

Resolution # 02-11

Resolution Certifying that the ME-FO)
Amendments to the Zoning Ordinance of)
the City of Seaside are Consistent with)
the Fort Ord Base Reuse Plan.)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan prepared in accordance with the requirements of Government Code Section 67675, et seq.
- B. Section 67675, et seq., of the Government Code, provide that, after FORA has adopted a reuse plan, each county or city within the territory occupied by Fort Ord is required to submit to FORA its general plan or amended general plan and zoning ordinances satisfying the requirements of said statutes.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures that address how the Authority Board will implement the provisions of the Government Code referenced in Paragraph B.
- D. The City of Seaside is a member agency of FORA and has property that falls within the territory occupied by Fort Ord and falls within the jurisdiction of FORA.
- E. After conducting a duly noticed public meeting on August 15, 2002, the city council of the City of Seaside (the "City"), by Resolution 02-81, approved an amendment to the ME-FO District of the City's Zoning Ordinance which adopted policies and programs, for certain of the territory of the City within the jurisdiction of FORA. A copy of the amendment to the City's Zoning Ordinance is attached as Exhibit A and made a part of this Resolution.
- F. The City made findings that the Fort Ord Base Reuse Plan Final Environmental Impact Report, certified by the Board on June 13, 1997, and the Negative Declaration prepared by the City for the amendments to its Zoning Ordinance ("Amendments"), adequately studied the potential environmental impacts of the Amendments and were prepared in compliance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The City adopted a Negative Declaration or imposed any required mitigation measures or mitigation-monitoring program for identified potential significant environmental impacts; with respect to environmental impacts that could not be reduced to less than significant level, the City determined that overriding considerations justified the approval of the Amendments.
- G. The City made findings that the Amendments are consistent with the Fort Ord Base Reuse Plan, are consistent with FORA's plans and policies and are otherwise consistent with the Fort Ord Reuse Authority Act. Further, the City considered the Fort Ord Base Reuse Plan EIR and adopted Addenda to the EIR, and other evidence supporting the findings.
- H. On August 22, 2002 the City provided FORA with a complete copy of the Amendments, the resolutions and ordinance approving the Amendments, a staff report and materials relating to the Amendments, a copy of the Negative Declaration and CEQA findings, and findings and evidence supporting its determination that the Amendments are consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act (collectively, "Supporting Material"). The City requested that FORA certify the Amendments as being consistent with

the Fort Ord Base Reuse Plan for those portions of the City of Seaside that lie within the jurisdiction of the Fort Ord Reuse Authority.

- I. The Executive Officer of FORA has reviewed the Amendments and Supporting Materials with the Administrative Committee of FORA and has submitted a report recommending that the Board find that the Amendments to the Seaside Zoning Ordinance for those portions of the City of Seaside that lie within the jurisdiction of the Fort Ord Reuse Authority, are consistent with the Fort Ord Base Reuse Plan.
- J. The description of "Planned Development Mixed Use" Land Use Designation from page 3-50 of FORA Fort Ord Reuse Plan reads: "This designation is intended to encourage the development of pedestrian-oriented community centers that support a wide variety of commercial, residential, retail, professional services, cultural and entertainment activities." A selection from the list of the final "Permitted Range of Uses" includes: multiple family dwellings, neighborhood retail, regional retail, business parks, office/research and development uses, entertainment uses, commercial recreation, parks, community centers, public buildings & facilities, including visitor centers, cultural centers, museums, transit centers, etc.
- K. Chapter 8, Section 8.02.010(a)(4) guides the determination of use consistency and reads: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land uses decision for which there is substantial evidence supported by the record, that [it] (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property..."
- L. "Recreation or Golf related Uses" as a designation is not in conflict with or incompatible with uses within the broadly defined Residential designation or the ME-FO Districts (which are analogous to the land use designations in the Fort Ord Reuse Plan) and such uses may be an important and integral component to support the variety and range of listed uses.
- M. Planning determinations of land use consistency with planning documents do not require a perfect match within the State of California. For example, the State Office of Planning and Research definition in the General Plan Guidelines cited with approval by courts states: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."
- N. FORA needs to determine consistency based upon the overall general plan and zoning ordinance submittal and a fuller variety of review factors, not predicated on precise matches or failure of one or two possible areas of concern.

NOW THEREFORE the Board hereby resolves as follows:

1. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and the City's Negative Declaration (collectively, the "Environmental Documentation") and finds that in the independent judgment of the Board, the Environmental Documentation are adequate and in compliance with the California Environmental Quality Act ("CEQA") and the same documents are hereby determined sufficient for purposes of FORA's determination of consistency of City's Amendments to its Zoning Ordinance.

2. The Board has considered the Amendments and Supporting Material provided by the City of Seaside and the recommendation of the Executive Officer and Administrative Committee.
3. The Board took this action at a meeting calendared and noticed by the Executive Officer of FORA, for the purpose of certifying or refusing to certify, in whole or in part, the Amendments and to consider whether to approve and certify that the Amendments meet the requirements of the Fort Ord Reuse Authority Act and are consistent with the Fort Ord Base Reuse Plan.
4. The Board finds that, in regard to the Amendments, the City has followed the procedures and fulfilled the requirements of the Implementation Process and Procedures of the Fort Ord Base Reuse Plan and the Master Resolution and has met the requirements of Government Code section 67675, and following.
5. The Board finds that the City has provided substantial evidence that the Amendments are consistent with the Fort Ord Base Reuse Plan. The evidence includes, but is not limited to, the City of Seaside Ordinance and Resolution 02-81 and the Supporting Material. The Board further finds that the legislative decision made hereto has been based in part upon the substantial evidence submitted regarding allowable land uses in, and not limited to, the city's land use districts, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in the Seaside Zoning Ordinance are not more intense or dense than those contained in the Base Reuse Plan.
6. City of Seaside's Amendments to its Zoning Ordinance, as contained in Resolution 02-81 will, considering all their aspects, further the objectives and policies of the Final Base Reuse Plan and are hereby approved and certified as meeting the requirements of Title 7.85 of the Government Code and are consistent with the Fort Ord Base Reuse Plan.

Upon motion of Supervisor Edith Johnsen, seconded by Council Member Howard Gustafson, the foregoing resolution was passed this 13th day of September, 2002, by the following vote:

AYES:	9
NOES:	0
ABSENT:	4

I, JIM PERRINE, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered in the approved minutes thereof at Item 6a of the proceedings of the Fort Ord Reuse Authority's Board of Directors meeting of September 13, 2002.

DATED: 9/30/02

By 
 JIM PERRINE
 Chair, Board of Directors
 Fort Ord Reuse Authority



CITY MANAGER

440 Harcourt Avenue
Seaside, CA 93955

Telephone (831) 899-6700

FAX (831) 899-6227

TDD (831) 899-6207

August 20, 2002

Michael A. Houlemard, Jr., Executive Officer
Fort Ord Reuse Authority
100 12th Street, Building 2880
Marina, CA 93933

**RE: City of Seaside ME-FO Zoning Ordinance Amendment – Fort Ord Reuse Authority
Consistency Determination**

Dear Mr. Houlemard:

On behalf of the City of Seaside (the "City"), and in conformance with the Fort Ord Reuse Plan (the "Reuse Plan") and the Fort Ord Reuse Authority ("FORA") Master Resolution Section 8.01.030, I hereby notify the Executive Officer of FORA that the City Council of the City of Seaside, at its meeting of August 15, 2002, approved Resolution No. 02-81, the Amendment to the ME-FO Zoning Ordinance.

The City is requesting consistency determination for the ME-FO Zoning Ordinance Amendment from the Fort Ord Reuse Authority.

The City Council also certified (at its August 15, 2002 meeting) that the Initial Study/Negative Declaration which had been prepared for the Project was done so in conformance with the California Environmental Quality Act and made certain Project findings, including findings as to the consistency of the Project with the Reuse Plan and the FORA Master Resolution.

As required under FORA Master Resolution Section 8.01.030, with this notification of approval the City transmits the following documents for your use to provide to the Administrative Committee on August 28th and the FORA Board meeting on September 13th.

- (1) Forty (40) copies of the approved City Council resolutions, including exhibits;
- (2) Forty (40) copies of the City Council staff reports, including comments and responses to comments on letters received on the Initial Study; and
- (3) Forty (40) copies of the final Initial Study/Negative Declaration.

**CITY OF SEASIDE
Staff Report**

TO: Honorable Mayor and City Council
FROM: Director of Community Development
DATE: August 15, 2002
ITEM: **ACTION:** Ordinance No. 909 amending Chapter 17.89 of the Seaside Municipal Code (Zoning Ordinance), to permit golf courses and ancillary uses such as maintenance buildings, recreational uses, educational uses, offices and retail sales as conditional uses in the Military Enclave – Fort Ord (ME-FO) zoning district. **(Second Reading – Roll Call Vote)**

Objective

To give the City flexibility to permit a variety of uses on property in the Military Enclave – Fort Ord with zoning district and to enable the City Council to implement an exclusive negotiating agreement for the First Tee project.

Recommendation

Adopt by roll call vote the attached Ordinance No. 909 (EXHIBIT “A”) approving text amendments to Chapter 17.89 of the Seaside Municipal Code.

Background

On August 1, 2002, the Seaside City Council introduced Ordinance No. 909 and adopted a Negative Declaration for the proposed amendments to the Zoning Ordinance.

The areas of the Community that are zoned ME-FO are identified on a zoning map shown as EXHIBIT “B”. The amendment enables the City Council to implement the Exclusive Negotiating Rights Agreement for the First Tee Facility (October 18, 2001). Subsequent to Council action, the amendment will be submitted to the Fort Ord Reuse Authority for a determination of consistency with the Fort Ord Reuse Plan.

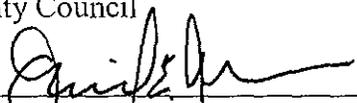
Fiscal Impact

Adoption of the Ordinance will not impact the City’s Fiscal Year 2002-03 budget.

Prepared by:

Louis Dell’Angela

Reviewed for Submission to the
City Council



Daniel E. Keen, City Manager

ORDINANCE NO. 909

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, AMENDING CHAPTER 17.89 -- FORT ORD MILITARY ENCLAVE DISTRICT OF THE SEASIDE MUNICIPAL CODE (ZONING CODE). (FILE No. Z-02-05).

WHEREAS, the City of Seaside has prepared draft amendments to Chapter 17.89 of the Seaside Zoning Ordinance allowing several new uses as conditional uses within the ME-FO District, and

WHEREAS, the State Planning and Zoning Law requires that zoning be consistent with the General Plan, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and a Negative Declaration of Environmental Impact was circulated for a 20 day public review period beginning June 20, 2002 and ending July 1, 2002, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted in the Office of the County Clerk for 20 days and published on June 13, 2002 in the *Coast Weekly*, and

WHEREAS, at a duly noticed public hearing held on July 10, 2002, the Seaside Planning Commission recommended the adoption of a Negative Declaration for the proposed text amendments to Chapter 17.89 of the Seaside Municipal Code, and

WHEREAS, at a duly noticed public hearing held on August 1, 2002 and August 18, 2002 in accordance with State and City requirements relating to zoning amendments, the City Council considered oral and written testimony regarding the application and made the following findings:

1. The zoning ordinance amendment is consistent with the Recreation and Open Space Element Objective E of the Seaside Fort Ord Lands General Plan that encourages the creation of opportunities for economic revitalization in appropriate settings.
2. The zoning ordinance amendment is consistent with the Seaside Fort Ord Lands General Plan Amendment Recreation Policy E-1 which requires that the City identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized and determines that these uses will be considered compatible land uses where identified.
1. The zoning ordinance amendment is internally consistent with the Seaside Municipal Code.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Seaside adopts Ordinance No.909 amending the text of Chapter 17.89 of the Seaside Municipal Code as follows:

***NEW LANGUAGE IS UNDERLINED;
DELETIONS ARE SHOWN IN STRIKETHROUGH***

Chapter 17.89

ME-FO - Fort Ord Military Enclave

Sections.

