



Fort Ord Reuse Authority

MEMORANDUM

Date: May 9, 1997

To: FORA Board
Administrative Committee

From: Michael A. Houlemard, Jr.

A handwritten signature in black ink, reading "Michael A. Houlemard, Jr.", written over the printed name in the "From:" field.

**Re: Final Base Reuse Plan/Final EIR Summary Documents
Listing of Modifications to the EIR, Reuse Plan and Policy Considerations**

Attached are the following documents, prepared by EMC in consultation with FORA staff and the Administrative Committee, which summarizes the changes to the Draft Base Reuse Plan/Draft EIR.

At the request of both Board and Administrative Committee members, these documents, originally issued on March 28, 1997, have been reorganized. They are now listed by page number to "match up" to the Draft Base Reuse Plan and Draft EIR.

FORT ORD REUSE PLAN

**Listing of Modifications to the EIR, Reuse Plan and Policy
Considerations**

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May 8, 1997

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Introduction

This document presents modifications to the PEIR, the Changes to the Reuse Plan (and its appendices) and Policy Considerations documents. The modifications are the result of the responses received from the public and commenting agencies on the Draft Reuse Plan and PEIR. Some of the comments precipitated changes to the PEIR, some to the Plan, and some to both. In addition, some comments raised policy issues that, though not directly associated with an environmental effect, do offer FORA the opportunity to refine or redirect policy pertaining to the reuse of Fort Ord. The modifications herein are in chronological order based on the page number sequence contained in the EIR and the Reuse Plan.

Changes to the PEIR and Reuse Plan

Changes to the PEIR or Reuse Plan contain corrections, clarifications, information pertaining to environmental effects or additional mitigations in response to comment received on the Draft PEIR.

The most extensive response is the addition of the Development Resources Management Plan (DRMP) in the implementation section of the Plan Framework in Volume 1, (Section 3.11) and programs for the land use jurisdictions in Volume 2. In addition, several programs within the Plan that serve as environmental mitigation's have been strengthened to remove the qualifying or discretionary language.

Minor changes to the PEIR or Reuse Plan graphics have been requested and are warranted. These changes have been identified in the Response to Comments - Volume II, but not yet carried out. Minor changes to the tables in the Reuse Plan have also been requested. These changes are necessary to clarify updating of land accounts as the Army continues to complete its surveys of conveyance requests and as engineering studies are accomplished to refine the roadway ROW locations and development parcels. As FORA continues its preparation of an Economic Development Conveyance (EDC) application, the updated information will become available. It is FORA's intent that these refinements to the graphics and tables in the Reuse Plan will be reconciled after the certification of the EIR and adoption of the Reuse Plan.

The Capital Improvement Plan (CIP) in Appendix B to the Reuse Plan is expected to be updated annually as a management tool for Plan implementation. The Comprehensive Business Plan (CBP) will serve as a guide for FORA as it finalizes the shape and character of its financing, marketing, and business strategies. The outcome of the EDC negotiations with the Army will have an important impact on the CBP that FORA ultimately pursues.

Policy Considerations

The Policy Considerations identified herein derive from issues raised in the public agency comments that do not directly involve environmental impacts (and CEQA), but nevertheless contain requests for policy refinements. These comments have been separately identified in order to facilitate FORA's review and understanding of the comments received.

Changes to the Program EIR

The following changes to the Program EIR are based on public and agency comments received on the Draft EIR. The changes are presented here in order based on page number. The number in brackets represents the comment which precipitated the change.

Amend the EIR to replace all references to "NRMA "with the revised designation, "Habitat Management." [57-19]

Page A-28: Provide Figure 3.3-1 in color instead of black and white. [60-58]

Page 1-2. Amend the first sentence to read as follows:

"A FORA Interim Reuse Plan was presented and analyzed in the Army's Final SEIS Environmental Impact Statement (FEIS) ..." [213-3]

Page 2-8. Amend Table 2.4-1. Alternative 8 jobs/housing ratio from 3.39 to 2.39. [155-9]

Page 3-4. Amend the third sentence in the second full paragraph to read as follows:

"... approximately 805 782 acres would stay under ..." [213-6]

Page 3-4. Add the following sentence to the end of the second paragraph.

"CalTrans and BLM have an approved MOU which addresses future uses of the Highway 68 Bypass easement and interim management of lands within the corridor". [342-2]

Page 3-6. Amend Table 3.2-1 Land Use Under the Proposed Project for polygon number 12b, as follows:

~~"Open Space/Recreation with Proposed Beach through Road..."~~ [336-1]

Page 3-10. Amend section title:

3.6 Potential Changes in City and County Boundaries

~~**Potential Changes in City, County and Special District Boundaries"**~~ [320-5]

Page 3-10. Amend the next to the last sentence in the first paragraph under section 3.6 to read as follows:

~~"... Fort Ord land into the local cities and the County, and to set up special service districts, such as fire, water and sewer districts".~~ [320-5]

Page 3-11. Amend section 3.7.4 as follows:

"Local Coastal Plan Amendment" [336-2]

Page 3-11. Add the following to section 3.7.4 as follows:

"• Coastal Consistency Determination" [336-2]

Page 3-12. Add the following section:

3.7.10 Monterey Peninsula Water Management District

Future development that may use Seaside sub-basin water will be required to obtain permits, to include the following: compliance with conservation and rationing ordinances and required permits for creation / amending / annexations of water distribution systems and obtaining individual water meters for specific development projects within the MPWMD." [340-5]

Page 4-4. Amend the next to the last sentence in the first full paragraph to read as follows.

"...Marina State Beach and the Marina Coast Water District headquarters are is on the west side". [320-7]

Page 4-9. Amend Recreation/Open Space Land Use Policy A-1 to read as follows:

"The County of Monterey shall ~~protect~~ encourage the conservation and preservation of irreplaceable natural resources and open spaces..." [341-4]

Page 4-9: Amend line 4 to read as follows.

"... a ~~22-acre~~ 15-acre expansion of the Regional Park District ..." [60-51]

Page 4-9. Add the following new program.

"Program A-1.2: The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands". [341-5]

Page 4-10. Amend program B-2.1 to read as follows:

"The County of Monterey shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads." [328-3]

Page 4-10: Amend the second sentence in the last paragraph to read as follows:

In the Fort Ord Dunes State Park Planning Area, the *Draft Fort Ord Reuse Plan* proposes a 59-acre multi-use area, a 23-acre future desalination plant and 803 919 acres reserved for park and open space. [6-1]

Page 4-11. Add the following to the last sentence in the paragraph following Program E-1.2:

"... the State Parks General Plan, and the Coastal Zone Management Act/California Coastal Act, ..." [336-3]

Page 4-32. Amend Program A-2.2 to read as follows:

"The City/County shall develop and make available a list of recommended native plant and non-invasive non-native species, application rates, ..." [306-3]

Page 4-38. Water Supply. Replace all references to the "Seaside Valley" to "Seaside Basin." [340-7]

Page 4-39. Amend second paragraph to read as follows:

"Assembly Bill (AB 939) mandates a reduction in all California jurisdiction's Monterey County's generated solid waste stream of 50 percent by the year 2000, which is based on a 1990 baseline. ~~by setting a target rate of 5.4 (lb/cap/day) of solid waste.~~" [331-16]

Page 4-40: Amend the second sentence in first paragraph to read as follows:

The Draft Fort Ord Reuse Plan (Appendix B: Business and Operations Plan) [57-20]

Page 4-40. Amend Table 4.2-1 to eliminate the last line in the Key, as follows:

"~~afy = acre feet per year~~" [331-33]

Page 4-42. Amend reference to "18,262 afy" in first sentence of second paragraph to read "13,500 afy". [8-5]

Page 4-42. Amend title at top of page to read as follows: Impact: Need for New Local Water Supplies (2015) [8-5]

Page 4-43. Amend Program B-1.3 to read as follows:

"The City/County shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the MPWMD ~~Monterey County's ordinance~~, ..." [340-14]

Page 4-43. Amend Policy C-3 to read as follows:

The City/County shall prevent further seawater intrusion associated with development of Fort Ord to the extent feasible. [165-17]

Page 4-43. Hydrology and Water Quality Program B-1.1. Amend this program to read as follows:

"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]

Page 4-43. Hydrology and Water Quality Program B-1.2. Amend this program to read as follows:

"The City/County shall work with FORA and the MCWRA appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation ..." [21-1]

Page 4-43. Hydrology and Water Quality Program B-1.3. Amend this policy to read as follows:

"The City/County, in conjunction with FORA, shall adopt and enforce ..." [21-1]

Page 4-43. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.4: The City/County shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord." [21-1]

Page 4-43. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.5: The City/County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use." [21-1]

Page 4-43. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.6: The City/County shall work with FORA to assure the long-range water supply for the needs and plans for reuse of the former Fort Ord." [21-1]

Page 4-43. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.7: The City/County, in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and, 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield." [21-1]

Page 4-43. Add the following new mitigation:

"Mitigation: A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA." [21-1]

Page 4-43. Amend Policy B-1 to read as follows:

"The City/County shall ensure additional water supply to critically deficient areas." [331-3]

Page 4-44. Add the following 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.

B. Imported Water From the Salinas Valley

Groundwater

Description of Water Source

The discussion of the impacts of imported water require a general discussion of the potential impacts of water withdrawal and water conveyance. This analysis is relevant to the potential importation of water through new pipes between future Monterey County Water Resources Agency (MCWRA) sources of water and Fort Ord. The discussion that ensues is derived from the Hydrogeology and Water Supply of Salinas Valley, A White Paper Prepared by the Salinas Valley Ground Water Basin Hydrology Conference on behalf of the Monterey County Water Resources Agency, June 1995.

Future Water Withdrawal From the Salinas Valley

Future water withdrawal from MCWRA sources is projected to impact the Salinas Valley ground water basin. The Salinas Valley is a 120 mile long, broad, flat bottomed drainage that flows northwest towards Monterey Bay in central coastal California. The valley is filled with river alluvium up to several hundred feet thick.

This basin is commonly divided into four subareas for purposes of analysis: Pressure (includes part of Fort Ord and the area near the coast), East Side (includes the north half of the Salinas Valley between the coast and the Forebay subarea), Forebay and the Upper Valley (area farthest upstream). The alluvial deposits underlying the riverbed are deepest in the Forebay

subarea and relatively shallow along the coast and at the southern end of the valley. The Upper Valley and Forebay subareas are unconfined and in direct hydraulic connection with the Salinas River. There are no barriers to the horizontal flow between these subareas, although aquifer characteristics decrease the rate of ground water flow in certain parts of the basin.

Ground water in the East Side consists of 74,000 acres and is primarily of unconfined aquifers that are recharged by runoff from the western slope of the Gabilan Range east of the project area, from groundwater underflow originating in the adjoining Forebay and Pressure Areas, and to a lesser degree, percolation of rainfall and irrigation water. Water wells in the Salinas Valley range in depth from a few hundred feet to as much as 1,000 feet. Production rates in the range of 1,500 to 2,500 gallons per minute (GPM) are common.

The Pressure Area is composed primarily of confined and semi-confined aquifers separated by clay layers (aquitards) that limit the amount of vertical recharge. The Pressure Area covers an approximately 91,000 acres between Gonzales and Monterey Bay. These deposits include at least three separate fresh water aquifers labeled the "180-foot", "400-foot" and "Deep Zone". Extensive groundwater pumping for agricultural, municipal and industrial uses has affected the groundwater supplies of the basin in terms of both quantity and quality. Annual pumping in excess of recharge has caused a gradual lowering of water tables and pressure heads. This "overdraft" condition is the primary cause of salt water intrusion into the Pressure subarea. Both the 180-foot and 400-foot aquifers are in contact with the salt water of Monterey Bay which has intruded inland causing agricultural and domestic water supply wells along the coast in the Pressure subarea to be abandoned.

The exact nature of the connection between the Deep Zone and the ocean is unknown. Seawater intrusion has not been detected in Deep Zone wells, but there is no evidence indicating that the Deep Zone is not connected to the ocean. Lacking this evidence, it must be assumed that the Deep Zone, like the 180-foot and 400-foot aquifers above it, is connected to the ocean and vulnerable to seawater intrusion if ground water levels fall below sea level. Similarly, the aquitards between the 400-foot and the Deep Zone are subject to leakage of degraded water downward to the Deep Zone as the water level is lowered.

The Upper Valley and Forebay Areas are unconfined and in direct hydraulic connection with the Salinas River. The Upper Valley Area covers an area of approximately 92,000 acres near the south end of Salinas Valley from Greenfield to Bradley. Primary ground water recharge to the Upper Valley area occurs from percolation in the channel of Salinas River.

The Forebay area from Gonzales to Greenfield consists of approximately 87,000 acres (including Arroyo Seco Cone) of unconsolidated alluvium.

Principal recharge to the Forebay Area is from percolation of water from Salinas River and Arroyo Seco Cone, and ground water outflow from the Upper Valley.

The Arroyo Seco Cone is located on the west side of southern Salinas Valley and is a part of the Forebay Area. Arroyo Seco Cone receives recharge from percolation in channels of Arroyo Seco Cone may provide some opportunity for additional recharge.

Sources of Recharge in the Salinas Valley

Ground water recharge in the Salinas Valley is principally from infiltration from Salinas River, Arroyo Seco Cone, and, to a much lesser extent, from deep percolation of rainfall. Minor amounts are derived from infiltration from small streams and inflow from bedrock areas adjoining the basin. Deep percolation of applied irrigation water is the second largest component of the ground water budget, but because it represents recirculation of existing ground water rather than an inflow of "new" water, it is not considered a source of recharge for this discussion. Seawater intrusion is another source of inflow of the basin, but because it is not usable fresh water it is also excluded as a source of recharge.

Infiltration from the Salinas River and deep percolation of rainfall would occur under natural conditions, but both are increased by present water use patterns in the Valley. Ground water extraction increases the amount of infiltration from the river upstream of Salinas. Irrigation increases the amount of rainfall that percolates past the root zone by increasing antecedent soil moisture at the beginning of the rainy season. The low permeability of the Salinas Valley aquitard in the Pressure Area decreases but does not altogether eliminate deep percolation of rainfall and irrigation return flow directly to the 180-foot aquifer in the Pressure Area. Average annual amount of recharge in the entire Salinas Valley during 1970 to 1992 (most current information available) derived from various sources is 514,000.

Seawater Intrusion in the Salinas Valley

Analysis of water samples from wells in the Pressure Area has indicated that seawater has been intruding the aquifers for the last 60 years or so. The intrusion is in the 180- and 400-foot aquifers and has moved 6 miles inland in the 180-foot aquifer and 2 miles inland in the 400-foot aquifer, rendering wells in the intruded area unusable and decreasing usable basin storage. The Castroville Seawater Intrusion Project addresses, in part, the sea water intrusion problem. Additionally, measures must be taken, primarily the delivery of water from inland locations to the mouth of the Salinas Valley, in order to further hinder the encroachment of seawater up the Salinas Valley.

Seawater is another source of inflow into the basin. However, the chloride content of seawater makes it unusable. The average seawater intrusion totals about 17,000 afy. Combined with the average annual groundwater extraction, which is 20,000 afy more than total fresh water inflow, the valley wide water budget shows an average fresh water deficit of 37,000 afy.

Environmental Considerations

There are two potential environmental impacts associated with Salinas Valley water as a long-term water source option for Fort Ord. The projected environmental impacts are associated with the withdrawal of water from the Salinas Valley (surface or groundwater) and the impact of conveying the water to the users. Pertaining to impacts associated with conveyance are potential biological impacts, the loss of agricultural land, impacts to archaeological resources and growth inducement.

As it pertains to the long-term water source for Fort Ord development, it is assumed in this scenario that 10,500 afy would be taken from the Salinas Valley Ground Water Basin, either through existing Fort Ord wells or from wells located elsewhere in the Salinas Valley, and conveyed to Fort Ord via water pipes.

Withdrawal of 10,500 afy from an aquifer that is currently being pumped at a rate of 535,000 afy appears insignificant. However, the Salinas Valley Ground Water Basin is in deficit condition in the amount of 37,000 (20,000 afy from overdraft and 17,000 afy from seawater intrusion), with the greatest impact occurring in the Pressure and East Side Areas of the Salinas Valley Ground Water Basin. The overdraft has precipitated a sea water intrusion condition that has been known since 1946 when the California Department of Water Resources conducted a study of the basin and provided recommendations to stave off seawater intrusion and reduce overdraft. A recent "White Paper" prepared for the MCWRA by a number of hydrologists reiterates the 1946 study and draws the same conclusions, which is that to solve the Salinas Valley seawater intrusion problem there must be redistribution of water from the inland areas to the mouth of the Salinas Valley where there is seawater intrusion.

The second impact pertains to conveying the water from the source to the users. It cannot be determined what the path of a water line would be so it cannot be determined exactly what the potential environmental impacts associated with construction activities will be. However, it should be assumed that there are potentially significant temporary adverse impacts to plant and wildlife species as a result of construction activities. Implementation of federally and state mandated plant and wildlife mitigations would adequately mitigate the potential impacts associated with pipeline construction activities off Fort Ord. Implementation of the Installation Wide Multi-Species Habitat Management Plan (HMP) for

construction activities on Fort Ord would adequately mitigate the potential impacts. Short term construction related impacts to agricultural land is not considered to be significant.

Archaeological impacts would need analysis as well as growth inducement. An increased water supply would both address seawater intrusion and future development.

The HMP describes a cooperative federal, state, and local program of conservation for plant and animal species and habitat of concern known to occur at Fort Ord. The HMP establishes a long-term program for the protection, enhancement and management of all HMP resources with a goal of no net loss of HMP populations while acknowledging and defining an allowable loss of such resources through the land development process. The HMP establishes the conditions under which the disposal of Fort Ord lands to public and private entities for reuse and development may be accomplished in a manner that is compatible with adequate preservation of HMP resources to assure their sustainability in perpetuity. Therefore, the HMP establishes performance standards for all future developments to implement and are assured to be implemented by local agencies and jurisdictions.

Off-site Storage in the Salinas Valley

Description of Water Source

Another source of new water that could be used to both hinder seawater intrusion and provide for future development in the County and at Fort Ord is the construction of water storage facilities in the Salinas Valley. Currently the MCWRA is investigating in greater detail two potential future water storage facilities, the Merritt Lake site and the Espinosa Lake site. A number of sites have been identified besides these two and are identified in a Technical Memorandum dated June 1996 prepared by Montgomery Watson for the MCWRA. A program EIR on the construction of these two storage facilities is currently being prepared and is anticipated to be available for public review by the end of 1997. At this time, the information provided in the discussion below is the only data available on the Merritt Lake and the Espinosa Lake sites.

Based on the Montgomery Watson report, the most feasible water storage facility appears to be the Merritt Lake site. Merritt Lake is approximately 1.5 miles southeast of Castroville and in the area bound by state Highway 101 to the east, State Highway 156 to the north and State Highway 1 to the west. The potential size of the Merritt Lake site would be up to 40,000 acre-feet.

The next most feasible water storage facility is the Espinosa Lake site. Espinosa Lake is approximately 2.5 miles southeast of Castroville. The existing lake is formed by a small man made dike which impounds a shallow

pond which currently results in a wetland habitat. The potential size of the Espinosa Lake site would be approximately 20,000 acre-feet.

Environmental Considerations

Merritt Lake: The topographic, geologic and construction material situation appears to be favorable for construction of a dam and reservoir of the size and type needed. It appears that reservoir seepage would not be an issue at the Merritt Lake site. In addition to geo/hydro-technical issues, the loss of agricultural land will be an important issue (Montgomery Watson 1996).

