



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## NOTICE OF PREPARATION

**To:** Responsible Agencies/Interested Parties

**Date:** August 23, 2018

**From:** Michael Houlemard, Executive Officer, Fort Ord Reuse Authority

**Subject:** Notice of Preparation ("NOP") of a Draft Environmental Impact Report for the Northeast-Southwest Arterial Connector Project

The Fort Ord Reuse Authority ("FORA") will be the Lead Agency and will prepare an Environmental Impact Report ("EIR") for the Northeast-Southwest Arterial Connector Project proposed by FORA. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by FORA when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials and can also be accessed online at <http://www.fora.org/connector>. A copy of the Initial Study is not attached. Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this Notice.

Pursuant to the public participation goals of CEQA, FORA will host two Scoping Meetings to gather additional input on the content and focus of the environmental analysis to be conducted and presented in the EIR. The EIR Scoping Meetings will also include a charrette portion to solicit input on project design alternatives and additions, and facilitate creative problem solving. The dates, times, and locations of the Scoping Meetings are listed below.

Date:	September 5, 2018	Date:	September 6, 2018
Time:	6:00 pm to 8:30 pm	Time:	6:00 pm to 8:30 pm
Location:	Monterey Room 168 West Alisal Street, 2 <sup>nd</sup> Floor Salinas, CA 93901	Location:	Community Center at Soper Field 220 Coe Avenue Seaside, CA 93955

Please submit your response to the mailing address or email address below. We will need the name for a contact person in your agency.

Jonathan Brinkmann, Principal Planner, FORA  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, California 93933  
or  
[connector@fora.org](mailto:connector@fora.org)

**Attachments:** Project and Scoping Meeting Information, including Project Description, Potential Environmental Effects, Vicinity Map, and Proposed Project Alignment

**cc:** State Clearinghouse, Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95812-3044



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## NOTICE OF PREPARATION AND SCOPING MEETING

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Northeast-Southwest Arterial Connector Project (“NE-SW Connector” or “proposed project”), formerly known as Eastside Road and Eastside Parkway. The Fort Ord Reuse Authority (FORA) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. FORA requests input on the scope and content of the environmental analysis.

### **PROJECT NAME:** Northeast-Southwest Arterial Connector Project

**PROJECT LOCATION:** The proposed project would be located within the former Fort Ord military base in the unincorporated portion of Monterey County, Monterey Peninsula College (MPC), California State University, Monterey Bay (CSUMB), and California Central Coast Veterans Cemetery (under ownership of California Department of Veterans Affairs) properties (Assessor’s Parcel Numbers: 031-011-043-000, 031-101-023-000, 031-101-026-000, 031-071-022-000, 031-011-044-000, 031-011-062-000, 031-151-049-000, 031-151-050-000, 031-161-030-000, 031-161-032-000, 031-161-040-000, 031-161-039-000, 031-169-015-000, 031-152-010-000, 031-011-067-000, 031-011-069-000, 031-011-068-000, 031-011-071-000, 031-011-066-000, 031-011-065-000, 031-161-034-000) (**Figure 1**). The City of Seaside borders the site to the west and the City of Marina is northwest of the project area. The proposed project alignment runs northeast to southwest, connecting to the existing Watkins Gate Road/Sloat Street intersection, Gigling Road, Parker Flats Road, Parker Flats Cut-Off, and Eucalyptus Road (**Figure 2**). The site is located on portions of the former Fort Ord military base that are subject to the 1997 Fort Ord Base Reuse Plan (BRP) and Monterey County Fort Ord Master Plan. The site traverses the following land use designations: Planned Development Mixed Use District, Public Facility/Institutional, Habitat Management, Open Space Recreation, School/University, Business Park/Light Industrial/Office/R&D, and Single Family Dwelling Low Density Residential.

**DUE DATE FOR COMMENTS:** Due to the time limits mandated by State law, responses must be sent at the earliest possible date, but not later than **September 25, 2018**.

