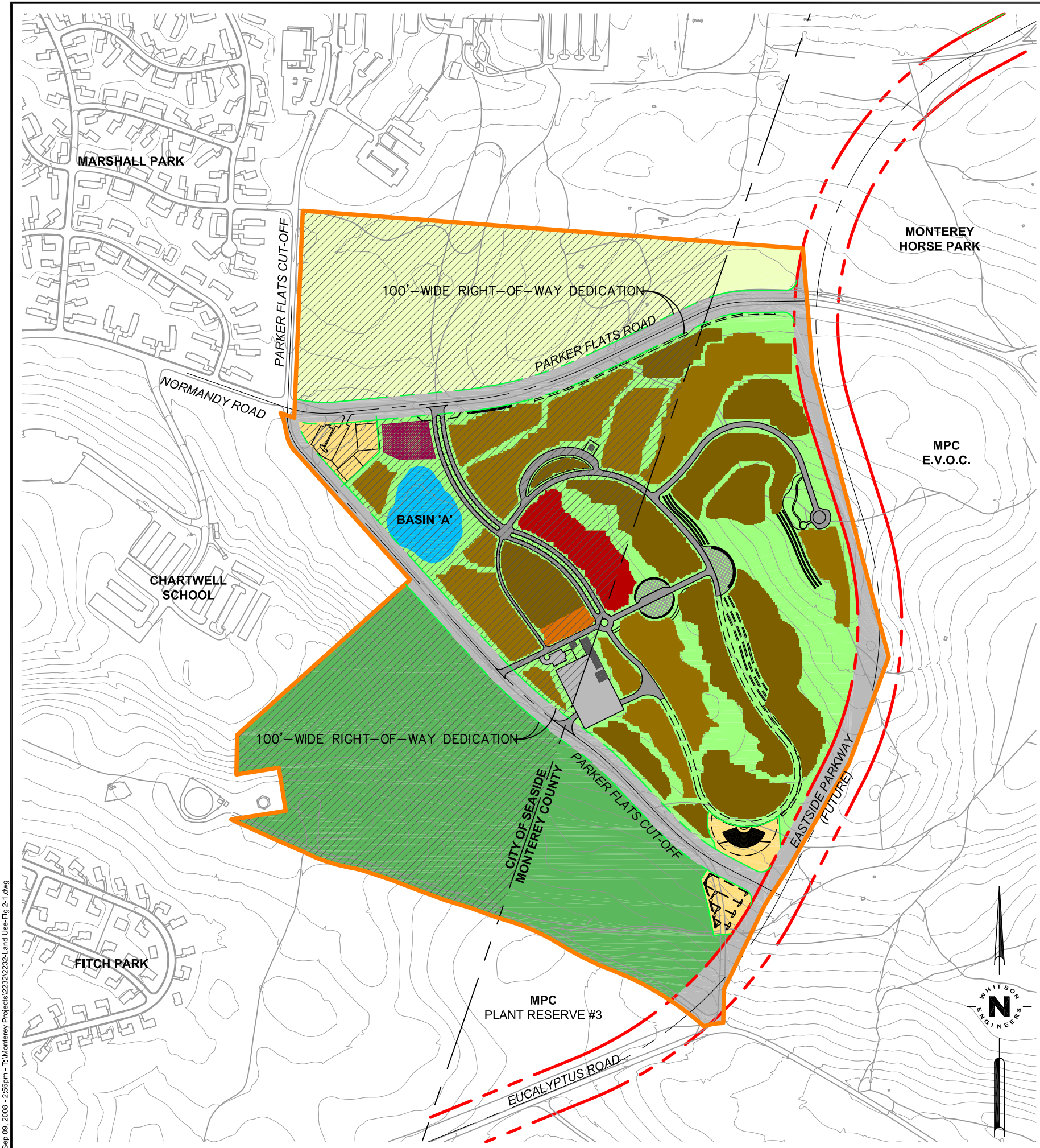
The Veterans’ Cemetery Master Plan provides sufficient acreage to accommodate the burial needs of area veterans for the next 100 years. The first phase of development of the cemetery provides interment capacity for the next 20 years, including related on-site support facilities for the entire 78.7-acre site.

Long-term water demand for the entire cemetery is anticipated to be 1.0 to 2.0 afy, which is attributable to landscape and general cemetery maintenance. The landscape plants will be drought-tolerant and the graves will be covered in crushed granite, as opposed to lawn, per National Veterans Cemetery standards, thus attributing to the relatively low water demand.