Espinosa Lake: Issues associated with this project would include temporary loss of wetlands habitat, potential inundation of residences if the storage facility is larger than 10,000 acre-feet and geo/hydro-technical issues (ibid.).

Associated with either of these scenarios will be potential impacts associated with archaeological resources, wetlands, plant and wildlife resources and growth inducement impacts associated with increased water supply.

C. Desalination

Description of Water Source

Another source of water is desalination of seawater from the Monterey Bay. This water source would require a desalination plant in the dunes area where existing industrial structures are located or on the east side of Highway 1. These facilities would take sea water through intake pipes, process the sea water to extract potable non-salty water, and then dispose of brine through a separate set of pipes back to the Monterey Bay. There is an existing document titled Near-Term Desalination Project Final Environmental Impact Report (EIR) (EIP 1992), prepared for the Monterey Peninsula Water Management District, which discusses the potential environmental impacts associated with a 3 million gallon per day (MGD) desalination plant at a Sand City site. This document is incorporated by reference. Refer to this document for a general discussion of the characteristics of a desalination plant. [Note: any future desalination plant on Fort Ord would require a separate environmental analysis, but some of the Sand City project information could be used].

Environmental Considerations

Impacts pertinent to desalination projects include impacts to aquatic plants and animals, terrestrial vegetation and wildlife, air quality, and others issues. In the Near-Term Desalination Project Final EIR, prepared for the Monterey Peninsula Water Management District (December 1992), for a proposed 3,000 afy desalination project, all impacts that were identified as potentially significant were reduced to a less than significant level through

implementation of prescribed mitigations, except one, noise impacts. The short-term construction impacts would generate a level of noise that could not be reduced to a less than significant level. Growth inducement impacts associated with the increased water supply would also occur.

D. On-site Storage at Fort Ord

Description of Water Source

In the Technical Memorandum dated June 1996 prepared by Montgomery Watson for the MCWRA one Fort Ord water storage site is identified.

Environmental Considerations

This Fort Ord site considered in the technical memorandum has been eliminated from further consideration because, though the costs of a water storage facility in Barloy Canyon appears to be slightly lower than for the Merritt and Espinosa Lake sites (currently favored by the MCWRA), the foundation and embankment stability problems could not be overcome during seismic loading. Exacerbating this issue is the fact that Barloy Canyon is located within the Fort Ord Habitat Management Area, which would present significant environmental constraints. Though earlier considered a viable location for a large water storage facility, Fort Ord's geologic and environmental constraints make it one of the least desirable. Consequently, pending environmental analysis by the MCWRA for viable water storage projects precludes Fort Ord as an option (except in terms of alternatives analysis).

However, small cisterns could be incorporated in future developments that would be used to offset potable water use for landscaping. These cisterns would be located throughout the community and constructed simultaneous with new and/or remodeled structures. The impacts of this type of water storage would not be expected to present any significant environmental impact. However, it would reduce the need for groundwater resources used for landscaping, car washes, etc., thus would reduce seawater intrusion a small incremental amount. Potential recharge of groundwater resources through cisterns or small ponds is negligible and is not counted in net water use for Fort Ord.

Archeological resources would also have to be investigated associated with a Barloy Canyon project. The proposed project would not be expected to be growth inducing outside of the context of the water supply providing service to the project (i.e., Fort Ord reuse). Water would not be available for other off-base users.

Because a number of reasonable long-term water supply options exist and are discussed herein, including the siting of an on-site desalination plant

assuming adoption of the policies, programs, and mitigations identified on page 4-43 of the Draft EIR, the increased demand for water would be considered a less than significant impact at the project level. [8-5]

Page 4-47. Amend the second sentence under the first impact statement to read as follows:

“... which could interfere with groundwater recharge and accelerate surface erosion and sedimentation.” [341-13]

Page 4-48. Add Policy C-1. to the impact discussion. [341-19]

Page 4-48. Remove “to the extent feasible” from Policy C-2. [341-20]

Page 4-48. Add the following new program after Policy C-6.

“Program C-6.1: The City/County shall work closely with other Fort Ord jurisdictions and the CDPR 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”. [248-3]

Page 4-48. Amend program A-2.1 to read as follows:

“[...] The gauging program ~~shall~~ ~~should~~ be ~~partially~~ ~~or~~ entirely funded by Fort Ord development fees”. [328-6]

Page 4-49. Add the following mitigation measure.

“Add a new program that shall require preparation of a Master Drainage Plan should be developed for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e., development), the assessment of existing facilities shall be completed first and by the year 2001 and submitted to FORA. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003 and submitted to FORA”. [331-29]

Page 4-50. Amend Program C-4.1 to read as follows:

"... shall develop a program that will provide, to every landowner, occupant, and other appropriate entities, to owners of property new waterways, information concerning vegetation ..." [341-29]

Page 4-50. Amend Program C-2.1 to read as follows:

"The City /County shall develop and make available a description of feasible and effective measures and site drainage designs that will ~~could~~ be implemented in new development to minimize water quality impacts. [341-21]

Page 4-51. Amend impact statement #5 to read as follows.

"Impact: Degradation of Water Quality from Potential Hazardous Material Spills ~~During Construction.~~" [341-32]

Page 4-51. Amend Program C-1.5 to read as follows.

"The City/County shall adopt and enforce a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for all ~~construction~~ activities involving the handling, storing, transport, or disposal of hazardous waste materials..." [341-33]

Page 4-51. Amend Program C-1.5 to read as follows:

"The City/County shall ..." [331-17]

Page 4-51 and 4-52. Amend the last sentence on page to read as follows:

~~"Urbanization of former Fort Ord could ~~would also off-set, to some extent, tend to increase the loss of~~ groundwater recharge from leaky pipes and through irrigation return flow in landscaped areas. Also, by concentrating recharge in small areas, thereby decreasing evapotranspiration losses, where recharge is most likely to occur due to geologic conditions, a net increase in overall recharge could potentially be achieved if an aggressive recharge program throughout Fort Ord is implemented, with urbanization".~~ [328-6]

Page 4-56. Amend the last significance criteria to read as follows:

- ~~"...potentially create an undue risk of death and/or injury to property and/or persons due to deliberate and/or accidental exposure to Ordnance and Explosives (OE) of upset (accidents) related to human or environmental health or safety.~~ [32-1]

Page 4-63. Amend the next to the last full sentence on the page to read as follows:

"The results of the process are described in the *Basewide RI/FS* (Harding Lawson Associates 1994) and the *Final Supplemental Environmental Impact Statement* (U.S. Army Corps of Engineers, Sacramento District 1996). [213-18]

Page 4-64. Amend the discussion under impact #5 to read as follows:

Implementation of the proposed project would potentially expose people to unexploded ordnance in the long term, thus creating an undue risk of death and/or injury to property and/or persons due to deliberate and/or accidental exposure to Ordnance and Explosives (OE) of upset (accidents) related to human or environmental health or safety.

The Army has and is currently involved in finding and removing Ordnance and Explosives (OE). Following hazardous waste cleanup activities, health and safety risks would still exist from long-term exposure to OE. However, as stated in the Army's Engineering Evaluation/Cost Analysis (EE/CA), "any area of the installation may potentially contain OE" and the Army's recommendations contained in the EE/CA "are not intended to persuade individuals that any area is "safe" or "clean", rather, the recommendations are based solely on analysis of available information and on the professional judgment of the preparers" (Earth Tech 1997). This risk is due to physical and economic limitations associated with the Army not finding all the OE that may have been buried at Fort Ord since its inception.

The Army is currently removing OE from various sites it has identified through its archival searches and through interviews. However, this is the extent practical the Army can address the OE issue. The Army does not propose to systematically traverse the entire base with metal detectors to find every OE. The Army does, however, provide recommendations for specific sites and general recommendations for the remainder of the base to reduce risk. The recommendations are included in the EE/CA which will be circulated in April 1997. The Army does not state or imply that its removal activities will reduce the impact to a less than significant level.

The responsibility for OE search and removal is the Army's, not FORA's. FORA does not have the necessary means or resources to address the OE issue, nor does FORA have the means to mitigate the impact. FORA is dependent upon the Army to address OE in perpetuity. The Army acknowledges its responsibility in this regard (Earth Tech 1997).

Where necessary, the Army has cordoned off areas for future removal activities. Implementation of the proposed project could expose people to these risks where the inland training fire ranges were previously located (refer to Figure 4.6-4). For example, the highest density of unexploded ordnance and spent ammunition is expected in the central portion of the inland range area. Lower densities of unexploded ordnance are expected in the outer portions of the inland range area and in the training areas to the north and east of the inland range area. These lands have been conveyed to the Bureau of Land Management for habitat management use, and they will be closed off to public access. Appropriate fencing and signage is expected to minimize the incidence of trespassing in areas (where there would otherwise be potential land use, conflicts, e.g.) closest to public access and residential

land uses. The public will be permanently excluded from the “High Density Unexploded Ordnance” area because this area’s OE is expected not to be cleaned up until the development of better ordnance clean-up technology is available.

Unexploded ordnance on former Fort Ord property is recognized in this Draft EIR as a hazardous waste, and policies and programs that make reference to hazardous waste include unexploded ordnance. In addition, the following program for the Cities of Marina and Seaside and Monterey County specifically relates to unexploded ordnance:

Safety Element

(Hazardous and Toxic Materials Safety) Program B-1.3: The City/County shall develop and make available a list of the locations and time frame for remediation of those sites containing ordnance and explosive (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.

Implementation of this program, though it reduces risk, will not would render this impact to a less than significant level. ~~would render this impact less than significant.~~ The following mitigations are added to reduce risks.

Mitigation: ~~None required~~

a. 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. Construction crews and contractors must stop all work and contact the federal police when ordnance is found. The contractor must have an Army approved plan for OE avoidance and the avoidance must be performed by a trained OE specialist.

b. 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]

Page 4-66. Amend the first three full sentences from the top of the page to read as follows:

“The Congestion Management Program (CMP) uses the intersection level of service methodology from the Highway Capacity Manual (HCM) to determine which signalized roadway section requires deficiency plans. The FDOT arterial LOS methodology is used by the CMP to forecast future LOS

using MCTAM model outputs and assess the cumulative impacts of forecasted development on the regional transportation system. To convert daily traffic volume to an LOS grade, the methodology described in the Florida Department of Transportation's (FDOT) Level of Service Standards and Guidelines Manual (August 1995) was used. The FDOT methodology is derived from the methods contained in the 1994 Highway Capacity Manual (HCM), and result in a range of daily volumes that correspond to each LOS grade. This methodology is the same as the one used by the Monterey County Congestion Management Agency (CMA) to prepare their Congestion Management Program (CMP)". [210-6]

Page 4-68. Amend Policy A-2 at the top of the page to read as follows:

"... on newly developed lands do not decrease or increase the magnitude and duration of flows less than or greater than the mean annual ..." [341-17]

Page 4-74: Change Table 4.7-2 in the EIR to read: Table 4.7-3. [56-1]

Page 4-77. Amend the third to the last sentence to read as follows:

"Off-site improvements included widening of State Highway 68 ..." [210-32]

Page 4-77. Under "POM Use Only" Scenario. Change "protected" to "projected" [167-14]

Page 4-78. Amend the last sentence in the second full paragraph to read as follows:

"LOS results for the individual scenarios are presented in Appendix B C". [167-16]

Page 4-78: Amend Figure 4.7-2 to include South Boundary Road connecting to York Road. [60-54]

Page 4-79: Change Table 4.7-3 in the EIR to read: Table 4.7-2 [56-1]

Page 4-82. Add the following to the list of Significance Criteria:

"result in the need for new or altered transit services that are not funded in their entirety". [154-2]

Page 4-84. Add the following new mitigation:

"Mitigation: A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA." [21-1]

Page 4-85: Add the following new programs:

Program A1-4: MST shall coordinate with the Santa Cruz Metropolitan Transit District to provide an integrated intercounty bus transit system.

Program A1-5: Existing rideshare programs shall be expanded to accommodate intercounty travel. [85-2]

Page 4-86: Add the following discussion after the last sentence in the section titled Conservation Element.

The potential future construction projects related to road widening may have environmental impacts. The general nature of these impacts are as follows:

Highway 68 in Monterey: The project would entail four-laning most or all of the existing highway. The impacts would be primarily associated with the removal of existing trees.

Del Monte Boulevard in Monterey/Seaside: This would primarily entail installation of turn movement lanes within developed areas. Building frontage area between existing structures and Del Monte Boulevard would be narrowed. There are no known potentially significant environmental impacts associated with this project. However, roadwork would occur within the coastal zone.

Highway 218 south of Seaside: This section of roadway is adjacent to riparian habitat which flanks this highway. Further study of project impacts would be required and mitigations may be required.

Reservation Road in Marina: This project would entail expansion to six lanes. Maritime chaparral and associated plant and animal species adjacent to Reservation Road would be potentially impacted.

Highway 1 in Seaside/Sand City: This would entail 6-laning the existing 4-lane highway. Impacts would pertain to views and sand dune habitat.

Highway 1 north of Castroville: This would entail 4-laning the existing 2-lane highway. The primary impacts would be related to loss of agricultural land. In the area of Moss Landing, the primary impact would relate to the slough and associated wildlife and encroachment into commercial areas.

Highway 156 east of Castroville: This would entail 4-laning the existing 2-lane highway. The primary impacts would be associated with the loss of agricultural land and loss of trees. Noise impacts relative to the existing residential subdivision would be expected to be increased.

Highway 183 north of Salinas: Located between Davis Road and Highway 156. This would entail 4-laning the existing 2-lane highway. The primary impact would be associated with loss of agricultural land.

Blanco Road west of Salinas: This would entail 4-laning the existing 2-lane highway. The primary impact would be associated with loss of agricultural land.

Highway 68 Bypass: Located north of the existing alignment and on Fort Ord property. The primary impacts would be associated with noise impacts to existing residences and impacts to maritime chaparral and associated plant and animal species. Based on an approximately 6 mile length and an average road right-of-way width of 1,000 feet, it would be expected that approximately 740 acres of maritime chaparral and other habitat would be removed.

Del Monte Boulevard in Marina: This would entail 6-laning the existing 4-lane. Frontage space between existing structures and Del Monte Boulevard would be narrowed. [56-4]

Page 4-90. Amend Program B-1.2 to read as follows:

Each jurisdiction shall review new development to provided bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan concurrently with development approval. [168-21]

Page 4-91. Add the following new impact discussion.

Impact: Increased Demand for Transit Services.

The reuse of Fort Ord will increase the demand for transit services. However, FORA will only to fund capital facilities such as new buses, a new transit center and two new park and ride lots. FORA does not propose to fund MST operations and maintenance. Based on MST information, this would leave MST with an unfunded \$37.5 million operations deficit associated with Fort Ord development.

O&M funding for transit agencies is traditionally the responsibility of the transit agency. Funds for transit operations and maintenance are derived through a combination of sources including federal Section 9 funds, State Transit Assistance (STA) and Transit Development Act (TDA) funds, and farebox revenues.

In the event that FORA did contribute towards MST O&M funding, there would remain an outstanding unfunded amount associated with regional development.

Since FORA cannot assure that funding will be obtained to support adequate transit services, even with funding of capital facilities, this impact should be considered significant and unavoidable. [154-2]

Page 4-94: change the first paragraph at top of page to read as follows:

During closure, The Army has transferred air permits to new owners or has maintained the equipment requiring such permits under active permits. obtained emission reduction credits as Fort Ord's emission sources were shut down. Emission reduction credits are surplus emission reductions that represent a permanent enforceable and quantifiable decrease in emissions. Emission reduction credits are only needed in the MBUAPCD's permitting process for major sources of air emissions over 137 lbs/day of reactive organic gases or oxides of nitrogen. Emission reduction credits are important to the reuse of former Fort Ord lands because credits may be used to offset emissions associated with future economic growth (COE 1993). In general, emissions from population and economic growth related to Fort Ord are accommodated in the planning process rather than through emission reduction credits. The 1994 AOMP accommodates projected growth at Fort Ord through the year 2005. [56-6]

Page 4-95: Amend the first paragraph to read as follows:

Ambient air quality in the project area is monitored at eight locations in the MBUAPCD. In addition, the National Park Service operates a station at the Pinnacles National Monument. Based on the monitoring data provided by the MBUAPCD, ozone concentrations exceeded state standards on nine days in 1992, sixteen days in 1993, six days in 1994, eight days in 1995 and twenty-one days in 1996 (Janet Brennan, pers. com., November 4, 1996). [...] For PM10, the NCCAB violated the state standard one time in 1992, seven times in 1993, one time in 1994, and exceeded one day in 1995. [56-8]

Page 4-96: Add the following paragraph to the section titled Toxic Air Contaminants:

The MBUAPCD regulates toxic air contaminants (TAC) from new or modified sources under Rule 1000, which applies to any source which requires a permit to construct or operate pursuant to District Regulation II and has the potential to emit any of 23 carcinogenic TAC or any of several hundred non-carcinogenic TACs listed in Title 8 of the California Administrative Code (§ 5155). Rule 1000 also requires that sources of carcinogenic TACs install best control technology and reduce cancer risks to less than one incident per 100,000 population. [56-7]

Page 4-96: Add the following paragraph after the first paragraph:

A consistency determination with AMBAG population figures is required to base a conclusion that consistency with the Air Quality Management Plan exists. As indicated in Table 5.2-1 on page 5-11 of the PEIR, the AMBAG 2015 population projection for Fort Ord is 66,612 (of this 20,000 are students). The Reuse Plan forecast for Fort Ord for the year 2015 is 38,859 (of this 10,000 are students). Therefore, the Reuse Plan is consistent with the adopted forecast for the region. Furthermore, AMBAG's employment forecast (21,468) is above that of the Reuse Plan's (18,342). Therefore, the Reuse Plan is

considered to be consistent with the adopted AMBAG forecast and is therefore also consistent with the Air Quality Management Plan. [56-9]

Page 4-98: The last full sentence under impact #1 should read as follows:

The Draft Fort Ord Reuse Plan identifies the following policies and programs ~~for the Cities of Marina and Seaside~~ that address potential significant impacts to the NCCAB. [56-11]

Page 4-99: Remove the last sentence under program A-2.1 and replace with the following sentence:

As a responsible agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants. [56-12]

Page 4-102. Add the following note to Table 4.9-2.

"Note: Noise ranges are applicable at the property boundary". [331-6]

Page 4-102. Amend Range II noise ranges for all residential land uses in Table 4.9-2 to read as follows:

"Residential low density single family, duplex, mobile homes: ~~55-70~~ 55-60

Residential multi-family: ~~60-70~~ 60-65" [331-7]

Page 4-108. Add the following program.

"Program B-1.2: Wherever practical and feasible, the City/County shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning." [331-4]

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

Page 4-109. Add the following note to Table 4.9-6.

"Note: Noise ranges are applicable at the property boundary". [331-6]

Page 4-109. Add the following to the Noise Element discussion at the bottom of the page.

"Program B-1.2: See above for description of this program."

Discussion pertaining to this new program: strips of office space could buffer homes or school buildings from industrial buildings or high volume roadways. The use of parking lots as a buffer between residential uses and noise generators. Within industrial park areas, the heavy industrial use should be located as far from sensitive receptors as possible. [331-4]

Page 4-112. Add the following to the Noise Element discussion.

"Program B-1.2: See above for description of this program." [331-4]

Page 4-114. Add the following to the Noise Element discussion.

