



Determination Opinion of Categories I and II

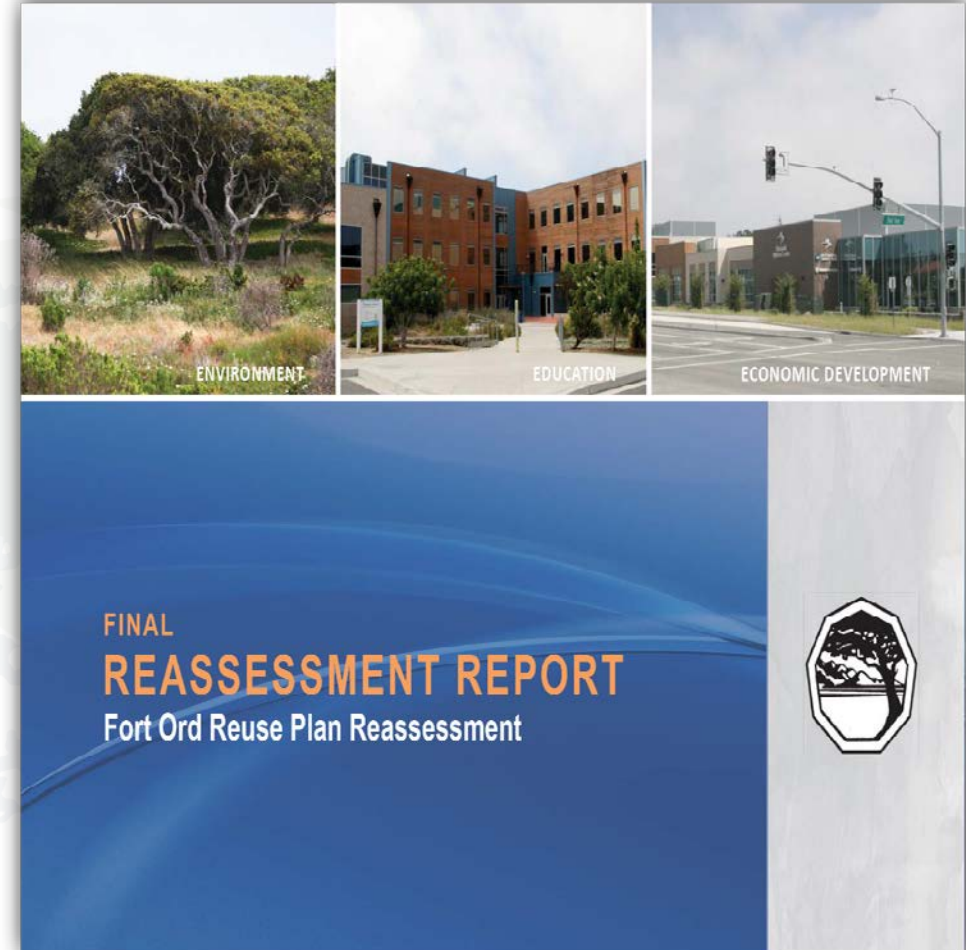
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INTERNATIONAL

Categories I and II Context

- Reassessment Report 2012
- Identified Categories I through V
 - Category I: Base Reuse Plan Corrections and Updates
 - Category II: Prior Board Actions and Regional Plan Consistency
- Special Land Use Counsel Alan Waltner legal opinions
- Michael Baker International (MBI):
 - Hired to develop CEQA opinion on Categories I and II



Categories I and II Review

- Objective, independent review of Categories I and II
- Re-confirmed prior staff and legal opinions

Category I

- Table 5 Index of BRP Corrections
- Additional errata identified by the public and FORA staff
- No material effect on the purpose, intent, or guidance
- Minor and incidental (typos, grammar, references, minor figure changes, and formatting)
- Not a project under CEQA

