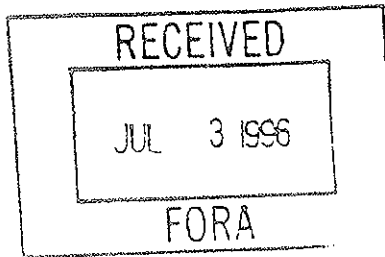


APPENDIX E

MISCELLANEOUS DOCUMENTATION

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Note: Whole submission is 1 comment



THEODORE ROOSEVELT
UNWAR VETERANS - THE WARRIOR

1963

"A MAN IS ~~IS~~ IS GOOD ENOUGH TO SHED HIS
BLOOD FOR HIS COUNTRY IS GOOD ENOUGH
TO BE GIVEN A SQUARE DEAL AFTERWARD.

MORE THAN THAT NO MAN IS ENTITLED
TO, AND LESS THAN THAT NO MAN SHALL HAVE.

Bill Halpern
Watercolor Arts
19 Santa Monica Court
Sausalito, CA 94965 USA

WARRIORS
REST
AT FOOT ORAL
A LEAST
DO THIS FOR THEM



"IT'S THE LEAST
WE CAN DO FOR THEM"

Bill

JULY 4, 1996

USA

FROM

Bill Balazar
Watercolor Artist
19 Santa Monica Court
Salinas, CA 95001 USA

Ph 408-422-2376

SIRS: I WAS AT MAY 18, 1996
45 SQUARE MILES - or 28,000 ACRES OF LAND
AT WAS FORT ORD. 17,300 ACRES UNDEVELOPED

ALL I ASK IS THE COMMITTEE CONSIDER
MY PLEA. ARTICLES IN NEWSPAPERS, TV AND RADIO
ALL IT TAKES IS A SIMPLE "YES" FROM THE
BOARD.

I PRESENTED MY SUGGESTION AT MEETING IN MONTEREY
COUNTY. I ASKED FOR IT TO BE PUT IN THE MINUTES
IT WOULD NOT BE LOST.

I WANT JUST (13) ACRES OF THIS PREVIOUS
AND FOR A MILITARY RESTING PLACE A MILITARY
METERY. WARRIORS REST, FOR MONTEREY COUNTY
SERVICE MEN-WOMEN WHO SERVED OVERSEA - IN
WAR TIME (NOT PEACE TIME). NO DEPENDENTS
ONLY WAR VETERANS. EITHER BURIAL BY COFFIN
OR CREMATION.

IS THIS ASKING TOO MUCH.

IT'S THE LEAST WE CAN DO, FOR THOSE
WHO GAVE THEIR ALL".

Thank You - William J. Balazar
BORN MAY 8, 1924 - 1924
Butte, Montana. USA

IS I'M SPEAKING IN MONTEREY COUNTY



AN. 22. 1996 FORT ORD REFUSE PLAN - E114
ON DAY - Jan. 22. 1996 - Monterey Conference Center -
CHAIRMAN - LADIES!! Monterey, CA. STEINBERG FORUM
Jill Batten - SALINAS - Vol. WORLD WAR II - KOREA
BILL BALTEZAR WARRIOR REST CEMETERY

I'm Speaking FOR THE TENS OF THOUSANDS
WAR WARRIORS. - THE MEN WHO WERE
ATIONED HERE AT FORT ORD. LET WE FORGET

ALL I HEAR IS - I WANT. WE WANT.
THEY WANT. - "A PIECE OF THE PIE"

I'M HERE - TO PLEAD THE CASE - TO SPEAK
FOR ALL THE SERVICEMEN who died
SO WE COULD LIVE LIKE FAT
KINGS - IN THIS LAND OF MILK AND HONEY

WE HEAR THIS: (IF YOU WERE IN THE SERVICE
YOU RECALL THOSE WORDS)
WE HEAR THIS: (LOOKING A PANEL - WERE ANY OF
YOU BORN WHEN JAP BOMBED PEARL HARBOR)

EVERYONE IS LOOKING OUT FOR THEIR
SELF INTEREST. I'M SPEAKING FOR
VETERANS - THE DEAD - THOSE WHO ARE ABOUT TO DIE
SOME LAND

PLEASE GIVE US 13 ACRES OF LAND - JUST
SOME OF FORT ORD FOR A CEMETERY

THE SOUTH WEST CORNER - THE HILL TOP
LOOKING MONTEREY BAY A BURIAL PLACE
THE MONTEREY COUNTY WARRIORS -

7-96-

Please read PUBLISHED LETTERS ENCLOSED

Please HAVE THIS INFORMATION RECORDED
IN YOUR "MINUTES" FOR REFERENCE.

THIS IDEA— NO WATER USE.

THE AREA WOULD BE WHITE OR GOLD OR
BROWN CRUSHED STONE. NO GRASS.

NO WATER USE.

TO BE BURIED HERE IN.

WARRIORS— VETERANS OF ACTUAL WAR

COMBAT ONLY— NO SPOUSE— NO

RELATIVES— NO RESERVE, POLICE

ACTION— ONLY COMBAT WAR

VETERANS. THE RECORD SHOW ACTUAL

MORTALS IN "HARM'S WAY"

11.11.2 9 2-11 44-4

Bill Bales
Waterworks Artist
2 Santa Monica Court
CA 90501 USA

Warriors Rest

F.O.R.A.
Fort Ord
Military Cemetery
7-2-96

MARINA, CA ↑

Ft. ORD

THE WARRIORS
REST - ONLY FOR
SERVICE PEOPLE WHO
SERVED IN WAR TIME.
OVERSEAS (NOT DESK
JOB IN
USA)

WAR
TIME.
NOT PEACE
TIME

COAST LINE

Bill Balzer
Watercolor Artist
19 Santa Monica Court
Santa Monica, CA 90401 USA

THIS TINY PIECE OF
FORT ORD - WARRIORS
REST - NO WATER
USE - WHITE
GRAVEL
CALIF. FLAT
TOWNS

Jan 22, 1998

LETTERS TO THE EDITOR

I am writing in response to the column written by Maria Torres Gil on Jan. 10 entitled "Parents alone won't help kids become successful adults."

The Child Abuse Prevention Council of Monterey would like to express support for Torres' comments about the need for parents to be involved with their children. CAPC recognizes parenting is a challenging job. There are, however, many community resources to help parents. We would be happy to provide interested parents with information on these resources.

reached at 755-
CAPC'S mission
version of
Our goal
ation
work,
advocacy

We've once volunteers to
this in our efforts to ensure
childhood in a safe and healthy
community.

