

3.0 Project Description

Introduction

The proposed project being evaluated in this ~~Draft~~ EIR is the land use development plan and related implementation components contained in the ~~Draft Fort Ord Reuse Plan~~. The *Reuse Plan* includes a “land use concept” as well as the following related components:

- Conservation plan;
- Recreation plan;
- Transportation plan;
- Capital improvement program;
- Local general plan modifications to incorporate former Fort Ord properties;
- Redevelopment planning for former Fort Ord properties; and
- Potential changes in city, county and special district boundaries within the former Fort Ord.

The land use concept is the primary focus of the impact analyses contained in this ~~Draft~~ EIR. For the purpose of describing the comprehensive plan, the project components listed above are briefly summarized in this chapter. This chapter also describes the project objectives and the approvals and permits required by local governments and regulatory agencies to implement the proposed project.

The ~~Draft Fort Ord Reuse Plan~~ is summarized in this chapter and is herein incorporated by reference. the document and should be read in conjunction with this ~~Draft~~ EIR.

Project Site

The project site is the former Department of the Army (Army) military facility known as Fort Ord. The former Fort Ord occupies approximately 27,964 acres of land along the Pacific Ocean, 100 miles south of San Francisco, California. The site is located in northern Monterey County and is adjacent to the Cities of Marina, Seaside, Sand City, Del Rey Oaks, and Monterey (refer to Figure 3.2-1).

Under the proposed project, approximately 27,000 acres of former Fort Ord would be transferred from the Army to a number of government agencies and local organizations that would have land use control within former Fort Ord. The transfer and redevelopment of such a large area would necessitate substantial restructuring of local jurisdictional boundaries, the incorporation of new local policies and programs to guide development, implementation strategies including capital improvements, and future land management plans. The proposed project addresses all these factors and therefore serves as a long-term, regionally focused, and comprehensive reuse plan.

Figure 3.1-1 Regional Context Map

This figure can be found within the "Maps" section off the homepage of the FORA CD-ROM Application.

3.1 Project Objectives

With the closure of the former Fort Ord, the local region has lost a substantial portion of its population, jobs, and amount of economic activity previously supplied by the Army. At the same time, however, the local region has gained a well-located and environmentally rich piece of property, which has effectively been unavailable to the community since 1917. The ~~Draft Fort Ord~~ *Reuse Plan* endeavors both to satisfy local community needs, and take advantage of new opportunities by replacing lost jobs and revenue and preserving the natural beauty and biological resources of the property. FORA's vision for the proposed project is a reuse and development strategy focused on "the three Es:" economic development, the environment, and education.

The Fort Ord Reuse Authority Act (Title 7.85, Section 67651(a),(b),(c), and (d) of the Government Code) declares the following goals for the reuse of former Fort Ord to be the policy of the State of California:

- a) *To facilitate the transfer and reuse of Fort Ord with all practical speed;*
- b) *To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area;*
- c) *To provide for the reuse and development of the base area in ways that enhance the economy and quality of life of the Monterey Bay community; and*
- d) *To maintain and protect the unique environmental resources of the area.*

The Fort Ord Reuse Authority Act indicates that all former Fort Ord property that has been transferred from the federal government must be used in a manner that is consistent with the Reuse Plan, except for property transferred to the California State University or the University of California that is used for education related or research-oriented purposes, and excluding property transferred to the California Department of Parks and Recreation used for its recreational mission.

The ~~Draft Fort Ord~~ *Reuse Plan* represents an ultimate buildout scenario for the former Fort Ord over the next 40 to 60 years. The level of development proposed under the proposed project is consistent with the level of projected regional growth (as predicted by AMBAG until the year 2015). It is the intent of the proposed project to accommodate a substantial portion of this regional growth, and also to share in the funding of regional expenditures such as circulation infrastructure improvements.