**Table 6.1** Water Demand Chart

	IRRIGATION		PLUMBING & SEWERAGE
	Plant Establishment	Maint.	
<b>VETERANS CEMETERY &amp; ANCILLARY FACILITIES</b>	15.0 afy	1.0 afy	0.2 afy
<b>PRIVATE CEMETERY</b>	8.0 afy	0.5 afy	0.1 afy
<b>RESIDENTIAL DEVEL.</b>	varies	varies	46.0-98.0 afy

The chart above (Table 6.1) shows water demands during plant establishment and for continued maintenance. For each phase of cemetery development, a plant establishment period will be required. The first phase of development, which provides for 20 years worth of burial use, will require 15.0 afy for the first 2 years to establish plant growth. Since the plant establishment period is a temporary demand, it will require only a temporary allocation. Proposed off-site and ancillary facilities, such as a veterans’ museum, hall and chapel, are anticipated to require only 0.2 afy of water demand.



**PROPOSED LAND USES**

	Veteran's Cemetery (City of Seaside)	31.1 ac.
	Veteran's Cemetery (Monterey County)	47.6 ac.
	Habitat Conservation Area (City of Seaside)	30.4 ac.
	Habitat Conservation Area (Monterey County)	15.2 ac.
	Endowment Fund Parcel (City of Seaside)	28.7 ac.
	Endowment Fund Parcel (Monterey County)	1.7 ac.
	Ancillary Facilities (City of Seaside)	1.5 ac.
	Ancillary Facilities (Monterey County)	2.3 ac.
	Right of Way Dedication	19.2 ac.
	Subject Property (COE E18.1.1 & E18.1.2)	177.5 ac.

**PROPOSED CEMETERY FACILITIES \***

	PHASE 1	FUTURE
Traditional Casket Burial Sites	166	644
Casket Burial Sites in Crypts	4,551	15,376
In-Ground Cremains	4,174	18,058
Cremains in Columbarium Wall Niches	4,355	15,018
Cremains in Terrace Niches	2,298	4,530
Buildings	8,600 s.f.	None
Parking	5,100 s.f.	None
Roads	200,000 s.f.	50,000 s.f.
Infiltration Basin	1 ac.	None

\* Does not include Ancillary Facilities or facilities within Endowment Fund Parcel, Right of Way Dedication Areas or Habitat Mitigation Area

REVISIONS:	
BY:	DATE:
DESCRIPTION:	

Sep 09, 2008 - 2:56pm - T:\Monterey Projects\2232\2232-4-land Use-Fig 2-1.dwg



In an effort to support the Veterans Cemetery project implementation, County of Monterey staff is willing to recommend that the County allocate 2.0 afy of water from its existing water allocation from FORA to accommodate potable water requirements for the Cemetery and ancillary facilities.

The water demand for the Endowment Fund Parcel depends greatly on its ultimate use (See Table 6.1). If the property is developed as a private cemetery, the water demand for build out and maintenance would be quite similar to water demand estimates for the Veterans Cemetery. If the City of Seaside chooses a residential development option for the Endowment Fund Opportunity Parcel, water use would be significantly higher, and the City will need to determine how to meet that water need.

### Drainage

Drainage facilities for the Veterans Cemetery are planned to be integral parts of the landscaping. All design will incorporate the accommodation of a 100-year storm event, assuming residential development of the Endowment Fund Opportunity Parcel; and will provide for on-site detention and disposal of storm water.

Ditches and swales located in the roadside landscape buffers will take advantage of the high local soil permeability to percolate runoff. Flush curbs or curb cuts will convey drainage from paved areas into landscaped areas. Culverts will convey drainage under the roads. Runoff will ultimately collect in a regional retention/percolation facility located near the center of the site, in an existing depression (“Basin A,” Fig. 6.04). Apart from its use as a storm water facility, this basin could serve as a natural landscape element.

### SITE CLEANUP

The cleanup of unexploded munitions (UXO) is an integral part of the process of title

transfer of Fort Ord lands from the Army to public and private property owners (Table 6.2). All of the 78.7 acres for the actual Veterans Cemetery has been cleaned to a “development” standard which is sufficient for construction of the Cemetery. (Fig. 6.07)

**Table 6.2** Essential Actions Necessary Prior to Land Transfer from FORA, according to Cleanup Contractor LFR

<b>ACTION</b>
Record of Decision (ROD) posted to Administrative Record
Institution Controls (IC) Plan / Operations & Maintenance (O&M) Plan published
EPA w/concurrence from DTSC determines remedy is in place and Operating Properly & Successfully
CERCLA Covenant granted by Army – 90-day review/approval
Land transfer available from FORA

In addition, 24.0 acres of the 30.4-acre Endowment Fund Opportunity parcel has been cleaned to a “development” standard. This level of cleanup is sufficient for the first phases of development of a private cemetery on 23.0 acres within the City of Seaside. The remaining 6.4 acres is scheduled for cleanup by year 2013 to a “development” standard.