### **PROJECT DESCRIPTION:**

**Project Background.** The [BRP](#) addressed a compilation of roadway segments that were developed and analyzed in coordination with various State and local agencies and incorporated into a regional transportation network by the Transportation Agency for Monterey County (TAMC) (1997 TAMC Fort Ord Transportation Study). The BRP transportation network was designed to accommodate vehicle trips from within and outside of former Fort Ord. FORA’s Development and Resource Management Plan (DRMP) requires FORA to fund its “Fair Share” of “on-site,” “off-site,” and “regional” roadway and transit capital improvements based on a nexus analysis of the TAMC regional transportation model. The term “on-site roadway improvements” means improvements located within the boundaries of former Fort Ord. As described in the DRMP, FORA coordinates with TAMC to monitor current and projected traffic service levels on links identified as “on-site,” “off-site,” and “regional” segments. The most recent nexus analysis was TAMC’s 2017 FORA Fee Reallocation Study. The BRP transportation network included segments that are now incorporated in the NE-SW Connector. One is Eastside Road, identified as an “on-site” roadway, envisioned to “serve to reduce demand along State Highway 1, 12<sup>th</sup> Street, and the Del Monte/2<sup>nd</sup> Avenue/General Jim Moore Boulevard corridor” (BRP Volume II, pages 297-298). The other segments are the Gigling Road/Inter-Garrison Connector, which was envisioned to “serve as the major roadway serving the area immediately south of the CSUMB campus” (BRP Volume II, page 295). The combined transportation obligation was subsequently

renamed by the County of Monterey in 2010 to “Eastside Parkway,” a conceptual alignment to connect the Monterey Peninsula to the Salinas Valley by traversing the former Fort Ord. The NE-SW Connector facilitates improved levels of service on local roadways and relieves regional congestion (For more information on traffic forecasts, see the 2017 FORA/TAMC Fee Reallocation Study at: [http://fora.org/Reports/FORA\\_Fee-Reallocation\\_Study2017.pdf](http://fora.org/Reports/FORA_Fee-Reallocation_Study2017.pdf)).

A previously studied component of the roadway network included in the BRP and 1997 TAMC Fort Ord Transportation Study included the Highway 68 Bypass Freeway, a four-lane high-speed roadway intended to relieve congestion on existing facilities. In 2005, TAMC completed a FORA Fee Reallocation Study, which reviewed and reassessed FORA’s obligations as determined by the 1997 TAMC Fort Ord Transportation Study. The 2005 study included a new traffic analysis with updated land use and road network data and projections to address concerns related to: 1) consistency with the projects identified in the 2002 TAMC Regional Transportation Study and local planning documents; and 2) changes in land use patterns and local road networks from those assumed in the prior study. The 2005 study analyzed options to the Highway 68 Bypass Freeway that would serve the same amount of traffic and relieve congestion by building a smaller, less impactful roadway in conjunction with widening General Jim Moore Boulevard, while addressing traffic concerns expressed by CSUMB and accommodating development under the BRP. This 2005 study resulted in a proposed reallocation of projected FORA fee revenue for use in implementing transportation improvement projects that are better able to mitigate future traffic conditions at former Fort Ord and in the surrounding region. The result was a conceptual reroute of Eastside Road connecting, by way of Eucalyptus Road, to General Jim Moore Boulevard, which would result in a smaller and less impactful means to mitigate development on the former Fort Ord.

In December 2009, the FORA Board approved the 2009-10 mid-year Capital Improvements Program (CIP) prioritizing funding for Eastside Road. In 2012, FORA completed a Draft Preliminary Initial Study Checklist which included a recommendation to prepare an EIR for Eastside Road. However, due to the lack of sufficient funding to construct the roadway at that time, the project was put on hold. The pace of development has increased on the former Fort Ord, and FORA anticipates that sufficient funding for this facility will be available in the next few years. With the prospect of funding, FORA has re-initiated the environmental review process.