"Program B-1.2: See above for description of this program." [331-4]

Page 4-115. Amend the last line in the fifth paragraph to read as follows:

"..deer mice, gray fox, red-tailed hawk, red-shouldered hawk, American kestrel, loggerhead shrike, red foxes and other species occur in the disturbed dune". [213-25]

Page 4-116. Add the following sentence to the last line on the page:

"The black legless lizard has also been discovered during unexploded ordnance removal activities". [213-26]

Page 4-117. Amend the next to the last line on page to read as follows:

"... occur in riparian communities include red-legged frog, Pacific tree frog, California slender salamander, ... " [213-17]

Page 4-119. Amend the second bullet statement to read as follows:

"Plants or animals that are Category "C" candidates for possible future listing ..." [213-28]

Page 4-126. Amend the seventh bullet statement to read as follows:

"... and specifically with the approved HMP HPM;" [213-30]

Page 4-132. Omit Program A-3.1. [331-22]

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." [341-24]

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 park district 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." [341-34]

Page 4-135: Amend line 2 to read as follows:

~~Barriers should be designed to prohibit unauthorized access into Polygon 31a.~~
[60-56]

Page 4-135. Add the following mitigation measure to impact #1.

"Mitigation: Because of the unique character of Fort Ord flora, the County shall use native plants from on-site stock shall be used in all landscaping except for turf areas. This is especially important with popular cultivars such as manzanita and ceanothus that could hybridize with the rare natives. All cultivars shall be obtained from stock originating on Fort Ord". [298-3]

Page 4-137 and 4-138. Amend programs to read as follows:

"Biological Resources Policy C-2 (City of Marina):

Program C-2.1: The City shall protect the small patches of oak woodland located along the bluffs in Polygon 1c unless project-specific plans for development in those areas cannot proceed without selective tree removal. Where trees are removed, new trees of the same stock as those found on Fort Ord shall be planted in the immediate vicinity.

Program C-2.2: Where Development shall incorporate oak woodland elements into the its design and the City shall provide the following standards for plantings that may occur under oak trees; 1) plantings may occur within the dripline of mature trees, but only at a distance outside of the drip line of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see *Compatible Plants Under and Around Oaks*).

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 plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape material.

Biological Resources Policy C-2 (Seaside):

Program C-2.1: The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks equal to or greater than six inches in diameter 2 feet off the ground of a certain size, requirements for obtaining permits for removing oaks of the size defined, and specifications for relocation and/or replacement of oaks removed. During construction, trees

or groups of trees that may be affected by construction activities shall be fenced off at the dripline.

Program C-2.2: When reviewing project plans for developments within oak woodlands, the City shall ~~encourage cluster ing of development~~ wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.

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 ~~recommend~~ collection and propagation of acorns and other plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape material.

Program C-2.6: The City shall require that paving within the dripline of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks shall ~~should~~ be mulched, paving materials shall ~~should~~ be used that are permeable to water, aeration vents shall ~~should~~ be installed in impervious pavement, and root zone excavation shall ~~should~~ be avoided.

Biological Resources Policy C-2: The County shall preserve ~~encourage the preservation~~ and enhance ~~ment of oak~~ the woodland elements in the natural and built environments.

Program C-2.1: The County shall ~~encourage cluster ing of development~~ wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.

Program C-2.2: The County shall apply ~~certain~~ restrictions for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance 3420). Except as follows: No oak or madrone trees removed

Program C-2.3: The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall ~~collection~~ and propagate ~~ion of~~ acorns and other plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape material.

Program C-2.5: The County shall require that paving within the dripline of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks shall ~~should~~ be mulched, paving materials shall ~~should~~ be used that are permeable to water, aeration vents shall ~~should~~ be installed in impervious pavement, and root zone excavation shall ~~should~~ be avoided. [328-2]

Page 4-142. Add the following sentence to the beginning of Program B-1.1.

"Where the City has reason to suspect that they may occur on a proposed development site ..." [249-4]

Page 4-150. Amend Program B-1.2 as follows:

~~"Program B-1.2 (Marina): The City shall require that all development within the Town Center and Del Monte Mixed Use Districts incorporate landscape buffers to screen visual intrusion into the State Highway 1 Scenic Corridor.~~

The City shall incorporate landscape buffers and /or other mechanisms adequate to mitigate potential visual impacts on the State Highway 1 Scenic Corridor from development within the Mixed use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b)." [318-1]

Page 5-5. Amend the next to the last sentence in the second paragraph to read as follows:

~~"... cities and County shall identify, with the Monterey County Water Resources Agency Monterey Regional Water Control Agency (MCWRA), ..."~~
[331-38]

Page 5-5. Amend reference to "18,262 afy" in first line on page to read "13,500 afy". [8-5]

Page 5-6. Amend the last sentence in section 5.1.7 to read as follows:

"The cumulative impact of demands on the regional roadway network and transit operations and maintenance is considered to be significant unavoidable, since funding for all off-site improvements and transit maintenance and operations cannot be assured". [154-2]

Page 5-10: Amend the next to the last sentence in the last paragraph to read as follows:

"Full buildout of the Reuse Plan would occur by 2055, over a 40 to 60 year period (i.e., ending sometime between 2035 and 2055) but small area regional employment and population forecasts cannot and have not been adopted by the metropolitan planning organization (AMBAG) so far in the future. As a result, cumulative impacts of the project have not been assessed beyond 2015, the last year for which current official population forecasts are available".
~~...therefore interim projections for the Reuse Plan in the year 2015 are provided, as well as projections for buildout.~~

Further development of Fort Ord, beyond 2015, if any, must be considered at a future point. This should occur, when, and only when, additional resources are identified. [167-41]

Page 5-13. Amend the second sentence in the second paragraph to read as follows:

“The location of the ~~CSUMB~~ and UCMBEST facilities in particular ...” [167-35]

Page 5-14. Add the following to the next to the last list of bullet statements:

- Impact of unfunded transit operations and maintenance [154-2]

Page 5-14. Add the following to the last list of bullet statements.

- Cumulative impacts on transit services [154-2]

Page 6-2. Remove the first sentence in the third full paragraph. [165-31]

Pages 6-3; 6-8 and 6-12. Amend the land use mixes for Alternatives 6R (page 6-3), 7 (page 6-8) and 8 (page 6-12) as follows: [213-34]

<u>Land Use</u>	<u>Alternative 6R</u>	<u>Alternative 7</u>	<u>Alternative 8</u>
Habitat Management	63%	62%	61%
Educational/Institutional	5%	7%	6%
Retail	0%	0%	0%
Business/Planned Development/Industrial	13%	12%	12%
Residential	6%	6%	6%
Parks and Rec.	4%	5%	6%
Agribusiness	3%	3%	3%
Other (ROW; POM Annex)	6%	4%	4%
Visitor Serving	0%	1%	1%
No Proposed Use	0%	0%	0%

Page 6-19. Amend last sentence in first full paragraph to read as follows:

The demand for water would be approximately 6,067 9,346 afy, and the amount of wastewater generated would be approximately 4.85 5.80 mgd.
[139-27]

Page 7-3. Section 7.3 Add the following to the Bibliography: 1994 AMBAG Population and Employment Forecast. [167-14]

Changes to the Reuse Plan - Volume I

The following changes to the Reuse Plan are based on public and agency comments received on the Reuse Plan. The changes are presented here in order based on page number. The number in brackets represents the comment which precipitated the change.

- Replace all references to “Fort Ord Dunes State Beach” with “Fort Ord Dunes State Park”. [6-1]
- Replace all references to “NRMA “with the revised designation, “Habitat Management.” [57-16]
- Amend all references to total acreage for Fort Ord as follows:

“...27,964” to “27,879.4...” [213-41]

Page 1-2. Amend the last line in the next to the last paragraph to read as follows:

“...with: the City of Marina, the City of Seaside, Monterey County, University of California, California State University and the California Department of Parks and Recreation”. [197-5]

Page 1-2: Add the following sentence to the end of the first paragraph under Section 4.

Del Rey Oaks and Monterey are prospective land use/political jurisdictions.
[60-4]

Page 1-3. Amend line 8 in the paragraph titled “Appendix B” as follows:

“... defined by ~~the BRAC~~ Federal statute and regulations”. [213-37]

Page 1-6. Amend the last line on page to read as follows:

“... that govern military base closures and land disposal”. [213-38]

Page 1-7. Amend the line prior to the last bullet statement on the page to read as follows:

“At the former Fort Ord, major conveyances by the Department of the Army consist of:” [213-40]

Page 1-7. Delete the last sentence of the fourth paragraph as follows:

~~However, the LRA must also share any net proceeds from real estate transactions, after subtracting the costs of infrastructure improvements, with the U.S. Department of Defense (DOD). [197-6]~~

Page 1-7. Amend the second to last sentence of the fourth paragraph as follows:

The ability to control these real property interests to benefit locally from any market transactions creates a powerful mechanism for local communities and institutions to proactively support economic development and job generating activities that replace the economic benefits to the local economy lost through the base closure process. [197-7]

Page 1-8. Replace the first paragraph under "Habitat Management Plan", with the following:

"The Habitat Management Plan (HMP) is a requirement of the Final Biological Opinion of the U.S. Fish and Wildlife Service on the Army's Biological Assessment for the disposal and reuse of Fort Ord. The HMP is an agreement between the Army and USFWS. The organizations who are to manage habitat reserves and habitat corridors enter into agreements with the Army for the transfer of the property and for implementation of the HMP requirements that apply to the land transferred to them. These agencies are referred to as concurring agencies in the HMP. There are presently eight concurring agencies with habitat management responsibilities in the HMP:

- _____ Bureau of Land Management,
- _____ California Department of Parks and Recreation,
- _____ California Department of Transportation,
- _____ City of Marina,
- _____ University of California,
- _____ Monterey County,
- _____ FORA, and
- _____ Monterey Peninsula Regional Park District.

The HMP contains several "Development with Reserve Areas" where there are habitat reserve requirements that apply to a portion of a larger area, such as polygons 8a and 11b. The HMP does not apply to the organizations receiving lands that are not HMP reserves or corridors. The HMP does not specify management goals for the development areas of Fort Ord and the

recipients of these areas are not required to follow management guidelines in their HMP." [213-42]

Page 1-8. Amend the first sentence in the paragraph titled "NEPA/CEQA Compliance" as follows:

"In compliance with ~~the National Environmental Protection Act and the California Environmental Quality Act~~, FORA will be the Lead Agency in preparing an Environmental Impact Report (EIR) on the closed Federal military facility at Fort Ord". [213-41]

Page 1-8. Amend the next to the last bullet at bottom of page to read as follows:

"The UC Natural Reserve System is adjacent to the UCMBEST Center (with 605 ~~about 600~~ acres prime maritime chaparral habitat reserve in the Marina Municipal Airport area);" [197-8]

Page 1-9. Amend line 4 in the next to the last paragraph to read as follows:

"...reuse project chosen among the ~~1990~~ 1991 round of base closures..." [213-43]

Page 1-12. Add the following institution to the list at the top of page:

"Monterey Peninsula College District" [213-44]

Page 1-14. Amend the first sentence in "Planning Areas and Districts", to read as follows:

"Planning Area and Districts within each of the County of Monterey and cities that have corporate limits within the former Fort Ord ~~jurisdictions~~ are designated..." [213-46]

Page 1-15. Amend the first sentence in "Reuse Plan Implementation" to read as follows:

"The strategies for economic recovery from the ~~realignment~~ redevelopment of the former Fort Ord..." [213-46]

Page 1-16. Amend the fourth line in the first paragraph to read as follows:

"...to see whether, under realistic assumptions ~~optimal conditions~~, the identified..." [197-10]

Page 1-16. Summary, Business and Operations Plan Development Strategies, amend to add the following additional paragraph, as follows:

The Business and Operations Plan has been prepared for a twenty-year planning horizon (to the year 2015) which attempts to optimize financial

performance in order to see whether, under optimal conditions, the identified program can be feasibly constructed in the market place.

The Comprehensive Business Plan (CBP) was prepared to assist FORA in devising a viable and equitable financing plan for reuse and is based on many assumptions for which information is continuously improved. The CBP serves as a guide to indicate how FORA could establish fees, and finance the identified capital costs, while respecting real estate market projections. The recommendations of the CMP and the financing tools recommended in the Public Facilities Improvement Plan (PFIP) is under review and refinement by FORA. Adoption of a financing plan and development fees will be separate actions taken by FORA subsequent to certification of the Final PEIR and adoption of the Reuse Plan.

The Business and Operations Plan is built from the following development strategies: [9-13]

Page 1-18. Section 1.2.2. Amend the last line in the first paragraph to read as follows:

"The Elements of the Reuse Plan provide the specific provisions for each of the three land use jurisdictions with current responsibility for controlling development of the former Fort Ord lands: the City of Marina, the City of Seaside, Monterey County, University of California, California State University and the California Department of Parks and Recreation". [197-11]

Page 2-2. Section 2.1.1 Fort Ord Reuse Authority. Amend the description by adding the following to the end of this section:

"The FORA Act provides for the independent actions of the California State University (CSU), the University of California (UC), and the State Department of Parks and Recreation (CDPR). Section 67655(j) of the Fort Ord Reuse Authority Act provides that CSU and UC are defined as "Redevelopment Authorities:"

'Redevelopment Authority,' for purposes of the transfer of property at military bases pursuant to Title XXIX of the National Defense Authorization Act for the 1994 fiscal year, means the Fort Ord Reuse Authority, except that, with respect to property within the territory of Fort Ord that is transferred or to be transferred to the California State University or to the University of California, "redevelopment authority" solely for purposes of the transfer of property at military bases pursuant to Title XXIX of the National Defense Authorization Act for the 1994 fiscal year means the California State University or the University of California, and does not mean the Fort Ord Reuse Authority."

The FORA Act further states that the title shall not be construed to limit the rights of the CSU, UC, or CDPR as provided in Section 67678(e) and (f):

(e) This title shall not be construed to limit the rights of the California State University or the University of California to acquire, hold, and use real property at Fort Ord, including locating or developing educationally related or research oriented facilities on this property.

(f) Except for property transferred to the California State University, or to the University of California, and that is used for educational or research purposes, and except for property transferred to the California Department of Parks and Recreation, all property transferred from the federal government to any user or purchaser, whether public or private, shall be used only in a manner consistent with the plan adopted or revised pursuant to Section 67675.

Thus, the powers and duties granted to FORA, which include the planning, financing, and management of the reuse of Fort Ord (e.g. preparation and implementation of a Reuse Plan), do prevail over local entities, however they do not prevail over the powers and duties of the state when CSU and UC are using the property for "educational or research purposes." (Emphasis provided, see Section 67678(f).) [329-1]

Page 2-7. Amend the first line in the first paragraph to read as follows:

"In conjunction with the UCMBEST Center research-center..." [197-12]

Page 2-7. Amend the first paragraph in "POM Annex Support for Military" to read as follows:

"The Defense Language Institute (DLI), ~~Fort Hunter Liggett (FHL)~~ and the Naval Postgraduate School (NPS) will all remain on active status in the area. ~~Fort Hunter Liggett (FHL) was closed as an active installation under BRAC 95...~~ provide direct support to the economy through military payrolls..." [213-47]

Page 2-7. Amend the last two sentences in the paragraph in "POM Annex Support for Military" to read as follows:

"The ~~final~~ footprint of the POM Annex had not been established at the time of this report's preparation was approved by the Army on August 24, 1994. Several innovative proposals for lease back facilities in cooperation with the local governments and the elimination or reconfiguration of the POM Annex are under consideration by FORA and the City of Seaside at the time of this writing." [213-49]

Page 2-7. Amend paragraph 5 in "Parks, Recreation, and Open Space", fifth sentence, to read as follows:

"The change in status of the former Fort Ord presents an additional opportunity to protect environmental resources". [213-50]

Page 2-10. Amend the third line of the last full paragraph to read as follows:

"... (2) the non-Peninsula communities, including the Salinas Valley." [197-13]

Page 2-11. Table 2.2-1, amend the table to add footnote (2) to the "Subtotal Monterey Peninsula:" heading, as follows:

2. Subtotal does not include the unincorporated areas of the county on the Monterey Peninsula, including Carmel Valley and Pebble Beach. [204-20]

Page 2-13. Amend the first line after the table to read as follows:

"... While EDD does not segregate ~~desegregate~~ ..." [197-14]

Page 2-15: Amend the first full paragraph to read as follows:

Table 2.2-3 reflects AMBAG's forecasts for population growth in Monterey County ~~and does not include CSUMB students.~~ [1-4 and 1-5]

Page 2-15 to 2-16: Amend the last sentence in the last paragraph to read as follows:

During this period, an average of nearly 3,300 persons are expected to be added annually to the Peninsula's population. Approximately 84% of this growth is anticipated to be accommodated in Marina and Seaside, reflecting the redevelopment and reuse of the former Fort Ord property, including the student, faculty and staff forecasts for the new CSUMB campus at Fort Ord. [1-4 and 1-5]

Page 2-16. Table 2.2-4. Add following note to the bottom of the table:

Note: These household forecast projects are not based on AMBAG projections which is no longer current since it extended only to 1996. [168-10]

Page 2-17. Insert the following:

Based upon current 1994 figures from EDD, recent trends and known employment loss estimates due to the closure of Fort Ord, current total employment is estimated by SKMG at about 147,000 in the County. (AMBAG has subsequently estimated the 1995 total employment to be 155,342.) This reflects a net loss of nearly 13,000 jobs during the 1990-1995 period. (Estimated to be 5,458 by the subsequent AMBAG projections.) Given that

the closure of Fort Ord was estimated to precipitate a total loss of over 20,000 jobs, Monterey County has clearly experienced job gains in other sectors. [168-13]

Page 2-17. Amend the third sentence in the last paragraph as follows:

Based upon current 1994 figures from EDD, recent trends and known employment loss estimates due to the closure of Fort Ord, current total employment is estimated by SKMG at about 147,000 in the County. [168-12]

Page 2-18. Amend the last sentence to read as follows:

The successful redevelopment of the former Fort Ord will allow the Monterey Peninsula (including Fort Ord) to potentially capture between 25 and 35% of County employment growth, or between 20,000 18,000 and ~~25,000~~ 26,000 jobs between 1995 and 2015. [168-15]

Page 2-18. Revise Table 2.2-5. Employment Forecasts Monterey County:

Add ("Excluding out-commuters and work-at-home jobs") to the Table Title

Revise 1995 employment forecast: ~~142,200~~ 147,000

Revise the percent annual increase for the 1990-1995 period: ~~-2.3%~~ to read -1.7%

Revise the percent annual increase for the 1995-2015 period: ~~2.2%~~ to read 2.1%

Revise the Sources to remove: Association of Monterey Bay Area Governments. [168-14]

Page 2-18. Amend the first paragraph to read as follows:

Between 1995 and 2015, ~~AMBAG~~ SKMG forecasts the creation of ~~over 79,000~~ nearly 75,000 net additional jobs for the ~~region~~ county (excluding out-commuters and work-at-homes). This rate of growth would produce a net additional ~~4,000~~ 3,700 jobs annually and an average annual growth rate of ~~2.2~~ 2.1 percent. Such job growth would not only replace the approximately ~~20,000-21,000~~ 18,000 jobs lost as a result of the Fort Ord closure, but would add ~~58,000-59,000~~ 57,000 jobs. [168-14]

Page 2-18. Amend the cited sources on Table 2.2-5 to remove Association of Monterey Bay Area Governments. [168-3]

Page 2-19. Amend the second bullet as follows:

The former Fort Ord stands to capture a total of 1,794,000 sq. ft. or 45% of demand for office and R&D space on the Monterey Peninsula, and an

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additional induced demand of ~~750,000~~ 925,000 sq. ft. of R&D from Santa Clara County firm demand.