The proposed project, as considered within the context of the overall ~~Draft Fort Ord~~ *Reuse Plan*, is also intended to be self-mitigating. Policy and program statements included in Chapter 4.0 - Reuse Plan Elements of the ~~Draft Fort Ord~~ *Reuse Plan* are designed to mitigate potential adverse effects of the proposed project.

3.1.1 Basis of the Reuse Plan

FORA's Interim Reuse Plan was presented and analyzed in the Army's DSEIS and approved by the FORA Board on December 12, 1994. The basis of the Interim Reuse Plan was driven in large

measure by the desires and needs of the land use agencies involved. Early assessment of the plan concluded the following:

- *Market Support.* The balance of land uses in the plan did not match the market on the Peninsula for these uses. There was a significant oversupply of industrial/business park land uses and an insufficient amount of residential land uses.
- *Circulation Capacity.* The extent of new circulation network in the plan appeared to be significantly out of balance with the land served resulting in serious cost considerations. In addition, the roadway network pattern resulted in a significant impact on State Highway 1 by overloading the 12th Street interchange and under-utilizing the capacity of the Main Gate intersection.
- *Infrastructure Costs.* The cost estimates prepared during the FORIS Infrastructure Study completed in January 1995 indicated a potentially significant burden on the land that threatened the financial feasibility of the plan.

Plan Refinements

Based on the early assessments and on extensive outreach to the community, a series of plan refinements were developed. A Community Vision Session was sponsored by FORA to provide a forum to identify issues and concerns. Plan refinements were incorporated that addressed both the shortcomings in the original Interim Reuse Plan, and the substantial number of refinements prompted by the Community Vision Session and initiated by each of the land use agencies. The revised ~~Draft Fort Ord~~ *Reuse Plan* maintains the fundamental elements of the original community vision through incorporation of the following:

- *Environmental Protection.* The Fort Ord Installation Wide Multi-Species Habitat Management Plan (HMP) was respected, incorporated by reference, and only minor refinements of the boundary within the U. S. Bureau of Land Management (BLM) habitat lands were incorporated into the Land Use Concept.
- *Mix of Land Uses.* The same mix of land uses is retained. The proportional representation of each land use has been changed to reflect the Peninsula real estate market and a reuse strategy that leveraged the housing market to enhance the attractiveness of the former Fort Ord as a jobs center.
- *Circulation System.* Several changes were made to the circulation network to reduce land committed to roadways, reduce the size of the roadway, and take advantage of existing improvements to reduce costs.

Development Strategies

As a result of the refinement process, the focus shifted to the implementation strategies that could optimize the financial viability of the Reuse Plan. Development strategies were articulated for the market, circulation, infrastructure extension, community-building synergies, and fiscal strategies.

3.1.2 Significant Differences between the Proposed Project and Alternatives presented in the Army's FEIS and DSEIS

The Army's DSEIS analyzed Alternative 7 (FORA's Interim Reuse Plan) and a minor modification of this alternative labeled Alternative 8. The Army's FEIS analyzed Alternatives 1 through 6R and their subalternatives. The proposed project in this ~~Draft~~ EIR is relatively similar to Alternatives 7 and 8, but is significantly different from Alternatives 1 through 6R. The principal differences between the current ~~Draft Fort Ord Reuse Plan~~ and previous Alternatives 7 and 8 have resulted in a proposed project that:

- is more economically feasible;
- contains a down-scaled and less-costly circulation infrastructure;
- satisfies the demand for adequate housing in the local region;
- includes increased recreational and tourist opportunities; and
- better integrates land uses.

A more detailed description of the differences between the proposed project and Alternatives 7 and 8 is presented in Table 3.2-1.