As part of its planning, FORA held two community meetings to solicit public input on the project’s goals and objectives in December 2017. Subsequently, FORA drafted proposed goals and objectives and presented them to the FORA Board for discussion and approval. The FORA Board held meetings on January 12 and February 9, 2018, to consider the proposed goals and objectives for the project and receive public comment, and subsequently approved project goals and objectives at its March 9, 2018 meeting (The Board packets can be found on the FORA web pages and the Board approved goals and objectives at the following link: <http://www.fora.org/Board/2018/Packet/020918BrdPacket.pdf>). The approved purpose of the proposed project is “to make improvements to the on-site former Fort Ord transportation system necessary to reduce future traffic congestion along Highway 1, 12<sup>th</sup> Street (now Imjin Parkway), Blanco Road, and the Del Monte/2<sup>nd</sup>/General Jim Moore Boulevard corridor while maintaining valued recreational, cultural, and natural resources consistent with the Reuse Plan EIR and Development and Resource Management Plan.”

Based on the input received from the FORA Board, members of the public, landowners, engineers, and other interested parties, and in consideration of the approved project goals and objectives, FORA project consultants conducted a preliminary project screening analysis. This analysis is available at the following webpage: <http://fora.org/connector>. A matrix of potential projects was prepared and evaluated based upon screening criteria which resulted in the project description set forth below and the preliminary identification of potentially feasible alternatives to be included in the reasonable range of alternatives for analysis in the EIR. Of those potential projects, the proposed project best met the screening criteria. The project screening analysis was a first step to identify potential alternatives to analyze in the EIR, and does not prohibit the

evaluation of other alternatives in the EIR. The preliminary project screening results are shown as graphical concepts in a figure included in the Preliminary Project Screening Analysis Memorandum.

**Project Description.** The NE-SW Connector Project consists of the construction of approximately 4.5 miles of roadway through the former Fort Ord extending from Eucalyptus Road, where it intersects Parker Flats Cut-off, Parker Flats Road, and Gigling Road and then northeast to Watkins Gate Road south of the East Garrison community (**Figure 2**). The two-lane arterial roadway is within the former Fort Ord on-site transportation network, expected to accommodate approximately 18,600 average daily trips (ADT). Improvements may include bicycle and pedestrian facilities, recreational improvements to facilitate trail networks, new or relocated utilities, and controlled intersections to accommodate all modes of transportation. New intersections would be constructed at Parker Flats Cut-off, Parker Flats Road, Gigling Road, Ord Avenue, and Sloat Street/Barloy Canyon Road. The project includes a reconstruction and extension of approximately 0.35 miles of Gigling Road to intersect the new roadway.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

**PUBLIC SCOPING MEETING:** Pursuant to the public participation goals of the California Environmental Quality Act (CEQA), FORA will host two Scoping Meetings to gather additional input on the content and focus of the environmental analysis to be conducted and presented in the EIR. The EIR Scoping Meetings will also include a charrette portion to solicit input on project design alternatives and additions, and facilitate creative problem solving. The dates, times, and locations of the scoping meetings are listed below.