- 17.89.010 Purpose
- 17.89.020 Area of Jurisdiction
- 17.89.030 Other Zoning Regulations
- 17.89.040 Principal Permitted Uses
- 17.89.050 Accessory Buildings, Structures and Uses
- 17.89.060 Conditional Uses
- ~~17.89.060~~ 17.89.070 Use Determination
- ~~17.89.070~~ 17.89.080 District Regulations

17.89.060 Conditional Uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Sec 17.68 of the Seaside Zoning Code: (1) commercial recreation including golf courses; (2) clubhouse and maintenance buildings; (3) recreation activities; (4) education activities; (5) offices; (6) retail sales.

~~17.89.060~~ 17.89.070 Use Determination. Any other uses determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is consistent with City of Seaside General Plan, Fort Ord Lands, and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit.

~~17.89.070~~ 17.89.080 District Regulations. The following regulations shall control development in the ME-FO District:

- (a) ~~Where not in conflict with this Chapter, the property development standards~~
- A. Where not in conflict with this Chapter, the following property development standards listed in this sub-paragraph (a) for development (A) for development in the ME-FO District shall be determined by the Department of the Army until the property is released to the nonmilitary sector for private development: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) maximum building height, (7) off-street parking, (8) signs, (9) landscaping and screening, (10) minimum floor area, and (11) usable open space.

B. Where not in conflict with this Chapter, the property development standards for development in the ME-FO District subsequent to Department of the Army release of the property to the non-military sector for private development shall be as follows:

1. Structures shall not exceed 32' in height as measured from average building footprint finish grade.
2. Structures shall be set back a minimum of 30' from property lines and shall be screened with landscaping, incorporating plant materials native to the region, to minimize the visual impact from adjoining properties.
3. Office uses and retail sales activities shall be directly related and incidental or providing support, to commercial recreational use.
4. Parking shall be provided consistent with standards set forth in Chapter 17.48 - Off-Street Parking and Loading of the Seaside Zoning Code.

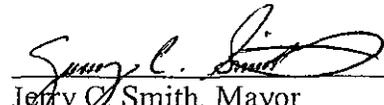
BE IT FURTHER RESOLVED, that if any part of this ordinance is found to be unenforceable, such finding shall not affect the enforceability of any other part.

BE IT FURTHER RESOLVED, that all ordinances and parts thereof in conflict herewith are hereby repealed insofar as they conflict with this ordinance.

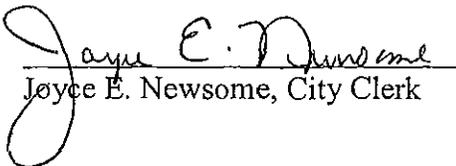
BE IT FURTHER RESOLVED, that the ordinance shall take effect 30 days after final adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the 15th day of August, 2002 by the following roll call vote:

AYES:	COUNCIL MEMBERS: Choates, Mancini, Rubio, Bloomer, Smith
NOES:	COUNCIL MEMBERS: None
ABSENT:	COUNCIL MEMBERS: None
ABSTAIN:	COUNCIL MEMBERS: None


Jerry C. Smith, Mayor
City of Seaside

ATTEST:


Joyce E. Newsome, City Clerk

-  R-1-FO
-  RM-FO
-  MU-FO
-  N-FO
-  RR-FO
-  V-FO
-  PRO-FO
-  HM-FO
-  SCH-FO
-  IPF-FO
-  ME-FO
-  Zones subject to Amendment

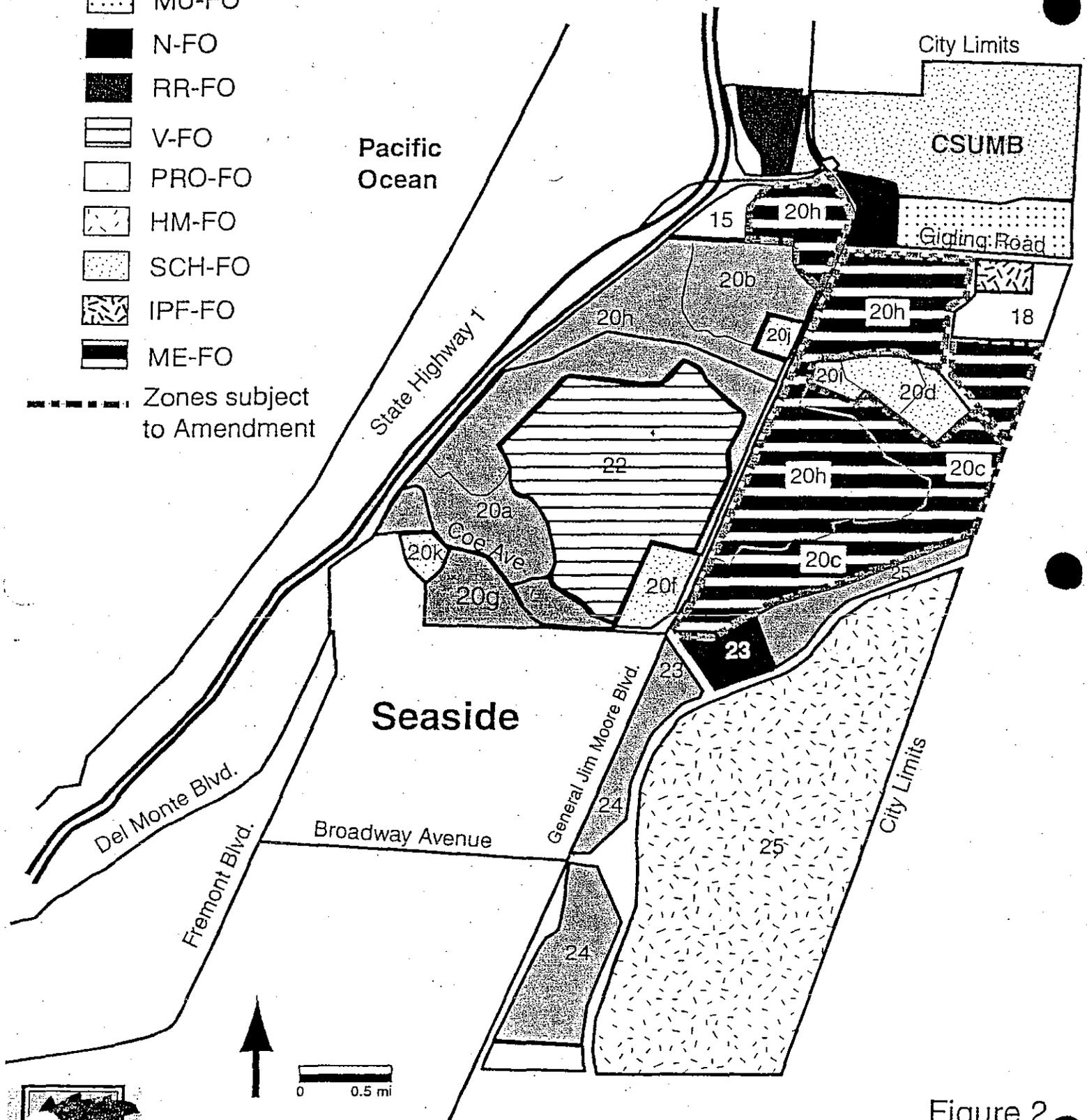


Figure 2
Seaside Fort Ord Zoning Map



Source: City of Seaside Zoning Ordinance

CITY OF SEASIDE
Staff Report

TO: City Council

FROM: Community Development Director

DATE: August 1, 2002

ITEM: ACTION: Ordinance amending Chapter 17.89 of the Seaside Municipal Code (Zoning Ordinance), to permit golf courses and ancillary uses such as maintenance buildings, recreational uses, educational uses, offices and retail sales as conditional uses in the Military Enclave – Fort Ord (ME-FO) zoning district. (First Reading – Roll Call Vote)

Objective

To allow commercial recreation use as a conditional use in the ME-FO zoning district. Commercial recreation uses include: golf courses and ancillary uses such as clubhouses, maintenance buildings, recreational uses, education uses, offices and retail sales.

Recommendation

Approve the amendments to the Seaside Municipal Code in accordance with the following actions:

1. Adopt Resolution approving a Negative Declaration for the proposed amendment. (Exhibit "A").
2. Introduce and waive further reading of Ordinance modifying Chapter 17.89 – Military Enclave – Fort Ord Zoning District (Exhibit "B").

Background

An Initial Study has been prepared which supports the adoption of a Negative Declaration for the proposed Ordinance. The Negative Declaration is included as an Attachment to Exhibit "A". Two letters of comment were received during the public review period. One letter was received from the Monterey Regional Water Pollution Control Agency dated June 20, 2002, and one was received from the Monterey Peninsula Water Management District, dated July 1, 2002. Both letters are included as Exhibit "C" to this staff report. Responses to those comments were prepared and provided to the Planning Commission as part of their review on the proposed Ordinance, and are included as Exhibit "D" to this staff report.

RESOLUTION NO. 02-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION REGARDING A PROPOSED ZONING ORDINANCE AMENDMENT TO MODIFY CHAPTER 17.89 OF THE SEASIDE MUNICIPAL CODE (FILE Z-02-05).

WHEREAS, the City of Seaside has proposed amendments to the Official Zoning Ordinance in accordance with Section 17.68.020 of the Seaside Municipal Code to:

Allow commercial recreation and related ancillary activities as conditional uses in Chapter 17.89 and set forth standards for those uses, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration of Environmental Impact was prepared and circulated for a 20 day public review period beginning June 20, 2002 and ending July 1, 2002, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted at the Office of the County Clerk for 20 days and published on June 13, 2002 in the *Coast Weekly*, and

WHEREAS, at a duly noticed public hearing held on July 10, 2002, in accordance with State and City requirements relating to zoning amendments, the Seaside Planning Commission considered oral and written testimony regarding the application and adopted a motion to recommend to the Seaside City Council the adoption of the proposed Negative Declaration, and

WHEREAS, at a duly noticed public hearing held on August 1, 2002, in accordance with State and City requirements relating to zoning amendments, the Seaside City Council made the following findings to support the adoption of the proposed Negative Declaration:

1. The proposed ordinance does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.

Resolution No. 02-81

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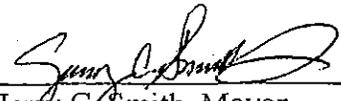
2. The proposed ordinance does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The proposed ordinance does not have environmental effects, which are individually limited, but "cumulatively considerable."
4. The proposed ordinance will not cause substantial adverse effects on human beings, either directly or indirectly.
5. The proposed ordinance does not have any adverse effects on wildlife resources as set forth in Section 735.5 (d) of Title 14, California Code of Regulations.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside, State of California, at a duly noticed public hearing during its regular meeting of August 1, 2002, accepted and considered both oral and written testimony concerning the project,

BE IT FURTHER RESOLVED, that the City Council of the City of Seaside, State of California, adopts the Fort Ord Military Enclave (ME-FO) Negative Declaration, as shown in attachment 1, in accordance with the California Environmental Quality Act.

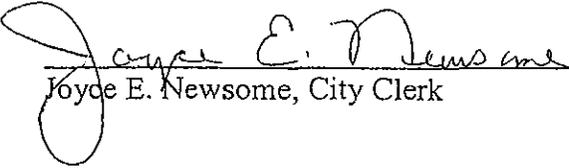
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the 1st day of August, 2002.

AYES:	COUNCIL MEMBERS: Choates, Mancini, Rubio, Bloomer, Smith
NOES:	COUNCIL MEMBERS: None
ABSENT:	COUNCIL MEMBERS: None
ABSTAIN:	COUNCIL MEMBERS: None



Jerry C. Smith, Mayor
City of Seaside

ATTEST:



Joyce E. Newsome, City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

440 Harcourt Avenue
Seaside, CA 93955

Telephone (831) 899-6737
FAX (831) 899-6211
TDD (831) 899-6207

NEGATIVE DECLARATION

Project Applicant: City of Seaside.
Lead Agency: City of Seaside City Council
Project Title Amendment to Chapter 17.89 of the Seaside Municipal Code
Contact Person: Rick Medina, Seaside Planning Division
Phone: (831) 899-6726

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined that this project will not have a significant adverse impact on the environment as it has been found that the said project:

FINDINGS

- a. The proposed project does not have the potential to substantially degrade the quality of the environment, substantially reduce habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.
- b. The proposed project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c. The proposed project does not have environmental effects, which are individually limited, but "cumulatively considerable".
- d. The proposed project will not cause substantial adverse effects on human beings, either directly or indirectly.
- e. The proposed project does not have any adverse effects on wildlife resources as set forth in Section 735.5(d) of Title 14, California Code of Regulations.