3.2 Land Use Concept

Figure 3.2-1 shows the ultimate development land use concept for the proposed project. Implementation of the proposed project would result in the development of approximately 22,232 dwelling units (including 5,100 CSUMB on-campus housing), 45,457 jobs, and a buildout population of approximately 51,773 plus 20,000 CSUMB on-campus students. The appropriate division of total acreage on the former Fort Ord by land use category would be as follows:

- 62% Habitat Management;
- 9% Educational/Institutional/Public Facilities (includes airport);
- 1% Retail;
- 5% Business Park/Light Industrial/Planned Development;
- 7% Residential;
- 10% Parks and Recreation (beach, golf);
- 0% Agribusiness;
- 7% Other (rights-of-way 4%; POM annex 3%); and
- <1% Visitor Serving.

Under the proposed project, 62% (or 17,367 acres) of the former Fort Ord would be left undeveloped and would be included as part of a habitat management program. The BLM would manage approximately 15,000 acres and the remainder would be managed by the California Department of Parks and Recreation (CDPR), the University of California Natural Reserve System, Monterey County, and the City of Marina. Under the proposed project, approximately ~~782~~ 805

acres would stay under the Army as a military enclave (i.e., POM annex, reserve center). The remaining approximately 29% of former Fort Ord (or 7,919 acres) would be developed according to the urban land uses described above, and 10% of land (or 2,692 acres) would be developed or left undeveloped for parks and recreation. Consistent with the analysis in the Army's DSEIS, the easement for potential future SR 68 improvements in the southern portion of former Fort Ord is treated as an open space and habitat management area (refer to Figure 3.2-1). 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.

3.2.1 Proposed Project Land Uses

The proposed project is a modification of FORA's Interim Reuse Plan of December 12, 1994 (Alternative 7). Compared to Alternative 7, the proposed project represents lower land use densities associated with commercial and industrial uses, fewer overall jobs created, and a down-scaled circulation plan. The proposed project also represents an overall increase in dwelling units and mixed-use development, in order to create a more balanced jobs-housing ratio. The proposed project is more economically feasible than Alternatives 7 and 8 and responds to the lack of adequate housing in the local communities, while still providing educational opportunities, economic recovery, environmental protection, and recreational opportunities.

The primary land use differences between Alternative 7 and the proposed project are described in Table 3.2-1 and shown in Figure 3.2-2, and are represented as either substantially revised or slightly revised areas. Three polygon areas revised under the proposed project differ substantially from reuse alternatives considered in the Army's FEIS and DSEIS; these are polygons 1c, 4 and 1b. Polygon 1c is a light industrial use area in both Alternative 7 and the proposed project, but opportunities for golf and hotel are included under the proposed project. Polygon 4 is modified from low density to medium density residential, with opportunities for a golf course, high school, community park, and convenience retail. Polygon 11b is designated for agri-business use under Alternative 7 and has been changed to business park development with equestrian use opportunities. Several other polygons represent slightly different changes in land use intensity or type, and are associated primarily with residential, mixed-use areas, and recreational uses. A potential site for a desalination plant (polygon 14c) is assumed for purposes of the impact assessment. The reconfiguration of the military enclave is also considered a slight revision from Alternative 7.

3.3.1 Conservation Plan

A conservation plan is described in the Conservation Element of the *Draft Fort Ord Reuse Plan* (refer to Chapter 4.0 - Reuse Plan Elements). The Conservation Element conveys goals and policies related to soils and geology, hydrology and water quality, biological resources, and air quality. The Conservation Element, which is state-mandated, requires that the natural resources within the boundaries of former Fort Ord are supervised in perpetuity and that these resources are not diminished. It identifies important natural resources at former Fort Ord, recognizes their irreplaceable value and limited quantities, and provides specific strategies for their preservation. The Conservation Element's contents respond to California environmental laws, including the Clean Water Act and the Clean Air Act.

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Figure 3.2-1 Proposed Project Land Use Concept

This figure can be found within the "Maps" section off the homepage of the FORA CD-ROM Application.

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Figure 3.2-2 Revised Land Use Areas

This figure can be found within the "Maps" section off the homepage of the FORA CD-ROM Application.