Amend the third bullet as follows:

For housing, a capture of ~~6,520~~ 6,250 new homes at the former Fort Ord is projected.... [197-15]

Pages 2-21 through 2-24. Amend the bulleted demand projections as follows:
[197-16]

Light Industrial/Business Park	County Totals
165,000 sq. ft. annually from 1996 to 2000	825,000
200,000 sq. ft. annually from 2001 to 2005	1,000,000
245,000 sq. ft. annually from 2006 to 2010	1,225,000
300,000 sq. ft. annually from 2011 to 2015	<u>1,500,000</u>
	4,550,000

206,250 sq. ft. between 1996 and 2000
250,000 sq. ft. between 2001 and 2005
306,250 sq. ft. between 2006 and 2010
375,000 sq. ft. between 2011 and 2015

1,137,500 sq. ft. Total Fort Ord Capture

Office and Research and Development	County Totals
150,000 sq. ft. annually from 1996 to 2000	750,000
191,000 sq. ft. annually from 2001 to 2005	955,000
244,000 sq. ft. annually from 2006 to 2010	1,220,000
312,000 sq. ft. annually from 2011 to 2015	1,560,000
	4,485,000 sq. ft.

300,000 sq. ft. between 1996 and 2000
382,000 sq. ft. between 2001 and 2005
488,000 sq. ft. between 2006 and 2010
624,000 sq. ft. between 2011 and 2015

1,794,000 sq. ft. Total Fort Ord Capture

Page 2-26. Amend the last line, as follows:

...~~Creston~~ Preston... [213-51]

Page 2-27. Amend the first paragraph, second sentence, as follows:

"Since conveyance of these units by the U.S. Army is still in the distant future, the most probable immediate reuse would be to refurbish the units and operate them as rental units under an agreement with the U.S. Army".
[213-52]

Page 2-35. Amend title to section 2.4.1 to read as follows:

"2.4.1 Base Closure Realignment and Closure (BRAC) Realignment
Commission (BRAC)..." [213-53]

Page 2-35. Amend section 2.4.1, second paragraph, as follows:

"In 1990, Congress enacted the Defense Base Closure and Realignment and
Closure and Realignment (BRAC) Commission (BRAC) be
reconstituted..."[213-53]

Page 2-35. Amend section 2.4.1, fifth paragraph, as follows:

"Fort Ord was included in the 1991 round of military installations listed for
closure by the BRAC Commission." [213-53]

Page 2-35. Amend section 2.4.1 to delete the first paragraph, as follows:

~~"In 1988, Congress.....recommendations for closure." [213-54]~~

Page 2-35. Amend section 2.4.1 to correct the first sentence of the fourth paragraph,
as follows:

"Once the President approves the BRAC's Commission's recommendations,
Congress has 45 legislative days to reject the entire list... " [213-55]

Page 2-36. Replace the first paragraph in "Public Benefit Conveyances" paragraph
as follows:

"Through the base closure process, State and local government agencies as
well as non-profit institutions which serve a specific public purpose can
receive property at no cost or at a discounted price through the Public Benefit
Conveyance (PBC) process. All entities who want to be considered for a PBC
must submit a "Letter of Interest" to notify the Army with a copy to the
appropriate Federal agency sponsor (in the case of McKinney Act interest,
copy to Health and Human Services). In the event two Federal agency
sponsors request the same parcel, the Army will make the ultimate decision
as to which agency receives the parcel. This decision will be made with input
from FORA. At the former Fort Ord, a total of 34 PCBs were filed, of which
11 were McKinney Act requesters." [213-56]

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Page 2-36. Delete the last sentence in "Economic Development Conveyance" as follows:

~~"However, the LRA must also share any net proceeds from real estate transactions, after subtracting the costs of infrastructure improvements, with DoD." [213-57]~~

Page 2-36. Amend the last sentence in the first paragraph to read as follows:

"FORA ~~will~~ may submit an EDC application for the lands at the former Fort Ord that have not already been conveyed or are not subject to an approved PBC application, or McKinney Act." [213-58]

Page 2-36. Add the following new table. [211-14]

TABLE 2.4-1
Status of McKinney Act Conveyances

<u>PROPERTIES ACCESSED</u>	<u>AGENCY</u>	<u>FUNDING ACQUIRED</u>	<u>NUMBER OF JOBS</u>
<u>Child Development Center</u>	<u>Children's Services International</u>	<u>\$1,200,000 (\$483,165 Pending)</u>	<u>25</u>
<u>56 Housing Units - Abrams</u>	<u>Housing Authority of Monterey County</u>	<u>\$1,185,000</u>	<u>3 on-site jobs and construction related jobs</u>
<u>13 Housing Units - Abrams</u>	<u>Interim Inc.</u>	<u>\$800,000</u>	<u>3 on-site jobs and construction related jobs</u>
<u>9 Housing Units</u>	<u>Peninsula Outreach</u>	<u>\$450,000</u>	<u>1 on site job and construction related jobs</u>
<u>23 Housing Units - Abrams</u>	<u>Shelter Plus</u>	<u>(\$470,000 Pending)</u>	<u>3 on-site jobs and construction related jobs</u>

Source: Coalition of Homeless Services Providers

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Page 2-37. Replace the sentence following the list of bullet statements with the following:

"FORA is in the process of resolution of multiple requests for 250 additional acres screening 11 public benefit conveyance requests received in compliance with the McKinney Act". [213-59]

Page 2-37. Amend the last sentence to read as follows:

"This ROD will dictate is the result of the Army's NEPA review". [213-60]

Page 2-37. Amend the last sentence in the first paragraph to read as follows.

"FORA may will be submitting an EDC application for the lands at the former Fort Ord ..." [197-18]

Page 2-39. Amend the note in the margin to read as follows:

"Cleanup: Successful reuse of the former Fort Ord requires the Army to clean up each parcel on the base to the level required for its intended use as designated by this document, unless that use is in conflict with other statutes, regulations, or commitments." [213-62]

Page 3-2: Amend reference to "1990" in second paragraph under section 3.1 to read "1991". [60-11]

Page 3-19. Add the following to the paragraph:

The open space areas include the UC/NRS Fort Ord Natural Reserve, the Frog Pond, the Bureau of Land Management open space area, Fort Ord Dunes State Park and other units to be owned by the Monterey Peninsula College, and the California Native Plant Society. [197-22]

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]

Page 3-32. Amend the second and third sentence in the paragraph in the section titled Fritzsche Field Area to read as follows:

“It is dominated by a ~~3,000~~ 4,000-foot runway ... The visual landmark in this area is the red and white striped and checkered tower that is visible from Highway 1”. [197-23]

Page 3-37. Remove last sentence in second paragraph under Marina Municipal Airport.

~~The University intends to negotiate a Memorandum of Understanding to guide development at UCMBEST and address the relationship between the two areas. [197-31]~~

Page 3-37. Amend the first sentence in the last paragraph on page 3-37 to read as follows:

Approximately ~~1000~~ 885 acres of the coastal zone land unit are pending public conveyance to the State of California Department of Parks and Recreation... [6-2]

Page 3-37. Amend second sentence in the first full paragraph to read as follows:

“Approximately ~~605~~ 600 acres of these lands ...” [197-29]

Page 3-37. Add the following to the end of the first full paragraph:

“Of the approximately 1,100 acres of land, 483 acres are known as the MBEST Center lands. Of these 483 acres, 437 acres are located in the vicinity of the Marina Municipal Airport. The remaining acreage (approximately fifty acres) of the 483 acres is located in Polygons 8b and 8c and is anticipated to be transferred to UC and become part of the UCMBEST Center in the near future”. [197-29]

Page 3-38. Amend the first sentence in “BLM Land Management” to read as follows:

~~BLM Land Management~~

The Federal Bureau of Land Management (BLM) has signed a Memorandum of Understanding to become the responsible Federal agency, own, and manage the nearly 15,000 acres... [213-67]

Page 3-38. Amend the third paragraph to read as follows:

“Approximately 14 11.25 acres ...” [213-66]

Page 2-38. Amend the first paragraph to read as follows:

"In compliance with the ~~National Environmental Protection Act~~ and the California Environmental Quality Act..." [213-61]

Page 3-41. Development Capacity. Second paragraph. Amend the last sentence as follows:

The table lists the various land uses, including UCMBEST, the CSUMB designation and area-wide rights-of-way and more specific categories for hotels, golf course, and the Fort Ord Dunes State Park. [197-32]

Page 3-42. Table 3.3-1. Amend Table to desegregate UCMBEST development capacity. [197-32]

Page 3-42. Amend the acreage for Fort Ord Dunes State Park in Monterey County from 977 acres to 850 acres and adjust the total acreages accordingly. [6-2]

Page 3-43. Amend the second paragraph in "POM Annex" to read as follows:

"Three percent of the lands are ~~reserved~~ being retained by the Army for the housing needs for the Presidio of Monterey (POM) ..." [213-68]

Page 3-43. Amend the last sentence to read as follows:

"This includes the expected ~~potentially~~..." [197-34]

Page 3-50. Table 3.4-1. Amend the description of Medium Density Residential (SFD) to remove the following sentence:

~~It is recommended that no more than 25% of all units within a Medium Density District may consist of attached housing.~~ [204-6]

Page 3-50. Table 3.4-1. Amend each of the residential land uses category "Permitted Range of Uses" to include the following: cemeteries. [44-1]

Pages 3-50 through 3-52. Table 3.4-1. Permitted Range of Uses for Designated Land Uses. Amend the Planned Development Mix Use category to add the following Permitted Range of Uses: [197-26]

business parks

light industrial development uses

office/research and development uses

visitor Serving, where designated

open space/recreation uses

For UCMBEST:

All of the Permitted Uses in the Planned Development Mixed Use Category (above) as well as all of the following additional uses:

Educationally Related Uses

Research and Development Uses, including:

- controlled production manufacturing facilities
- production, assembly, testing, and repair facilities
- warehousing and distribution facilities
- employee recreational, dining, meeting, and public assembly facilities
- screened open storage
- other uses deemed by UC to be sufficiently similar

Light Industrial/Service Commercial Uses related to:

- fabrication, manufacturing assembly, or materials processing facilities
- warehousing, storage, and wholesaling
- service uses

Experimental Agriculture

Special Amenity Uses subject to the approval by the City of Marina or County of Monterey Planning Director, and UC.

Interim Uses subject to the approval by the City of Marina or County of Monterey Planning Director and UC.

Page 3-56. Amend the fourth sentence in the second paragraph to read as follows:

Two locations have been designated as Neighborhood retail, one adjacent to the CSUMB campus at the southeast corner of the intersection of North-South Road and Light Fighter Lane, and one at the connecting road between Coe Avenue and the proposed East Boundary Road at the cross sections of North-South Road and the East Boundary Road. [60-16]

Page 3-62. Remove the last sentence in the first paragraph and replace with the following discussion:

"The extension of California Avenue would require disturbance in prime habitat in a portion of the UC Natural Reserve System. This extension is not discussed or evaluated in the Habitat Management Plan (HMP) and if proposed to be constructed will require new environmental analysis and mitigation. The City of Marina and UC are currently discussing this matter."
[197-37]

Page 3-65. Amend Figure 3.5-1 to include York Road connection between South Boundary Road Highway. 68 and the clarify the configuration (2 lanes) of North-South Road between Highway 218 and South Boundary Road. [60-18]

Page 3-66. Add the following after the second sentence to read as follows:

The preferred scenario in the Fort Ord Reuse Plan projects the former Fort Ord's contribution to added trips to be 32% in the period to 2015. The 2015 network also assumes completion of the Hatton Canyon improvements in the Carmel area, even though the transportation modeling indicates that Fort Ord's contribution to traffic on the Hatton Canyon link is not significant. The preferred scenario in the Fort Ord Reuse Plan projects the former Fort Ord's contribution to added trips to be 32% in the period to 2015. [59-8]

Page 3-67: Amend the paragraph under Del Monte (Monterey) to read as follows:

This facility provides the primary link between the Peninsula and points to the east including Highway 1 and the former Fort Ord. Improvements to sections of this roadway are underway. The 2015 network includes widening of this facility to four to five lanes ~~six lanes~~ from Monterey to Highway 1. This widening assures increased traffic from reuse of Fort Ord. The preferred scenario in the Fort Ord Reuse Plan project the former Fort Ord's contribution to added trips to be 50% in the period to 2015. [57-6]

Page 3-79. Amend the fourth paragraph to read as follows:

~~"This heavily urbanized area stretches from the city boundaries of Marina in the north to the boundaries of Seaside in the south."~~ [204-24]

Page 3-80: Amend the first sentence in the second paragraph to read as follows:

Roughly two-thirds of the base consists of the undeveloped lands south and east west of the Main Garrison area. [60-19]

Page 3-83. Amend the second paragraph, third sentence, to read as follows:

"It forms a spine along which the new ~~communities~~ neighborhoods can grow, and creates a setting for the new CSUMB campus, ~~and becomes a buffer between the cities of Seaside and Marina.~~" [204-24]

Page 3-85. Amend the last three sentences of the second paragraph under the section entitled *LOS Methodology* to read as follows:

"The Congestion Management Program (CMP) uses the intersection level of service methodology from the Highway Capacity Manual (HCM) to determine which signalized roadway section requires deficiency plans. The FDOT arterial LOS methodology is used by the CMP to forecast future LOS using MCTAM model outputs and assess the cumulative impacts of forecasted development on the regional transportation system. To convert daily traffic volume to an LOS grade, the methodology described in the Florida Department of Transportation's (FDOT) Level of Service Standards and Guidelines Manual (August 1995) was used. The FDOT methodology is derived from the methods contained in the 1994 Highway Capacity Manual (HCM), and result in a range of daily volumes that correspond to each LOS grade. This methodology is the same as the one used by the Monterey County Congestion Management Agency (CMA) to prepare their Congestion Management Program (CMP)". [210-6]

Page 3-85: Amend the title "Fort Ord Dunes State Beach" to "Fort Ord Dunes State Park".

Page 3-85. Amend the second sentence in the last paragraph on page 3-85 to read as follows:

"Approximately 885 acres, including 48 acres of sandy beach, 305 acres of coastal dunes, and 532 acres of disturbed habitat, 1,000 acres of land, will be affected". [6-2]

Page 3-86. Amend the last three sentences in paragraph beginning with the CSUMB campus to read as follows:

"The HMP Reuse Plan identifies the establishment and maintenance of an oak habitat corridor through this area to connect preserved oak woodlands to the north and south as a desirable goal. Another desirable goal of the HMP Reuse Plan is development of hiker/biker trails either adjacent to or within the north side of the campus. Development of this trail system shall be coordinated with the CSUMB Master Plan." [329-6]

Page 3-86. Add the following section.

UC/Natural Reserve System Fort Ord Natural Reserve

The UC/NRS Fort Ord Natural Reserve consist of approximately 605 acres flanking the north and south side of Reservation Road. The UC/NRS Fort Ord Natural Reserve is in three sections, which includes the north reserve, south reserve and corridor reserve.

The north reserve is relatively isolated 408 acre area consisting of one large parcel. Vegetation consists primarily of well-developed maritime chaparral

and coast live oak woodland, with incursions of coastal scrub and grasslands. The north reserve supports habitat for several special status plant and animal species. This reserve is currently being considered for an extension of California Avenue through the west corner. This will impact the reserve's value as a habitat corridor unless proper mitigations are applied.

The south reserve is not as isolated as the north reserve and is an approximately 186 acre parcel on the south side of Reservation Road. It contains the same principal elements of maritime chaparral and oak woodland as the north reserve. It is smaller with a larger perimeter-to-area ratio, adjacent to a developed residential area and more accessible to human use and the resulting damage. Numerous dirt roads, trails and a utility easement traverse the reserve, forming large disturbed tracts in some sections. The FORA Reuse Plan proposes an extension of Blanco Road through a portion of this reserve. This will impact the reserve's value as a habitat corridor unless proper mitigations are applied.

The corridor reserve is approximately 11 acres and is near the intersection of Reservation Road and Imjin Road. It is highly disturbed because of its proximity to residential development. The viability of this parcel as a functional ecological connection is uncertain, the remnant vegetation and potential habitats are characteristic of the area (primarily maritime chaparral) and restoration is feasible, as soil conditions are good. [197-38]

Page 3-89. Remove the second sentence entirely and replace the third and fourth sentences of the first paragraph with the following:

"The Reuse Plan calls for a landfill cap and a layer of soil capable of sustaining native plant. The result will be to support an equestrian center and open space containing shallow rooted native plants that will not break-up and degrade the impervious cap". [197-41]

Page 3-89. Remove the second sentence in the first paragraph. [197-40]

Page 3-89, following the "Other Public Open Space / Habitat Management Lands. Insert the following section:

Oak Woodland Protection

The Oak Woodlands at Fort Ord represent an outstanding environmental asset. Much of this resource is located in lands that have been set aside for Habitat Management. A significant amount of these oak woodlands, however, are located in polygons that are designated for development. It is an objective of the Reuse Plan to accommodate the development programs on these polygons while protecting to the greatest extent possible the oak woodland resource.

“Development Character and Design Objectives” are identified for these polygons in the following section 3.7 Planning Areas and Districts. In addition, policies and programs to encourage the preservation and enhancement of oak woodland elements in the natural and build environment are included in Volume II of the Reuse Plan. (See Section 4.4.3 Biological Resources.) [197-43]

Page 3-90. Add the following bullet statement under section entitled Description of the Proposed Trail Network.

- “The Fort Ord trails system shall be considered as an integral part of a larger regional trails network which includes, but is not limited to, the Toro Regional Park trails, existing and proposed Carmel Valley trails, the existing Highway 68 corridor (used as a bike route). Fort Ord trails shall be linked to regional bike/pedestrian trails wherever possible”. [331-19]

Page 3-98. Amend Table 3.7-1 (inadvertently shown as Table 3.3-1 in text of Volume I). Add a separate line entry for the Monterey Corporation Yard within the York Road Planning Area. [57-9]

Page 3-98. Table 3.3-1. Change all references to “MBEST Cooperative Planning District” with “UCMBEST Center”. [197-44]

Page 3-99, first paragraph. Amend the text as follows:

“The campus of CSUMB totals ~~1,287~~ 1,350 acres...” [329-7]

Page 3-100. Change section 3.7.2 title from “University of California/ UCMBEST Cooperative Planning Districts” to “UCMBEST Center Planning Districts”, and replace the first paragraph in this section with the following text:

“The UCMBEST Center and UC/NRS Fort Ord Natural Reserve area located in the City of Marina and in Monterey County. The UCMBEST Center and UC/NRS Fort Ord Natural Reserve will total approximately 1,087 acres upon completion of anticipated land transfers from the U.S. Army. Current planning for FORA projects 5.0 million square feet to represent the ultimate development capacity for the UCMBEST Center. An additional amount of square footage are eventually expected to be associated with the future development of Polygons 8b and 8c. However, these polygons have not been master planned by UC and therefore are not included in presentations of square footage or other development characteristics”. [197-47]

Page 3-101. Amend reference to “267” acres in third paragraph to read “272”. [197-52]

Page 3-101. Remove the next to the last sentence in the paragraph under the section titled Current University of California Planning and amend the last sentence in this same paragraph to read as follows:

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"The current mix of uses and intensity is consistent with the UCMBEST Center Master Plan". [197-49]

Page 3-101. Amend the fourth paragraph to read as follows:

"The portions of UCMBEST in the County comprise ~~are comprised of~~ two major areas..." [197-2]

Pages 3-103 to 3-146. Amend all General Development Character and Design Objectives introduction to read as follows:

~~"... is encouraged to"~~ "... shall implement the following": [203-12]

Page 3-104. Table 3.8-1. Change all references to "MBEST Cooperative Planning District" with "UCMBEST Center". [197-45]

Page 3-108. Add the following objective:

7. Promote the use of the Park and Ride facility which is planned for development at the corner of Imjin Road and 12th Street. [154-7]

Page 3-111. Add the following objective:

8. Create uses which encourage the use of and compliment the Fort Ord Transportation Center at First Avenue and Fifth Street. [154-8]

Page 3-113. Add the following sentence to paragraph under the section titled University Office park/R&D District:

"Polygons 8b and 8c have been screened to be acquired by UC and will be integral to the UCMBEST Center". [197-50]

Page 3-115. Amend the last paragraph to read as follows:

"This center may represent a more long term opportunity because it is not within the existing infrastructure core area and industrial development would initially require ~~both~~ a connection to Blanco Road and eventually a second outlet across Armstrong Ranch to the north (Note: this site has also been identified as an "opportunity site" for visitor serving uses)". [249-3]

Page 3-116. Amend the first paragraph to read as follows:

Business Park/Light Industrial Land Use. 207 ~~113~~ acres are projected accommodating approximately 1.81 ~~1.4~~ million sq. ft. of potential light industrial and business park land use.