Project Description: The proposed project is an amendment to Chapter 17.89 of the Seaside Municipal Code to allow conditional uses within the Military Enclave – Fort Ord zoning district to include golf courses and ancillary uses such as clubhouses and maintenance buildings, recreational uses, educational uses, offices, and retail sales.

Project Location: The proposed amendment will apply to all parcels zoned Military Enclave – Fort Ord.

Determination: The attached Initial Study has been prepared for the above project in accordance with the California Environmental Quality Act (CEQA) and procedures established in the CEQA Guidelines adopted by the City of Seaside. On the basis of the Initial Study, the City of Seaside makes the following determination:

The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.

The above project could have a significant impact effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by agreed to by the applicant which will avoid effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Seaside that the proposed project, as revised, may have a significant effect on the environment. A NEGATIVE DECLARATION is hereby approved.

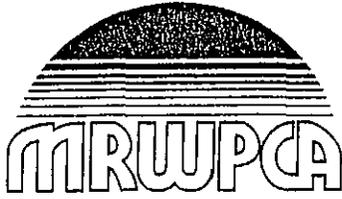
Mitigation measures, if any, included in the project to avoid potentially significant effects: None

It has been determined that there are no potentially significant effects to mitigate. Further information about this project and its probable environmental impact will be on file in the Community Development Department, 440 Harcourt Avenue, Seaside, CA 93955.



Rick Medina, Planner II

August 1, 2002
Date



Monterey Regional Water Pollution Control Agency

"Dedicated to meeting the wastewater and recycled water needs of our member agencies, while protecting the environment."

Administration Office:

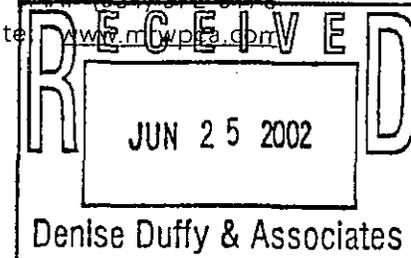
5 Harris Court, Bldg. D, Monterey, CA 93940-5756

(831) 372-3367 or 422-1001, FAX: (831) 372-6178

Website: www.mrwpcapca.com

June 20, 2002

Alison Imamura
Denise Duffy & Associates Inc.
947 Cass Street Ste 5
Monterey, CA 93940



Subject: Initial Study and Proposed Negative Declaration For Amendment To Seaside Zoning Ordinance In The ME-FO Zone District

Dear Mrs. Imamura,

Monterey Regional Pollution Control Agency submits the following comments in response to the subject document.

It would appear that both Public Services and Utilities and Service Systems, as discussed on page 26 of the subject document, would be impacted by a decision to construct a golf course at this location. The original Base Reuse Plan, did not anticipate this golf course, and presumably, therefore, the water demand projections for such a facility were not included. Perhaps this site could be served with recycled water, an issue which has recently begun being discussed by MRWPCA and MCWD in conjunction with FORA and the City of Seaside as work on developing a Regional Urban Recycling Project moves ahead.

Nevertheless, we believe the document should address this issue, rather than indicating that there would not be any increased demand for Public Utilities or Services as a result of this decision.

Thank you for the opportunity to provide these comments.

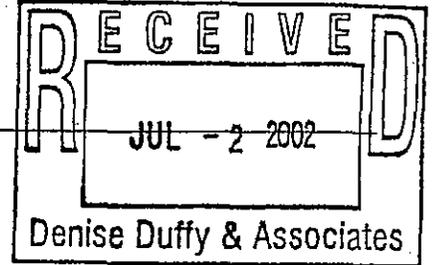
Sincerely,

Robert S. Jaques
Director of Engineering, Planning & Technology



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>



July 1, 2002

Denise Duffy & Associates
Attention: Alison Imamura
947 Cass Street, Suite 5
Monterey, CA 93940

**Subject: Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses
Amendment, City of Seaside**

Dear Ms. Imamura:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because the project location area falls within the jurisdiction of the District and affects the Seaside Groundwater Basin, the District has the following comments on the proposed Negative Declaration and Initial Study:

General

The District respectfully submits the suggestions and concerns noted in the enclosed November 5, 2001 letter to Daniel Keen, City of Seaside, regarding Fort Ord redevelopment. The District believes these comments are relevant to the proposed zoning ordinance amendment. The District encourages the City to support innovative use of wastewater reclamation, storm water reuse and conservation in the ME-FO area. It should also be noted that all water distribution systems and/or wells created, constructed, amended or expanded within the District must comply with District Rules and Regulations.

Initial Study Checklist Topic #8(b), Hydrology and Water Quality

The District disagrees that the proposed zoning change would result in "no impact" to groundwater supplies because the proposed golf course would use significantly more water per square foot than the eight currently allowed uses listed on page 8 (bottom paragraph), potentially resulting in significantly more acre-feet extracted per year. The proposed intensified water use is of concern because groundwater levels in the Seaside Basin have been steadily dropping in locations influenced by major production wells since 1995.

continued...

Alison Imamura
July 1, 2002
Page 2

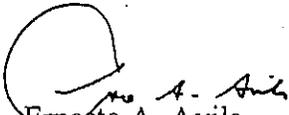
Initial Study Checklist Topic #16(b), New Water and Wastewater Facilities

The 1997 Fort Ord Reuse Plan EIR is cited as the source for the conclusion that no new water facilities would be needed to serve the proposed uses. Did that EIR consider the higher water use associated with golf courses in the ME-FO zoning area? If not, the City should assess the adequacy of existing or planned supplies that were assumed in the EIR to serve these proposed new uses.

Please note that these comments are written with the understanding that separate environmental review will be performed for each site-specific project that is proposed in the ME-FO area, such as the First Tee golf course and other projects. Please continue to inform the District of any project proposed in the Seaside Basin.

Thank you for your consideration of these comments. Please contact me at 658-5650 or Joe Oliver at 658-5640 if you have questions.

Sincerely,


Ernesto A. Avila
General Manager

enclosure: MPWMD letter dated November 5, 2001 (without attachments)

cc: MPWMD Board
Henrietta Stern
Joe Oliver



MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

November 5, 2001

Daniel E. Keen
Executive Director
Redevelopment Agency of the City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Subject: Proposed Fort Ord Redevelopment Project, City of Seaside

Dear Mr. Keen:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because much of the proposed City of Seaside redevelopment area falls within the coastal subareas of the basin, the District wishes to accept your invitation to discuss the materials you transmitted with your letter dated September 25, 2001, which was received on October 3, 2001. The District appreciates your invitation to arrange for a consultation regarding the proposed development plan, and will contact Mr. Claypool and/or Mr. Goblirsch. Accordingly, the District is interested in discussing the topics related to water issues listed below. These issues echo concerns expressed in our response to the Notice of Preparation of an EIR for the proposed Seaside Golf Course Resort, which I have enclosed:

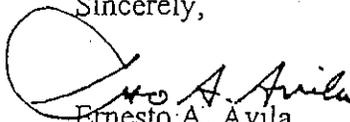
- ◆ Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.
- ◆ In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.
- ◆ Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Daniel Keen
November 5, 2001
Page 2

- ◆ Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.
- ◆ Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.
- ◆ Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.
- ◆ Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.
- ◆ Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.
- ◆ Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin .
- ◆ Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?
- ◆ Discuss water rights in the Seaside Basin.
- ◆ In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Thank you for your consideration of these comments. Please contact me at 658-5650 if you have questions. I look forward to meeting with City representatives to discuss these important issues.

Sincerely,


Ernesto A. Avila
General Manager

enclosure: ~~MPWMD comments on NOP for Golf Course Resort Project~~



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2002

Monterey Regional Water Pollution Control Agency
Attn: Robert S. Jaques, Director of Engineering
5 Harris Court, Building D
Monterey, CA 93940

Reference: Comment Letter dated June 20, 2002 Regarding Initial Study and Proposed Negative Declaration for Amendment to Seaside Zoning ordinance in the ME-FO (Military Enclave -Fort Ord) District

Dear Mr. Jaques:

Thank you for your comments on the referenced Initial Study. Your comments addressed potential Public Services and Utilities and Service Systems issues that may arise if the ME-FO District regulations are amended to allow some conditional uses, such as golf courses and related facilities, and that therefore, a project such as this would be potentially proposed and approved.

As background, golf course uses are allowed as conditional uses in several other City of Seaside zoning districts located on the former Fort Ord (e.g. R-1-FO, and RM-FO). Amendment of the ME-FO district regulations as proposed would make the ME-FO district regulations consistent with the regulations of these other districts. In this sense, golf courses are already permitted uses elsewhere on lands of the former Fort Ord that lie within the City. In that context, water demand projections for uses in the City of Seaside portion of the former Fort Ord, whether they be principal permitted uses or conditional uses, are accounted for in the City's 710 af water allocation from FORA, provided that any projects that are approved are served by water within the limits of the City's allocation. At this time, should a golf course and its associated facilities be proposed and approved in the ME-FO District, its water needs would be served by the Marina Coast Water District within the City's overall FORA allocation.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District.

Mr. Robert S. Jaques
Monterey Regional Water Pollution Control Agency
July 5, 2002
Page 2

In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operation of the proposed First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year FORA allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR. The City would not require additional water entitlements from the Salinas River Groundwater Basin, but rather intends to satisfy water demand attributable to projects within the area of the former Fort Ord from a water supply arrangement with the Marina Coast Water District, administered by the Fort Ord Reuse Authority. Under this arrangement, MCWD produces water from the Salinas River Groundwater Basin on behalf of the City pursuant to the City's 710 acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned 710 acre feet per year to the City, with MCWD acting as the water supplier.

The City has also indicated that when an application is received and a project is considered it plans to require the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been working with MCWD and MRWPCA in conjunction with FORA and has requested an allocation of 100 acre feet per year of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



Alison Imamura

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison
Diana Ingersoll



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2000

Monterey Peninsula Water Management District
Attn: Ernesto A. Avila, General Manager
Post Office Box 85
Monterey, CA 93942

Reference: Comment Letter dated July 1, 2002 Regarding Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses Amendment, City of Seaside

Dear Mr. Avila:

Thank you for your comments on the referenced Initial Study and Proposed Negative Declaration. Your comments addressed general concerns and suggestions noted in your November 5, 2001 letter to the City of Seaside (regarding the City's formation of a Redevelopment Area), Hydrology and Water Supply, and new Water and Wastewater Facilities. Responses are presented in the sequence presented in your letter.

1. **General.** With respect to the points raised in your November 5, 2001 letter, I attach for your reference a copy of the City's March 6, 2002 letter responding to the points raised in that letter (see Attachment 1). Because the ME-FO District is within the former Fort Ord Redevelopment Area, the responses in the City's March 6, 2002 letter are applicable, and will be applied, as appropriate, to applications for projects in the ME-FO District as they are received, evaluated, and subjected to environmental review.

2. **Hydrology and Water Quality**

Comment 1 - Quantity of Water Use. It is not clear that your comment stating that a golf course, as is proposed to be allowed as a conditional use, would require significantly more water than principal permitted uses currently authorized in the ME-FO District, is necessarily correct. Information developed by the City in conjunction with the recently approved Hayes Housing project, also within the former Fort Ord, indicates otherwise. In that case, domestic and irrigation water consumption for 380 residential units on a 107-acre site was projected to be 168.5 acre-feet per year (see Attachment 2). By comparison, although the City has not yet received an application for a golf course project within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is in the

Tel: (831) 373-4341

Fax: (831) 373-1417

947 Cass Street, Suite 5

preliminary planning stages for a golf course project in that area, has developed an estimate of projected water consumption for a golf course project on a comparably sized area (about 120 acres). Considering state of the art golf course design and irrigation system controls that would be proposed, the project water demand is estimated to be about 100 acre feet per year, significantly less than the consumption projected for the Hayes Housing project. Consequently, the ME-FO conditional use amendment allowing golf course and related uses would not result in intensification of water use compared to residential use of a comparably sized site, the most likely alternate use currently allowed in the ME-FO District.