Table 5 Index of BRP Corrections and Updates

Corrections
Institutional Land Use Program B-1.1 (Seaside) typographical error
Streets and Roads Program D-1.3 typographical error
Land Use and Transportation Program A-2.1 typographical error
Recreation Policy A-1 (Marina and Seaside) typographical error
Recreation Policy A-2 (Marina) typographical error
Recreation Policy G-1 (all) typographical error
Soils and Geology Program A-2.3 (Seaside/County) format
Soils and Geology Policy A-4 (all) out of date reference
Soils and Geology Program A-6.1 (all) clarification
Soils and Geology Program C-2.1 (all) clarification
Hydrology and Water Quality Policy D-1 (all) format
Hydrology and Water Quality Program B-1.2 to 1.7 (Seaside/County) format
Hydrology and Water Quality Program D-2.4 to 2.7 (County) incorrect reference
Hydrology and Water Quality Program B-1.5 (all) clarification
Hydrology and Water Quality Program C-1.2 (all) out of date reference
Hydrology and Water Quality Program C-1.5 (County) typographical error
Hydrology and Water Quality Program C-2.1 (all) wording/format
Hydrology and Water Quality Policy C-3 (all) typographical error
Hydrology and Water Quality Program C-6.1 (Seaside/County) format
Biological Resources Objective A (all) period missing
Biological Resources Program A-3.2 (County) clarifications
Biological Resources Program A-3.2 (County) clarifications
Biological Resources Program A-7.1 (County) typographical error
Biological Resources Program A-8.1 (County/Del Rey Oaks) out of date reference
Biological Resources Program A-8.2 (County/Del Rey Oaks) out of date reference
Biological Resources Program C-2.2 (County) typographical error
Cultural Resources Program B-2.5 (County) out of date reference

Category II

Either not a project
or previously
analyzed
under CEQA

BRP Modifications Regarding Consistency with Regional and Local Plans

Background. As described in Scoping Report Section 4.4, Consistency with Regional and Local Plans, the Authority Act provides mandates that the BRP be consistent with regional and local plans. Section 67675(f) of the Authority Acts states:

In preparing, adopting, reviewing, and revising the reuse plan, the board shall be consistent with approved coastal plans, air quality plans, water quality plans, spheres of influence, and other county-wide or regional plans required by federal or state law, other than local general plans, including any amendments subsequent to the enactment of this title, and shall consider all of the following:

- (1) Monterey Bay regional plans.
- (2) County and city plans and proposed projects covering the territory occupied by Fort Ord or otherwise likely to be affected by the future uses of the base.
- (3) Other public and nongovernmental entity plans and proposed projects affecting the planning and development of the territory occupied by Fort Ord.

Consistency with Monterey Bay regional plans, affecting the planning and development of the territory occupied by Fort Ord is to be ensured.

This subject of the Reassessment Report addresses the topic of possible modifications to the BRP to ensure its consistency with regional plans as described in Section 67675(f) of the Authority Act.

Description and Key Issues. Since the BRP was adopted in 1997, regional and local plans existing at that time have been amended or modified and new regional and local plans have been developed. The BRP has not been directly modified to ensure its consistency with current regional plans, although such plans are taken into account as part of the approval process for actions brought before the FORA Board for determination of consistency with the BRP. Actions to ensure consistency could include developing and adopting new policies and programs where needed and/or expanding existing policies and programs where these already directly or indirectly address related policy or program modification needs. If the FORA Board determined that amendments to the BRP were necessary to ensure its consistency with regional plans, FORA staff could be directed to develop the necessary new policies or programs and to propose modifications to existing policies and programs for subsequent review and consideration by the FORA Board. Note that the regional plans are updated from time to time, and revisions to the BRP for consistency with these plans should be coordinated with the appropriate agency.

Table 10, Regional and Local Plan Consistency Actions, summarizes the plans with which the BRP should be made consistent, and lists the topics for which new policies or programs are required and topics of existing BRP policies and programs that could be expanded to meet consistency needs. Most of the necessary new policies or programs would be placed in the Land Use, Circulation, Recreation and/or Conservation Elements of the BRP, and most existing policies and programs that could be expanded are also found in these elements. Table 10 also includes two other actions regarding consistency between the BRP and local general plans.