War vets deserve to rest at Fort Ord

On Jan. 24, the straw broke the camel's back.

All of the talk about Fort Ord concerned a conference center, resort hotels, Presidio (I agree), equestrian trail, ag center, bus-transit center, airfield (I agree) and a university.

There was not one word about a graveyard for veterans. I'm speaking for the millions of men and women who served and died so we all can live in this land of milk and honey.

As a veteran — World War II and Korea — I am asking all service people to stand up and be counted. Take a tiny piece of Fort Ord facing the beautiful Monterey Bay. Make a cemetery for war veterans.

As everyone is hoggish. I'm suggesting that this military cemetery be only for veterans who served during actual war time, not occupation, not police action, only war time. This sacred piece of our land will not be for spouses — or any other relative — but only for the service man or woman; no exceptions.

Is this asking too much? We earned it.

We don't need a mausoleum, only earth burial or cremation. No marbie, pumice block eyesores — only green grass and bronze flat markers. And on top of the highest hill the Stars and Stripes.

Bill Baltezar Salinas

FORT ORD

Reuse Suggestions

Everybody wants a piece of the pie Fort Ord. Why didn't someone ask me? This Fort Ord mess is a mess. The list grows longer by the day — conference center, high-rise hotel, Presidio, equestrian trail, bike trail, ag center, airfield, old folks home, etc., etc. **LOW COST GIVE AWAY**

Not one word about a military cemetery. I'm speaking for the millions who served and died so we all can live in this land of milk and honey.

I ask the planning committee, to take just a tiny piece of the fort, a hillside facing the blue Monterey Bay, a quiet place, a cemetery for war vets.

This hallowed piece of land should be only for veterans who served in actual wartime not occupation, not police action, but wartime. This sacred piece of our land, not for spouses, relatives, only for men or women who served in war. No exceptions.

Is this asking too much? We earned it. No need for a mausoleum, no pumice-block eye sores, only flat markers, same design — only green grass. And on top of the highest hill the Stars and Stripes.

WE COULD CALL IT

Bill Baltezar Salinas

BILL BALTEZAR

Watercolorist of THE True West



19 SANTA MONICA COURT
SALINAS-CALIFORNIA
95901

TELEPHONE
(408) 422-2576

THE CALIFORNIA
THE COAST WEEKLY

SOMEONE WILL SAY - HE IS
LOOKING FOR A HAND OUT -
A FREE PLACE TO GET BURIED IN BUTTE-MONTANA
NO ONE CAN DO THAT

NOT ME - I'VE BEEN
BURIED IN MONTANA

WARRIORS REST

FOR
MONTANA
COUNTRY

Feb 11
1998 44-6

AN IDOL FOR
THE FORT BR
WARRIORS REST
COMBAT CEMETERY

I'M
SERIOUS
ABOUT THIS
PROJECT
FOR



Aluminum Bar

Boon

2/11/96
2-96

OVERLOOKING
ALONZCO
BY

AND ON TOP OF THE
HILL - OVERLOOKING THE
GRAVES OF HIS FELLOW
COMBAT WARRIORS - ONE
LONE INFANTRYMAN

CAST IN BRONZE

of World War 2
sculpted in 1980

2-7-96

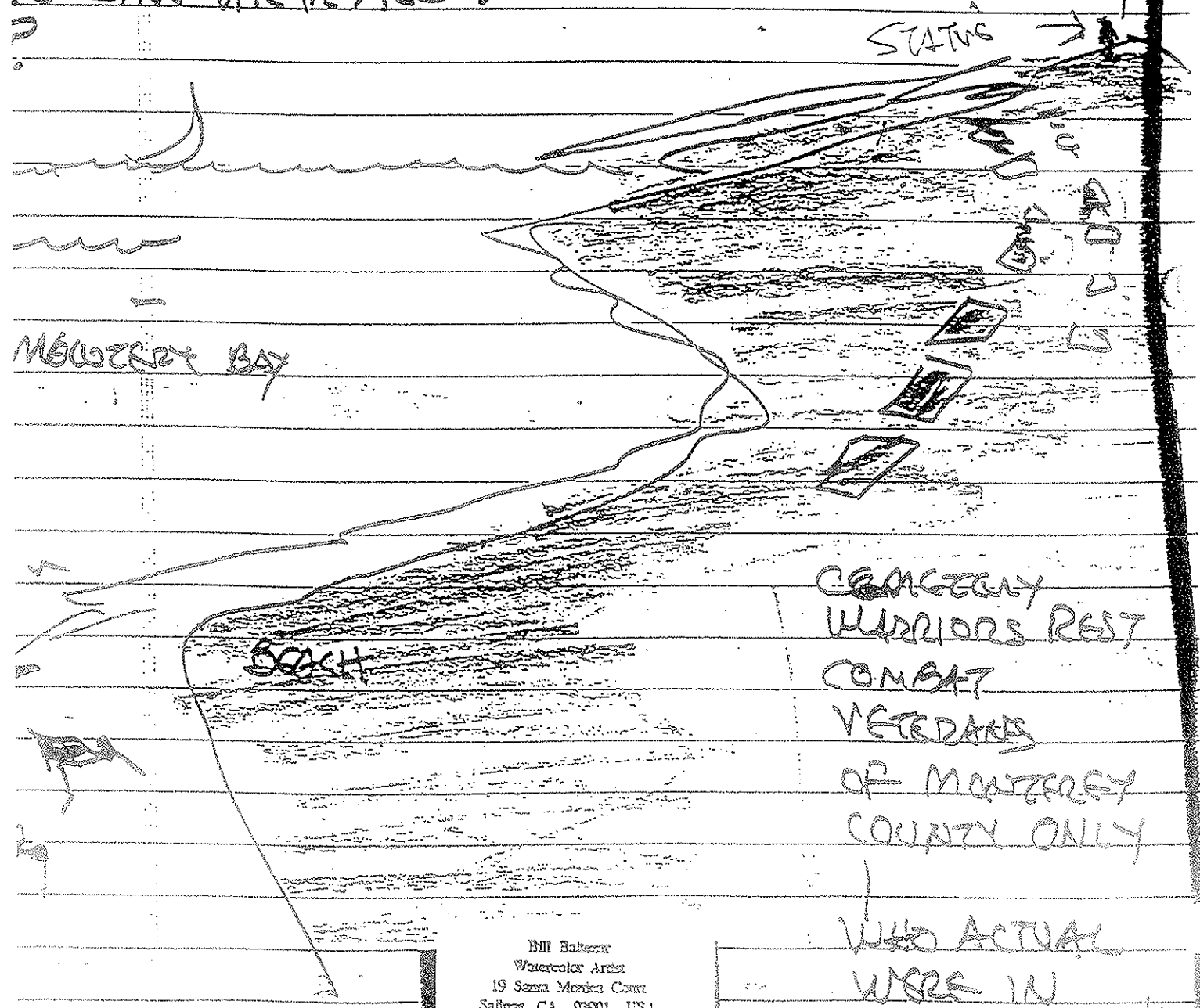
Rainbow

WILLIAM

FORT
RD WILL
BE REMOVED

THIS
KING TOO
UCH FOR THOSE
TO GAVE THEIR ALL?