Visitor-Serving Land Use. 200 unit ~~room~~ hotel with a golf"[249-3]

Page 3-118. Add the following objective:

2. Encourage the use of alternate transportation by providing convenient and direct transit access to campus activity centers. [154-9]

Page 3-121. Amend Table 3.9-1, City of Seaside Land Development Intensity Summary Table, to correct and clarify the projected development capacity for the New Golf Course Community District. Revise the 531 acre housing category to separate out the approximately 70 acre Brostrom Park site and reallocate the housing units as follows:

SFD; 461 acres housing; 2,304 DU's; 5.0 units/acre

MFD; 70 acres housing (Brostrom Park); 700 DU's; 10 units/acre

MFD; 24 acres housing (Sun Bay Apts. and Resort); 297 existing + 64 new DU's; 15 units/acre [203-11]

Page 3-124. Add the following objective:

6. Promote the use of the Park and Ride Facility which is planned for development at the corner of Gigling Road and Eighth Avenue. [154-10]

Page 4-125. Amend note #2 in Table 4.3-1 to read as follows:

"Source: City of Marina General Plan, Quad Consultants, 1983 1993". [204-26]

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.

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 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/Ac.~~

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]

Page 3-129. Section 3.10.1 Fort Ord Dunes State Park Planning Area, Projected Land Uses. Amend Open Space Land use as follows:

“~~919~~ 803 acres are reserved for park and open space which will be managed for habitat restoration and limited visitor-serving activities”. [6-2]

Page 3-129. Amend the first sentence of the paragraph under section 3.10.1.

“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”. [248-2]

Page 3-130. Table 3.10-1. Amend reference to “267” acres in third column to read “272”. [197-52]

Page 3-130. Amend Table 3.10-1. Add a separate line entry for the Monterey Corporation Yard within the York Road Planning Area. [57-10]

Page 3-131. Table 3.10-1, Monterey County Land Development Intensity Summary Table:

Amend Fort Ord Dunes State Park and open space from 919 acres to 803 acres and adjust the total acreages accordingly. [6-2]

Page 3-133. Amend first paragraph, item #2 as follows:

“... the former land fill site that ~~is expected to~~ may be conveyed to the University of California for the purposes of habitat protection and management ...” [197-51]

Page 3-134. Add the following language to Monterey County Recreational/Habitat District:

Opportunity Site. Approximately 50 acres located at the southwest corner of the former landfill site, adjacent to the Marina City limits and Inter-Garrison Road is suitable for office/R&D development by the University of California. [34-4]

Page 3-135. UCMBEST Projected Land Uses. Amend the summary of projected land uses to include the additional uses:

Visitor Serving Land Use. An alternate location for a 150 room hotel/conference center. [197-27]

Page 3-135. Amend reference to "267" acres in second paragraph to read "272". [197-52]

Page 3-141. Section 3.10.5 Add the following:

This District includes an Office Park/R&D District surrounding the planned visitor-serving hotel and golf course development. The combination of uses anticipates strong synergy between them. The area is located outside of the core infrastructure area but has been identified as a development "opportunity site." [60-24]

Page 3-142. Add the following to the last sentence in Objective 2 pertaining to Visitor Serving Hotel and Golf Course District in the South Gate Planning Area:

"... and to not significantly impact the view from scenic Highway 68".[200-15]

Page 3-142. Add the following to the last sentence in Objective 2 pertaining to Office Park/R&D District in the South Gate Planning Area:

"... and to not significantly impact the view from scenic Highway 68".[200-15]

Page 3-143. Add the following to the last sentence in Objective 2 pertaining to Office Park/R&D District in the York Road Planning Area:

"... and to not significantly impact the view from scenic Highway 68".[200-15]

Page 3-143. Amend second paragraph to read as follows:

Open Space Land Use. ~~22~~ 15 acres are projected for this park use and habitat protection. [60-25]

Page 3-143. Amend section titled Office Park/R&D District to read as follows:

This land use area, consisting of polygons 29b and 29d, is approximately 147 acres and will accommodate up to 413,000 sq. ft. of office and/or research and development uses.

Page 3-144. Amend section titled Monterey City Corporation Yard District to read as follows:

The City of Monterey will utilize this undeveloped site, consisting of polygon 29c, for future corporation yard activities near State Highway 68. [57-13]

Page 3-144. Amend section titled Community Park District description to read as follows:

The site, consisting of polygon 29e, is reserved as a potentially temporary community park and may eventually be used for construction of the State Highway 68 By-Pass corridor. [57-12]

Page 3-144: Add the following paragraph to the discussion titled *General Development Character and Design Objectives*.

3. The City of Monterey's Ryan Ranch development and design standards shall be integral to future development within the York Road Planning Area. [57-3]

Page 3-144: Add the following paragraph to the discussion titled *General Development Character and Design Objectives*.

4. The Section of 8-mile Gate Road between York Road and South Boundary Road shall be constructed in the York Road Planning Area. [57-4]

Page 3-144: Add the following paragraph to the discussion titled *General Development Character and Design Objectives*.

5. An 80-foot wide floating easement shall be provided connecting Ryan Ranch Road to South Boundary Road and Upper Ragsdale Drive to South Boundary Road in the York Road Planning Area. [57-5]

Page 3-145. Post District. Amend as follows:

"MOUT/POST District

The MOUT/POST District for ~~police officer training under the Monterey Peninsula Community College Direction~~ a multi-agency law enforcement training facility.

Projected Land Uses:

Public Facilities Land Use. Approximately 39 acres are projected for MOUT/POST and associated college activities." [331-41]

Page 3-149. Circulation Factors, insert the following at the end of the bulleted paragraph:

as well as the pattern of development mix and density that can support efficient transit operations; [154-11]

Page 3-150. Circulation Strategy, insert the following at the end of the bulleted paragraph:

- 6) promote a development mix and pattern that will support efficient transit operations and specifically concentrate trip-ends along the multimodal corridor. [154-12]

Page 3-150, Add the following discussion after the first paragraph under the section titled - What Are The Development Strategies for the Business and Operations Plan?

The Comprehensive Business Plan (CBP) was prepared to assist FORA in devising a viable and equitable financing plan for reuse and is based on many assumptions for which information is continuously improved. The CBP serves as a guide to indicate how FORA could establish fees, and finance the identified capital costs, while respecting real estate market projections. The recommendations of the CMP and the financing tools recommended in the Public Facilities Improvement Plan (PFIP) is under review and refinement by FORA. Adoption of a financing plan and development fees will be separate actions taken by FORA subsequent to certification of the Final PEIR and adoption of the Reuse Plan.

The Business and Operations Plan is built from the following development strategies: [9-13]

Page 3-151. Context and Framework. Section 3.11.4. Insert the following new section 3.11.5 and sequentially renumber existing section 3.11.5 to 3.11.6 and section 3.11.6 to 3.11.7:

3.11.5 FORA's Development and Resource Management Plan (DRMP)

3.11.5.1. Objectives of the DRMP

Reuse of the former Fort Ord will utilize the DRMP to restrain development to available resources and service constraints. The DRMP objectives are:

- Development on former Fort Ord lands will be limited by the availability of services;
- Service availability is measured by compliance with Level of Service standards;
- Services are limited by resource and financial constraints. Resource limitations describe holding capacity limitations. Financial limitations are expressed in the Capital Improvement Program (CIP), and its periodic updates, for Base Reuse; and
- Services will be extended to development on a first come first served basis, up to the financial and resource limitations.

3.11.5.2 Components of the DRMP

To adequately implement the approach and principles described in sections 3.11.1 through 3.11.4, FORA will establish programs and monitor the following components of the DRMP:

- Management of Transportation Improvements,
- Management of Water Supply;
- Provision of Public Services; and

- Capital Planning.

FORA shall provide an annual report on the Development, Resource and Service Levels.

3.11.5.3 Management of Transportation Improvements

The development of transportation improvements is more a financial constraint than a resource constraint. However, the funding of an adequate transportation system must be paired with measurement of current and future traffic congestion to insure compliance with Level of Service standards. Programs to implement this component of the DRMP include:

3.11.5.3 (a) Fair Share Financing Program. FORA shall fund its "Fair Share" of "on-site," "off-site," and "regional" roadway and transit capital improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC's re-prioritizing of improvements in the network and is reported in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.

3.11.5.3 (b) Reimbursement Programs for On-site and Off-site Improvements. FORA will retain the flexibility to build roadway improvements to the "on-site" and "off-site" network, as described in the Reuse Plan to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord's fair share when alternative programs for financing roadway and transit improvements are established.

3.11.5.3 (c) Regional Improvements Program. FORA intends to participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3 (a). If not, FORA will collect and contribute Fort Ord's "Fair Share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.

3.11.5.3 (d) Monitoring Transportation Improvements. Monitoring of transportation improvements will prevent development from exceeding FORA's Level-of-Service Standards.

LAND USE JURISDICTION RESPONSIBILITY. Each Land Use Jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits with their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.

FORA RESPONSIBILITY. FORA shall work with TAMC to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the Reuse Plan.

TAMC RESPONSIBILITY. TAMC shall monitor current and projected traffic service levels on links identified as "on-site," "off-site," and "regional" segments in northern Monterey County that affect the Reuse of the former Fort Ord.

3.11.5.4 Management of Water Supply

Water supply is a central resource constraint for development of Fort Ord. Insuring that development does not exceed the available water supply and safe yield is a major component of the DRMP. The following measures ensure that development is managed within this resource constraint.

3.11.5.4 (a) Water Allocation Program. FORA has adopted a program for allocation of the existing potable water supply by jurisdiction. The allocation is summarized in Table 3.11-2. The allocation will provide the member agencies the necessary certainty of water supplies to responsibly manage development within each individual land use jurisdiction.

1) Implementation Procedures and Annual Report. FORA shall enter into an allocation agreement or agreements with the member agencies to implement the allocation program and define procedures to address:

(a) the exchanges of water allocations among member jurisdictions;

(b) an annual allocation of the strategic reserve;

(c) mechanisms to assure the jurisdictions remain within their allocation; and

(d) changes to the allocation resulting from changes in the availability of the total existing water supply to the former Fort Ord.

2) 5-Year Review. FORA and the member agencies shall review and, if necessary, revise the water allocation program at least every five years. This review process will be established in FORA's allocation agreement(s) with the member agencies.

3) Water Allocation Monitoring. The water allocation will be monitored at the time of project reviews.

LAND USE JURISDICTION RESPONSIBILITY. Development projects approved by each land use jurisdiction will require a finding by that land use jurisdiction that the project can be served with their jurisdictional water allocation or by water imported to the former Fort Ord from another available water source.

FORA RESPONSIBILITY. If projects approved by the land use jurisdictions cannot be served by water supplied by the FORA water purveyor from the jurisdiction's allocation or by water imported to the former Fort Ord from another available water source, the FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

3.11.5.4 (b) Residential Development Program. To prevent using up scarce resource availability, overall residential development limitations must be put in place to save capacity for industrial/commercial land uses and to prevent residential development from outstripping the existing 6600 afy of potable water supply at the former Fort Ord. The land use jurisdictions shall manage and determine the use for their full water allocation. The Residential Development Program limits total residential development that is served by the FORA existing potable water supply, based on the planning projections detailed in Table 3.11-3:

1) **Residential Population Limit.** Based on the existing potable water supply of 6,600 afy, the total resident population limit at the former Fort Ord is estimated to be 37,370.

2) **New Residential Unit Limit.** Based on the existing potable water supply of 6,600 afy, the total new residential units within the former Fort Ord shall not exceed 6,160 so that when combined with replacement or occupancy of the 1,813 existing units the total residential units shall not exceed 7,973 (excluding CSUMB and POM Annex housing). FORA's DRMP does not attempt to allocate residential units to the land use jurisdictions.

3) **Residential Unit and Population Monitoring.** Residential units and population will be monitored to prevent residential development from exceeding available water supplies.

LAND USE JURISDICTION RESPONSIBILITY. Each land use jurisdiction shall annually report to FORA the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources.

FORA RESPONSIBILITY. FORA shall incorporate the report on the residential population and units in its annual report.

TABLE 3.11-2
Allocation of Existing Potable Water Supply
By Jurisdiction
 (Based on FORA's April 12, 1996 Resolution)

<u>JURISDICTION</u>	<u>TOTAL WATER ALLOCATION (AFY)</u>	<u>NOTES</u>
<u>City of Seaside</u>	710	
<u>County/City of Del Rey Oaks</u>	75	Plus reclaimed water for golf course
<u>County/City of Monterey</u>	65	
<u>City of Marina</u>	1,185	
<u>Monterey County</u>	545	
<u>ARMY</u>	1,410	
<u>CSUMB</u>	1,035	Plus reclaimed water for irrigation
<u>UCMBEST</u>	165	Plus reclaimed water for irrigation
<u>County/State Parks and Recreation</u>	45	
<u>County/Marina Sphere Polygon 8a</u>	50	
SUBTOTAL	5,285 AFY	
<u>Line Loss (10%)</u>	530	
<u>FORA Strategic Reserve</u>		
<u>Encumbered Reserve:</u>		
<u>Army - 160 AFY¹</u>		
<u>CSUMB - 125 AFY¹</u>		
<u>Seaside - 230 AFY²</u>		
<u>Unencumbered - 270 AFY</u>	785	
TOTAL	6,600 AFY	

ENCUMBRANCES TO FORA'S STRATEGIC RESERVE:

¹ 160 AFY at the POM Annex and 125 AFY at CSUMB polygon 10 are available upon metering of existing dwelling units.

² 230 AFY loaned to Seaside is available to Seaside for golf course irrigation until reclaimed replacement water is provided.

TABLE 3.11-3
Projected Residential Development Through 2015
 (Based on the Existing 6,600 AFY of Potable Water)

<u>CATEGORY</u>	<u>UNITS</u>	<u>OCCUPANCY</u>	<u>POPULATION</u>
<u>POM Annex</u>	<u>1,590</u>	<u>2.6/unit</u>	<u>4,134</u>
<u>CSUMB Housing¹</u>	<u>1,253</u>	<u>2.0/unit</u>	<u>2,506</u>
<u>New Housing²</u>	<u>6,160</u>	<u>2.6/unit</u>	<u>16,016</u>
<u>Existing Housing</u>	<u>1,813</u>	<u>2.6/unit</u>	<u>4,714</u>
<u>CSUMB on campus students³</u>	<u>NA</u>	<u>NA</u>	<u>10,000</u>
<u>TOTAL</u>	<u>10,816</u>	<u>=</u>	<u>37,370</u>

¹ Assumes that no students live in this housing. If students occupy this housing then the estimate for students living on campus would be reduced to avoid double counting.

² Single Room Occupancy Units (SRO's) shall be counted as .38 units based on a comparable water demand.

³ Assumes 80% of 2015 projections of 12,500 FTE.

3.11.5.4 (c) Industrial and Commercial Job Creation Programs. The replacement of the 18,000 jobs lost as a result of the closure of Fort Ord is a major goal of the Reuse Plan. Market studies for the Reuse Plan show that the market for industrial and commercial job creation is weak and will, in fact, be the principal limitation on non-residential development. When the estimated jobs within the former Fort Ord boundaries reaches 18,000, the Residential Development Program (3.11.5.4(b) shall be eliminated. The following measures are designed to implement this DRMP component.

1) Priority Infrastructure Funding. The CIP shall provide priority funding for infrastructure to serve industrial and commercial development.

2) Development Tax Fee Burdens. The financial program shall implement tax and fee burdens that promote industrial and commercial uses. FORA will initiate appropriate proceedings for the implementation of development tax burdens to transfer some infrastructure costs from job-generating uses to residential development.

3) Job Creation Monitoring. Job creation monitoring will provide FORA with information necessary to monitor the effectiveness of the Residential Population and New Unit Limits.

LAND USE JURISDICTION RESPONSIBILITY. Each Land Use Jurisdiction shall prepare an annual estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved.

FORA RESPONSIBILITY. FORA shall incorporate the job creation reports into its annual report.

TABLE 3.11-4
Job Creation Projected Through 2015
(Based on 6,600 afy Water Supply)

<u>LAND USE CATEGORY</u>	<u>PERCENT BUILDOUT</u>	<u>EMPLOYEES</u>
<u>CSUMB</u>	<u>50%</u>	<u>1,600</u>
<u>POM Annex</u>	<u>100%</u>	<u>310</u>
<u>Industrial/Office/R&D</u>	<u>30%</u>	<u>11,350</u>
<u>Retail</u>	<u>60%</u>	<u>2,372</u>
<u>Hotel (Includes golf and other visitor-serving)</u>	<u>56%</u>	<u>1,155</u>
<u>Parks and Open Space (State Park, etc.)</u>	<u>100%</u>	<u>90</u>
<u>Public Facilities (Schools, MPC, including military)</u>	<u>99%</u>	<u>1,450</u>
<u>Habitat Management</u>	<u>100%</u>	<u>15</u>
<u>TOTAL</u>		<u>18,342</u>

3.11.5.4 (d) Water Supply Management and Augmentation Programs. The management of existing groundwater supplies, water conservation, and providing alternative sources of water supply are all necessary water management measures required to implement the objectives of the Reuse Plan. Development beyond the limits defined in the DRMP will be allowed only upon the augmentation of existing water supplies.

1) Protection of Yield and Quality of Water Supplies. Pumping from the on-site well-water supply for FORA has been shown to effect the extent of seawater intrusion into the shallow aquifers. FORA shall:

(a) participate in on-going water basin management planning;

(b) actively manage the water supply allocation so as to remain within the water resources available to the former Fort Ord under the auspices of the Responsible Regional Agency, the Monterey County Water Resources Agency (MCWRA);

(c) through the water purveyor, monitor chloride levels in the wells supplying the former Fort Ord in order to provide warning of salt water intrusion. If a detected upward trend in chloride levels results in exceeding potable water standards over a five year period, the FORA Board will be notified by the water purveyor in order to take corrective action.

(d) take measures to eliminate extraction of the former Fort Ord's water supply from the 180-foot shallow aquifer by encasing those wells through the shallow aquifer zone.