The Endowment Fund Parcel was originally designated for “residential”-level cleanup as part of the Early Transfer/Environmental Services Cooperative Agreement (ET/ESCA) cleanup process (See Appendix D.03) to maximize potential land sale revenue available to implement the Veterans Cemetery. In the event that FORA determines that “residential”-level cleanup is not required to facilitate the Cemetery project, the funds previously allocated to clean the Endowment Fund Opportunity Parcel to a “residential” standard could potentially be moved to other City of Seaside opportunity areas.

Cleanup has been done on 15% of the 45.9-acre development area with habitat restoration opportunity to a “development” standard,

which is more than sufficient for mitigation of biological resources at the site. According to the current ESCA Program, the remainder of this parcel requiring cleanup will be cleaned to a “development” standard. However, the City of Seaside may have the opportunity to increase the level of cleanup on this parcel to a “residential” standard, to facilitate potential future residential development.

### **BIOLOGICAL RESOURCES**

The biological resources present on the Veterans Cemetery site can be mitigated in acreage set aside specifically for habitat mitigation. In the event that the Habitat Conservation Plan (HCP) is not adopted in the timeline anticipated (See Appendix A, Section 4 – Biological Resource Issues), the development area with habitat restoration opportunity could be used to help facilitate development elsewhere within the former Fort Ord Army Base.

The 45.9 acres southwest of Parker Flats Cut-off, identified as Development Area with Habitat Restoration Opportunity, is apportioned as follows:

1. the City of Seaside acquires 30.4 acres; and
2. the County of Monterey acquires 15.5 acres.

This Development Master Plan recommends, as requested by the County of Monterey staff, that the portion of this property located in the unincorporated area of Monterey County (15.6 of the 46 acres) be designated as Development Area with Habitat Restoration Opportunity.

Additionally, this Development Master Plan, at the request of the City of Seaside, recommends the portion of this parcel located within the City be considered for residential development (See Figures 6.05 and 6.06). This option may be possible if the ET/ESCA

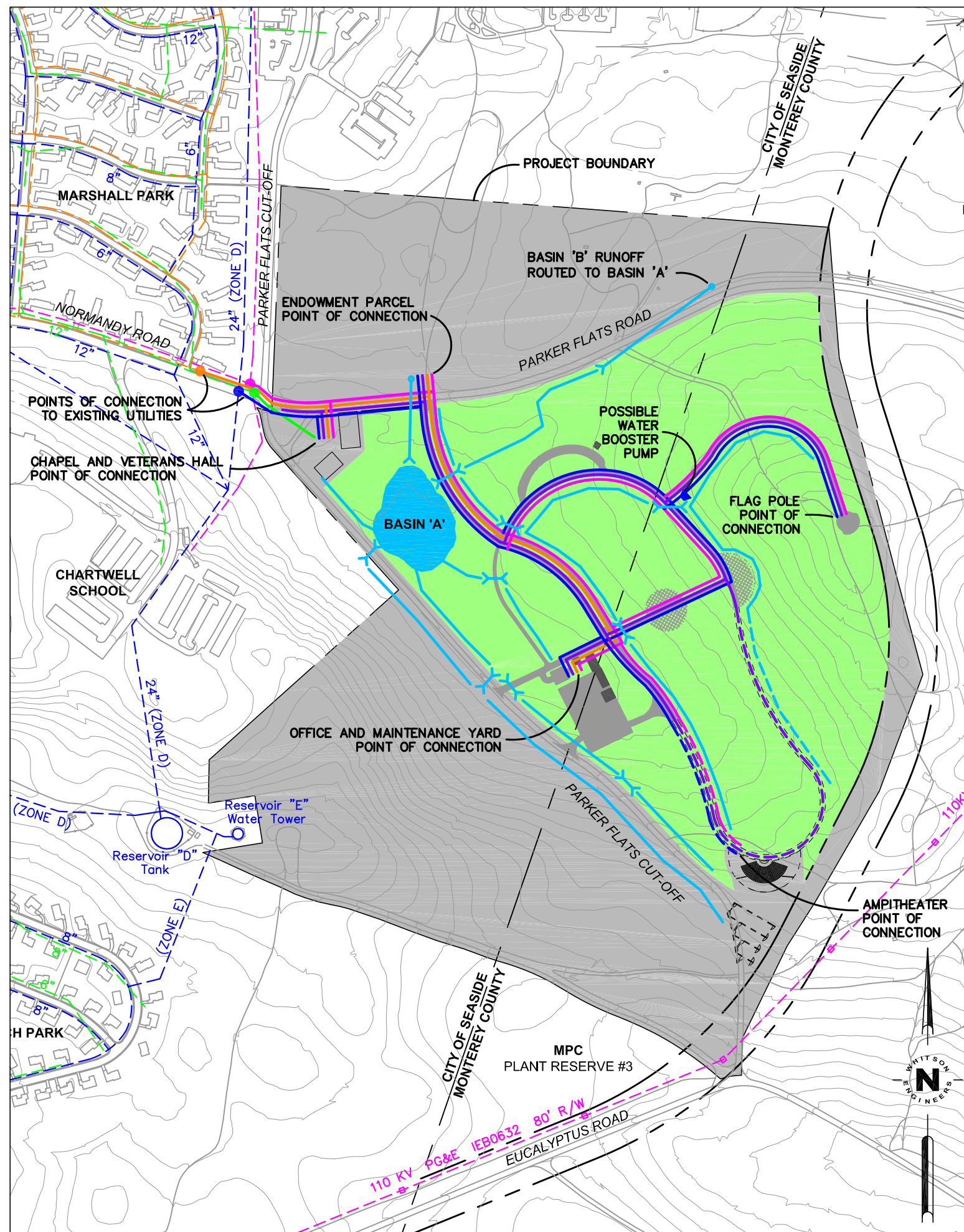
process allows for a “residential”-level cleanup program to be transferred to the parcel from the current Endowment Fund Opportunity Parcel.