Comment 2 - Adverse Effect to Groundwater Levels. This comment assumes that the Seaside Groundwater Basin is the source of water supply for projects in the ME-FO District. At this time, projects proposed within the ME-FO district would be served by the Marina Coast Water District, the water purveyor at the former Fort Ord, whose source of supply is the Salinas River Groundwater Basin.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District. In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operational needs of the First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR.

The City has also indicated its intent, when an application is received and a project considered, to condition the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been cooperating with MCWD and MRWPCA, in conjunction with FORA and has requested an allocation of 100 acre feet of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

3. New Water and Wastewater Facilities

Refer to Response 2 above.

Mr. Ernesto A. Avila, General Manager
Monterey Peninsula Water Management District
July 5, 2002
Page 3

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



Alison Imamura

Enclosures:

- Attachment 1. Letter from Dan Keen, City of Seaside, to Ernesto A. Avila, Monterey Peninsula Water Management District, dated March 6, 2002
- Attachment 2. Exhibit H to the City of Seaside Resolution No. 02-07: Hayes Housing Total Estimated Water Requirement

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison

ATTACHMENT 1

REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE440 Harcourt Avenue
Seaside, CA 93955Telephone (831) 899-6728
FAX (831) 899-6211
TDD (831) 899-6207

March 6, 2002.

Mr. Ernesto A. Avila
Monterey Peninsula Water
Management District
P. O. Box 85
Monterey, CA 93942-0085

Subject: Response to Notice of Intent to Reuse a Previously Certified EIR

Dear Mr. Avila:

This responds to the comments raised in the Monterey Peninsula Water Management District ("District") letter of January 25, 2002, which references two letters dated November 5, 2001. This response addresses the specific comments of the November 5, 2001 letter regarding the proposed Fort Ord Redevelopment Project ("Redevelopment Project"). The responses are organized in the order of the comments raised in the district's letter.

General Response

Generally, the letter raises specific comments related to water use and service, and requests certain details regarding future water supply and quality. These comments are individually addressed below. However, it should be noted that a redevelopment plan operates as a general constitution and authorizing document, and is neither able nor required to identify precise details and service requirements of the future projects within the Plan area. The evaluation of future projects within the Redevelopment Plan area will include a greater level of detail through either future environmental documents and/or development agreements.

Additionally, the City of Seaside Redevelopment Plan project envisions the same level of development as analyzed under the Fort Ord Reuse Plan and accompanying EIR. Pursuant to State CEQA Guidelines, an Initial study was prepared to determine whether the previously certified *Fort Ord Reuse Plan* EIR provided adequate environmental review for the project. The review found that the proposed project does not conflict with provisions of the Reuse Plan, and is specifically intended to be consistent with the adopted *Fort Ord Reuse Plan*, as evaluated in the certified 1997 EIR. The proposed Redevelopment Plan incorporates the overall land use designations, intensities and/or policies contained in the Reuse Plan and supporting documents. All policies, mitigation measures and other measures that were found to avoid or reduce impacts have been incorporated into the Redevelopment Plan (as identified in the Initial study).

Specific Comments

Comment 1: Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.

Response: Future development within the Redevelopment Plan area will be required to manage storm water to meet existing standards and policies. Specific development standards will be applied to projects as they are reviewed and processed through the entitlement process. (See General Response above.) The City and FORA area currently reviewing existing design criteria and may be developing additional criteria for stormwater facilities. When adopted, the City will follow those criteria in evaluating subsequent projects within the Redevelopment Project area.

Comment 2: In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.

Response: See answer to Comment 1 above.

Comment 3: Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Response: Water service will be provided by the Marina Coast Water District (MCWD). Water service was also evaluated in the FORA Reuse Plan EIR. The Initial study for the Redevelopment Plan, prepared pursuant to State CEQA Guidelines, found that the previously prepared Fort Ord Reuse Plan EIR provides adequate analysis to be used as the environmental document for the proposed City Redevelopment Plan. The Initial Study concluded that neither baseline conditions nor impact analyses have substantially changed since certification of the Reuse Plan EIR, and that the 1997 Fort Ord Reuse Plan EIR covers the issues of potential impact within the City of Seaside area for which the proposed Redevelopment Plan was prepared, including water service to redevelopment area projects.

The City does not propose to produce additional water from the Seaside Groundwater Basin as a result of formation of the Redevelopment Project, but rather intends to satisfy water demands attributable to the Redevelopment Project area from a water supply arrangement with the Marina Coast Water District ("MCWD"), administered by the Fort Ord Reuse Authority ("FORA"). Under this arrangement, MCWD produces water from

the Salinas Groundwater Basin on behalf of the City pursuant to the City's 710-acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned the 710 acre-foot per year allocation to the City, with the MCWD acting as the water supplier. Because the Salinas River Basin is hydrologically distinct from the Seaside Basin, there is no basis to believe that adoption of the Redevelopment Project will have any impact on the Seaside Basin.

Comment 4: Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.

Response: Existing Agreement No. A-06181, entered in 1991, and the Addendum No. 1, entered in 1992, allocate and clarify the respective jurisdictional powers of the District, the Monterey County Water Resources Agency (MCWRA), and the Pajaro Valley Water Management Agency. Pursuant to section 3(a) of the 1992 addendum, the MCWRA assumed exclusive authority to regulate water delivery systems within the Fort Ord boundaries and within the MPWMD boundaries. The Redevelopment Project is located entirely within the Fort Ord Boundaries. Accordingly, it appears that the regulatory authority over water distribution systems lies with the MCWRA rather than the District.

Pursuant to section 3(b) of the 1992 addendum, the District assumed authority to regulate management of the Seaside Basin within the Fort Ord boundaries. However, as noted above, the new water supply for the Redevelopment Project area will be provided by MCWD's production from the Salinas River Basin.

Comment 5: Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.

Response: As noted to response to Comment 3 above, it appears that water distribution system in the Fort Ord boundaries is subject to the regulatory authority of the MCWRA. The District comment is requesting a discussion of the permit authority of the District for the Bayonet and Blackhorse courses within the Fort Ord boundaries. This is not a comment on the Initial Study and is referred to the City and the District to discuss whether a water distribution permit is required for these uses.

Comment 6: Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.

Response: As discussed in response to Comment 3 above, the project does not propose the production of additional water from the Seaside Groundwater Basin to serve the Redevelopment Project. Thus, the formation of the Redevelopment Project should have no additional effect on the Seaside Basin.

Comment 7: Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.

Response: This is not a comment on the Initial Study; the City's contracts and mitigation requirements for the existing golf courses do not impact the formation of the Redevelopment Project.

Comment 8: Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.

Response: See response to Comments 3, 7 and 8, above. It should be noted that water use requirements for the existing golf courses are not proposed to be revised by the Redevelopment Plan and therefore do not impact the formation of the Redevelopment Project. The Redevelopment Project area is not proposed to be served by the Seaside Basin as indicated above.

Comment 9: Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin.

Response: See response to Comment 3, 7 and 8, above.

Comment 10: Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?

Response: See response to Comment 3 above. As discussed in the Reuse Plan and EIR, any potable water saved by substitution of reclaimed water for irrigation supplies to the golf courses may be used for other purposes in the former Fort Ord area, specifically within the Redevelopment Project. Therefore, the City does not foresee additional water available for California-American Water Company at this time.

Comment 11: Discuss water rights in the Seaside Basin.

Response: The City has established water rights in the Seaside Basin in an amount equal to the amount of its historical pumping for municipal and industrial use. These rights may include appropriative, overlying, and/or prescriptive rights. See response to Comment 3, 7 and 8, above

Comment 12: In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Response: The comment does not address environmental issues identified in the Initial Study and is referred to the City.

Sincerely,



Daniel E. Keen
Executive Director

**Hayes Housing
Total Estimated Water Requirement**

Land Use	Acres	Dwelling Units (du)	Annual Water Use		Water Use Total Demand (acre-feet)		
			Interior Use (ac-ft/du)**	Exterior Irrigation (ac-ft/ac)	Interior	Exterior Irrigation	Total
Single Family Residence*†	30.70	380	0.33	N/A	100.3	25.1	125.4
Open Space (Turf)	9.3		N/A	2.2	na	20.5	20.5
Open Space (Drainage Basin)	10.9		N/A	1.1	na	12.0	12.0
Soper Field (Turf)	4.83		N/A	2.2	na	10.6	10.6
TOTAL ANNUAL WATER USE (af)					100.3	68.2	168.5

*Based on 45% average impervious area for developed lots & drought tolerant landscaping

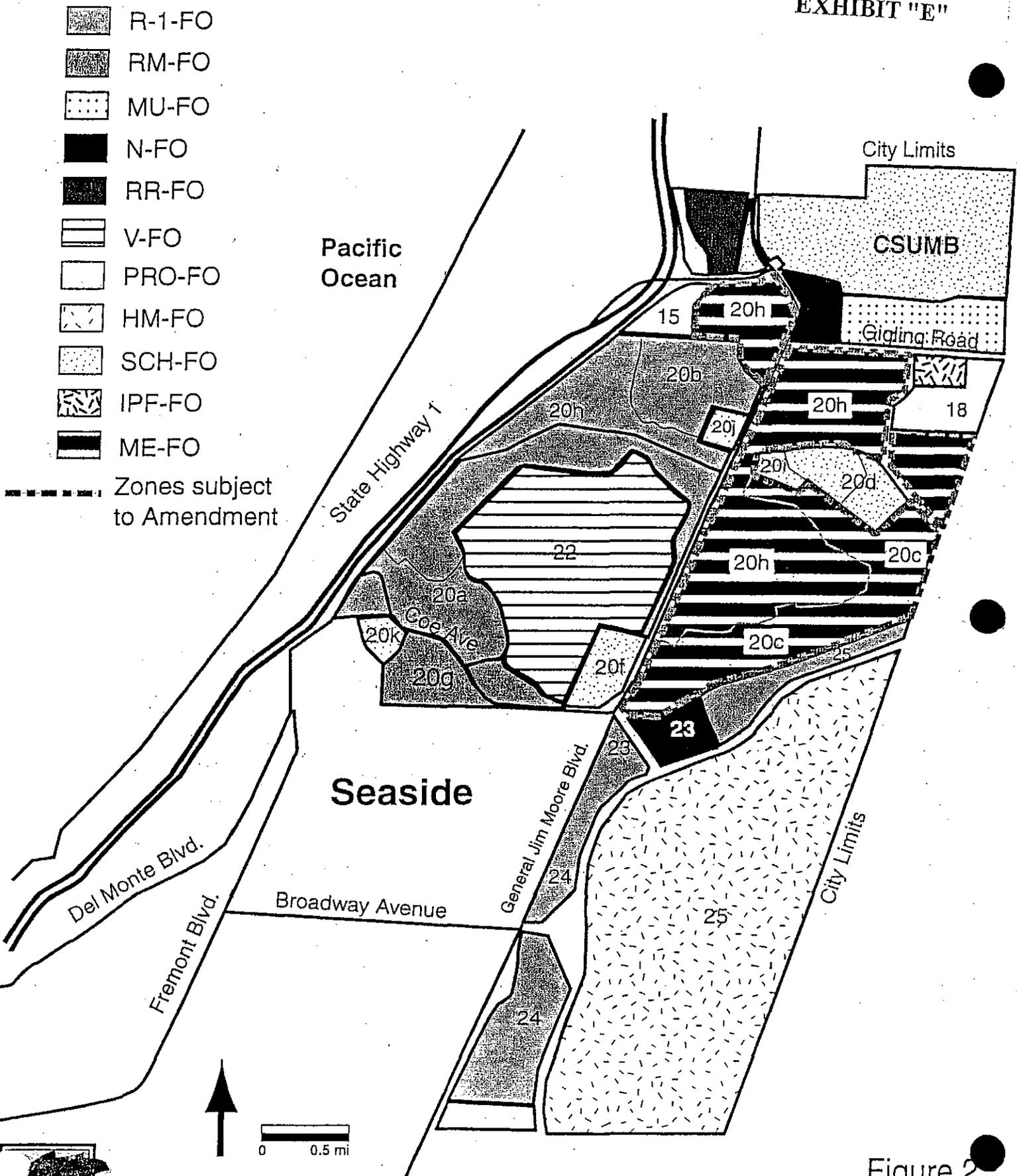
**Based on MCWD (Medium-Density Residential including irrigation - 6du/ac)

†Assumes 80% interior and 20% exterior water usage - per phone conversation with Pete Koehn, MCWD

Should reclaimed water become available for the open space areas, the total potable water usage would become approximately 125.4 acre-feet per year

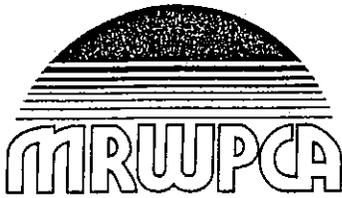
Should single family residences exterior irrigation with reclaimed water be allowed in the future, the total potable water usage would become approximately 100.3 ac-ft per year.