2) Water Use Efficiency Program. FORA shall establish water efficiency and on-site reuse policies governing development to achieve conservation objectives.

3) Reclaimed Water Source and Funding. FORA shall continue to actively participate in and support the development of reclaimed water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency (MRWPCA) to insure adequate water supplies for the former Fort Ord. The CIP shall fund a reclaimed water program adequate for the full development of industrial and commercial land uses and golf course development.

4) On-Site Water Collection Program. FORA shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.

5) Additional Potable Water Supplies Program. FORA may investigate and provide appropriate augmentation of the potable water supplies to:

(a) assure the long-range water supplies for the needs and plans for the planned uses at the former Fort Ord;

(b) assure the economic viability of the reuse financing measures; and

(c) promote the goals established for FORA in SB-899.

6) Monitoring of Water Supply, Use, Quality, and Yield. Water supply, use, quality, and yield shall be monitored to meet the DRMP objectives.

LAND USE JURISDICTION RESPONSIBILITY. Each land use jurisdiction shall provide FORA with an annual summary of approved projects.

FORA RESPONSIBILITY. FORA shall monitor the availability of potable and non-potable water and compare it with existing use. This monitoring is undertaken to insure that the water consumption at the former Fort Ord will not exceed the contracted, owned, or allocated water supply of FORA or its member agencies for use within the former Fort Ord boundaries.

FORA shall pursue partnerships with MRWPCA and other appropriate agencies to develop sources of reclaimed water available to the former Fort Ord.

WATER PURVEYOR RESPONSIBILITY. The water purveyor shall annually report to FORA on:

(a) the use of water by on-going and existing projects;

(b) consumption rates for potable and non-potable water for typical users; and

(c) chloride levels of the water withdrawn from the former Fort Ord's wells and, if necessary, recommended corrective actions.

MCWRA RESPONSIBILITY. MCWRA shall continue to manage the Salinas River Valley ground water aquifers on a basin-wide basis to ensure an available water supply to FORA.

3.11.5.5 Other Public Services

FORA has adopted service levels in the Reuse Plan for wastewater, habitat management and fire protection. FORA shall work with the land use jurisdictions and service providers to assure that development has sufficient public services to meet the adopted service levels.

1) Monitoring of Public Services. The availability of public services will be monitored at the time of project review.

LAND USE JURISDICTION RESPONSIBILITY. Development projects approved by each land use jurisdiction will require a finding by that land use jurisdiction that the project can be served with adequate public services for wastewater, habitat management, and fire protection consistent with FORA's Level-of-Service Standards.

FORA RESPONSIBILITY. If a project approved by a land use jurisdiction does not meet FORA's Level-of-Service Standards, the FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

3.11.5.6 Capital Planning to Assure Financial Integrity

FORA's CIP is the principal mechanism for insuring adequate service levels within resource constraints.

1) Preparation of Annual Update. FORA shall annually update the CIP to reflect the proposed capital projects. The extension of infrastructure shall be made on a first-come-first-served basis consistent with funding capabilities and best engineering practices.

2) Monitoring of CIP Conformance.

LAND USE JURISDICTION RESPONSIBILITY. Each development approval by a land use jurisdiction for a project that will utilize infrastructure included in FORA's CIP will require a finding by that land use jurisdiction that the project is consistent with FORA's CIP or can be served by infrastructure provided to the project from outside the former Fort Ord boundaries.

FORA RESPONSIBILITY. If a project approved by a land use jurisdiction cannot be served by adequate infrastructure, the FORA Board will be required to determine that the project is Not Consistent with the Reuse Plan.

3.11.5.7 Annual Development, Resource and Service Level Report

Annual monitoring and reporting is a fundamental contributor to the effectiveness and public support for the DRMP. The report shall project demand for services from projected growth and recommend actions that FORA may take to remain within resource capacity or service level standards.

FORA RESPONSIBILITY. FORA shall prepare an annual report on the programs included in the DRMP on the following topics:

Transportation

Available Water Supply

- Water Allocation by Jurisdiction**
- Residential Units and Population**
- Industrial and Commercial Job Creation.**
- Water Supply, Use, Quality, and Yield.**

Other Public Services.

CIP. [21-1]

Page 3-152. Amend Table 3.11-1 to read as follows:

"**Wastewater:** Reference to 175 gpd average should read 215 gpd." [213-71]

Page 3-156, Procedure for Consistency Determinations, #1. Add a new second sentence as follows:

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]

Page 3-164. Add the following section.

3.11.8. Monitoring of Reuse Plan Programs

General Plan Annual Status Report (by local land use jurisdiction)

In order to measure the adequacy and effectiveness of programs contained in the Reuse Plan that are pertinent to the particular jurisdiction, each local jurisdiction shall provide FORA the annual general plan status report, prepared by land use jurisdictions pursuant to Government Code Section 65400.

Amendments to the FORA Reuse Plan

If the local jurisdictions determines that is necessary to provide new programs and/or amend existing programs to improve the performance of the Reuse Plan programs as mitigations to impacts identified in the Reuse Plan EIR, the local jurisdictions will provide recommendations to FORA, via the Annual Status Report, for their consideration and approval. [165-9]

Changes to the Reuse Plan - Volume II

- Replace all references to “Fort Ord Dunes State Beach” with “Fort Ord Dunes State Park”. [6-1]
- Replace all references to “NRMA “with the revised designation, “Habitat Management.” [57-16]
- Amend all references to total acreage for Fort Ord as follows:

“...27,964” to “27,879.4...” [213-41]

Page 4-7. Section 4.1.1.1. Add the following sentence after the LAFCO sentence:

“Monterey County LAFCO is authorized under the Cortex-Knox Act and based on a resolution adopted by LAFCO, will not consider any boundary changes at Ford Ord until an EIR is certified by the FORA Board. Once this action is complete, and the Reuse Plan is adopted, LAFCO will begin to consider formal requests for reorganizations (i.e., boundary changes) form individual jurisdictions. These require formal action by LAFCO once a property tax transfer agreement has been reached between the county and the individual jurisdictions”. [60-1]

Page 4-11. Amend the last sentence in the first paragraph to read as follows;

“The remainder of the site is subject of an economic development public benefit conveyance” request by the University of California for the Monterey Bay Business Education, Science and Technology Center and the UC/NRS Fort Ord Natural Reserve”. [197-55]

Page 4-32. Omit Program F-1.3. [211-7]

Page 4-32. Add the following 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”. [211-9]

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

Fort Ord Reuse Plan - Changes to the Reuse Plan

Bay apartment complex on Coe Road and ~~3,359~~ 3,068 new housing units within the remainder of this District... [203-11]

Page 4-37. Add the following program:

Program E-1.3: The City of Seaside shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets. [154-14]

Page 4-41. Add the following program:

Program E-1.3: The County of Monterey shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets. [154-15]

Page 4-42. Add the following 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". [211-10]

Page 4-46: Amend the list under Retail and Service Centers by adding the following:

- County South Gate Area: Adjacent to planned hotel and golf course development. [60-32]

Page 4-47. Amend the first paragraph under Objective B to read as follows:

~~"Building height limits are proposed as part of the design guidelines for the plan."~~ [249-1]

Page 4-48. Amend Objective F as follows:

~~"Objective F: Ensure appropriate design standards for commercial development at Fort Ord. Provide for Community Design principles and guidelines to ensure quality of life for employees and residents of Fort Ord and the surrounding communities."~~ [249-1]

Page 4-49. Amend the first sentence on page to read as follows:

~~"Establishing~~ Ensuring high-quality design standards for Fort Ord commercial ..." [249-1]

Page 4-51. Amend Commercial Land Use Policy B-3 and Program B-3.1 as follows:

"Commercial Land Use Policy B-3: ~~The City of Marina will follow hotel building height limits which are proposed as part of the Community Design standards of the Fort Ord Reuse Plan.~~ shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

Program B-3.1: ~~The City of Marina shall review each hotel proposal for consistency with the Community Design standards of the Fort Ord Reuse Plan and the City's design guidelines for Fort Ord lands.~~ regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework." [249-1]

Page 4-52. Amend Program D-1.2 as follows:

"Program D-1.2: The City of Marina shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods." [249-1]

Page 4-54. Amend Commercial Land Use Policy B-3 and Program B-3.1 as follows:

"Commercial Land Use Policy B-3: ~~The City of Seaside will follow hotel building height limits which are proposed as part of the Community Design standards of the Fort Ord Reuse Plan.~~ shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

Program B-3.1: ~~The City of Seaside shall review each hotel proposal for consistency with the Community Design standards of the Fort Ord Reuse Plan and the City's design guidelines for Fort Ord lands.~~ regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework." [249-1]

Page 4-55. Amend Program D-1.2 as follows:

"Program D-1.2: The City of Seaside shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods." [249-1]

Page 4-56. Amend the list under Business Park/Light Industrial and Office/R&D at the bottom of the page by adding the following:

South Gate Planning Area (Polygons 29a, 31a, and 31b); 48 acres; .20 FAR; 415,127 square feet.

York Road Planning Area (Polygons 29b, and 29d); 147 acres; .06 FAR; 413,000 square feet. [60-33]

Page 4-57. Amend the list under Convenience/Specialty Retail to include:

South Gate Planning Area (Polygons 29a, 31a, and 31b); 5 acres; .14 FAR; 30,000 square feet. [60-34]

Page 4-58. Amend Program D-1.2 to read as follows:

The ~~City of Marina~~ County of Monterey shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods. [60-36]

Page 4-58. Amend Program D-1.2 as follows:

"Program D-1.2: The County of Monterey shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods." [249-1]

Page 4-58. Amend Commercial Land Use Policy B-3 and Program B-3.1 as follows:

"Commercial Land Use Policy B-3: The County of Monterey ~~will follow hotel building height limits which are proposed as part of the Community Design standards of the Fort Ord Reuse Plan.~~ shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

Program B-3.1: The County of Monterey shall review each hotel proposal for consistency with the ~~Community Design standards of the Fort Ord Reuse Plan and the City's design guidelines for Fort Ord lands.~~ regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework." [249-1]

Page 4-64. Amend Recreation/Open Space Land Use Policy A-1 to read as follows:

"The City shall ~~protect~~ encourage the conservation and preservation of irreplaceable natural resources and open spaces..." [341-4]

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Page 4-66. Section 4.1.4 Recreation/Open Space Land Use. Program D-1.5. Amend text to read as follows:

The City of Marina shall consider supporting ~~work with and support~~ the State Department of Parks and Recreation to develop a State Park entry and information center at the 8th Street Bridge. [204-16]

Page 4-66. Amend Program D-1.2 as follows:

"Program D-1.2: The City of Marina shall develop special design standards for State Highway 1 Special Design District textual (and not graphic) ..." [249-1]

Page 4-67. Amend Recreation/Open Space Land Use Policy A-1 to read as follows:

"The City shall protect ~~encourage the conservation and preservation of~~ irreplaceable natural resources and open spaces..." [341-4]

Page 4-69. Amend Program D-1.2 as follows:

"Program D-1.2: The City of Seaside shall develop special design standards for State Highway 1 Special Design District textual (and not graphic) ..." [249-1]

Page 4-70. Add the following new program.

"Program A-1.2: The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands". [341-5]

Page 4-70. Amend Recreation/Open Space Land Use Policy A-1 to read as follows:

"The County of Monterey shall protect ~~encourage the conservation and preservation of~~ irreplaceable natural resources and open spaces..." [341-4]

Page 4-71. Amend program B-2.1 to read as follows:

"The County of Monterey shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads." [328-3]

Page 4-73. Remove Program E-1.2 and renumber the remaining programs. [341-8]

Page 4-94. Amend the third sentence in the third paragraph to read as follows:

There is a gate at Broadway, which ~~would~~ currently provides access to Seaside ~~if it were open~~. [60-38]

Page 4-96. Amend the last paragraph to read as follows:

“Forecasted volumes and service levels for key ~~off-site~~ Regional (off-site) roadway segments...A summary of the specific regional and on-site improvements contained in each scenario is provide in Table 4.2-4 4.7-2 in the DEIR”. [213-75]

Page 4-98: Amend Figure 4.2-2 to show the connection of South Boundary to York Road. [60-39]

Page 4-101. Amend the second paragraph, eliminate heading as follows:

~~“State Highway 1- ...”~~ [213-74]

Page 4-102. Amend the second sentence in paragraph two in “4.2.2.4 Objectives” to read as follows:

“The operating analysis presented above identified those roadway facilities forecast to operate at deficient service levels in 2015 (see Table 4.2-3 4.2-2). This analysis also resulted in the identification of roadway improvements needed to achieve or maintain acceptable service levels. A listing of these improvements was provided with varying levels of relationship to the reuse of the former Fort Ord...~~With respect to the former Fort Ord (State Highway 1, Reservation Road, Del Monte Boulevard, Fremont Boulevard), those that connect to Salinas (State Highway 68, Blanco Road, Davis Road), and those to the north that provide connections to Santa Cruz and the Bay Area (State Highway 1, State Highway 156, U.S. 101)~~”. [213-75]

Page 4-104. Amend Streets and Roads Policy A-1 to read as follows:

“FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA’s Development and Resource Management Plan (DRMP).” [21-1]

Page 4-104. Amend Streets and Roads Program A-1.1 to read as follows:

“Each jurisdiction, through FORA’s DRMP, shall fund its “fair share” of “on-site,” “off-site,” and “regional” roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC’s re-prioritizing of improvements in the network and is reported in the “Fort

Ord Regional Transportation Study," prepared by TAMC, January 6, 1997. FORA and each jurisdiction with lands at former Fort Ord shall provide a funding mechanism to pay for former Fort Ord's share of impact on the regional transportation system. "[21-1]

Page 4-104. Amend Streets and Roads Program A-1.2 to read as follows:

"FORA will retain the flexibility to build roadway improvements to the "on-site" and "off-site" network, as described in the Reuse Plan to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord's fair share when alternative programs for financing roadway and transit improvements are established."

~~FORA and each jurisdiction with lands at former Fort Ord shall identify specific transportation issues that affect former Fort Ord and support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access former Fort Ord. [21-1]~~

Page 4-104. Amend Streets and Roads Program A-1.3 to read as follows:

"Each jurisdiction, through FORA's DRMP, shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3 (a) the DRMP. If not, FORA will collect and contribute Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts. [21-1]

Page 4-104. Amend Streets and Roads Program A-1.4 to read as follows:

"In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits with their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents." [21-1]

Page 4-107. Amend Program D-1.2 to read as follows:

"Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking". [197-60]

Page 4-108. Amend the last line on the page to read as follows:

"... life-equipped vans Monday through Friday between 7:00 a.m. until 11:00 p.m. ~~10:00 a.m. until 2:00 p.m. ...~~" [154-19]

Page 4-111: Amend the following sentences to read:

Based on further evaluation from the land use plan, a ~~more specific~~ alternative site has been recommended for further consideration at 8th Street. This site would effectively support the mixed-use area as well as recreational travel to Fort Ord Dunes State Park. [2-1]

Page 4-112: Add the following new programs:

Program A1-4: MST shall coordinate with the Santa Cruz Metropolitan Transit District to provide an integrated intercounty bus transit system.

Program A1-5: Existing rideshare programs shall be expanded to accommodate intercounty travel. [85-2]

Page 4-113. Amend Objective B at the bottom of the page to read as follows.

"Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students and visitors and is integrated into a regional bike system. [331-19]

Page 4-116. Amend Program B-1.2 to read as follows:

Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan concurrently with development approval. [168-21]

Page 4-124. Section 4.3 Recreation and Open Space Element. Community Parks. Amend first paragraph by adding the following sentence:

"Community parks may also include the facilities that are typically provided in neighborhood parks." [204-27]

Page 4-127. Amend Table 4.3-3. "Fort Ord - 2015 park program for all jurisdictions," as follows: [204-27]

Name	Type	Total Size (acres)
Park in polygon 4	<u>Community</u> /Neighborhood Park	10 <u>20</u>

Page 4-127. Amend Table 4.3-3 to read as follows: [57-15]

MONTEREY COUNTY

Park in Polygon 19a	Neighborhood Park	10	10
Park in Polygon 29e	Community Park	25	25

TOTALS 35 Acres

Page 4-130. Amend Program B-1.2 as follows:

~~"Program B-1.2: The City of Marina shall require that all development within the Town Center and Del Monte Mixed Use Districts incorporate landscape buffers to screen visual intrusion into the State Highway 1 Scenic Corridor.~~

The City shall incorporate landscape buffers and/or other mechanisms adequate to mitigate potential visual impacts on the State Highway 1 Scenic Corridor from development within the Mixed use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b)." [318-1]

Page 4-149. Amend Program A-2.2 to read as follows:

~~"The City/County shall develop and make available a list of recommend native plant and non-invasive non-native species, application rates, ..."~~ [306-3]

Page 4-150. Add the following new policy after Program A-5.1:

"Soils and Geology Policy A-6: The City shall require that development of lands having a prevailing slope above 30% include implementation of adequate erosion control measures.

Program A-6.1: The City shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

Program A-2.3: See description of this program above.

Program A-6.2: The City shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented". [60-41]

Page 4-155. Amend Program A-2.2 to read as follows:

"The City/County shall develop and make available a list of recommend native plant and non-invasive non-native species, application rates, ..." [306-3]

Page 4-162, Amend Policy B-1 to read as follows:

"The City/County shall ensure additional water supply ~~to critically deficient areas.~~" [331-3]

Page 4-162. Hydrology and Water Quality Program B-1.1. Amend this program to read as follows:

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]

Page 4-162. Hydrology and Water Quality Program B-1.2. Amend this program to read as follows:

"The City/County shall work with FORA and the MCWRA ~~appropriate agencies~~ to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation ..." [21-1]

Page 4-162. Hydrology and Water Quality Program B-1.3. Amend this policy to read as follows:

"The City/County, in conjunction with FORA, shall adopt and enforce ..." [21-1]

Page 4-162. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.4: The City/County shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord." [21-1]

Page 4-162. Hydrology and Water Quality Policy B-1. Add the following new program:

"Program B-1.5: The City/County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use." [21-1]

Page 4-162. Hydrology and Water Quality Policy B-1. Add the following new program:

“Program B-1.6: The City/County shall work with FORA to assure the long-range water supply for the needs and plans for reuse of the former Fort Ord.”[21-1]

Page 4-162. Hydrology and Water Quality Policy B-1. Add the following new program:

“Program B-1.7: The City/County, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and, 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.”[21-1]

City of Seaside

Program B-1.1: See description of this program under Marina above. [21-1]

Program B-1.2: See description of this program under Marina above. [21-1]

Program B-2.3: See description of this program under Marina above. [21-1]

Program B-2.4: See description of this program under Marina above. [21-1]

Program B-2.5: See description of this program under Marina above. [21-1]

Program B-2.6: See description of this program under Marina above. [21-1]

Program B-2.7: See description of this program under Marina above. [21-1]

Monterey County

Program B-1.1: See description of this program under Marina above. [21-1]

Program B-1.2: See description of this program under Marina above. [21-1]

Page 4-162. Hydrology and Water Quality Program B-1.3. Amend this policy to read as follows:

“The County, in conjunction with FORA, shall enforce its existing water conservation ordinance”[21-1]

Program B-2.4: See description of this program under Marina above. [21-1]

Program B-2.5: See description of this program under Marina above. [21-1]

Program B-2.6: See description of this program under Marina above. [21-1]

Program B-2.7: See description of this program under Marina above. [21-1]

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

"The City shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the MPWMD Monterey County's ordinance, ..." [340-14]

Page 4-163. Amend Policy C-3 to read as follows:

The City/County shall prevent further seawater intrusion associated with development of Fort Ord to the extent feasible. [165-17]

Page 4-163. Amend Program C-1.5 to read as follows:

"The City shall support the County in the implementing adopt and enforce a hazardous substance control ..." [331-17]

Page 4-163. Remove "to the extent feasible" from Policy C-2. [341-20]

Page 4-163. Amend Program C-2.1 to read as follows:

"The City /County shall develop and make available a description of feasible and effective measures and site drainage designs that will could be implemented in new development to minimize water quality impacts.[341-21]

Page 4-164. Add a new program to Hydrology and Water Quality Policy A-1.