### **ENDOWMENT FUND OPPORTUNITY PARCEL**

The Endowment Fund Opportunity parcel is 28.7 acres north of Parker Flats Road within the City of Seaside and 1.7 acres in the County of Monterey. This portion of the site will be developed for the purpose of generating \$3.4 million for the Endowment Fund which will signify the California State Treasurer to trigger the California Department of Veterans Affairs to apply for the federal grant to construct the Cemetery. Costs to the City related to disposition of the Endowment Fund Opportunity Parcel may be reimbursed from land sale. The steps toward this end are as follows:

1. title transfer of the Veterans Cemetery parcel to the State of California after site cleanup process;
2. title transfer of the Endowment Fund parcels to respective public agencies after site cleanup process;
3. 30.4 acres north of Parker Flats Road is retained for economic development through land sale or lease; and
4. proceeds from land sale or lease of the 30.4-acre parcel are dedicated to the Veterans Cemetery Endowment Fund.

As part of the conveyance process, the property, including the Veterans Cemetery footprint, will be conveyed to the California Department of Veterans Affairs (CDVA). The balance of the property targeted for ancillary facilities and development could be conveyed to the City of Seaside or the County of Monterey, which could then act as lead agency for construction of ancillary facilities when funding becomes available. A cooperative venture could also be considered.



CONCEPTUAL BACKBONE UTILITY INFRASTRUCTURE

	EXISTING	OFF-SITE	ON-SITE	
			PHASE 1	FUTURE
POTABLE AND FIRE WATER	---	<u>150 LF</u>	<u>5,500 LF</u>	<u>700 LF</u>
IRRIGATION (RECLAIMED) WATER	See Note 1	NONE	<u>5,500 LF</u>	<u>2,000 LF</u>
SANITARY SEWER	---	<u>100 LF</u>	<u>310 LF</u>	NONE
GAS	---	<u>320 LF</u>	<u>2,500 LF</u>	NONE
ELECTRIC AND TELEPHONE	---	<u>150 LF</u>	<u>5,500 LF</u>	<u>700 LF</u>
DRAINAGE	See Note 2	NONE	<u>See Note 3</u>	<u>See Note 3</u>