ATTACHMENT 2



Source: City of Seaside Zoning Ordinance

Figure 2
Seaside Fort Ord Zoning Map



Monterey Regional Water Pollution Control Agency

"Dedicated to meeting the wastewater and recycled water needs of our member agencies, while protecting the environment."

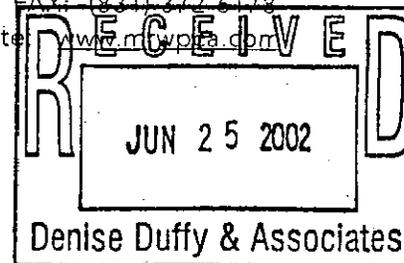
Administration Office:

5 Harris Court, Bldg. D, Monterey, CA 93940-5756
(831) 372-3367 or 422-1001, FAX: (831) 372-6178

Website: www.mrwpcapca.com

June 20, 2002

Alison Imamura
Denise Duffy & Associates Inc.
947 Cass Street Ste 5
Monterey, CA 93940



Subject: Initial Study and Proposed Negative Declaration For Amendment To Seaside Zoning Ordinance In The ME-FO Zone District

Dear Mrs. Imamura,

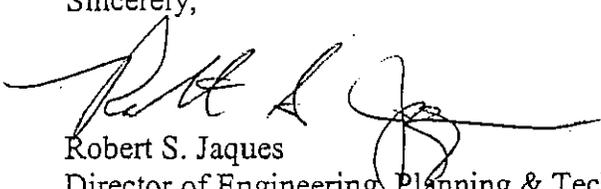
Monterey Regional Pollution Control Agency submits the following comments in response to the subject document.

It would appear that both Public Services and Utilities and Service Systems, as discussed on page 26 of the subject document, would be impacted by a decision to construct a golf course at this location. The original Base Reuse Plan, did not anticipate this golf course, and presumably, therefore, the water demand projections for such a facility were not included. Perhaps this site could be served with recycled water, an issue which has recently begun being discussed by MRWPCA and MCWD in conjunction with FORA and the City of Seaside as work on developing a Regional Urban Recycling Project moves ahead.

Nevertheless, we believe the document should address this issue, rather than indicating that there would not be any increased demand for Public Utilities or Services as a result of this decision.

Thank you for the opportunity to provide these comments.

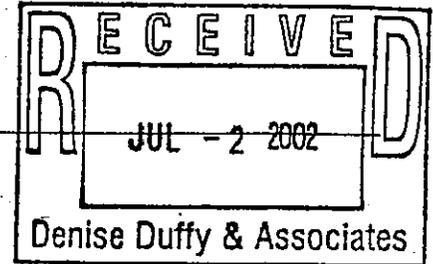
Sincerely,


Robert S. Jaques
Director of Engineering, Planning & Technology



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>



July 1, 2002

Denise Duffy & Associates
Attention: Alison Imamura
947 Cass Street, Suite 5
Monterey, CA 93940

**Subject: Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses
Amendment, City of Seaside**

Dear Ms. Imamura:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because the project location area falls within the jurisdiction of the District and affects the Seaside Groundwater Basin, the District has the following comments on the proposed Negative Declaration and Initial Study:

General

The District respectfully submits the suggestions and concerns noted in the enclosed November 5, 2001 letter to Daniel Keen, City of Seaside, regarding Fort Ord redevelopment. The District believes these comments are relevant to the proposed zoning ordinance amendment. The District encourages the City to support innovative use of wastewater reclamation, storm water reuse and conservation in the ME-FO area. It should also be noted that all water distribution systems and/or wells created, constructed, amended or expanded within the District must comply with District Rules and Regulations.

Initial Study Checklist Topic #8(b), Hydrology and Water Quality

The District disagrees that the proposed zoning change would result in "no impact" to groundwater supplies because the proposed golf course would use significantly more water per square foot than the eight currently allowed uses listed on page 8 (bottom paragraph), potentially resulting in significantly more acre-feet extracted per year. The proposed intensified water use is of concern because groundwater levels in the Seaside Basin have been steadily dropping in locations influenced by major production wells since 1995.

continued...

RESOLUTION NO. 02-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION REGARDING A PROPOSED ZONING ORDINANCE AMENDMENT TO MODIFY CHAPTER 17.89 OF THE SEASIDE MUNICIPAL CODE (FILE Z-02-05).

WHEREAS, the City of Seaside has proposed amendments to the Official Zoning Ordinance in accordance with Section 17.68.020 of the Seaside Municipal Code to:

Allow commercial recreation and related ancillary activities as conditional uses in Chapter 17.89 and set forth standards for those uses, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration of Environmental Impact was prepared and circulated for a 20 day public review period beginning June 20, 2002 and ending July 1, 2002, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted at the Office of the County Clerk for 20 days and published on June 13, 2002 in the *Coast Weekly*, and

WHEREAS, at a duly noticed public hearing held on July 10, 2002, in accordance with State and City requirements relating to zoning amendments, the Seaside Planning Commission considered oral and written testimony regarding the application and adopted a motion to recommend to the Seaside City Council the adoption of the proposed Negative Declaration, and

WHEREAS, at a duly noticed public hearing held on August 1, 2002, in accordance with State and City requirements relating to zoning amendments, the Seaside City Council made the following findings to support the adoption of the proposed Negative Declaration:

1. The proposed ordinance does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.

Resolution No. 02-81

Page 2

2. The proposed ordinance does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The proposed ordinance does not have environmental effects, which are individually limited, but "cumulatively considerable."
4. The proposed ordinance will not cause substantial adverse effects on human beings, either directly or indirectly.
5. The proposed ordinance does not have any adverse effects on wildlife resources as set forth in Section 735.5 (d) of Title 14, California Code of Regulations.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside, State of California, at a duly noticed public hearing during its regular meeting of August 1, 2002, accepted and considered both oral and written testimony concerning the project,

BE IT FURTHER RESOLVED, that the City Council of the City of Seaside, State of California, adopts the Fort Ord Military Enclave (ME-FO) Negative Declaration, as shown in attachment 1, in accordance with the California Environmental Quality Act.

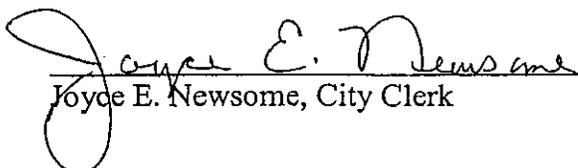
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the 1st day of August, 2002.

AYES: COUNCIL MEMBERS: Choates, Mancini, Rubio, Bloomer, Smith
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None



Jerry C. Smith, Mayor
City of Seaside

ATTEST:



Joyce E. Newsome, City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

440 Harcourt Avenue
Seaside, CA 93955

Telephone (831) 899-6737
FAX (831) 899-6211
TDD (831) 899-6207

NEGATIVE DECLARATION

Project Applicant: City of Seaside.
Lead Agency: City of Seaside City Council
Project Title: Amendment to Chapter 17.89 of the Seaside Municipal Code
Contact Person: Rick Medina, Seaside Planning Division
Phone: (831) 899-6726

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined that this project will not have a significant adverse impact on the environment as it has been found that the said project:

FINDINGS

- a. The proposed project does not have the potential to substantially degrade the quality of the environment, substantially reduce habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of major periods of California history or prehistory.
- b. The proposed project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c. The proposed project does not have environmental effects, which are individually limited, but "cumulatively considerable".
- d. The proposed project will not cause substantial adverse effects on human beings, either directly or indirectly.
- e. The proposed project does not have any adverse effects on wildlife resources as set forth in Section 735.5(d) of Title 14, California Code of Regulations.

Project Description: The proposed project is an amendment to Chapter 17.89 of the Seaside Municipal Code to allow conditional uses within the Military Enclave – Fort Ord zoning district to include golf courses and ancillary uses such as clubhouses and maintenance buildings, recreational uses, educational uses, offices, and retail sales.

Project Location: The proposed amendment will apply to all parcels zoned Military Enclave – Fort Ord.

Determination: The attached Initial Study has been prepared for the above project in accordance with the California Environmental Quality Act (CEQA) and procedures established in the CEQA Guidelines adopted by the City of Seaside. On the basis of the Initial Study, the City of Seaside makes the following determination:

The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.

The above project could have a significant impact effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by agreed to by the applicant which will avoid effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Seaside that the proposed project, as revised, may have a significant effect on the environment. A NEGATIVE DECLARATION is hereby approved.

Mitigation measures, if any, included in the project to avoid potentially significant effects: None

It has been determined that there are no potentially significant effects to mitigate. Further information about this project and its probable environmental impact will be on file in the Community Development Department, 440 Harcourt Avenue, Seaside, CA 93955.


Rick Medina, Planner II

August 1, 2002
Date

Alison Imamura
July 1, 2002
Page 2

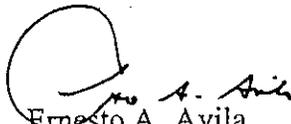
Initial Study Checklist Topic #16(b), New Water and Wastewater Facilities

The 1997 Fort Ord Reuse Plan EIR is cited as the source for the conclusion that no new water facilities would be needed to serve the proposed uses. Did that EIR consider the higher water use associated with golf courses in the ME-FO zoning area? If not, the City should assess the adequacy of existing or planned supplies that were assumed in the EIR to serve these proposed new uses.

Please note that these comments are written with the understanding that separate environmental review will be performed for each site-specific project that is proposed in the ME-FO area, such as the First Tee golf course and other projects. Please continue to inform the District of any project proposed in the Seaside Basin.

Thank you for your consideration of these comments. Please contact me at 658-5650 or Joe Oliver at 658-5640 if you have questions.

Sincerely,



Ernesto A. Avila
General Manager

enclosure: MPWMD letter dated November 5, 2001 (without attachments)

cc: MPWMD Board
Henrietta Stern
Joe Oliver



MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

November 5, 2001

Daniel E. Keen
Executive Director
Redevelopment Agency of the City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Subject: Proposed Fort Ord Redevelopment Project, City of Seaside

Dear Mr. Keen:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because much of the proposed City of Seaside redevelopment area falls within the coastal subareas of the basin, the District wishes to accept your invitation to discuss the materials you transmitted with your letter dated September 25, 2001, which was received on October 3, 2001. The District appreciates your invitation to arrange for a consultation regarding the proposed development plan, and will contact Mr. Claypool and/or Mr. Goblirsch. Accordingly, the District is interested in discussing the topics related to water issues listed below. These issues echo concerns expressed in our response to the Notice of Preparation of an EIR for the proposed Seaside Golf Course Resort, which I have enclosed:

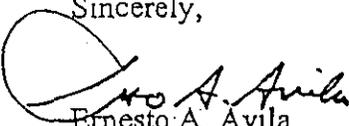
- ◆ Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.
- ◆ In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.
- ◆ Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Daniel Keen
November 5, 2001
Page 2

- ◆ Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.
- ◆ Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.
- ◆ Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.
- ◆ Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.
- ◆ Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.
- ◆ Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin .
- ◆ Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?
- ◆ Discuss water rights in the Seaside Basin.
- ◆ In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Thank you for your consideration of these comments. Please contact me at 658-5650 if you have questions. I look forward to meeting with City representatives to discuss these important issues.