An analysis of BRP consistency with a range of other regional and local plans was conducted as part of the scoping process and discussed in Scoping Report

Category II

Not a Project/Exempt from CEQA

- Designation of the Fort Ord National Monument
- FORA adopted MOA for Imjin Parkway/ Blanco Road
- Monterey Bay Unified Air Pollution Control District (MBUAPCD) Air Quality Management Plan
- Regional Water Quality Control Board (RWQCB) Water Quality Control Plan for the Central Coast Basin

Chapter 3: Topics and Options

Table 10 Regional and Local Plan Consistency Needs

BRP Policy/Program Modifications for Regional and Local Plan Consistency	
Regional or Local Plan	New or Expansion of Existing Policies/Programs (<i>Regional Plan Goals in Italics</i>)
TAMC Monterey County Regional Transportation Plan	<p>New Policies/Programs:</p> <ul style="list-style-type: none">• prioritize improvements to and maximize use of existing infrastructure <i>RTP Road and Highway Transportation Policy 1: Prioritize maintenance, improvement and implementation of safety and operational improvements on existing road and highway corridors to maximize the efficient use of existing transportation infrastructure.</i>• apply new technologies for roadway efficiency <i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i>• consider use of roundabouts <i>RTP Road and Highway Transportation Policy 5: Consider installation of roundabouts in lieu of signalization for intersection improvement projects.</i>• implement road and highway capacity improvements <i>RTP Road and Highway Transportation Policy 6: Implement road and highway capacity improvements needed to address the projected traffic impacts of future growth on the most congested road and highway corridors where multi-modal transportation options or transportation demand management measures alone will not foreseeably improve travel times or Level of Service on existing road and highway infrastructure.</i>• utilize intelligent transportation systems <i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i>• identify and prioritize funding for elimination of bicycle network gaps

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Previously Approved Under CEQA

- Del Rey Oaks General Plan
- Marina General Plan
- Seaside General Plan
- City of Monterey General Plan
- 2010 Monterey County General Plan

**Table 8 Prior Marina General Plan Consistency Determinations Resulting in Need to Modify BRP
Figure 3.3-1, Land Use Concept**

1997 Base Reuse Plan Designation	Marina General Plan Designation	Acres
Medium Density Residential	Single Family Residential (5 du/acre)	388.6
Open Space	High Density Residential	11.1
Regional Retail	Light Industrial/Service Commercial	9.8
Planned Development Mixed Use	Parks and Recreation	59.6

Notes: Most Planned Development Mixed Use was changed for specific mixed use development purposes in the Marina General Plan. The only area of Planned Development Mixed Use included in the table is on the landfill parcel, where the Planned Development Mixed Use designation was changed to Parks and Recreation, hence significantly changing the use of the site. Acres are estimated from GIS files.

Source: City of Marina 2011, FORA 2001.

**Table 9 Prior Seaside General Plan Consistency Determinations Resulting in Need to Modify BRP
Figure 3.3-1, Land Use Concept**

1997 Reuse Plan Designation	Seaside General Plan Designation	Acres
Medium Density Residential	Military	316.4
Medium Density Residential	Park and Open Space	10.2
Medium Density Residential	Low Density Residential	325.1
Medium Density Residential	Community Commercial	5.2
High Density Residential	Medium Density Residential	53.8
Military Enclave	Commercial Recreation	147.8
Military Enclave	Low Density Residential	87.0
Military Enclave	Park and Open Space	100.0
Military Enclave	Mixed Use	22.5
Neighborhood Retail	Mixed Use	28.4
Neighborhood Retail	Low Density Residential	48.9
Open Space/Recreation	Regional Commercial	11.3
Open Space/Recreation	High Density Residential	43.3

Notes: Acres are estimated from GIS files. Changes marked with "M" are related to the land swap with the U.S. Army.

Source: City of Seaside, 2004, FORA 2001, 2004.

Category II

Previously Approved Under CEQA

- Adjusted roadway improvements on General Jim Moore Boulevard and 2nd Avenue
- Transportation Agency for Monterey County (TAMC) Monterey County Regional Transportation Plan

Next steps

- Map changes to reflect current status of land use designations
- No additional CEQA or Board action required for Categories I and II