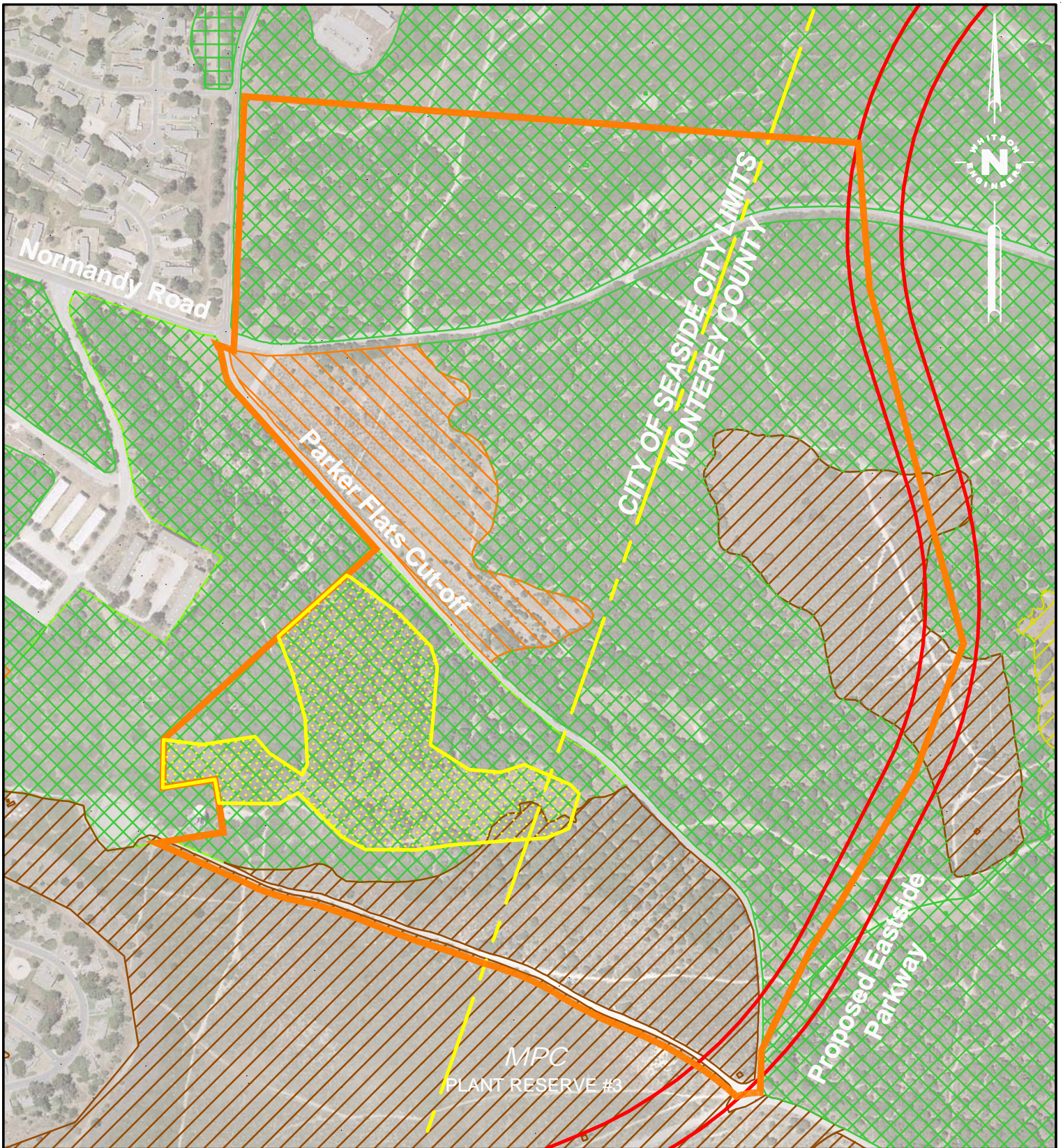
Notes:

1. The nearest reclaimed water connection is currently to the reclaimed water main in General Jim Moore Boulevard. This line is not yet connected to a reclaimed water supply.
2. Existing drainage facilities are not shown.
3. Proposed storm drainage consists of culverts and open channels incorporated into landscaping.
4. Off-site utility work is considered to be that work which is outside the project boundary.
5. Work shown within the project boundary, including work in areas of dedication and in areas to be parceled for private development, are included in on-site work.

REVISIONS:	BY:	DATE:	DESCRIPTION:







**HABITAT LEGEND**

- Project Boundary
- Annual Grassland
- Maritime Chaparral
- Slopes in excess of 20%
- Coastal Scrub
- Coast Live Oak Woodland