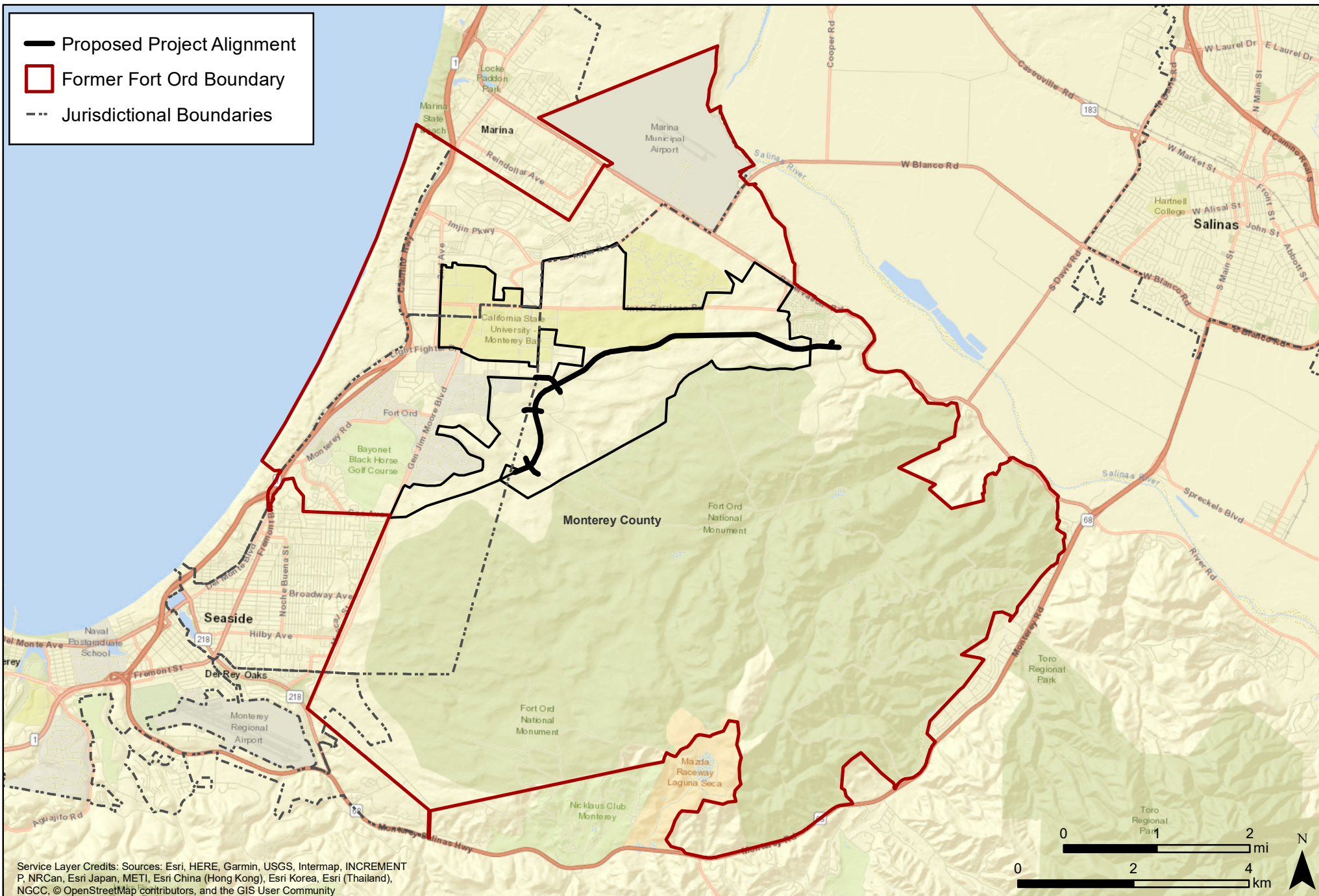
Date: September 5, 2018  
Time: 6:00 pm to 8:30 pm  
Location: Monterey Room  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Date: September 6, 2018  
Time: 6:00 pm to 8:30 pm  
Location: Community Center at Soper Field  
220 Coe Avenue  
Seaside, CA 93955

**COMMENTS ON THE SCOPE OF THE EIR:** FORA welcomes all comments regarding the potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **September 25, 2018**. Please direct your comments to:

Jonathan Brinkmann, Principal Planner, FORA  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, California 93933  
[connector@fora.org](mailto:connector@fora.org)





Title:

## Vicinity Map

Date: 06/22/2018

Scale: 1 inch = 1.34 miles

Project: 2017-39



Monterey | San Jose  
**Denise Duffy and Associates, Inc.**  
 Environmental Consultants Resource Planners  
 947 Cass Street, Suite 5  
 Monterey, CA 93940  
 (831) 373-4341

Figure

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