A UNITED STATES
FLAG - MAST ON HILL TOP
A STONE OF A COMBAT
VETERAN MAN - LOOKING
OUT TO SEA - CAST
BRONZE



COMBAT
WARRIORS REST
COMBAT
VETERANS
OF MONTEREY
COUNTY ONLY

WHO ACTUAL
WERE IN
"HARMS WAY
IN 1940

Bill Ballman
Watercolor Artist
19 Santa Monica Court
Salinas, CA 95901 USA

NO GRASS -
there is NO WATER USE 408-472-2376

FROM: 7-2-96

Bill Balazs
Watercolor Artist
19 Santa Monica Court
Salinas, CA 95001 USA

W.Balazs

I WILL BE
IN NORWAY
JULY 3 to
JULY 25.

1996 W.Balazs

MAILED COPIES OF
ALL REUSE INFO

FEB 7, 1996

JULY 2, 1996

To — Fort ORD REUSE AUTHORITY
(FORA)

100 - 12th St.

Bldg. 2880

MARINA,

CA. 93933

Ph 408-883-3672

Balazs 408-422-2376

Please send me reply — That this
INFORMATION IS RECEIVED — IN
YOUR HANDS

HANDS WCR

28 000 ACRES = ALL WE ASK FOR 13 ACRES
JAN. 22, 1996

FORT ORD REUSE AUTHORITY (FORA)
FORT ORD REUSE PLAN/EIR SCOPING SESSION/PUBLIC HEARING

Monday, January 22, 1996
Monterey Conference Center
3:30 - 5:30 p.m. Agency Comments
7:00 - 9:00 p.m. Public Comments

Monday, February 12, 1996
FORA Conference Room
7:00 - 9:00 p.m.
Agencies and Public

AGENDA

I was Here

3:30 - 5:30 p.m. RESPONSIBLE AND TRUSTEE AGENCY COMMENTS
(see agenda below: Public Hearing/Comments)

7:20 - 9:00 p.m. PUBLIC HEARING/COMMENTS

JAN. 22, 1996

1. WELCOME AND INTRODUCTIONS

Ann Hebenstreit
FORA Planner

2. PURPOSE OF PUBLIC HEARING
A. FORA role
B. Purpose of Session

Ann Hebenstreit

3. EIR PROCESS AND SCHEDULE

Michael Groves
EDAW/EMC Team

4. EIS/SEIS PURPOSE AND SCHEDULE

David Taylor
US Dept. of Army

5. NOTICE OF PREPARATION DESCRIPTION

Michael Groves

6. EIR PROJECT DESCRIPTION
A. Overview of Fort Ord Reuse Plan
B. Contents of Reuse Plan (Year 2015)
C. Overview of Ultimate Buildout (Map/Chart)

Allan Gatzke
EDAW/EMC Team

7. CLARIFICATION QUESTIONS ON PRESENTATION

8. PUBLIC COMMENTS
(Please also submit comments in writing... forms available)

9. DISTRIBUTION OF INFORMATIONAL HANDOUT

10. MEETING CLOSURE

COMMENT ✓
1 - SAFE H2O ✓
2 - REMEDIATION ✓
3 - WATER USE ✓
4 - WATER MISC ✓
44-10

Ann Hebenstreit

6.12
Meeting

Feb. 12 - 7 to 9

COMMENTS
ON MILITARY
CEMETERY
ON A HILL TOP.

PRO WATER
USE.

AT THE T-FOUR

98% of COMMENTS -
"THERE AINT NO WATER."

BUT

they talk ABOUT

GOLF COURSE - water

Hotel - food - water

Low cost housing - water

ONLY ITEM PRESENTED
WAS A MILITARY CEMETERY
- WARRIOR REST - NO water

NEEDED -

HEAD STONES AND CRUSHED ROCK
NO GRASS - SO 13 ACRES FOR A
CEMETERY.

DOLLARS WILL
NOT BUY WATER

TRY TO BUILD A
PIPE LINE FROM
MONTANA - I DARE
THE WATER SHE
THU CITIZENS DONT
WANT OUR MONEY
SO PLANNER -
DOLLARS WILL
NOT BY H₂O
WATER TO
DRINK

TAKE A LONG
SECOND LOOK
AT THE MASS
BUILDING ON
THE SITE

ASK NOT WHAT YOUR
COUNTRY CAN DO
FOR YOU -
BUT WHAT YOU
CAN DO FOR
COUNTRY

08-422-2376

FORT ORD REUSE AUTHORITY (FORA)
FORT ORD REUSE PLAN/EIR COMMENTS FORM

Consultants have been retained by FORA to prepare a Fort Ord Reuse Plan/EIR. If you have comments on items that you would like to have considered during preparation of the Reuse Plan/EIR, please submit your comments in writing. This will help to assure that your comments are accurately recorded for use by the Reuse Plan/EIR consultants. Please include your name, address, and phone number below. You can use this form to submit your comments, or you can mail or fax your written comments directly to FORA. Your comments must be received no later than 9:00 p.m. on Monday, February 12, 1996. Comments should be directed to:

Feb. 12 1996 →

Fort Ord Reuse Authority (FORA)
100 12th Street Building 2880
Marina, CA 93933

Phone: (408) 883-3672 Fax: (408) 883-3675

PLEASE PRINT THE FOLLOWING INFORMATION:

10

Your name: WILLIAM L. BALTEZAR

Your address: 19 SANTA MONICA COURT

City: SALINAS, CA Zip: 93901

Phone: 408-422-2376

☒ Please check here if you would like to be on the mailing list for FORA newsletters/updates.