Table 3.2-1 Revised Land Use Areas

Polygon Number	Land Use Under Alternative 7/Alternative 8	Land Use Under the Proposed Project	Source of Difference
1a	Airport (AIR)	BP/LI/O/R&D	Land uses are consistent
1b	Habitat Preserve (HAB)	Habitat Management	Slight Boundary Shift
1c	Business Park (AIR/BP)	BP/LI/O/R&D with Hotel and Golf Course Opportunity Sites	Hotel and Golf Course
1d	This polygon was eliminated by the Blanco Road right-of-way reserve.		
1e	Habitat Preserve (HAB)	Habitat Management	Land uses are consistent
1f	High Tech Business Park (TECH)	Public Facility/Institutional and BP/LI/O/R&D	Land uses are consistent
2a	Retail (RET)	Mixed-Use District, Med. Residential and Open Space/Recreation	Med. Residential
2b	Multiple Uses (HR/CBUS)	Mixed-Use District	Land uses are consistent
2c	High Tech Business Park (TECH)	Mixed-Use District with Convenience Retail	Difference in predominant uses
2d	Retail (RET) and High Density Residential	Mixed-Use District and Open Space/Recreational	Difference in predominant uses
2e	Corporation Yard (CORP)	Half of Polygon Now Considered Mixed-Use District	Portion of polygon considered mixed-use district
2f	Bus Transfer Center (BTC)	Mixed-Use District	Difference in predominant uses
2g	Equestrian Center	Equestrian Center	Expansion of use to the south
3	University Community College (UNIV/CC)	School/University	Land uses are consistent
4	Low Density Residential (LR)	Med. Residential with Residential Infill, Golf Course, and High School opportunities; Open space/recreation; and convenience retail	Increase in housing density; potential golf course and high school; park
4a	School (SCH)	School/University	Land uses are consistent
5a	Retail (RET)	Mixed-Use District with Convenience Retail and High School Opportunity	Potential difference in predominant uses and potential high school
5b	Business Park (BP)	Habitat Management	Difference in predominant uses
5c	University Research Area (HAB)	Habitat Management	No Change
6a	Reserve Center (RC)	Military Enclave	No Change
6b	University Research Area (HAB)	Habitat Management	No Change

7a	University Science Office (USO)	Mixed-Use District	Land uses are consistent; new road alignment
7b	University Research Area (HAB)	Habitat Management	Slight boundary shift
7c	University Science Office (USO)	Mixed-Use District with Convenience Retail and Hotel Opportunity	Potential difference in predominant uses and potential hotel
8a	Landfill Research Area (LFRA); Golf Course Considered Under Alt. 8; Area Potentially Removed from HMP	Open Space/Recreation; Habitat Management; Convenience Retail; Equestrian; Golf Course; and Public Amphitheater Considered	Potential Equestrian and public amphitheater; convenience retail
8b	University Science Office ((USO)	Mixed-Use District	Potential difference in predominant uses
8c	Bus Transfer Center (BTC)	Mixed-Use District	Potential difference in predominant uses
8d	University Community College (UNIV/CC)	Public Facility/Institutional	Potential difference in predominant uses
9a	University Research Area (HAB)	Habitat Management	Slight boundary shift
9b	University Science Office (USO)	Mixed-Use District	Potential difference in predominant uses; slight boundary shift
10	University (UNIV)	Med. Housing with residential infill opportunities	Potential increased housing density
10a	School	School/University	No Change
11a	Habitat Preserve	Habitat management and open space/recreational	Land uses are consistent with Alt. 8
11b	Agri Center; Residential (AGRI); Public Safety Training Center (POST)	Mixed-Use District with Equestrian Center; Potential Business Park	Change in Land Uses
12a	Coastal Dune Zone (CDZ)	Open Space/Recreation	Land uses are consistent
12b	Disturbed Habitat Zone (DHZ)	Open Space/Recreation with Proposed Beach through Road	Land uses are consistent except for Beach Through Road
13	Aquaculture/Marine Research (AQ/MRC) and Desalination Facility	Open Space/Recreation	Removal of Developed Uses
14a	Multi-Use/Asilomar (MUA/ATF)	Visitor Serving with Hotel Opportunity Site	Land uses are consistent
14b	Service Area (SA)	Public Facility/Institutional	Land uses are consistent
14c	Not Identified in SEIS	Public Facility/Institutional (Desalination)	Specific location not determined.
15	Retail (RET) and Central Business District (CBUS)	Regional Retail and Open Space/Recreation	Regional Retail may be an unanalyzed use
16	University (UNIV)	School/University	No Change
17a	Community Park	Open Space/Recreation; Convenience Retail; Equestrian Opportunity	Convenience Retail and Equestrian Opportunity