**VETERANS CEMETERY**

MONTEREY

CALIFORNIA

**HABITAT OVERLAY ON POSSIBLE MITIGATION AREA**

DRAWING PATH: T:\Monterey Projects\2232\Bio Exhibit.dwg

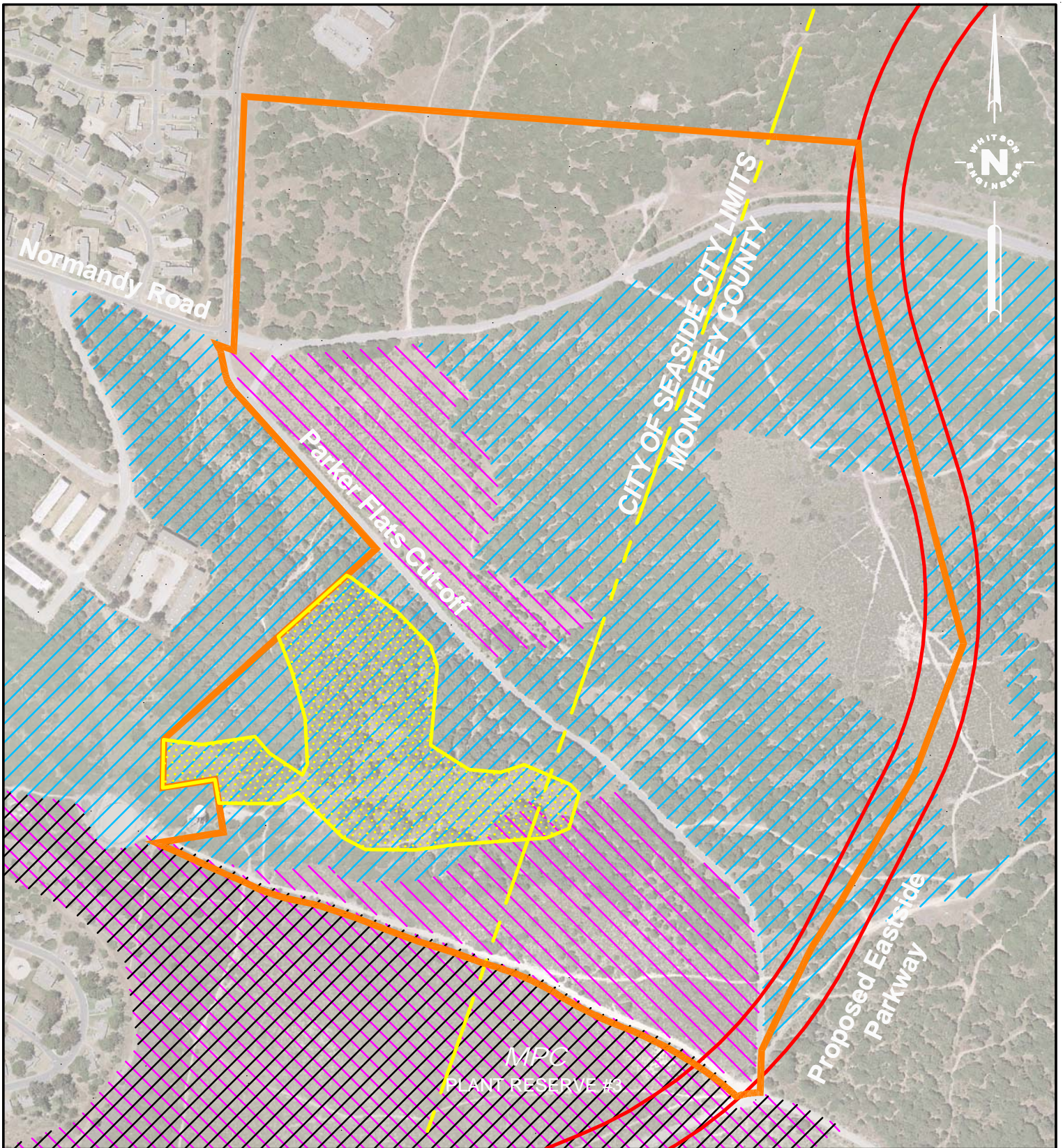
DATE:	AUGUST 11, 2008
SCALE:	1" = 500'
DRAWN:	RPW
CHECKED:	RPW
PROJECT No.:	2232.00

SHEET






**6.05**

OF





**LISTED SPECIES LEGEND**

- |   |  |   |
|---|--|---|
|  Project Boundary        |  Sand Gillia Low Density              |  Monterey Spineflower Low Density |
|  Slopes in excess of 20% |  Monterey Spineflower Medium Density |   |