YOUR COMMENTS ON INFORMATION TO BE CONSIDERED IN THE FORT ORD REUSE PLAN/EIR: (you can also use the back of this sheet or attach additional sheets if needed):

IN ON YOUR WATER FAULT - GREEN SLIME
ALL YOU WILL GET.

RS: I MADE AN ORAL REPORT AND REQUEST
THE JAN. 12, 1996 MEETING - MONTEREY
FERRIS CENTER - STEINBECK FORUM
MONTEREY CALIFORNIA

POKE FOR SEVEN MINUTES
AS ONE OF FOUR SPEAKERS.

IN ENCLOSED COPIES OF LETTER PUBLISHED
THE CALIFORNIAN AND COAST WEEKLY

Bill Baltezar
Watercolor Artist
19 Santa Monica Court
Salinas, CA 93901 USA

40-12

NAME

BILL BALTEZAR
432-2376

WARRIOR REST

1-22-97

WHAT IS A WARRIOR
WARRIOR - PERSON ENGAGED OR
EXPERIENCED IN WARFARE

A SOLDIER

A FIGHTING MAN

OR WOMEN
WHAT
EVER

OR WARRIOR'S REST OF MONTEREY COUNTY.
SOLDIERS AT REST - MONTEREY COUNTY

MY IDEA

A CEMETERY
OVERLOOKING
MONTEREY
BAY

PUBLIC MEETING

FOR PUBLIC COMMENTS
on the FORT ORD REUSE PLAN / EIR

WHAT:

A workshop to obtain public comments on items that need to be addressed in the Environmental Impact Report (EIR) for the Fort Ord Reuse Plan.

WHEN:

Monday, January 22, 1996
7:00 - 9:00 P.M. to receive public comments
A session for responsible and trustee agencies to comment will be held from 3:30 - 5:30 P.M. The public is also welcome to attend at this time.

WHERE:

Monterey Conference Center
Stainbeck Forum

Information about the Fort Ord Reuse Plan and items to be reviewed in the EIR will be presented. The public will have an opportunity to submit written comments about what should be included in the EIR. To obtain a copy of the notice or preparation for the Reuse Plan / EIR contact the FORA office at (408) 883-3672.

Written comments may also be submitted no later than 9:00pm on Monday, January 22, 1996 at

FORT ORD AUTHORITY (FORA)
100 12th Street, Bldg. 2930
Marina, CA 93933

WARRIORS
THUS - (NO DEPENDENCY)
BAME ZONE

BILL
BALTEZAR
Watercolorist of
THE
True West

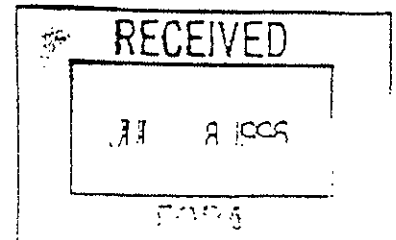


19 SANTA MONICA COURT
SALINAS, CALIFORNIA
95301

Bill Baltezar
Watercolor Artist
19 Santa Monica Court
Salinas, CA 95301

Monterey, Ca.
July 3, 1996

Fort Ord Reuse Authority (FORA)
100 12th St., Bldg. 2880
Marina, CA 93933



Dear Board Members:

The FORA Board has a tremendous responsibility to formulate a workable plan for the disposition of Fort Ord property. You are stewards of this land, and you must make decisions that reflect the desires of those of us who will be impacted. There is a great deal of pressure on you by officials of adjoining cities to grab their "share" of property so they can build hotels, golf courses and housing developments, but you know the limitations of our resources, and it will take resolve to be foresighted and to make wise decisions regarding this land use. Once the area is built-out, there can be no going back!

As you know, the voters rejected the San Pablo Dam—not because of the proposed rise in taxes—but because they feared the subsequent unbridled development that would occur if there were a sufficient source of water.

If the extensive plan which you are considering for Fort Ord is approved, it will change life on the Peninsula and will seriously impact all of us negatively. We beg of you to have the wisdom and the resolve to act rationally in representing the will of the residents of the Peninsula and to choose wisely a reuse plan that will not irretrievably spoil our beautiful area.

Respectfully,

John S. and Trixie T. Brown
John S. and Trixie T. Brown

Response to Letter 38

38-1. The commenter requests an extended public review period. Refer to response to comment 5-1.

Response to Letter 39

39-1. Comment is the same as comment letter 33. Refer to response to comment 33.

Response to Letter 40

40-1. The commenter is concerned about a future Highway 68 bypass. A Highway 68 bypass is reflected in the graphics contained in the Reuse Plan and the EIR. This bypass addresses a regional traffic demand whereby the existing Highway 68 is approaching its maximum capacity. Fort Ord development will impact both the existing Highway 68 and the by pass. Future development at Fort Ord will pay its fair share mitigation to these roadways based on a nexus analysis. Refer to response to comment 30-1 for additional information pertaining to transportation issues. The Highway 68 bypass was included in the TAMC traffic model's "optimistically financed scenario" and is included in the Habitat Management Plan.

Response to Letter 41

41-1. Commenter would like additional campgrounds in the inland area of Fort Ord. This is a matter for the FORA board to consider.

41-2. The commenter requests that consideration be given to on-site, land-based treatment of sewage. The sewage treatment provisions of the Reuse Plan envision treatment at the regional sewage treatment facility. This approach will permit the sewage effluent to be treated and enter the regional supply of reclaimed water to help address regional water management issues. The Reuse Plan provides for the use of reclaimed water at Fort Ord. On-site spay application of treated effluent is expected to be an integral part of the water resource management at Fort Ord.

Response to Letter 42

42-1. The commenter is against the proposed project. The comment is for the FORA board to consider.

Response to Letter 43

43-1. The commenter requests that the Reuse Plan result in no greater population than existed before closure of the military base.

The declaration of policy, Chapter 1 of law that establishes the Fort Ord Reuse Authority (SB 899), establishes four goals of the Authority Act: "1) To facilitate the transfer and reuse of the real and other property comprising the military reservation known as Fort Ord with all practical speed; 2) To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area; 3) 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 4) To maintain and protect the unique environmental resources of the area." (67651)

SB 899 was developed as a mechanism to allow cities directly impacted by base closure to create economic opportunities. These communities also have the option to provide for future population expansion and economic opportunities through development of the Reuse Plan or without a reuse plan, just as any other community is allowed to plan for its long-term future through a general plan. SB 899 does not specifically prohibit the reuse of Fort Ord to exceed the population that existed at Fort Ord in 1991 (i.e., approximately 31,000 people). In addition, SB 899 was not created with the intent to limit growth to a level commensurate with the economic activity that existed prior to the departure of the 7th Light Infantry Brigade. However, the FORA Board is required to consider the issue raised by the commenter.