17b	RV Park (RV)	Habitat Management and Public Facility/Institution	No Change
18	Office Park (OP) and Med. Residential (MR)	Public Facility/Institution; Open Space/Recreation/Military Enclave	Public Facility/Institution and open space/recreation (Military enclave considered consistent with MR)
19a	Alt. 7 = Light Industrial (LI); Alt. 8 = Golf; Residential; and	Low Density Residential with Golf Opportunity; and BP/LI/Office/R&D	Low density residential adjacent to NRMA
20a	Med. Residential (MR) and Resort Hotel (RH)	Med. Residential	Absence of Resort Hotel
20b	Med. Residential (MR)	Med. Residential	No Change
20c	Med. Residential (MR)	Military Enclave	Land Uses are consistent
20d	Institutional (INST) and Office Park (OP)	School/University	Potential difference in predominant uses
20e	Office Park (OP)	Mixed-Use District with Convenience Retail and Neighborhood Retail	Difference in predominant uses
20f	School (SCH)	School/University	No Change
20g	High Density Residential (HR)	High Density Residential with Convenience Retail	Convenience retail
20h	Army's POM Annex (Army)	Med. Residential with Convenience Retail; Army Enclave	Land Uses are consistent
20i	School (SCH)	School/University	No Change
20j	School (SCH)	School/University	No Change
20k	School (SCH)	School/University	No Change
21a	Med. Residential (MR)	Low Density Residential	Reduction in housing density
21b	Light Industrial (LI)	Low Density Residential with Hotel Opportunity	Low density residential adjacent to NRMA; hotel opportunity
21c	School Habitat Preserve (HAB)	School/University	No Change
22	Golf Course (GOLF)	Visitor Serving; 2 Golf Course and 1 Hotel Opportunity	Hotel Opportunity
23	Resort Hotel (RH) and Low Density Residential (LR)	Med. Residential and Neighborhood Retail	Neighborhood Retail; increased housing density; exclusion of resort hotel; residential adjacent to NRMA
24	Office Park (OP)	Med. Residential and Open Space/ Recreation	Change in Land Uses and Residential Adjacent to NRMA

(portion of 25)	Natural Resource Management Area (NRMA)	(refer to the small portion of the southwest part of polygon 25, located east of North/South Road and north of Broadway Ave. extended) Med. Residential	Residential development proposed for portion of polygon
25	Natural Resource Management Area (NRMA)	Habitat Management	No Change
26	Peace Officers Training (POST)	Public Facility/Institutional	No Change
29a	Office Park (OP) and Golf Course Resort Hotel (GOLF/RH)	Visitor Serving with Convenience Retail; Golf Course and Hotel Opportunity; BP/LI/O/R&D	Convenience Retail
29b	Office Park (OP)	BP/LI/O/R&D	Land uses are consistent
29c	Office Park (OP)	Public Facility/Institutional	Potential difference in predominant uses
29d	Office Park (OP)	BP/LI/O/R&D	Land uses are consistent
29e	Community Park (CPRK)	Open Space/Recreation	No Change
30a	Recreation Area Expansion (RAE)	Open Space/Recreation	No Change
30b	Recreation Area Expansion (RAE)	Open Space/Recreation	No Change
30c	Recreation Area Expansion (RAE)	Open Space/Recreation	No Change
31a	Natural Area Expansion (NAE)	Habitat Management	No Change
31b	Office Park (OP)	BP/LI/O/R&D	Land Uses are consistent
32	School Expansion (SE)	Open Space/Recreation	Land Uses are consistent
40	Monterey Institute for Research in Astronomy (MIRA)	MIRA	No Change
41	Transit Center (TC)	TC-Public Facility/Institutional	No Change