**VETERANS CEMETERY**

MONTEREY

CALIFORNIA

**LISTED SPECIES OVERLAY ON POSSIBLE MITIGATION AREA**

DRAWING PATH: T:\Monterey Projects\2232\Bio Exhibit.dwg

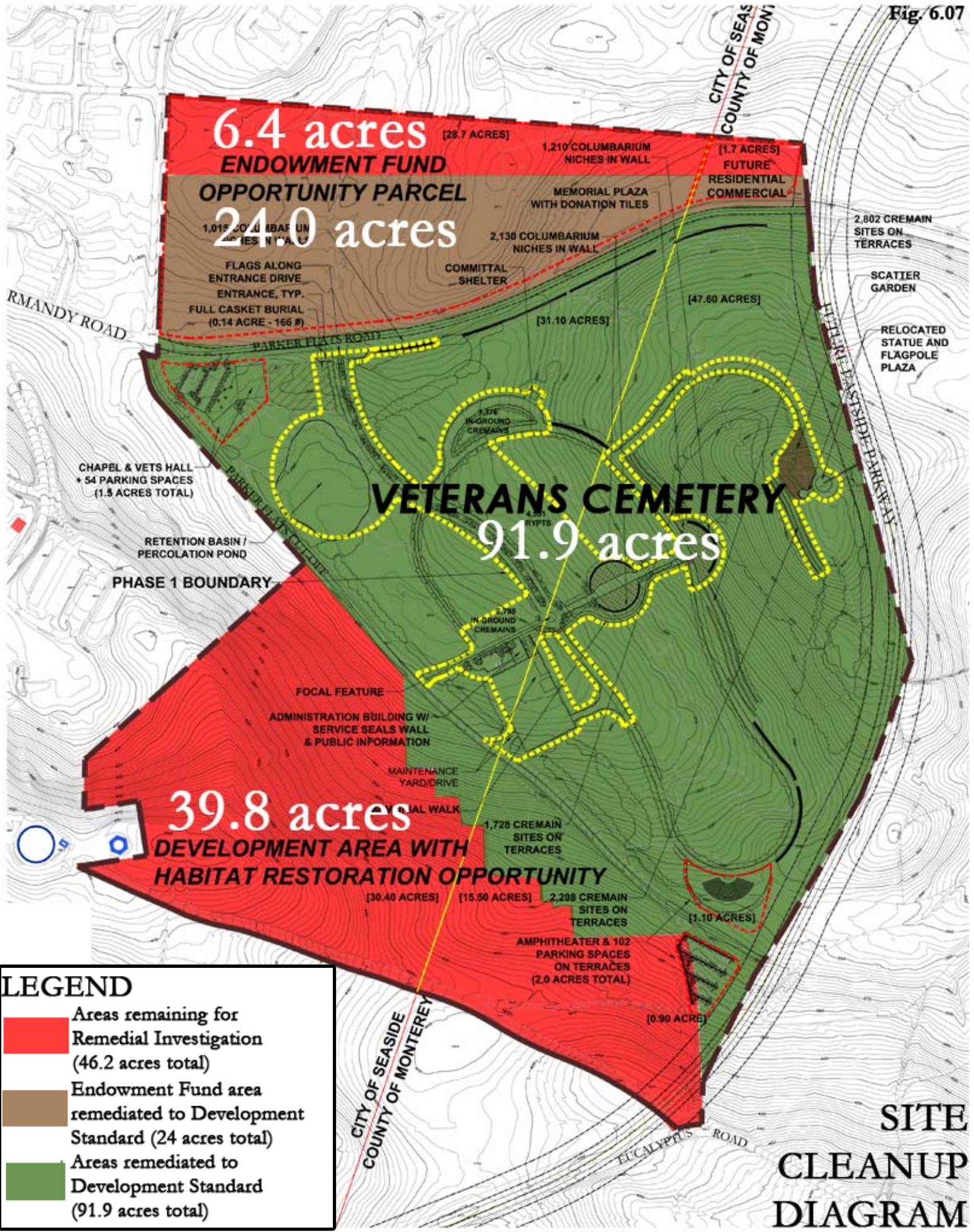
DATE: AUGUST 11, 2008  
 SCALE: 1" = 500'  
 DRAWN: RPW  
 CHECKED: RPW  
 PROJECT No.: 2232.00

SHEET

**6.06**

OF





**LEGEND**

- Areas remaining for Remedial Investigation (46.2 acres total)
- Endowment Fund area remediated to Development Standard (24 acres total)
- Areas remediated to Development Standard (91.9 acres total)

**SITE  
CLEANUP  
DIAGRAM**



**Table 6.3** RFP/Q Process Projected  
Time Table

Time Table <b>ACTION</b>	<b>TIME FOR PROCESS</b>
Property transfer from FORA to City	START
Draft & Release RFP/Q	30 days
Receive responses	60 days
Review responses/Conduct Interviews	30 days
Request more detailed proposals	30 days
Make selection/begin planning process	30 days
Prepare detailed development plan/ conduct CEQA process	6-18 months
Complete City entitlement Process	Concurrent with CEQA
<b>TOTAL TIME from Process Start</b>	<b>18-24 months</b>

Table 6.3 above identifies the sequence of steps to solicit proposals for development of the Endowment Fund parcel once the property is transferred from FORA.

Several options for funding the required endowment have been explored since 1996, including a creation of a cemetery district, fundraising, and an assessment district. However, using some of the surplus from the originally designated cemetery parcel as an Endowment Fund Opportunity Site for future development has been confirmed to be the most advantageous and time-effective approach to financing the endowment fund. The northernmost section of the entire parcel is identified for this purpose because it offers the most developable land outside the Veterans Cemetery.