43-2. The commenter is concerned about water resources. Refer to response to comment 8-5 and 21-1 for a growth management discussion.

Response to Letter 44

44-1. Commenter requests a 13-acre cemetery. It is the prerogative of each community to determine where a cemetery, if any, would be most appropriate. Monterey County recently endorsed its support of a veteran's group in their application for property to develop a national cemetery at Fort Ord. The veteran's group wants to create a veterans cemetery on a 156-acre site at Fort Ord which would overlap onto both the county's and the City of Seaside's jurisdictions.

The low density residential (nomenclature used in Reuse Plan is "SFD") land use category contained in Table 3.4-1 - *Permitted Range of Uses for Designated Land Uses* - (Context and Framework document (Volume I, page 3-50)), permitted range of uses will be amended to permit cemeteries. The reader is referred to the Changes to the Reuse Plan section below.

The area currently proposed for a future 156-acre cemetery could be the area bound on the east side by the future Eastside Road and bound on the south side by Polygon

21c and the future Eastside Road. On the west side the cemetery boundary cuts to the north past the most easterly boundary line of Polygon 20h and to the easterly boundary of Polygon 20d and then to the connector road between Giggling Road to the north and the future Eastside Road to the south, where the proposed cemetery boundary then follows this connector road to the north to the southwest corner of Polygon 16. The north side cemetery boundary then traverses along the south side of Polygon 16 to the east where, at the City of Seaside/Monterey County, the cemetery boundary drops to the southeast and diagonally across Polygon 21a and connects to the future Eastside Road.

A portion of the proposed cemetery location is within the proposed POM housing enclave in the city of Seaside's jurisdiction and a portion within Monterey County's proposed low density single-family residential area. If a cemetery were built, the impacts of the proposed cemetery must be considered in light of potential impacts associated with the proposed land uses the cemetery would displace. It is expected that the county would transfer the potential residential development lost as a result of a cemetery to another location within county jurisdiction. This is expected to occur in county Polygons 21a and 21b. The displacement of housing units in Seaside's jurisdictions could be off-set by increasing slightly the residential densities throughout Seaside's residential polygons.

The primary impacts associated with this proposed land use pertains to transportation and biological issues.

Biological impacts and the loss of sensitive species and habitats have been adequately addressed in the Habitat Management Plan (HMP). 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.

As it pertains to the transportation impacts associated with the cemetery, the cemetery will result in fewer traffic impacts than the traffic impacts that would otherwise have been associated with housing (Keith Higgins, pers. com., December 12, 1996). For example, based on the Trip Generation document of the Institute of Transportation Engineers (1991 edition), the highest average vehicle trip end generation rate per acre associated with a cemetery is 4.28 and occurs on Saturday. By comparison, low density residential units' average trip end is 10 per unit. Since there are projected to be up to 5 units per acre, the comparative impact, as measured on a per acre basis, will be much greater for residential uses than for a cemetery (4.28 per acre for a cemetery versus 50 per acre for low density residential).

The development of the cemetery will displace residential units and result in a higher concentration of residential units in the county's Polygons 21a and 21b. However, this is not expected to increase the level of impact on area roadways and will not change the conclusions of the modeled traffic scenarios used in the Reuse Plan and EIR, because the residential traffic, regardless of where it is located in the County jurisdiction of Fort Ord, will be using the same roadways.

The addition of a cemetery is not considered to be a significant change in the project description. Therefore, recirculation of the EIR will not be required. CEQA Guidelines Section 15088.5(a) states that new information in an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

"Significant new information" requiring recirculation include, for example, a disclosure showing that:

- a) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- b) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- c) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- d) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The addition of a cemetery is not considered to be a substantial environmental impact based on the above discussion. Therefore, the inclusion of a cemetery as a permitted use in the Fort Ord jurisdiction's residential land use categories is not considered to be a justification for recirculating the EIR.

Changes to the Reuse Plan

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

Response to Letter 45

FORT ORD REUSE AUTHORITY BOARD REPORT

OLD BUSINESS

Subject:	Veterans Cemetery Parcel Land Use Designations	
Meeting Date:	November 16, 2012	ACTION
Agenda Number:	8d	

RECOMMENDATION(S):

Direct EMC Planning Group to include BRP Land Use Concept Map and text amendments affecting the Veterans Cemetery site as a consideration in the BRP Reassessment Report (draft report was completed in October 17, 2012) as a potential action item for consideration in January 2013. Legislative land use decisions and/or development entitlements and appropriate CEQA review by Monterey County and/or Seaside would need to be submitted for FORA Consistency review. FORA will not be the "lead agency" for this project and adopting this recommendation will not commit FORA to a "project" as defined in CEQA.

BACKGROUND:

At the September 14 FORA Board meeting, staff presented a report on implementing the FORA Board's past direction and actions concerning land use designations on parcels related to future development of a Veterans Cemetery. The Veterans Cemetery site includes approximately 100 acres within Seaside and approximately 78 acres within unincorporated Monterey County. The individual parcels within the overall site and their current and proposed land use designations are described in Table 1, below (map with corresponding parcels "A" through "I" is provided in **Attachment A**).

Table 1 – Current and Proposed Land Use Designations for the Veterans Cemetery Parcel			
Parcel Name (jurisdiction)	Approx. Acreage	Current BRP Land Use Designation(s)	"Proposed" BRP Land Use Designation(s)¹
a) Endowment Fund Opportunity Parcel (Seaside)	29.51	Open Space/Recreation	<i>SFD Low Density Residential</i>
b) Endowment Fund Opportunity Parcel (County)	2.03	SFD Low Density Residential	No Change
c) Ancillary Parcels (Seaside)	1.64	Open Space/Recreation	<i>Office/R&D</i>
d) Ancillary Parcels (County)	3.64	SFD Low Density Residential	<i>Open Space/Recreation</i>
e) CCCVC (Seaside)	32.22	Open Space/Recreation	No Change
f) CCCVC (County)	52.16	SFD Low Density Residential	<i>Open Space/Recreation</i>
g) Development Area with Habitat Restoration Opportunity (Seaside)	31.02	Open Space/Recreation	No Change
h) Development Area with Habitat Restoration Opportunity (County)	17.46	SFD Low Density Residential	<i>Open Space/Recreation</i>
i) Parker Flats Road and Parker Flats Cutoff	5.64	Open Space/Recreation	No Change

¹ Proposed changes would include text changes to the Open Space/Recreation designation expressly allowing cemetery use (italicized land use designations demonstrate proposed changes from current land use designations). These changes would clearly designate land uses compatible with the Veterans Cemetery, ancillary, and endowment parcels. Proposed land use designations are derived from the FORA, City of Seaside, and County of Monterey's previously stated intent to change Veterans Cemetery Land Use designations, as described in the previous month's Board report.