Sincerely,


Ernesto A. Avila
General Manager

enclosure: ~~MPWMD comments on NOP for Golf Course Resort Project~~


Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2002

Monterey Regional Water Pollution Control Agency
 Attn: Robert S. Jaques, Director of Engineering
 5 Harris Court, Building D
 Monterey, CA 93940

Reference: Comment Letter dated June 20, 2002 Regarding Initial Study and
 Proposed Negative Declaration for Amendment to Seaside Zoning
 ordinance in the ME-FO (Military Enclave - Fort Ord) District

Dear Mr. Jaques:

Thank you for your comments on the referenced Initial Study. Your comments addressed potential Public Services and Utilities and Service Systems issues that may arise if the ME-FO District regulations are amended to allow some conditional uses, such as golf courses and related facilities, and that therefore, a project such as this would be potentially proposed and approved.

As background, golf course uses are allowed as conditional uses in several other City of Seaside zoning districts located on the former Fort Ord (e.g. R-1-FO, and RM-FO). Amendment of the ME-FO district regulations as proposed would make the ME-FO district regulations consistent with the regulations of these other districts. In this sense, golf courses are already permitted uses elsewhere on lands of the former Fort Ord that lie within the City. In that context, water demand projections for uses in the City of Seaside portion of the former Fort Ord, whether they be principal permitted uses or conditional uses, are accounted for in the City's 710 af water allocation from FORA, provided that any projects that are approved are served by water within the limits of the City's allocation. At this time, should a golf course and its associated facilities be proposed and approved in the ME-FO District, its water needs would be served by the Marina Coast Water District within the City's overall FORA allocation.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District.

Tel: (831) 373-4341

Fax: (831) 373-1417

947 Cass Street, Suite 5

Monterey, CA 93940

Mr. Robert S. Jaques
Monterey Regional Water Pollution Control Agency
July 5, 2002
Page 2

In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operation of the proposed First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year FORA allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR. The City would not require additional water entitlements from the Salinas River Groundwater Basin, but rather intends to satisfy water demand attributable to projects within the area of the former Fort Ord from a water supply arrangement with the Marina Coast Water District, administered by the Fort Ord Reuse Authority. Under this arrangement, MCWD produces water from the Salinas River Groundwater Basin on behalf of the City pursuant to the City's 710 acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned 710 acre feet per year to the City, with MCWD acting as the water supplier.

The City has also indicated that when an application is received and a project is considered it plans to require the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been working with MCWD and MRWPCA in conjunction with FORA and has requested an allocation of 100 acre feet per year of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



Alison Imamura

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison
Diana Ingersoll



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2000

Monterey Peninsula Water Management District
Attn: Ernesto A. Avila, General Manager
Post Office Box 85
Monterey, CA 93942

Reference: Comment Letter dated July 1, 2002 Regarding Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses Amendment, City of Seaside

Dear Mr. Avila:

Thank you for your comments on the referenced Initial Study and Proposed Negative Declaration. Your comments addressed general concerns and suggestions noted in your November 5, 2001 letter to the City of Seaside (regarding the City's formation of a Redevelopment Area), Hydrology and Water Supply, and new Water and Wastewater Facilities. Responses are presented in the sequence presented in your letter.

1. **General.** With respect to the points raised in your November 5, 2001 letter, I attach for your reference a copy of the City's March 6, 2002 letter responding to the points raised in that letter (see Attachment 1). Because the ME-FO District is within the former Fort Ord Redevelopment Area, the responses in the City's March 6, 2002 letter are applicable, and will be applied, as appropriate, to applications for projects in the ME-FO District as they are received, evaluated, and subjected to environmental review.

2. **Hydrology and Water Quality**

Comment 1 - Quantity of Water Use. It is not clear that your comment stating that a golf course, as is proposed to be allowed as a conditional use, would require significantly more water than principal permitted uses currently authorized in the ME-FO District, is necessarily correct. Information developed by the City in conjunction with the recently approved Hayes Housing project, also within the former Fort Ord, indicates otherwise. In that case, domestic and irrigation water consumption for 380 residential units on a 107-acre site was projected to be 168.5 acre-feet per year (see Attachment 2). By comparison, although the City has not yet received an application for a golf course project within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is in the

Tel: (831) 373-4341

Fax: (831) 373-1417

947 Cass Street, Suite 5

Monterey, CA 93940

preliminary planning stages for a golf course project in that area, has developed an estimate of projected water consumption for a golf course project on a comparably sized area (about 120 acres). Considering state of the art golf course design and irrigation system controls that would be proposed, the project water demand is estimated to be about 100 acre feet per year, significantly less than the consumption projected for the Hayes Housing project. Consequently, the ME-FO conditional use amendment allowing golf course and related uses would not result in intensification of water use compared to residential use of a comparably sized site, the most likely alternate use currently allowed in the ME-FO District.

Comment 2 - Adverse Effect to Groundwater Levels. This comment assumes that the Seaside Groundwater Basin is the source of water supply for projects in the ME-FO District. At this time, projects proposed within the ME-FO district would be served by the Marina Coast Water District, the water purveyor at the former Fort Ord, whose source of supply is the Salinas River Groundwater Basin.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District. In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operational needs of the First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR.

The City has also indicated its intent, when an application is received and a project considered, to condition the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been cooperating with MCWD and MRWPCA, in conjunction with FORA and has requested an allocation of 100 acre feet of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

3. New Water and Wastewater Facilities

Refer to Response 2 above.

Mr. Ernesto A. Avila, General Manager
Monterey Peninsula Water Management District
July 5, 2002
Page 3

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



Alison Imamura

Enclosures:

- Attachment 1. Letter from Dan Keen, City of Seaside, to Ernesto A. Avila, Monterey Peninsula Water Management District, dated March 6, 2002
- Attachment 2. Exhibit H to the City of Seaside Resolution No. 02-07: Hayes Housing Total Estimated Water Requirement

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison

ATTACHMENT 1

REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE440 Harcourt Avenue
Seaside, CA 93955Telephone (831) 899-6728
FAX (831) 899-6211
TDD (831) 899-6207

March 6, 2002

Mr. Ernesto A. Avila
Monterey Peninsula Water
Management District
P. O. Box 85
Monterey, CA 93942-0085

Subject: Response to Notice of Intent to Reuse a Previously Certified EIR

Dear Mr. Avila:

This responds to the comments raised in the Monterey Peninsula Water Management District ("District") letter of January 25, 2002, which references two letters dated November 5, 2001. This response addresses the specific comments of the November 5, 2001 letter regarding the proposed Fort Ord Redevelopment Project ("Redevelopment Project"). The responses are organized in the order of the comments raised in the district's letter.

General Response

Generally, the letter raises specific comments related to water use and service, and requests certain details regarding future water supply and quality. These comments are individually addressed below. However, it should be noted that a redevelopment plan operates as a general constitution and authorizing document, and is neither able nor required to identify precise details and service requirements of the future projects within the Plan area. The evaluation of future projects within the Redevelopment Plan area will include a greater level of detail through either future environmental documents and/or development agreements.

Additionally, the City of Seaside Redevelopment Plan project envisions the same level of development as analyzed under the Fort Ord Reuse Plan and accompanying EIR. Pursuant to State CEQA Guidelines, an Initial study was prepared to determine whether the previously certified *Fort Ord Reuse Plan* EIR provided adequate environmental review for the project. The review found that the proposed project does not conflict with provisions of the Reuse Plan, and is specifically intended to be consistent with the adopted *Fort Ord Reuse Plan*, as evaluated in the certified 1997 EIR. The proposed Redevelopment Plan incorporates the overall land use designations, intensities and/or policies contained in the Reuse Plan and supporting documents. All policies, mitigation measures and other measures that were found to avoid or reduce impacts have been incorporated into the Redevelopment Plan (as identified in the Initial study).

Specific Comments

Comment 1: Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.

Response: Future development within the Redevelopment Plan area will be required to manage storm water to meet existing standards and policies. Specific development standards will be applied to projects as they are reviewed and processed through the entitlement process. (See General Response above.) The City and FORA area currently reviewing existing design criteria and may be developing additional criteria for stormwater facilities. When adopted, the City will follow those criteria in evaluating subsequent projects within the Redevelopment Project area.

Comment 2: In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.

Response: See answer to Comment 1 above.

Comment 3: Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Response: Water service will be provided by the Marina Coast Water District (MCWD). Water service was also evaluated in the FORA Reuse Plan EIR. The Initial study for the Redevelopment Plan, prepared pursuant to State CEQA Guidelines, found that the previously prepared Fort Ord Reuse Plan EIR provides adequate analysis to be used as the environmental document for the proposed City Redevelopment Plan. The Initial Study concluded that neither baseline conditions nor impact analyses have substantially changed since certification of the Reuse Plan EIR, and that the 1997 Fort Ord Reuse Plan EIR covers the issues of potential impact within the City of Seaside area for which the proposed Redevelopment Plan was prepared, including water service to redevelopment area projects.

The City does not propose to produce additional water from the Seaside Groundwater Basin as a result of formation of the Redevelopment Project, but rather intends to satisfy water demands attributable to the Redevelopment Project area from a water supply arrangement with the Marina Coast Water District ("MCWD"), administered by the Fort Ord Reuse Authority ("FORA"). Under this arrangement, MCWD produces water from

the Salinas Groundwater Basin on behalf of the City pursuant to the City's 710-acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned the 710 acre-foot per year allocation to the City, with the MCWD acting as the water supplier. Because the Salinas River Basin is hydrologically distinct from the Seaside Basin, there is no basis to believe that adoption of the Redevelopment Project will have any impact on the Seaside Basin.

Comment 4: Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.

Response: Existing Agreement No. A-06181, entered in 1991, and the Addendum No. 1, entered in 1992, allocate and clarify the respective jurisdictional powers of the District, the Monterey County Water Resources Agency (MCWRA), and the Pajaro Valley Water Management Agency. Pursuant to section 3(a) of the 1992 addendum, the MCWRA assumed exclusive authority to regulate water delivery systems within the Fort Ord boundaries and within the MPWMD boundaries. The Redevelopment Project is located entirely within the Fort Ord Boundaries. Accordingly, it appears that the regulatory authority over water distribution systems lies with the MCWRA rather than the District.

Pursuant to section 3(b) of the 1992 addendum, the District assumed authority to regulate management of the Seaside Basin within the Fort Ord boundaries. However, as noted above, the new water supply for the Redevelopment Project area will be provided by MCWD's production from the Salinas River Basin.

Comment 5: Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.

Response: As noted to response to Comment 3 above, it appears that water distribution system in the Fort Ord boundaries is subject to the regulatory authority of the MCWRA. The District comment is requesting a discussion of the permit authority of the District for the Bayonet and Blackhorse courses within the Fort Ord boundaries. This is not a comment on the Initial Study and is referred to the City and the District to discuss whether a water distribution permit is required for these uses.

Comment 6: Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.

Response: As discussed in response to Comment 3 above, the project does not propose the production of additional water from the Seaside Groundwater Basin to serve the Redevelopment Project. Thus, the formation of the Redevelopment Project should have no additional effect on the Seaside Basin.

Comment 7: Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.

Response: This is not a comment on the Initial Study; the City's contracts and mitigation requirements for the existing golf courses do not impact the formation of the Redevelopment Project.

Comment 8: Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.

Response: See response to Comments 3, 7 and 8, above. It should be noted that water use requirements for the existing golf courses are not proposed to be revised by the Redevelopment Plan and therefore do not impact the formation of the Redevelopment Project. The Redevelopment Project area is not proposed to be served by the Seaside Basin as indicated above.

Comment 9: Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin.

Response: See response to Comment 3, 7 and 8, above.

Comment 10: Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?

Response: See response to Comment 3 above. As discussed in the Reuse Plan and EIR, any potable water saved by substitution of reclaimed water for irrigation supplies to the golf courses may be used for other purposes in the former Fort Ord area, specifically within the Redevelopment Project. Therefore, the City does not foresee additional water available for California-American Water Company at this time.

Comment 11: Discuss water rights in the Seaside Basin.

Response: The City has established water rights in the Seaside Basin in an amount equal to the amount of its historical pumping for municipal and industrial use. These rights may include appropriative, overlying, and/or prescriptive rights. See response to Comment 3, 7 and 8, above

Comment 12: In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Response: The comment does not address environmental issues identified in the Initial Study and is referred to the City.