3.3 Project Plans and Programs

Section 67675(c) of the Government Code requires that the ~~Draft Fort Ord~~ *Reuse Plan* include the following components in association with the land use concept: a conservation plan; a recreation plan; a transportation plan; and a capital improvement program.

3.3.2 Recreation Plan

A recreation plan is described in the Recreation and Open Space Element of the ~~Draft Fort Ord~~ *Reuse Plan* (refer to Chapter 4.0 - Reuse Plan Elements). The Recreation and Open Space Element provides goals, policies, and programs for recreational uses of open space. Recreational opportunities at former Fort Ord include golf, baseball, tennis, track and field, mountain biking, stadium use, equestrian activities, and use of numerous neighborhood parks and playgrounds. Recreation standards for two types of community-oriented recreation facilities were considered in the reuse planning effort: Neighborhood Parks and Community Parks. Ample quantities of regional

parkland are provided in the Reuse Plan, due to the development of Fort Ord Dunes State Beach and the BLM lands, so standards for regional park demand were not developed.

3.3.3 Transportation Plan

A transportation plan is described in the Circulation Element of the ~~Draft Fort Ord~~ *Reuse Plan* (refer to Chapter 4.0 - Reuse Plan Elements). The Circulation Element defines the long-term vision for a comprehensive circulation network for the movement of people, goods, and vehicles within and through former Fort Ord. It focuses on the system of freeways, arterials, bus and rail transit, and bicycle and pedestrian routes to determine the most effective design possible, while enhancing the community and protecting the environment. The Circulation Element also recognizes the close relationship between the transportation system and land use plan.

3.3.4 A Capital Improvement Program

A capital improvement program is included within the Public Facilities and Implementation Plan of the ~~Draft Fort Ord~~ *Reuse Plan* (refer to the Appendix A). Capital improvements required to implement the proposed project have been developed based on a 20-year horizon to the year 2015, even though Section 67675(c)(5) of the Government Code only requires that a five-year capital improvement be developed. Capital improvement projects are identified for the following areas: Regional Transportation Improvements, Off-site and On-site Roadway Improvements, Potable Water Supply and Distribution Improvements, Wastewater Collection System and Pump Station Improvements, Existing Drainage Systems Modifications, and Habitat Management Improvements. The ~~Draft Fort Ord~~ *Reuse Plan* also plans for Community and Neighborhood Park Improvements to be financed by local jurisdictions. All infrastructure improvements would be developed through phasing as buildout of the former Fort Ord lands occurs.

3.3.5 Habitat Management Plan

In addition, the proposed project accommodates the installation-wide Habitat Management Plan (HMP), as approved by the US Fish and Wildlife Service (USFWS) in February 1994. The HMP was developed as a mitigation measure for impacts on vegetation, wildlife, and wetland resources identified in the Army's FEIS. The HMP is intended to establish a regional conservation program for the HMP resources and thereby to obviate the need for review of individual projects by the USFWS and CDFG, and project-specific mitigation measures to protect such resources. For the HMP to be implemented in a manner that meets the requirements of relevant federal and state regulations, an Implementing/Management Agreement has been developed that establishes the conditions under which FORA and its member agencies will receive certain long-term permits and authorizations from the USFWS and the CDFG.