Right of Way (ROW) (Seaside)			
j) Parker Flats Road and Parker Flats Cutoff Right of Way (ROW) (Seaside and County)	2.66	SFD Low Density Residential (County)	No Change

Options 1-3: Staff's analysis and presentation at the September 14 Board meeting included three options for the Board's consideration and direction:

- 1) Await legislative land use decisions and/or development entitlements submitted from Monterey County and/or City of Seaside. Appropriate CEQA review to be initiated and paid for by the jurisdiction. This is FORA's normal process for undertaking Base Reuse Plan (BRP) revisions and approving consistency.
- 2) Direct EMC Planning Group to include BRP Land Use Concept Map and text amendments affecting the Veterans Cemetery Parcel as a consideration in the BRP Reassessment Report (draft report scheduled to be completed in October 2012) as a potential action item for consideration in January 2013. Legislative land use decisions and/or development entitlements and appropriate CEQA review by Monterey County and/or Seaside would need to be submitted for FORA Consistency review in the future.
- 3) For the Board to approve or adopt desired land use designation changes to the BRP Land Use Concept Map and BRP text amendments, staff recommends:
 - a. CEQA review be completed to accompany the proposed changes.
 - b. Authorize staff to recruit/select a professional consultant to do this work (requires additional budget).
 - c. Legislative land use decisions and/or development entitlements and appropriate CEQA review from Monterey County and/or Seaside would still need to be submitted for FORA Consistency review in the future.

Members of the public commented from a variety of perspectives on issues such as the planned uses of the site, the need for a local Veterans Cemetery, evolution of the cemetery as a broad-based community goal, site characteristics, and proximity to the National Monument.

Ultimately, the Board voted on a motion to direct staff to provide the Board with additional information regarding a fourth option that would allow designation of the Veterans Cemetery independent of taking action at this time regarding the Endowment Fund Opportunity parcels. The vote on the motion was not unanimous. The motion returned to the Board for a second vote on October 12, 2012 and did not pass. A new motion at this meeting directed staff to bring back Option #2 (see above) to the FORA Board for consideration at its November 16, 2012 meeting.

After October 12, 2012, FORA staff performed additional background research on the Veterans Cemetery site designation and found two relevant items concerning how the Veterans Cemetery site was included in the 1997 Base Reuse Plan (BRP) and BRP Final Program Environmental Impact Report (EIR):

- 1) December 13, 1996 FORA Board Packet Item 4a: "Approve Site For Veteran Cemetery On Former Fort Ord" (**Attachment B**)
- 2) Pages 80-82 of the BRP Final Program EIR/Volume II Response to Comments "Response to Letter 44" (**Attachment C**)

DISCUSSION:

Option #2 is the recommendation provided to the Board for consideration. Staff notes that the Draft BRP Reassessment Report includes Veterans Cemetery items for consideration under "Chapter 3: Topics and Options" pages 3-108 to 3-111.

Additional Board member discussion at the October 12, 2012 meeting centered on a need to articulate a funding strategy for the Veterans Cemetery. FORA staff has discussed this need with local agencies and California Department of Veterans Affairs (CDVA) representatives. Transfer of the Veterans Cemetery property to CDVA is a critical step to implementing an effective Veterans Cemetery funding strategy. Authority Counsel is currently working on drafting a transfer agreement between FORA and CDVA and anticipates bringing such an agreement to the FORA Board for consideration in the next few months. CDVA has now indicated that they will accept the property from FORA. Seaside and County of Monterey direction is needed for FORA to complete this task, as authorized by FORA's Implementation Agreements with Seaside and County of Monterey.

FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time related to researching and reporting on this item is included in the FY12-13 budget.

COORDINATION:

Authority Counsel, CDVA, City of Seaside, Executive and Administrative Committees.