"Program A-1.2: A Master Drainage Plan should be developed for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by the FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e., development), the assessment of existing facilities shall be completed first and by the year 2001. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003" [331-29]

Page 4-164 (Monterey County). Add the following program to Policy C-6.

See Program C-6.1 above. [248-3]

Page 4-164 (Marina). Add the following program to Policy C-6.

“Program C-6.1: The City shall work closely with other Fort Ord jurisdictions and the C DPR 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”. [248-3]

Page 4-164. Amend Program C-4.1 to read as follows:

“... shall develop a program that will provide, to every landowner, occupant, and other appropriate entities, to owners of property new waterways, information concerning vegetation ...”[349-29]

Page 4-165. Amend Program B-1.3 to read as follows:

“The City shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the MPWMD Monterey County’s ordinance, ...” [340-14]

Page 4-166. Amend Program C-2.1 to read as follows:

“The City /County shall develop and make available a description of feasible and effective measures and site drainage designs that ~~will~~ could be implemented in new development to minimize water quality impacts.[341-21]

Page 4-166. Remove “to the extent feasible” from Policy C-2. [341-20]

Page 4-166. Amend Program C-1.5 to read as follows:

“The City shall ~~support the County in the implementing~~ adopt and enforce a hazardous substance control ...” [331-17]

Page 4-167. Amend Program C-4.1 to read as follows:

“... shall develop a program that will provide, to every landowner, occupant, and other appropriate entities, to owners of property new waterways, information concerning vegetation ...” [349-29]

Page 4-167 (Seaside). Add the following program to Policy C-6.

See Program C-6.1 above. [248-3]

Page 4-168. Amend Policy A-2 to read as follows:

“... on newly developed lands do not decrease or increase the magnitude and duration of flows less than or greater than the mean annual ...” [341-17]

Page 4-168. Add the following program.

Program B-1.3: The County shall adopt and enforce a water conservation ordinance for its jurisdiction within Fort Ord, which is at least as stringent as Regulation 13 of the MPWMD. [340-14]

Page 4-168. Amend program A-2.1 to read as follows:

“[...] The gauging program shall ~~should~~ be ~~partially~~ or entirely funded by Fort Ord development fees”. [328-6]

Page 4-170. Amend Program C-2.1 to read as follows:

“The City /County shall develop and make available a description of feasible and effective measures and site drainage designs that will ~~could~~ be implemented in new development to minimize water quality impacts”. [341-21]

Page 4-170. Remove “to the extent feasible” from Policy C-2. [341-20]

Page 4-170. Amend Program C-4.1 to read as follows:

“... shall develop a program that will provide, to every landowner, occupant, and other appropriate entities, ~~to owners of property~~ new waterways, information concerning vegetation ...” [349-29]

Page 4-180. Amend reference to “Table 4.2-2” at the top of the page to “Table 4.4-2”. [197-61]

Page 4-185. Amend the text to include Policy B-2, as follows:

"Biological Resources Policy B-2: Not applicable to Marina."[249-6]

Page 4-185. Omit Program B-3.1 [249-5]

Page 4-185. Add the following sentence to the beginning of Program B-1.1.

"Where the City has reason to suspect that they may occur on a proposed development site ..." [249-4]

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

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and propagation of acorns and other plant material from former Fort Ord oak woodlands to be used for restoration areas or as landscape material." [328-2]

Page 4-192. Add the following sentence to the beginning of Program B-1.1.

"Where the City has reason to suspect that they may occur on a proposed development site ..."[249-4]

Page 4-193. Amend Program C-2.2 to read as follows:

"Program C-2.2: When reviewing project plans for developments within oak woodlands, the City shall ~~encourage cluster ing~~ of development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas." [328-2]

Page 4-198. Omit Program A-3.1. [331-22]

Page 4-200. Add the following program:

"Program A-4.7: The County shall use native plants from on-site stock in all landscaping except for turf areas". [298-3]

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." [341-24]

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. [60-43]

Page 4-202. Amend Program A-8.2 to read as follows:

"The County shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygon 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

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this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and park district 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." [341-34]

Page 4-204. Amend Program C-2.1 to read as follows:

"Program C-2.2: The County shall ~~encourage~~ cluster ~~ing~~ of development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas." [328-2]

Page 4-213: Remove the last sentence under program A-2.1 and replace with the following sentence:

As a responsible agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants. [56-12]

Page 4-221: Amend the first sentence under Cultural Resources Policy A-2 to read as follows:

"The County of Monterey City of Marina shall provide ..." [60-45]

Page 4-235. Add the following program.

"Program B-1.2: Wherever practical and feasible, the City shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning." [331-4]

Page 4-236. Add the following note to Table 4.5-4.

"Note: Noise ranges are applicable at the property boundary". [331-6]

Page 4-236. Add the following note to Table 4.5-3.

"Note: Noise ranges are applicable at the property boundary". [331-6]

Page 4-236. Amend Range II noise ranges for all residential land uses in Table 4.5-3 to read as follows:

"Residential low density single family, duplex, mobile homes: ~~55-70~~ 55-60

Residential multi-family: ~~60-70~~ 60-65" [331-7]

Page 4-236. Amend Table 4.5-4. Reduce all noise levels by 5. [331-7]

Page 4-238. Add the following program.

"Program B-1.2: Wherever practical and feasible, the City shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning." [331-4]

Page 4-240. Add the following program.

"Program B-1.2: Wherever practical and feasible, the County shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning." [331-4]

Page 4-242. Amend Noise Policy B-9 to state "County" not "City". [197-63]

Page 4-264. Amend reference to "UCB" in last line of Program A-2.1 discussion to "UBC". [197-64]

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. Construction crews and contractors must stop all work and contact the federal police when ordnance is found. The contractor must have an Army approved plan for OE avoidance and the avoidance must be performed by a trained OE specialist.

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]

Changes to the Business and Operations Plan

Page I-1. Add the following paragraph following the Title.

Introduction and Statement of Purpose

The Comprehensive Business Plan (CBP) was prepared to assist FORA in devising a viable and equitable financing plan for reuse and is based on many assumptions for which information is continuously improved. The CBP serves as a guide to indicate how FORA could establish fees, and finance the identified capital costs, while respecting real estate market projections. The recommendations of the CMP and the financing tools recommended in the Public Facilities Improvement Plan (PFIP) is under review and refinement by FORA. Adoption of a financing plan and development fees will be separate actions taken by FORA subsequent to certification of the Final PEIR and adoption of the Reuse Plan. [9-13]

Page I-3. Following the first paragraph, insert the following: [197-67]

The following shall serve as ex officio nonvoting members of the board:

- a) A representative appointed by the Monterey Peninsula Community College
- b) A representative appointed by the Monterey Peninsula Unified School District
- c) A representative designated by the Member of Congress from the 17th Congressional District
- d) A representative designated by the Senator from the 15th Senate District
- e) A representative designated by the Assembly Member from the 27th Assembly District
- f) A representative designated by the United States Army
- g) A representative designated by the California State University at Monterey Bay
- h) A representative designated by the University of California at Santa Cruz Research Center at Fort Ord

i) A representative designated by the Monterey County Water Resources Agency

j) A representative designated by the Transportation Agency of Monterey County [197-67]

Page I-4. Add the following sentence to the first paragraph.

“As allowed by SB 899, UC and CSU have the ability to acquire lands through an Economic Development Conveyance (EDC) as LRAs”. [197-68]

Page I-7. Amend Exhibit 1A to incorporate additional designations. [197-69]

Page II-1. Change footnote reference from “University of California, Santa Cruz (UCSC)” to “UCMBEST Center”. [197-72]

Page II-2. Amend discussion under item 4 to read as follows:

“The Monterey Bay Research crescent is a rich resource of innovation and technologies available from the numerous research and educational institutions (a total of 20 have been identified to date). The research crescent is emerging as a leader in disciplines with applications in diverse markets such as: environmental technologies and applied instrumentation; biotechnology, especially in agriculture and marine applications; information science and engineering; education research (K12 to lifelong learning) and multimedia applications to both education and entertainment; and language instruction. The UCMBEST Center will draw upon and link the talents of the regional institutions to each other, to public and private sector entities that will relocate to or participate in the newly formed UCMBEST Center at Fort Ord, and to national and international regions and institutions. The UCMBEST Center is planned to be a place of innovation and development that will help to position the Monterey Bay region and Central California competitively in the global economy of the coming decades”. [197-73]

Page II-3. Remove the first and second sentence on this page as follows:

~~Local governments in California continue to labor under tremendous fiscal constraints due to Proposition 13 and the continuing general withdrawal of state financial support to local government. Attitudes on the part of the educational institutions that ignore this reality are counter-productive. These constraints may limit the practical benefits of redevelopment to some extent.~~
[197-75]

Page II-3. Add to the last sentence in the first paragraph the following:

“... that showed initial basewide assessments to be prohibitive to UCMBEST Center success”. [197-76]

Page II-3. Amend reference to "Preliminary UCMBEST Business Plan" at the end of the first paragraph to "Baseline Operations Plan and Financial Analysis". [197-78]

Page II-4. Amend "RKS" in the second sentence of the third paragraph to read "RKG". [60-61]

Page II-7 (Exhibit 3): For purposes of clarification, the following notes have been added to Exhibit 3, explaining why some of the numbers in that exhibit, which was produced as a part of the original market analysis, do not precisely conform to the numbers in the later land use plan:

"At the time that the market study was conducted, it was assumed that 1,522 existing units could be reused; subsequently, the Army determined that some units require demolition due to environmental concerns, for a net total of 1,300 units."

"The above figures reflect the conclusions of the SKMG market study. In the development of a land use plan, the real estate development projected to be captured from this demand potential differs slightly to take advantage of characteristics of probable development sites and for strategic reasons." [7-2]

Page II-14. Amend reference to the "initial operations plan" in the second sentence of the third paragraph to read "Baseline Operations Plan and Financial Analysis". [197-78]

Page II-14. Amend the second to last sentence in the third paragraph to read as follows:

"In other words, the capital costs of infrastructure, particularly offsite, basewide infrastructure, were estimated to be more than twice the land value implied by the land uses in the plan." [197-82]

Page II-15, Energy Supply Systems. Add the following to the end of the paragraph:

"It is important to place emphasis on improving the electrical power grid to increase stability. For example, attracting large scale R&D users could require upgrades to create a "dual" system." [197-83]

Page II-16. Remove the second sentence of the first full paragraph. [197-84]

Page II-18: Replace second paragraph under "Implications for Marketability" with the following revised text:

"Secondly, certain key job generating uses would not be marketable if a pure 'nexus' approach to burden was utilized. For example, the infrastructure cost burden projected in the preliminary cost screens (PFIP p. 2-23) for light industry, business park and office/R&D uses is so high as to preclude early development." [7-2]

Page II-20: Delete Exhibit 5. [7-2]

Page III-2. Section 4. Community Building Strategy. Add a 9th strategy as follows:

(9) integrate new visitor serving uses at Fort Ord into the overall tourism strategy for the Monterey Peninsula. [60-65]

Page III-3. Reference to "Monterey Crescent" should read "Monterey Bay Crescent". [197-89]

Page III-6: Insert the following text as a new paragraph just after the current last paragraph:

"It should be noted that, as the market forecasts indicated in Exhibit 3 were applied to the realities of the land plan, projected demand does not precisely correspond with development projections on specific sites." [7-2]

Page III-14. Change reference to "MBEST Cooperative Planning District" in the third line of the paragraph under the section titled UCMBEST Center, to "UCMBEST Center". [197-91]

Page III-14. UCMBEST Center. Replace the existing paragraph with a description to be provided by UCSC. [197-92]

Page III-17: Delete next to last sentence in third paragraph:

~~It is SKMG's understanding that the Army intends to maintain ownership of the golf courses to provide preferred use by the Army, as a support function to the Presidio of Monterey Annex. [7-2]~~

Page IV-17: Add the following language before the last sentence of the second paragraph under Introduction:

"Two sets of factors were used in the PFIP to allocate the cost of public improvements to land use categories. The factors in Section 2 of the PFIP were based strictly on the demand placed on facilities by each land use (i.e., they met the strict test of 'rational nexus'). However, as noted in CBP Section II, this pure nexus approach would likely preclude certain job-generating uses. Therefore, if these factors were adjusted to reduce the burden on commercial and industrial land uses, to encourage economic development. The cost allocation factors defined in Section 5 are the factors that will define the responsibility of private parties to pay a special tax that will finance public improvements." [7-2]

Page IV-18: Change the estimated cash flow in the third line of the first paragraph from \$69.0 to \$70.4 million. [7-2]

Fort Ord Reuse Plan - Changes to the Reuse Plan

Page IV-18: In the second paragraph under 2. Summary Financial Results - Basewide Pro Forma, change \$249.2 to \$240.9, and add a new footnote to that figure as follows:

“The \$240.9 million consist of \$189.3 million basewide infrastructure (PFIP Table 1-10); \$16.0 million to complete Highway 156 (CBP recommendation); \$22.6 million for Parks/Recreation (PFIP Table 1-10); \$13.0 million for local facilities (PFIP, page 4-3).” [7-2]

Page IV-18: In first paragraph under 3, Summary Financial Results - FORA Operations, change to \$18.9. [7-2]

Page IV-18: Replace last two sentences in first paragraph under 3. Summary Financial Results - FORA Operations, with the following:

“FORA’s primary anticipated sources of funding are \$10.1 million in member dues and federal grants and \$46.7 in net proceeds from land sales. The \$46.7 represents FORA’s 50 percent share (per its legislation) and was calculated as follows:

	\$260.7 million Projected Land Sales
Less	\$120.0 for demolition
Less	\$ 30.0 for Facilities Management
Less	\$ 1.3 Marketing Incentives
Less	\$ 16.0 to complete Highway 156
Equals	\$ 93.4 x 50 percent
Equals	\$ 46.7 million

[7-2]

Page IV-18: Replace the second paragraph under 3. Summary Financial Results - FORA Operations, with the following:

“The total cost of FORA operations over the 20-year period is estimated at \$29.4 million (see Table 14 for detailed summary of first five years). This excludes the cost of Habitat Management, since the final responsibility has not yet been assigned. As a result, FORA is projected to generate a net surplus of approximately \$18.9 million over the 20-year period.” [7-2]

Pages IV-19-22: Replace with revised versions of Exhibits 9 and 10 (attached). Note that the revised Exhibit 9 summarized land sales proceeds by land use type, and that Exhibit 10 subtotals FORA Operations as a discrete item. [7-2]

Page IV-23: Change next to last sentence in third paragraph to read:

“See Exhibits 11A and 11B for absorption by phase.” [7-2]

Page IV-24: Replace Exhibit 11 with Exhibits 11A and 11B (attached). [7-2]

Page IV-26. last paragraph. Amend the first sentence to insert:

Fort Ord Reuse Plan - Changes to the Reuse Plan

"..\$20.0 million during the 20-year development period..." [197-100]

Page IV-25: Replace Exhibit 12 with revised Exhibit 12 (attached), which is now titled Net Land Value Assumptions, and which now contains a fifth note explaining how these number are derived for Exhibit 6. [7-2]

Page IV-27: Revise Exhibit 13 (attached). [7-2]

Page V-1: In the last sentence of the first paragraph under 1. Long-term Plan Viability, change \$49 million to \$50 million. [7-2]

Page V-5: Revise Table 14 (attached). [7-2]

Page V-6: In order to conform with the new Table 14, make the following changes to Estimated Budgets for Reuse Plan: Adoption Maintenance and Update:

Change \$175,000 to \$325,500; and
Change \$136,500 to \$286,500. [7-2]

Page V-8: Delete first bullet at top of page, referring to Habitat Management, and delete the words "staff or contractual" in the Organizational/Staffing paragraph. [7-2]

Page V-8: In order to conform with the new Table 14, change the estimated budget for CPI Conformance and Update from \$241,000 to \$390.500. [7-2]

**EXHIBIT 3
FORT ORD DEVELOPMENT AND ABSORPTION POTENTIAL
1996 - 2015**

Land Use	FAR/ DU/AC	1996 - 2000		2001 - 2005		2006 - 2010		2011 - 2015		Total 1996 - 2015	
		Sq. Ft./Units	Acres	Sq. Ft./Units	Acres	Sq. Ft./Units	Acres	Sq. Ft./Units	Acres	Sq. Ft./Units	Acres
Light Industrial/R&D/Office											
Light Industrial/Business Park	0.25 FAR	206,250	24	250,000	29	306,250	35	375,000	43	1,137,500	131
Office/R&D	0.25 FAR	300,000	28	382,000	35	488,000	45	624,000	57	1,794,000	165
Induced demand	0.25 FAR	0	0	250,000	23	300,000	29	375,000	34	925,000	86
Subtotal (Sq. Ft.)		506,250	52	882,000	87	1,094,250	109	1,374,000	134	3,856,500	382
Residential											
Reuse of Existing Units (1)		1,522	---	0	---	0	---	0	---	1,522	---
Reuse of Existing CSU Units Delached		1,253	---	0	---	0	---	0	---	1,253	---
Low Density	4 DU/AC	50	13	100	25	150	38	200	50	500	125
Medium Density	6 DU/AC	600	100	800	133	800	133	900	150	3,100	517
High Density	8 DU/AC	350	44	600	75	600	75	600	75	2,150	269
Attached											
Low Density	10 DU/AC	0	0	0	0	100	10	100	10	200	20
High Density	20 DU/AC	0	0	0	0	100	5	200	10	300	15
Subtotal (Units)		3,775	156	1,500	233	1,750	261	2,000	295	9,025	945
Retail											
Neighborhood/Community	.25 FAR	191,000	18	99,000	9	114,000	10	131,000	12	535,000	49
Regional/Outlet	.25 FAR	0	0	0	0	0	25	250,000	25	250,000	50
Subtotal (Sq/ Ft.)		191,000	18	99,000	9	114,000	35	381,000	37	785,000	99
Lodging											
Conference Center	.25 FAR	0	0	200	15	0	0	0	0	200	15
Resort/Hotel (Golf-Oriented)	.50 FAR	300	10	0	0	300	10	200	8	800	28
Subtotal		300	10	200	15	300	10	200	8	1,000	43
Recreation											
Equestrian Center		0	0	---	15	0	0	0	0	---	15
Golf Course		0	0	0	0	---	160	---	160	---	320

(1 At the time that the market study was conducted, it was assumed that 1,522 existing units could be reused; subsequently, the Army determined that some units require demolition due to environmental concerns, for a net total of 1,300 units.

NOTE: The above figures reflect the conclusions of the SKMG market study. In the development of a land use plan, the real estate development projected to be captured from this demand potential differs slightly to take advantage of characteristics of probable development sites and for strategic reasons.