The Implementing/Management Agreement (Agreement) defines the respective rights and obligations of FORA and its member agencies with respect to implementation of the HMP. Specifically, the Implementing/Management Agreement will ensure implementation of the conservation measures outlined in the HMP, contractually bind FORA and its members to fulfill and faithfully perform the obligations, responsibilities, and tasks assigned to it pursuant to the terms

of the HMP and Agreement; and provide remedies and recourse should FORA or any member agency fail to perform their obligations, responsibilities, and tasks as set forth in the HMP and the Agreement.

3.4 Local General Plan Modifications to Incorporate the Former Fort Ord Properties

Upon the FORA Board's adoption of the ~~Draft Fort Ord~~ *Reuse Plan* for the future use and development of the land occupied by former Fort Ord, an agency that is a member of FORA may adopt and rely on the Reuse Plan as its local general plan for land in its jurisdiction that is also within the territory of former Fort Ord. The FORA Act indicates that all former Fort Ord property that has been transferred from the federal government must be used in a manner that is consistent with the Board's Reuse Plan, except for property transferred to the California State University or the University of California that is used for educationally-related or research-oriented purposes, and property transferred to the California Department of Parks and Recreation.

Modifications to the local general plans are incorporated into the Reuse Plan Elements chapter of the ~~Draft Fort Ord~~ *Reuse Plan*. These modifications are embodied as policy and program statements, by jurisdiction. Goals, objectives, policies and programs for several resources of concern have been developed into the following elements: Land Use Element, Circulation Element, Recreation and Open Space Element, Conservation Element, Noise Element, and Safety Element. These elements focus on the specific provisions of the three land use jurisdictions with responsibility for controlling development of former Fort Ord lands: the City of Marina, the City of Seaside, and Monterey County.

The applicable policies and programs included in the Reuse Plan Elements are identified in Chapter 4.0 of this ~~Draft~~ EIR under the impact section of each resource area. The policies and programs serve as mitigation measures to lessen or alleviate the potential impacts of the proposed project. The policies and programs are, in effect, a separation of mitigation responsibilities by jurisdiction and can be considered in that light when general plan amendments and master plans are proposed for adoption. The ~~Draft Fort Ord~~ *Reuse Plan* will assist local governments in determining what changes may need to be made to their local general plans so that the former Fort Ord properties may eventually be incorporated into the boundaries of local cities or Monterey County.

3.5 Redevelopment Planning for Former Fort Ord Properties

Specific redevelopment plans have not been prepared as part of the overall Fort Ord reuse planning process. If future redevelopment plans are completed for areas inside former Fort Ord or for the former Fort Ord property as a whole, these plan(s) should be reviewed for consistency with the ~~Draft Fort Ord~~ *Reuse Plan* and the local general plan amendments. Pursuant to Section 15168 of the *State CEQA Guidelines*, this program-level EIR would provide the basis for the required environmental review of these subsequent plans. If it is determined that no new effects would occur or no new mitigation would be required, these subsequent plan could be approved as within the scope of this EIR, and no separate environmental documentation would be necessary. However, if the proposed plans would result in effects not covered in this EIR, subsequent CEQA documentation would be needed. This documentation may include: an Initial Study; Negative Declaration; or a Subsequent EIR.

3.6 Potential Changes in City and County and ~~Special District~~ Boundaries

Within the boundaries of former Fort Ord, the City of Seaside currently has jurisdiction over 4,028 acres, the City of Marina has jurisdiction over 3,115 acres, and Monterey County has jurisdiction over 20,565 acres. Sphere of influence expansion and annexation requests submitted by the cities of Marina, Seaside, Del Rey Oaks, and Monterey would change the jurisdictional boundaries within former Fort Ord. The Local Agency Formation Commission (LAFCO) has a policy not to process any sphere of influence changes until a final Fort Ord reuse plan is approved and environmental documentation is provided. Figure 3.6-1 reflects sphere of influence expansion and annexation requests that would be necessary to incorporate former Fort Ord land into the local cities and the County, ~~and to set up special service districts, such as fire, water and sewer districts.~~ These requests are summarized below (refer to Figure 3.2-1 for the location of polygons referenced below).