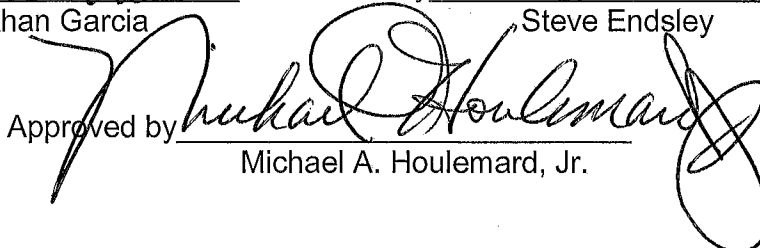
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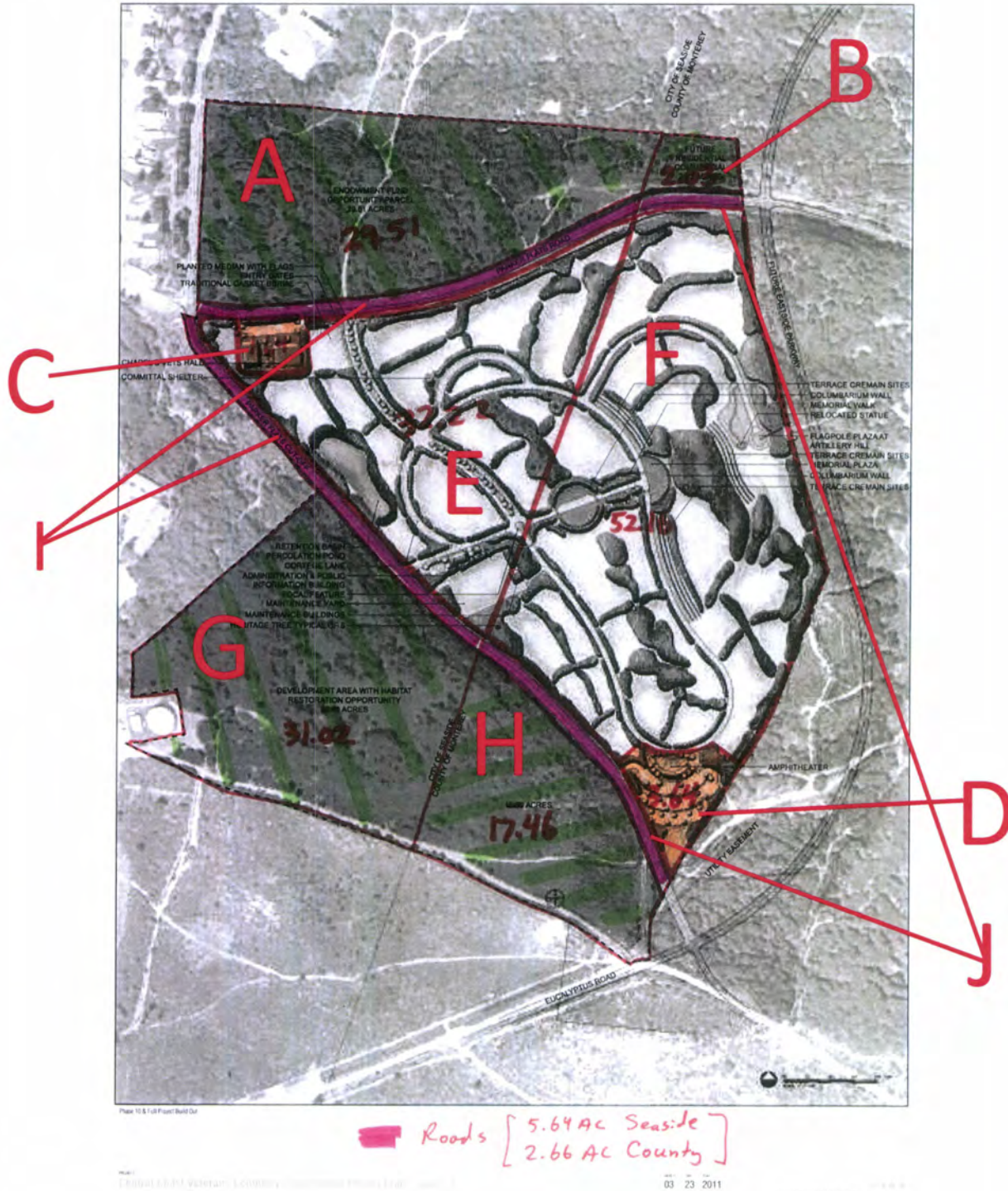

Jonathan Garcia

Reviewed by


Steve Endsley

Approved by


Michael A. Houlemard, Jr.



FORA BOARD REPORT**Subject: Approve Site For Veteran Cemetery On Former Fort Ord****Meeting Date: December 13, 1996****Agenda Number: 4 a****ACTION****RECOMMENDATION:**

Approve, subject to the prior approval of Monterey County and the City of Seaside, the location for Veterans Cemetery on the former Fort Ord.

Direct FORA staff and consultants to modify the FORA Base Reuse Plan to include a cemetery at this location.

Direct FORA staff and consultants to consider the environmental impacts of a cemetery at this location in FORA's Final Environmental Impact Statement.

DISCUSSION:

State Senator-elect Bruce McPherson, in conjunction with retiring State Senator Henry Mello and Congressman Sam Farr, has sponsored a series of meetings seeking to find a location for a veterans cemetery on the former Fort Ord. A number of sites were examined by the veterans, Monterey County staff, Mayor Vocelka, Councilperson Perrine and staff from the City of Marina, Mayor Jordan and staff from the City of Seaside.

Monterey County, the City of Seaside and the veterans have agreed on the site shown on the attached map. The site involves land located in Monterey County and the City of Seaside.

Approval of this site will complete the site selection phase for establishment of a veterans cemetery. Development of the site is dependent on federal and state funding.

Work to obtain appropriate approval and funding from various state and federal agencies will be lead by Senator McPherson in cooperation with the area's state and federal legislators, Monterey County, City of Seaside, and FORA staff.

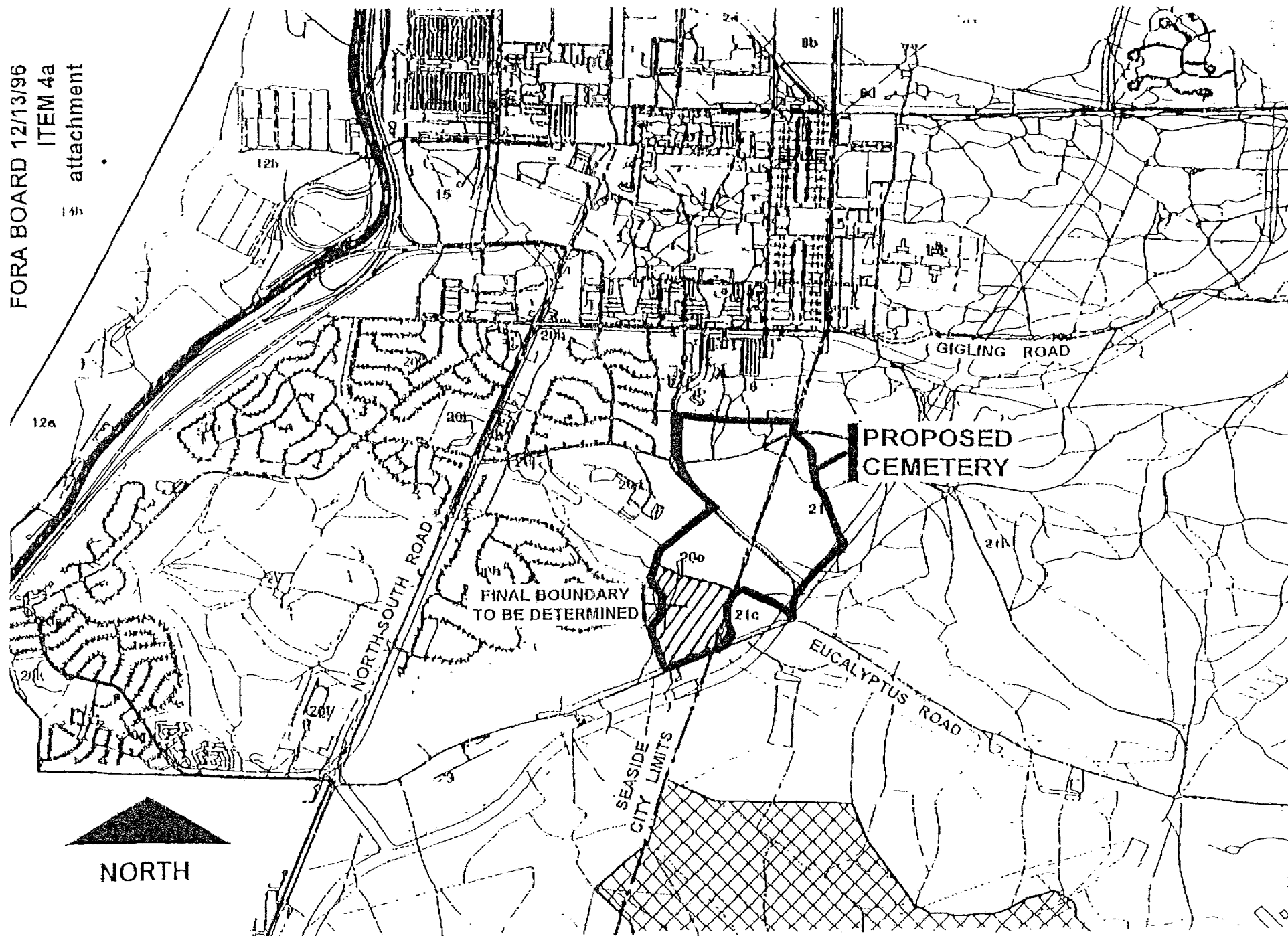
COORDINATION: Administrative Committee, Monterey County, City of Seaside, Senator McPherson's office.