Sources: Sedway Kotin Mouchly Group.
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**EXHIBIT 9
BASE-WIDE PRO FORMA SUMMARY**

BASE-WIDE PRO FORMA SUMMARY	20Yr TOTAL	FY96/97	FY97/98	FY98/99	FY99/00	FY00/01	FY01/02	FY02/03	FY03/04	FY04/05	FY05/06
SOURCES OF FUNDS (000's)											
Land Sales @ 100%											
Industrial/Office/R&D	\$7,243	\$0	\$0	\$398	\$398	\$398	\$298	\$298	\$298	\$298	\$298
Retail	4,308	0	0	224	224	224	135	135	135	135	135
Lodging Rooms	16,371	0	0	0	0	3,367	0	0	0	0	5,384
Existing Units	9,593	0	1,261	1,261	1,261	1,261	910	910	910	910	910
Residential											
4 DUJAC Units	31,145	0	747	747	747	747	1,246	1,246	1,246	1,246	1,246
6 DUJAC Units	123,558	0	5,979	5,979	5,979	5,979	6,377	6,377	6,377	6,377	6,377
8 DUJAC Units	63,263	0	2,578	2,578	2,578	2,578	3,515	3,515	3,515	3,515	3,515
10 DUJAC Units	3,746	0	0	0	0	0	0	0	0	0	0
20 DUJAC Units	1,451	0	0	0	0	0	0	0	0	0	0
Subtotal Land Sales	\$260,667	\$0	\$10,565	\$11,187	\$11,187	\$14,554	\$12,482	\$12,482	\$12,482	\$12,482	\$17,866
Special Tax & Development Fees											
CSUMB	20,503	0	0	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
MBEST											
Base Wide	7,409	0	0	0	200	200	200	382	382	382	382
Local	1,411	0	0	0	38	38	38	73	73	73	73
FORA											
Base-Wide	117,356	0	3,919	6,128	6,128	8,054	5,314	5,314	5,314	5,314	7,240
Local	34,179	0	1,838	1,935	1,935	1,986	1,811	1,811	1,811	1,811	1,862
Properly Tax Increment @ 0.000%	0	0	0	0	0	0	0	0	0	0	0
Federal & State Grants/Members Dues	10,132	5,735	365	224	224	224	224	224	224	224	224
Water & Sewer Reserves/Bond Financing	48,830	0	612	2,488	2,358	2,462	1,685	1,685	1,188	1,188	1,188
Total Cash Sources	\$500,487	5,735	17,299	23,101	23,208	28,666	22,893	23,109	22,612	22,612	29,973
USES OF FUNDS (000's)											
Infrastructure (Base-wide & Local)	\$240,893	\$560	\$2,595	\$17,128	\$9,884	\$16,507	\$10,745	\$10,745	\$11,178	\$11,178	\$5,823
EDA Infrastructure	5,230	5,230	0	0	0	0	0	0	0	0	0
Demolition Costs	120,000	0	0	24,000	0	0	24,000	0	0	24,000	0
FORA Operating Costs	29,400	1,466	1,536	1,497	1,447	1,447	1,466	1,466	1,466	1,466	1,466
Facilities Management/Maintenance	30,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Habitat Management Costs	3,260	163	163	163	163	163	163	163	163	163	163
Marketing Incentives	1,334	0	0	220	220	894	0	0	0	0	0
Total Cash Uses	\$430,117	8,939	5,794	44,508	13,214	20,510	37,874	13,874	14,306	38,306	8,951
Net Cash Flow	\$70,370	(3,204)	11,505	(21,407)	9,995	8,146	(14,981)	9,236	8,306	(15,694)	21,021
Cumulative Cash Flow		(3,204)	8,301	(13,106)	(3,111)	5,035	(9,946)	(711)	7,595	(8,099)	12,922
KEY FINANCIAL DATA (000's)											
Cumulative Private Investment		\$0	\$10,565	\$66,777	\$131,633	\$199,856	\$307,194	\$372,841	\$438,489	\$504,136	\$575,167
Debt Balances		0	0	0	0	0	0	0	0	0	0

FORT ORD REUSE AUTHORITY

EXHIBIT 9
BASE-WIDE PRO FORMA SUMMARY

BASE-WIDE PRO FORMA SUMMARY	20Yr TOTAL	FY06/07	FY07/08	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16
SOURCES OF FUNDS (000's)											
Land Sales @ 100%											
Industrial/Office/R&D	\$7,243	\$386	\$386	\$386	\$386	\$386	\$525	\$525	\$525	\$525	\$525
Retail	4,308	90	90	90	90	90	503	503	503	503	503
Lodging Rooms	16,371	0	0	0	0	5,377	0	0	0	2,243	0
Existing Units	9,593	0	0	0	0	0	0	0	0	0	0
Residential											
4 DU/AC Units	31,145	1,894	1,894	1,894	1,894	1,894	2,492	2,492	2,492	2,492	2,492
6 DU/AC Units	123,558	6,377	6,377	6,377	6,377	6,377	7,174	7,174	7,174	7,174	7,174
8 DU/AC Units	63,253	3,514	3,514	3,514	3,514	3,514	3,559	3,559	3,559	3,559	3,559
10 DU/AC Units	3,746	375	375	375	375	375	375	375	375	375	375
20 DU/AC Units	1,451	145	145	145	145	145	145	145	145	145	145
Subtotal Land Sales	\$260,667	\$12,780	\$12,780	\$12,780	\$12,780	\$18,157	\$14,772	\$14,772	\$14,772	\$17,016	\$14,772
Special Tax & Development Fees											
CSUMB	20,503	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139
MBEST											
Base-Wide	7,409	382	480	480	480	480	480	769	578	578	578
Local	1,411	73	91	91	91	91	91	147	110	110	110
FORA											
Base Wide	117,356	4,818	4,818	4,818	4,818	6,102	7,595	7,595	7,595	8,878	7,595
Local	34,179	1,645	1,645	1,645	1,645	1,679	1,817	1,817	1,817	1,851	1,817
Property Tax Increment @ 0.000%	0	0	0	0	0	0	0	0	0	0	0
Federal & State Grants/Members Dues	10,132	224	224	224	224	224	224	224	224	224	224
Water & Sewer Reserves/Bond Financing	48,830	1,188	1,393	1,393	1,393	1,393	5,444	5,444	5,444	5,444	5,444
Total Cash Sources	\$500,487	22,248	22,570	22,570	22,570	29,264	31,562	31,907	31,679	35,240	31,679
USES OF FUNDS (000's)											
Infrastructure (Base-wide & Local)	\$240,893	\$3,638	\$18,961	\$18,961	\$18,961	\$18,961	\$13,014	\$13,014	\$13,014	\$13,014	\$13,014
EDA Infrastructure	5,230	0	0	0	0	0	0	0	0	0	0
Demolition Costs	120,000	0	24,000	0	0	24,000	0	0	0	0	0
FORA Operating Costs	29,400	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466
Facilities Management/Maintenance	30,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Habitat Management Costs	3,260	163	163	163	163	163	163	163	163	163	163
Marketing Incentives	1,334	0	0	0	0	0	0	0	0	0	0
Total Cash Usos	\$430,117	6,766	46,090	22,090	22,090	46,090	16,143	16,143	16,143	16,143	16,143
Net Cash Flow	\$70,370	15,482	(23,520)	480	480	(16,826)	15,419	15,764	15,536	19,097	15,536
Cumulative Cash Flow	28,404	4,884	5,364	5,844	6,324	(4,500)	1,105	2,201	3,737	5,834	70,370
KEY FINANCIAL DATA (000's)											
Cumulative Private Investment		\$683,595	\$749,965	\$816,335	\$882,706	\$954,453	\$1,055,595	\$1,138,961	\$1,221,456	\$1,306,194	\$1,408,688
Debt Balances		0	0	0	0	0	0	0	0	0	0

**EXHIBIT 10
FORA OPERATIONS PRO FORMA SUMMARY**

FORA PRO FORMA SUMMARY	20Yr TOTAL	FY06/07	FY07/08	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16
SOURCES OF FUNDS (000's)											
Land Sales @ 50% 1/	\$46,667	\$812	\$812	\$812	\$812	\$3,501	\$1,808	\$1,808	\$7,386	\$8,508	\$7,386
Property Tax Increment @ 0.000%	0	0	0	0	0	0	0	0	0	0	0
Federal & State Grants/Members Dues	10,132	224	224	224	224	224	224	224	224	224	224
Total Cash Sources	\$56,798	1,036	1,036	1,036	1,036	3,725	2,032	2,032	7,610	8,732	7,610
USES OF FUNDS (000's)											
EDA Infrastructure	5,230	0	0	0	0	0	0	0	0	0	0
FORA Operating Costs											
Plan Monitor/Update	5,833	287	287	287	287	287	287	287	287	287	287
CIP Planning/Programming	7,870	395	395	395	395	395	395	395	395	395	395
Marketing	7,760	385	385	385	385	385	385	385	385	385	385
Agency Mgmt/Gov'l Liaison	6,227	314	314	314	314	314	314	314	314	314	314
Overhead	1,720	86	86	86	86	86	86	86	86	86	86
Subtotal FORA Operating Costs	29,400	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466
Habitat Management Costs	3,260	163	163	163	163	163	163	163	163	163	163
Total Cash Uses	\$37,890	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629
Net Cash Flow	\$18,908	(593)	(593)	(593)	(593)	2,096	404	404	5,981	7,103	5,981
Cumulative Cash Flow		(1,282)	(1,876)	(2,468)	(3,060)	(965)	(561)	(168)	5,824	12,927	18,908

1/ Net of Base-wide demolition, Highway 156 reserve costs, property management and marketing incentives, the total of which is amortized at \$11 million per year from FY08/99 - FY2012/2013.



**EXHIBIT 10
FORA OPERATIONS PRO FORMA SUMMARY**

FORA PRO FORMA SUMMARY	20Yr TOTAL	FY96/97	FY97/98	FY98/99	FY99/00	FY00/01	FY01/02	FY02/03	FY03/04	FY04/05	FY05/06
SOURCES OF FUNDS (000's)											
Land Sales @ 50% 1/	\$46,667	\$0	\$5,282	\$16	\$16	\$1,699	\$663	\$663	\$663	\$663	\$3,355
Property Tax Increment @ 0.000%	0	0	0	0	0	0	0	0	0	0	0
Federal & State Grants/Members Dues	10,132	5,735	365	224	224	224	224	224	224	224	224
Total Cash Sources	\$56,798	5,735	5,647	240	240	1,923	887	887	887	887	3,579
USES OF FUNDS (000's)											
EDA Infrastructure	5,230	5,230	0	0	0	0	0	0	0	0	0
FORA Operating Costs											
Plan Monitor/Update	5,833	326	326	287	287	287	292	292	292	292	292
CIP Planning/Programming	7,870	391	391	391	391	391	395	395	395	395	395
Marketing	7,760	375	425	425	375	375	385	385	385	385	385
Agency Mgm/Gov'l Liaison	6,227	309	309	309	309	309	309	309	309	309	309
Overhead	1,720	86	86	86	86	86	86	86	86	86	86
Subtotal FORA Operating Costs	29,400	1,486	1,536	1,497	1,447	1,447	1,466	1,466	1,466	1,466	1,466
Habitat Management Costs	3,260	163	163	163	163	163	163	163	163	163	163
Total Cash Uses	\$37,890	6,879	1,699	1,660	1,610	1,610	1,629	1,629	1,629	1,629	1,629
Net Cash Flow	\$18,908	(1,144)	3,948	(1,420)	(1,370)	313	(742)	(742)	(742)	(742)	1,950
Cumulative Cash Flow		(1,144)	2,804	1,384	14	327	(415)	(1,157)	(1,898)	(2,640)	(690)

1/ Net of Base-wide demolition, Highway 156 reserve costs, property management and marketing incentives, the total of which, is amortized at \$11 million per year from FY98/99 - FY2012/2013.

**EXHIBIT 11A
ABSORPTION BY PHASE
(In Various Units)**

	1996-2000	2001-2005	2006-2010	2011-2015	Total
Industrial/Business Park (sq.ft.)	206,000	249,200	306,000	375,700	1,136,900
R&D/Office (sq.ft.)	297,000	636,800	787,200	1,002,700	2,722,800
Retail - Neighborhood/Convenience (sq.ft.)	149,800	149,800	119,800	141,600	561,000
Retail - Regional/Outlet (sq.ft.)	0	0	0	500,000	500,000
Hotels (rooms)	300	300	200	200	1,000
Residential - Existing (units)	800	500	0	0	1,300
Residential - 4 DU/acre (units)	50	100	150	200	500
Residential - 6 DU/acre (units)	600	800	800	900	3,100
Residential - 8 DU/acre (units)	352	600	600	608	2,160
Residential - 10 DU/acre (units)	0	0	100	100	200
Residential - 20 DU/acre (units)	0	0	100	100	200

Fort Ord Reuse Plan - Changes to the Reuse Plan

**EXHIBIT 11B
ABSORPTION BY PHASE
(In Acres)**

	1996-2000	2001-2005	2006-2010	2011-2015	Total
Industrial/Business Park	29	34	44	60	166
R&D/Office	24	54	68	86	233
Retail - Neighborhood/ Convenience	15	15	10	12	52
Retail - Regional/Outlet	0	0	0	46	46
Hotels	9	15	15	6	45
Residential - Existing	254	159	0	0	413
Residential - 4 DU/acre	12	25	38	50	125
Residential - 6 DU/acre	100	133	134	150	517
Residential - 8 DU/acre	44	75	75	76	270
Residential - 10 DU/acre	0	0	10	10	20
Residential - 20 DU/acre	0	0	5	5	10

Fort Ord Reuse Plan - Changes to the Reuse Plan

**EXHIBIT 12
NET LAND VALUE ASSUMPTIONS
FORT ORD**

Area By Use:	Retail Land Value (\$/Acre)	Retail Value per Sq. Ft.	On-Site Cost per Acre (3)	Base-Wide & Local Facilities Fees (\$/Acre) (4)	Wholesale Land Value per Acre	Net Realizable Value per Sq. Ft. (5)
<i>Residential (1)</i>						
Existing DU (2)	\$35,000	n.a.	n.a.	\$11,773	\$23,227	n.a.
4 DU / AC	300,000	\$6.89	\$0	50,932	249,068	\$5.72
6 DU / AC	315,000	7.23	0	75,696	239,304	5.49
8 DU / AC	335,000	7.69	0	100,464	234,536	5.38
10 DU / AC	295,000	6.77	0	107,600	187,400	4.30
20 DU / AC	295,000	6.77	0	149,820	145,180	3.33
<i>Retail</i>						
Convenience	348,480	8.00	75,000	227,770	45,710	1.05
Neighborhood	348,480	8.00	75,000	227,770	45,710	1.05
Regional / Outlet	348,480	8.00	76,500	227,770	44,210	1.01
Average			75,704	227,770	45,006	1.03
<i>LI / BP & Office / R&D</i>						
LI / BP	130,680	3.00	61,500	44,760	24,420	0.56
Office / R&D	163,350	3.75	70,500	62,938	29,912	0.69
Average			67,895	57,676	28,322	0.65
MBEST (3)	163,350	3.75	69,000	64,897	29,453	0.68
<i>Lodging</i>						
Hotel	631,620	14.50	75,000	197,670	358,950	8.24
Notes:						
(1) Land values indicated are for unfinished lots, net of on-site costs.						
(2) Existing dwelling units are valued on a per unit basis.						
(3) Reimer Associates estimates of developer required on-site improvement costs, 1/10/96.						
(4) Allocation of base-wide capital costs per Reimer Associates estimates, and local facilities fees per Angus McDonald & Associates.						
(5) Figures consistent with those in Section III Exhibit 6, less on-site and base-wide and local facilities fees.						
Sources: Angus McDonald & Associates; Reimer Associates; Sedway Kotin Mouchly Group.						
N:\WPDOCS\PROJECTS\29694\EXHIB12.WK4\DJR						07/17/96

Fort Ord Reuse Plan - Changes to the Reuse Plan

EXHIBIT 13 PRELIMINARY FINANCIAL SUMMARY - FORT ORD REUSE PLAN 1996 - 2015	
Items	
Sources of Funds (millions)	
Land Sales (based on all cash sales)	\$260.7
One Time Mello Roos Special Tax	\$145.2
Local Development Fees	\$35.6
Water and Sewer Fees & Reserves	\$48.8
EDA Grant and Annual Dues	\$10.2
Total Sources:	\$500.5
Uses of Funds (millions)	
Basewide and Local Infrastructure (1)	\$240.9
EDA Projects	\$5.2
Demolition	\$120.0
FORA Operations	\$29.4
Facilities Management/Maintenance	\$30.0
Funding of Shortfall for Local Services	\$20.0
Miscellaneous, Other	\$4.6
Total Uses:	\$450.1
Net Total Funds (millions)	
Total Sources Minus Uses (millions):	\$50.4
Less: 10% Land Sales Contingency	(\$26.1)
Net Total Funds:	\$24.3
Notes:	
Sources: Sedway Kotin Mouchly Group.	
D:\FTORD\OVERHED4.WK4\VJM\	

(1) In addition to Basewide infrastructure costs of \$189.3 million, this includes: an extra \$16 million for Hwy 156, \$22.6 million for Parks/Recreation, and \$13 million for local facilities (police, fire, library, general).

	20 YR. TOTAL	FY 96/97	FY 97/98	FY 98/99	FY 99/00	FY 00/01
PROGRAMS						
PLAN MONITOR/UPDATE		\$325,500	\$325,500	\$286,500	\$286,500	\$286,500
CIP PLANNING/PROGRAMMING		\$390,500	\$390,500	\$390,500	\$390,500	\$390,500
MARKETING		\$375,000	\$425,000	\$425,000	\$375,000	\$375,000
AGENCY MGT/GOV'T LIAISON		\$308,850	\$308,850	\$308,850	\$308,850	\$308,850
Subtotal	\$27,680,000	\$1,399,850	\$1,449,850	\$1,410,850	\$1,360,850	\$1,360,850
OVERHEAD						
OFFICE		\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
SUPPLIES		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
OTHER		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Subtotal	\$1,720,000	\$86,000	\$86,000	\$86,000	\$86,000	\$86,000
TOTAL	\$29,400,000	\$1,485,850	\$1,535,850	\$1,496,850	\$1,446,850	\$1,446,850

Page II-1. Amend the first sentence in the last paragraph to read as follows:

“Seven Eight outstanding ...” [213-77]

Page II-1. Amend the footnote by adding the following educational institution:

“... and York School”.

Changes to the Public Facilities Implementation Plan

Page PFIP 1-18. Clarify the habitat management assumptions in the tables and add the following sentence after the first full sentence on the page:

“UC is one agency whose HMP costs will not be financed by a uniform benefit assessment. UC accepted the 605 acres of habitat land based on the understanding that they would manage it at their own expense”. [197-104]

Page 1-26. Table PFIP 1-3. Public Improvement Project Listing - Transportation System to add the following link and improvements following Highway 1 - North County, and adjust totals:

Highway 1- Seaside/Sand City; from 218 to Del Monte; Upgrade to 6 lanes; \$20,000,000 total costs; 32% Fort Ord contribution; \$6,400,000 Fort Ord capital cost; 2006 -2010 period. [59-8]

Page PFIP 3-32. Change “Airport area” in last sentence in next to the last paragraph to “the UCMBEST Center, Marina Municipal Airport and the Marina Business Park.” [197-115]

Page PFIP 1-50. Figure PFIP 1-3. Add the Blanco Road Extension (project T-40) to the figure. [197-112]

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. PFIP 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.

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.