Sincerely,



Daniel E. Keen
Executive Director

**Hayes housing
Total Estimated Water Requirement**

Land Use	Acres	Dwelling Units (du)	Annual Water Use		Water Use Total Demand (acre-feet)		
			Interior Use (ac-ft/du)**	Exterior Irrigation (ac-ft/ac)	Interior	Exterior Irrigation	Total
Single Family Residence*†	30.70	380	0.33	N/A	100.3	25.1	125.4
Open Space (Turf)	9.3		N/A	2.2	na	20.5	20.5
Open Space (Drainage Basin)	10.9		N/A	1.1	na	12.0	12.0
Soper Field (Turf)	4.83		N/A	2.2	na	10.6	10.6
TOTAL ANNUAL WATER USE (af)					100.3	68.2	168.5

*Based on 45% average impervious area for developed lots & drought tolerant landscaping

**Based on MCWD (Medium-Density Residential including irrigation - 6du/ac)

†Assumes 80% interior and 20% exterior water usage - per phone conversation with Pete Koehn, MCWD

Should reclaimed water become available for the open space areas, the total potable water usage would become approximately 125.4 acre-feet per year

Should single family residences exterior irrigation with reclaimed water be allowed in the future, the total potable water usage would become approximately 100.3 ac-ft per year.

ATTACHMENT 2

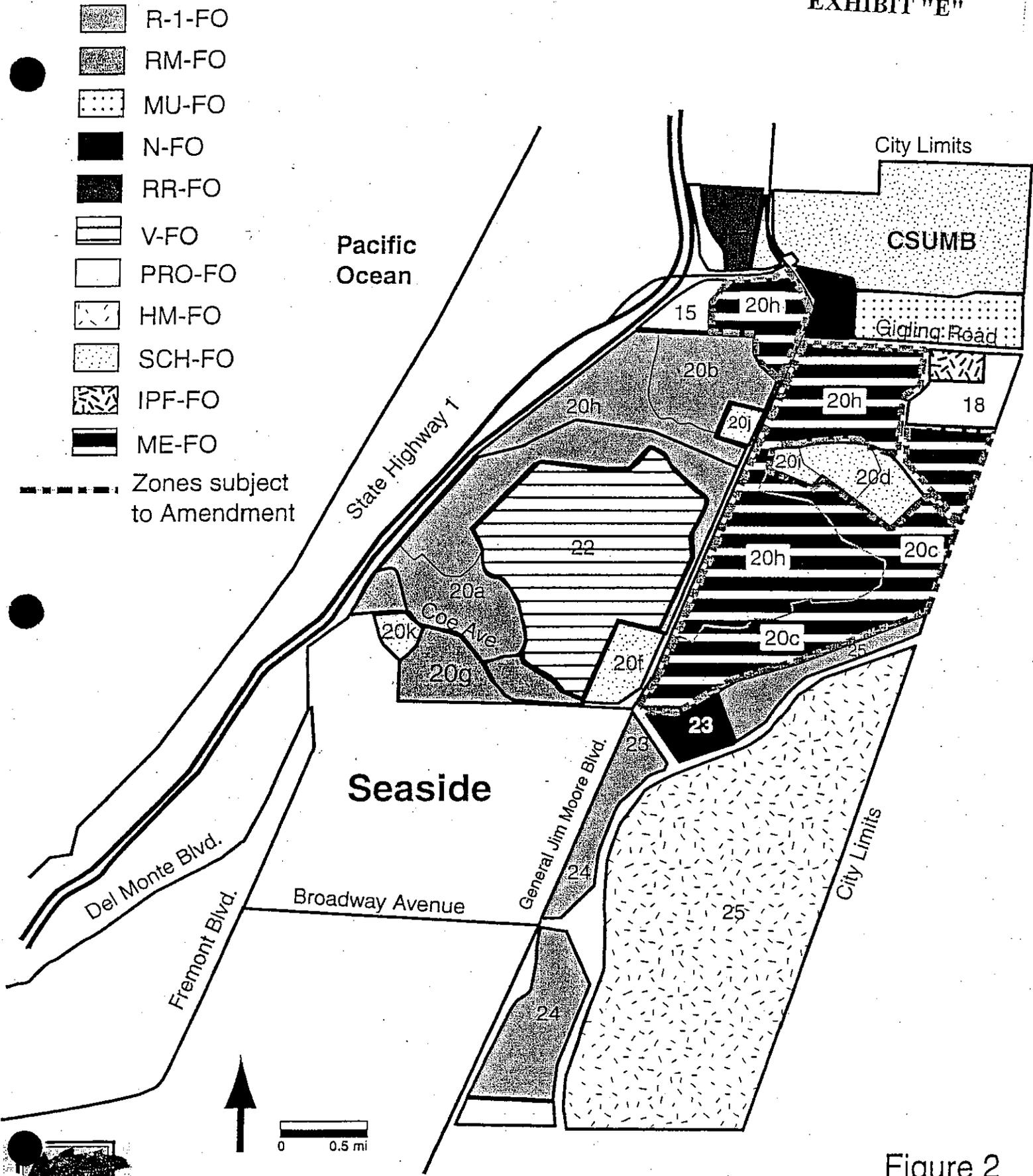


Figure 2
Seaside Fort Ord Zoning Map

Source: City of Seaside Zoning Ordinance

INITIAL STUDY
and
PROPOSED NEGATIVE DECLARATION
for the

**Amendment to Title 17 - Chapter 17.89
of the Seaside Zoning Ordinance to Allow
Conditional Uses in the ME-FO Zone District**

PREPARED FOR

City of Seaside
Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
831 899-6220

June 2002
(as amended July 1, 2002)



Denise Duffy & Associates, Inc.
PLANNING AND ENVIRONMENTAL CONSULTING

INITIAL STUDY

and

PROPOSED NEGATIVE DECLARATION

for the

**Amendment to Title 17 - Chapter 17.89
of the Seaside Zoning Ordinance to Allow
Conditional Uses in the ME-FO Zone District**

PREPARED FOR

City of Seaside
Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
831 899-6220

June 2002
(as amended July 1, 2002)



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Seaside (lead agency) intends to adopt a Negative Declaration for the proposed First Tee Project. As required by the California Environmental Quality Act (CEQA) Guidelines, §15072, this notice of intent provides the required information for this action. The City of Seaside invites all interested persons and agencies to comment on the proposed Negative Declaration.

Lead Agency: City of Seaside

Decision-making Body: City of Seaside

Project Location: City of Seaside, California: Parcels zoned ME-FO (Fort Ord Military Enclave)

Project Description: The proposed project is the amendment of Chapter 17.89 of the Seaside Zoning Ordinance to allow conditional uses within Zone District ME-FO including golf courses and ancillary uses such as clubhouses and maintenance buildings, recreational uses, educational uses, offices and retail sales.

Public Review Period: The period for public review begins June 10, 2002 and ends July 1, 2002.

Public Availability: The proposed Negative Declaration is Available for Public Review at the following locations:

City of Seaside Community Development Department
440 Harcourt Avenue
Seaside, CA 93955
Phone: 831 899-6737

Seaside Public Library
550 Harcourt Avenue
Seaside, CA 93955
Phone: 831 899-2055

Public Comments:

Written public comments may be submitted to:

Denise Duffy & Associates, Inc.
Attn: Alison Imamura
947 Cass Street, Suite 5
Monterey, CA 93940
FAX: 831 373-1417

Public Hearing:

The Seaside Planning Commission will conduct a public hearing on this matter on July 10, 2002 at 7:00 PM. The location of the public hearing is:

City of Seaside City Hall
440 Harcourt Avenue
Seaside, CA 93955
Phone: 831 899-6220

The proposed amendments will be considered for adoption by the Seaside City Council following a recommendation from the Seaside Planning Commission. City Council action is tentatively set for July 18, 2002 with a second reading on August 1, 2002.

JUNE 5, 2002

Date

Rick Medino for,

Louis Dell'Angela
Community Development Director
City of Seaside



PROPOSED NEGATIVE DECLARATION

ME-FO Zone Districts Conditional Uses Amendment

- Lead Agency:** City of Seaside
- Decision-making Body:** City of Seaside
- Project Location:** City of Seaside, California: Parcels zoned ME-FO (Fort Ord Military Enclave)
- Project Description:** The proposed project is the amendment of Chapter 17.89 of the Seaside Zoning Ordinance to allow conditional uses within Zone District ME-FO including golf courses and ancillary uses such as clubhouses and maintenance buildings, recreational uses, educational uses, offices and retail sales.
- Public Review Period:** The period for public review begins June 10, 2002 and ends July 1, 2002.

Proposed Determination:

On the basis of the attached initial study prepared in accordance with the California Environmental Quality Act, the proposed project does not have the potential to result in significant adverse environmental impacts. Therefore, there is no substantial evidence, in light of the whole record before the lead agency (City of Seaside) that the project may have a significant effect on the environment.

Rick Medina
Signature

JUNE 5, 2002
Date

RICK MEDINA
Printed name

PLANNER II
Title

CITY OF SEASIDE INITIAL STUDY

for the Amendment to Title 17 - Chapter 17.89 of the Seaside Zoning Ordinance to Allow Conditional Uses

I. BACKGROUND INFORMATION

Project Title: Amendment to Chapter 17.89 of the Seaside Zoning Ordinance to Allow Conditional Uses

Project Location: Seaside, CA

Name of Property Owner: U. S. Army

Lead Agency: City of Seaside
440 Harcourt Avenue
Seaside, CA 93955
Phone (831)899-6220

Contact Person: Louis Dell'Angela, Community Development Director

Acreage of Property: N/A

General Plan Designation: Military Enclave

Zoning District: ME-FO Military Enclave Fort Ord

Prepared By: Denise Duffy & Associates, Inc.
947 Cass Street, Suite 5
Monterey, CA 93940
Phone 831-373-4341
Alison Imamura, Senior Planner
Denise Duffy, Principal

This Initial Study evaluates the potential environmental impacts associated with the proposed amendment to the ME—FO zoning district regulations to allow the following uses as conditional uses: 1) Commercial recreation such as golf courses, 2) Clubhouse and maintenance buildings, 3) Recreation uses, 4) Educational activities, 5) Offices, and 6) Retail Sales. The project site is located in the former Fort Ord military base within the City limits. The Fort Ord Reuse Authority certified, and adopted findings in consideration of, the Fort Ord Reuse Plan Final Environmental Impact Report (the "Reuse EIR"), a program environmental impact report which evaluated the potentially significant environmental effects of the Reuse Plan. The FEIR was certified with the intent that it would serve as a program EIR and provide a "first-tier" analysis for future development within the former Fort Ord.