3.6.1 City of Marina

The City Council approved a request on May 26, 1992 to expand the City's sphere of influence at the eastern boundary of former Fort Ord and in the dune area west of State Highway 1. ~~This action has not reached the status of a formal application due to the LAFCO policy of not processing any Fort Ord requests.~~

3.6.2 City of Seaside

In September 1991, the City submitted two separate requests to amend its sphere of influence, with the goal of defining its former Fort Ord sphere of influence for general planning purposes. The proposed Seaside sphere of influence boundaries would extend to the dunes area west of State Highway 1 and 10,000 feet into Monterey Bay, as well as east and south of the City's existing and general plan sphere of influence. As with all other requests related to former Fort Ord, the City's request to LAFCO is on hold pending certification of the EIR and adoption of the Reuse Plan.

3.6.3 City of Del Rey Oaks

The City is currently meeting informally with LAFCO officials, the Cities of Monterey and Seaside, and its general plan consultants regarding sphere of influence extensions and annexations of former Fort Ord polygons 29a, 31a and 31b.

3.6.4 City of Monterey

The City of Monterey passed a resolution in 1983 to expand its sphere of influence to include the former Fort Ord planning area between South Boundary Road and Ryan Ranch. It is still planning to request sphere of influence expansions and annexations of former Fort Ord polygons 29 b, c, d and e.

While these sphere adjustments and annexations act as an overlay to the proposed land use map, and are considered a required approval of the proposed project, they do not include any adjustments to the proposed land uses. The jurisdictional changes, therefore, are not the focus of attention in this ~~Draft~~ EIR. Most of the effects of boundary adjustments will be financial in nature or will relate to the detailed provision of public services and utilities.

3.7 Approvals and Permits Required by Local Governments and Regulatory Agencies to Implement the Proposed Project

The following approvals and permits will be required by local governments and regulatory agencies in order to implement the proposed project:

3.7.1 City of Marina

- General Plan Amendment
- Area Plan Amendment
- Zoning Amendment
- Sphere of Influence Amendments and Annexations
- Use Permit Approval
- Map Approval

3.7.2 City of Seaside

- General Plan Amendment
- Area Plan Amendment
- Zoning Amendment
- Sphere of Influence Amendments and Annexations
- Use Permit Approval
- Map Approval

3.7.3 County of Monterey

- General Plan Amendment
- Area Plan Amendment
- Zoning Amendment
- Sphere of Influence Amendments and Annexations
- Use Permit Approval
- Map Approval

3.7.4 California Coastal Commission

- Local Coastal Plan Amendment
- Proposed project activities must comply with the nonpoint source pollution control plan developed by the California Coastal Commission and the SWRCB (pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990), if any stormwater would be discharged into the ocean.
- Coastal Consistency Determination

3.7.5 State Water Resources Control Board

- A stormwater discharge permit must be obtained for construction and industrial activities prior to discharging stormwater.

3.7.6 California Regional Water Quality Control Board

- Sewage treatment facilities must comply with waste discharge requirements.

3.7.7 State of California Health Department

- Distribution and storage for potable and non-potable water must comply with State Health Department (Title 22) regulations.
- The installation of water supply wells must comply with State of California Water Well Standards and well standards established by the Monterey County Health Department.

3.7.8 Monterey Bay Unified Air Pollution Control District

- Consistency Determination with 1994 Air Quality Management Plan

3.7.9 Monterey Bay National Marine Sanctuary

- The Marine Protection, Research, and Sanctuaries Act of 1972 requires that entities discharging to the bay comply with a management plan aimed at protecting the bay's national marine sanctuary resources.

3.7.10 Monterey Peninsula Water Management District

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

Figure 3.6-1 Sphere of Influence & Annexation Requests

This figure can be found within the "Maps" section off the homepage of the FORA CD-ROM Application.

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