**CALIFORNIA STATE  
ASSEMBLY BILL (AB) 3035  
(APPENDIX D.02)**

Chapter 291 was approved as an amendment of California State AB 3035 in 2006, establishing in the State Treasury a *California Central Coast State Veterans' Cemetery at Fort Ord Endowment Fund* (§1451.(a)). In addition, this amendment renames the former Master Development Fund to the *California Central Coast State Veterans' Cemetery at Fort Ord*

*Operations Fund*. The Operations Fund thus becomes the *de jure* account for expenditures solely for the annual administrative and oversight costs of the Veterans Cemetery. The State Legislature appropriates the transfer of moneys from the Endowment Fund to the Operations Fund (§1454.(a)).

The legislation declares the following:

1. the principal amount of the Endowment Fund must be sufficient to yield enough money to fund the estimated costs of developing and submitting the State Veterans' Cemetery Grant Program application (§1453.(a)(1)); and
2. the principal amount of the Endowment Fund must be sufficient to yield enough money to cover the annual administrative and oversight costs for the next 10 years after construction (§1453.(a)(1)).

The amount necessary for the Endowment Fund for the California Central Coast Veterans Cemetery at Fort Ord is an estimated \$3.4 million, lower than previous estimates of \$4 million.

**STATE CEMETERY GRANT  
PROGRAM (APPENDIX D.01)**

The State of California can apply for the State Cemetery Grant Program offered by the U.S. Department of Veterans Affairs (VA) through the National Cemetery Administration (38 CFR Part 39) that provides 100% funding for the following:

- **Administration and design costs**, e.g., architectural and engineering fees, inspection fees, and printing and advertising cost.
- **The cost of cemetery features**, e.g., entry features, flag plaza and assembly areas, columbarium, preplaced liners or crypts, irrigation, committal-service

shelters, and administration/maintenance buildings.

- **The cost of equipment necessary for the operation** of the State cemetery, e.g., non-fixed equipment such as grounds maintenance equipment, burial equipment, and office equipment.

Approximately \$16.8 million will be needed for construction of the cemetery and acquisition of equipment necessary for operation. The costs for administration and design are approximately \$800,000-\$1.5 million. The total grant award necessary is approximately \$18.3 million. (Appendix A, Chapter 6.0 Endowment Fund Requirement) All cost estimates are in 2008 U.S. dollar values.

The State Cemetery Grant does not fund the following:

- Land acquisition.
- Building space that exceeds the space guidelines specified for this part.
- Improvements not on cemetery land such as access roads or utilities.
- Parking for large numbers of people attending ceremonial events such as Memorial Day services.
- Maintenance or repair work.
- Office supplies or consumable goods (such as fuel and fertilizer) which are routinely used in a cemetery.
- Fully enclosed, climate-controlled, committal-service facilities, freestanding chapels or chapels that are part of an administrative building or information center.

The State may apply for the grant to establish a Veterans Cemetery by achievement of the following as stated in the grant regulations:

1. **approval of a Pre-Application** as submitted per §39.6 *Pre-application requirements*;
2. **sufficiently high ranking on the priority list** for the current fiscal year as decided per §39.7 *Priority List*. The VA prioritizes Pre-applications by August 15 of each year for Pre-applications received on or by July 1 of that year and that were approved under §39.6 *Pre-application requirements*.

Once the State's Pre-application has been accepted and the Cemetery project has been prioritized by the VA, the following actions must be taken prior to submission of a grant application:

1. obtain approval of plans and specifications by the State Cemetery Grants Service (SCGS) prior to the State's solicitation for construction bids under §39.8 *Plan Preparation*;
2. obtain construction bids and determine the successful bidder;
3. submit a copy of an Environmental Assessment to determine if an Environmental Impact Statement is necessary per §39.8 *Application Requirements*;
4. attend a Pre-design Conference with the VA at an appropriate location near the proposed site that includes a site visit; and
5. attend (if necessary) a Design Development conference with the VA at the VA Central Office in Washington, DC.

The next set of requirements is necessary for the **State Cemetery Grant Application**:

1. Standard Form 424 ("**Face Sheet**") with the box labeled "application" marked;
2. Standard Form 424C ("**Budget Information**"), which documents the



amount of funds requested based on the construction costs as estimated by the successful construction bid;

3. A copy of **itemized bid tabulations** (If there are non-VA participating areas, these shall be itemized separately.); and
4. Standard Form **424D (“Assurances – Construction Program”)**.

### **ANCILLARY FACILITIES**

Implementation of ancillary facilities requires funding other than the State Cemetery Grant. The cost for the Veterans Hall and non-denominational Chapel is approximately \$11.5 million. The amphitheater and support parking will cost approximately \$1.6 million. All cost estimates are in 2008 U.S. dollar values.

The timeline for the RFP/Q process for construction of the ancillary facilities is similar to that of the Endowment Fund Parcel above (Table 6.2).



---

---

**SECTION VII**  
**APPENDICES**

---