Prepared by:


Dennis W. Potter

Approved:


Les White



Response to Letter 43

43-1. The commenter requests that the Reuse Plan result in no greater population than existed before closure of the military base.

The declaration of policy, Chapter 1 of law that establishes the Fort Ord Reuse Authority (SB 899), establishes four goals of the Authority Act: "1) To facilitate the transfer and reuse of the real and other property comprising the military reservation known as Fort Ord with all practical speed; 2) To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area; 3) 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 4) To maintain and protect the unique environmental resources of the area." (67651)

SB 899 was developed as a mechanism to allow cities directly impacted by base closure to create economic opportunities. These communities also have the option to provide for future population expansion and economic opportunities through development of the Reuse Plan or without a reuse plan, just as any other community is allowed to plan for its long-term future through a general plan. SB 899 does not specifically prohibit the reuse of Fort Ord to exceed the population that existed at Fort Ord in 1991 (i.e., approximately 31,000 people). In addition, SB 899 was not created with the intent to limit growth to a level commensurate with the economic activity that existed prior to the departure of the 7th Light Infantry Brigade. However, the FORA Board is required to consider the issue raised by the commenter.

43-2. The commenter is concerned about water resources. Refer to response to comment 8-5 and 21-1 for a growth management discussion.

Response to Letter 44

44-1. Commenter requests a 13-acre cemetery. It is the prerogative of each community to determine where a cemetery, if any, would be most appropriate. Monterey County recently endorsed its support of a veteran's group in their application for property to develop a national cemetery at Fort Ord. The veteran's group wants to create a veterans cemetery on a 156-acre site at Fort Ord which would overlap onto both the county's and the City of Seaside's jurisdictions.

The low density residential (nomenclature used in Reuse Plan is "SFD") land use category contained in Table 3.4-1 - *Permitted Range of Uses for Designated Land Uses* - (Context and Framework document (Volume I, page 3-50)), permitted range of uses will be amended to permit cemeteries. The reader is referred to the Changes to the Reuse Plan section below.

The area currently proposed for a future 156-acre cemetery could be the area bound on the east side by the future Eastside Road and bound on the south side by Polygon

21c and the future Eastside Road. On the west side the cemetery boundary cuts to the north past the most easterly boundary line of Polygon 20h and to the easterly boundary of Polygon 20d and then to the connector road between Giggling Road to the north and the future Eastside Road to the south, where the proposed cemetery boundary then follows this connector road to the north to the southwest corner of Polygon 16. The north side cemetery boundary then traverses along the south side of Polygon 16 to the east where, at the City of Seaside/Monterey County, the cemetery boundary drops to the southeast and diagonally across Polygon 21a and connects to the future Eastside Road.

A portion of the proposed cemetery location is within the proposed POM housing enclave in the city of Seaside's jurisdiction and a portion within Monterey County's proposed low density single-family residential area. If a cemetery were built, the impacts of the proposed cemetery must be considered in light of potential impacts associated with the proposed land uses the cemetery would displace. It is expected that the county would transfer the potential residential development lost as a result of a cemetery to another location within county jurisdiction. This is expected to occur in county Polygons 21a and 21b. The displacement of housing units in Seaside's jurisdictions could be off-set by increasing slightly the residential densities throughout Seaside's residential polygons.

The primary impacts associated with this proposed land use pertains to transportation and biological issues.

Biological impacts and the loss of sensitive species and habitats have been adequately addressed in the Habitat Management Plan (HMP). 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.

As it pertains to the transportation impacts associated with the cemetery, the cemetery will result in fewer traffic impacts than the traffic impacts that would otherwise have been associated with housing (Keith Higgins, pers. com., December 12, 1996). For example, based on the Trip Generation document of the Institute of Transportation Engineers (1991 edition), the highest average vehicle trip end generation rate per acre associated with a cemetery is 4.28 and occurs on Saturday. By comparison, low density residential units' average trip end is 10 per unit. Since there are projected to be up to 5 units per acre, the comparative impact, as measured on a per acre basis, will be much greater for residential uses than for a cemetery (4.28 per acre for a cemetery versus 50 per acre for low density residential).

The development of the cemetery will displace residential units and result in a higher concentration of residential units in the county's Polygons 21a and 21b. However, this is not expected to increase the level of impact on area roadways and will not change the conclusions of the modeled traffic scenarios used in the Reuse Plan and EIR, because the residential traffic, regardless of where it is located in the County jurisdiction of Fort Ord, will be using the same roadways.

The addition of a cemetery is not considered to be a significant change in the project description. Therefore, recirculation of the EIR will not be required. CEQA Guidelines Section 15088.5(a) states that new information in an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an affect (including a feasible project alternative). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

"Significant new information" requiring recirculation include, for example, a disclosure showing that:

- a) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- b) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- c) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- d) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The addition of a cemetery is not considered to be a substantial environmental impact based on the above discussion. Therefore, the inclusion of as cemetery as a permitted use in the Fort Ord jurisdiction's residential land use categories is not considered to be a justification for recirculating the EIR.

Changes to the Reuse Plan

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

Response to Letter 45