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

PROJECT LOCATION AND ENVIRONMENTAL SETTING

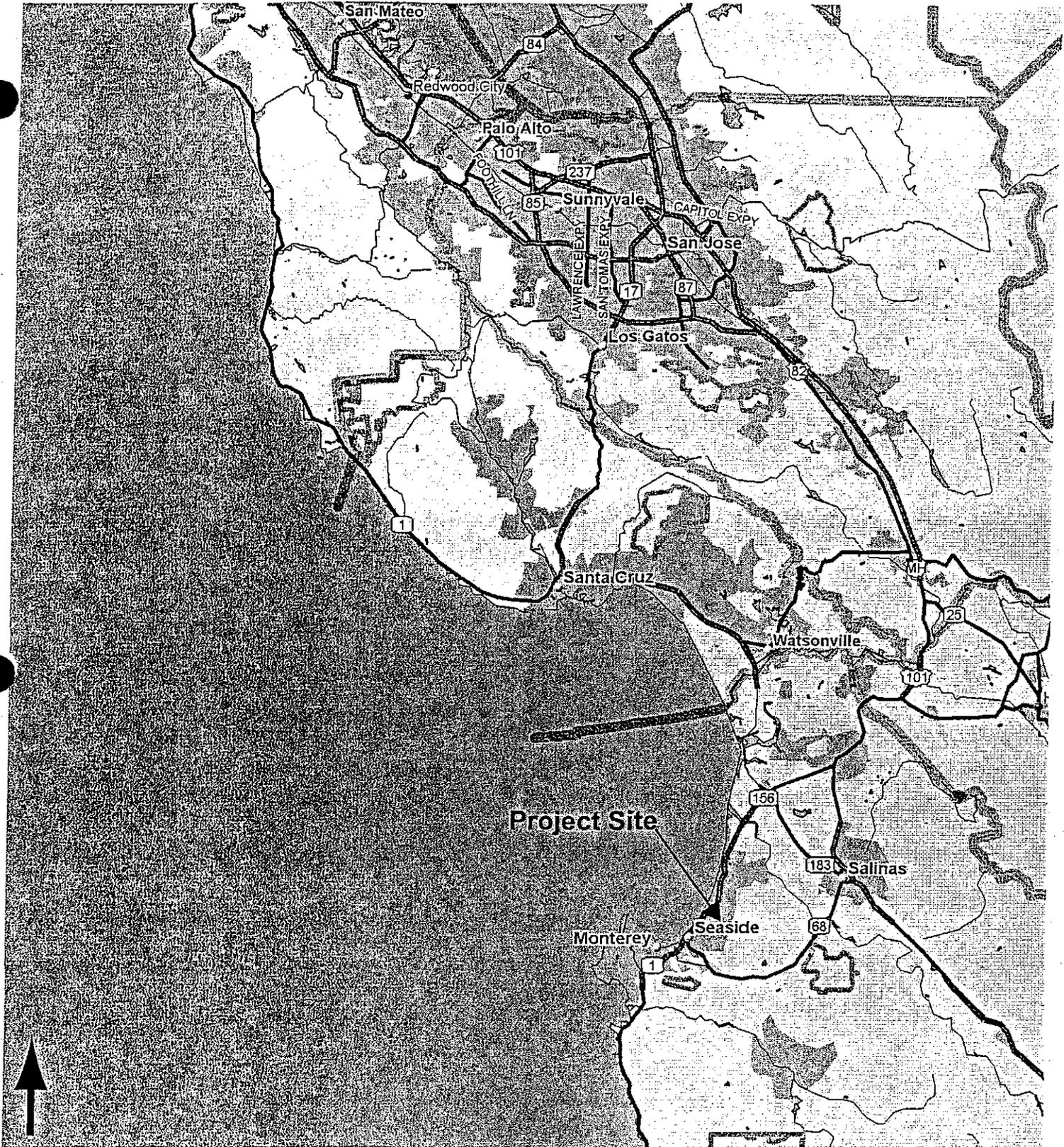
The project is a zoning amendment affecting the Military Enclave-Fort Ord (ME-FO) zoning district which applies to portions of Polygons 20c and 20h of the former Fort Ord Military Base in Seaside, CA. The Regional location of the City of Seaside is shown in Figure 1, and the approximate location of the ME-FO zoning district is shown in Figure 2.

At present, much of the area zoned ME-FO is developed with military housing, but the area to the south and east of the Fitch Park Military Housing Area is undeveloped and scheduled for transfer to the City of Seaside in conjunction with the on-going Fort Ord Disposition process. The undeveloped area contains three vegetation community types: oak woodland, chaparral, and coastal scrub.

Portions of the undeveloped area were formerly the site of military training activities involving hand grenade and mortar practice resulting in modification of habitat values in the past. Currently, portions of the undeveloped area serve as right-of-way for several P. G. and E. overhead high voltage power lines and water storage and transmission facilities operated by the City of Seaside.

The Fort Ord Reuse Plan describes the principal existing uses in the Military Enclave Land Use Designation Area as follows:

“The housing to be retained by the U.S. Army is the dominant land use within the military enclave retained after ‘downsizing.’ However, this housing resource to serve the POM is augmented by several supporting uses. They include the commissary, PX, theater, credit union, food services, police/fire protection, and miscellaneous services. The Silas B. Hays hospital, the tallest existing building on the Fort, is being reused to accommodate the DFAS and the Defense Management Data Center. Other assets retained by the U.S. Army include facilities for the U.S. Army Reserve, motor pool facilities, and miscellaneous warehousing facilities.”



Source: Topo USA (not to scale)

Figure 1
Regional Map

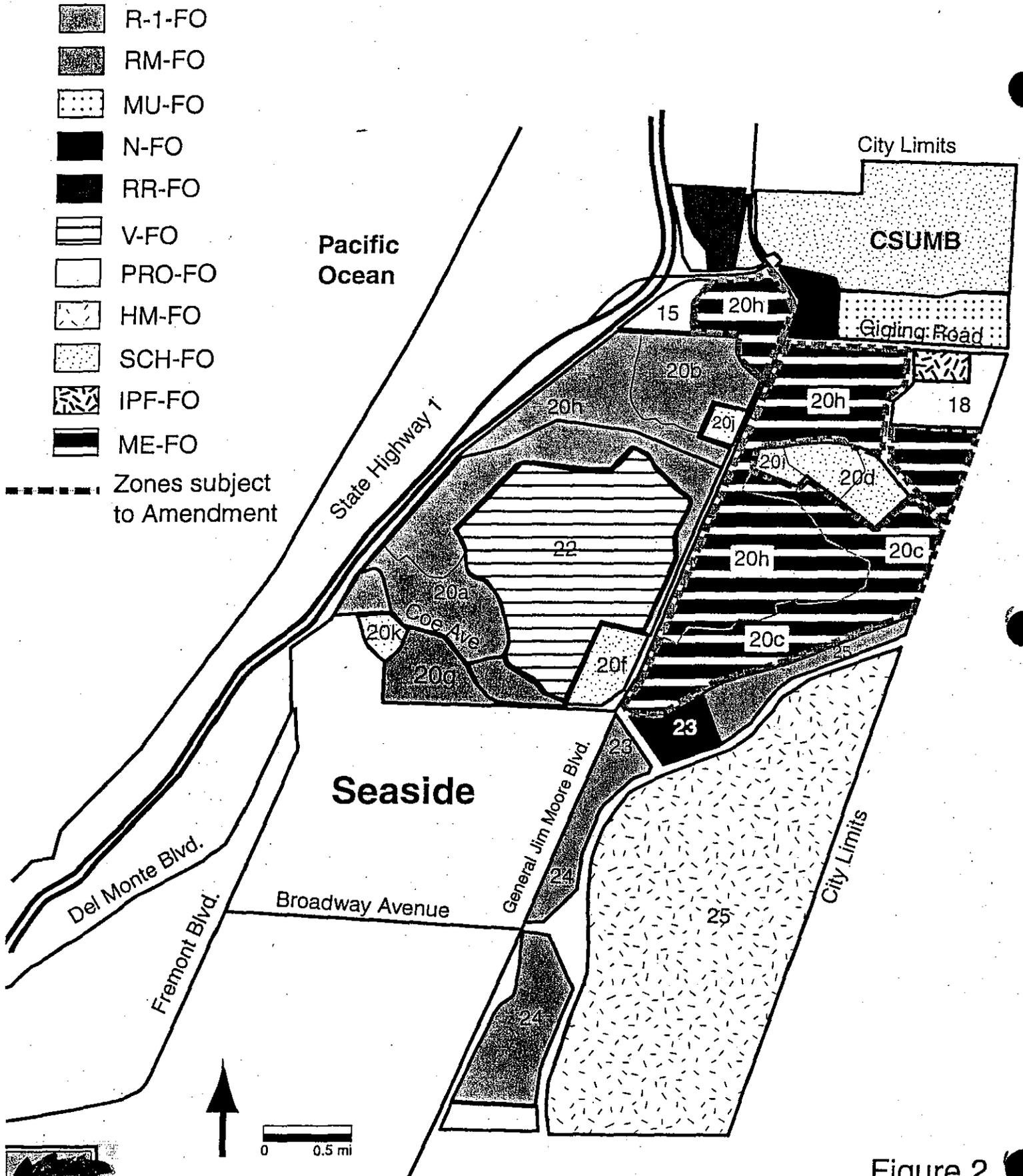


Figure 2
Seaside Fort Ord Zoning Map



Source: City of Seaside Zoning Ordinance

BACKGROUND

Fort Ord Base Closure

In 1991, the U.S. Department of the Army announced the planned closure of the Fort Ord military base. Following this announcement, the Fort Ord Reuse Group (FORG) was organized by local governments to begin planning the Initial Reuse Plan, which was approved in 1993.

In 1994, the Fort Ord Reuse Authority (FORA) was established as the successor to FORG based on the passage of enabling State Legislation, which also authorizes FORA to prepare, adopt, finance and implement a plan for future use and development at the former Fort Ord. FORA is comprised of members representing the Cities of Carmel, Del Rey Oaks, Marine, Sand City, Monterey, Pacific Grove, and Seaside; the County of Monterey; and other designated regional public agencies. Pursuant to state legislation, FORA is authorized to acquire and dispose of property and facilities within Fort Ord, to plan, finance and construct new public facilities; and to levy assessments, special taxes, fees or bonds to finance projects.

Fort Ord Reuse Plan

Fort Ord Reuse Plan. Future development has been planned for the former Fort Ord military base as part of the Fort Ord Reuse Plan adopted in 1997 by FORA. The plan designates land uses and ultimate development intensities within the former Fort Ord military base, and establishes a variety of policies to guide future development. The Plan also identifies infrastructure improvements and implementation-financing strategies for redevelopment.

The adopted FORA Reuse Plan consists of the following elements:

- 1996 Public Draft Fort Ord Reuse Plan and errata sheets
- 1996 Public Draft Fort Ord Reuse Plan Draft EIR and errata sheets
- March 1997 Fort Ord Reuse Plan Final Program EIR
- FORA Resolution 97-6 dated June 13, 1997, adopting the Fort Ord Reuse Plan
- FORA Resolution 98-1, dated November 2, 1998, adding "Chapter 8" to the Master Resolution
- "Development and Resource Management Plan"

In approving the Reuse Plan, FORA adopted a "Constrained Development" Scenario that significantly reduced development potential from what was evaluated in the 1996 "Public Draft" Plan based on limited water availability. The "Master Resolution" adopted by FORA indicates that the plan would result in a population of approximately 37,340 people, 10,816 housing units, and 18,342 jobs with utilization of a maximum of 6,600 acre-feet of water per year throughout the entire former Fort Ord base, including all jurisdictions. The FORA resolution adopting the Reuse includes a water allocation to the member jurisdictions within the former Fort Ord boundaries. As part of the proceedings to adopt the Reuse Plan, FORA adopted the

"Development and Resource Management Plan" (DRMP) to ensure that reuse of the former Fort Ord will restrain development to available resources and service constraints, including water and transportation. Per FORA Resolution 98-1, local jurisdictions must include policies and programs consistent with the DRMP.

Other Agency Conformance to Fort Ord Reuse Plan. Pursuant to FORA's enabling legislation and adoption of the Reuse Plan, each land use jurisdiction within FORA's boundaries are required to prepare and adopt appropriate amendments to their general plans to ensure consistency with the adopted Reuse Plan. Furthermore, each land use agency must submit all land use decisions affecting lands within FORA's boundaries to FORA for a determination of consistency with the Reuse Plan.

Fort Ord Reuse Plan EIR

Future development planned as part of the Fort Ord Reuse Plan adopted in 1997 by the Fort Ord Reuse Authority (FORA) has undergone environmental review. The Draft EIR (dated May 1996) evaluated impacts of full buildout of Fort Ord as envisioned in the Reuse Plan, which is estimated to occur over the next 40-60 years. Portions of the Draft EIR (traffic, noise) evaluated impacts resulting from estimated development to the year 2015. On June 13, 1997, the Fort Ord Reuse Authority certified, and adopted findings in consideration of, the Fort Ord Reuse Plan Final Environmental Impact Report (the "Reuse EIR"), a program environmental impact report prepared pursuant to the requirements of California Public Resources Code Section 21000 et seq. ("CEQA") and Title 14, California Code of Regulations Section 15000 et seq. (the "CEQA Guidelines"), which evaluated the potentially significant environmental effects of the Reuse Plan. The FEIR was certified with the intent that it would serve as a program EIR and provide a "first-tier" analysis for future development within the former Fort Ord.

The California legislature adopted specific provisions to address CEQA review for planning and redevelopment of former military bases. A reuse plan EIR may be based on the physical setting as it existed at the time the decision to close the base was made final, and the EIR prepared for the reuse plan is considered, with some exceptions, to provide the CEQA review for all subsequent actions in furtherance of the reuse plan. For the purposes of determining whether a reuse plan, or public or private activities taken pursuant to or in furtherance of a reuse plan may have a significant effect on the environment, an environmental impact report may be prepared in the context of the physical conditions that were present at the time that the federal decision for closure or realignment of the base or reservation became final (CEQA Guidelines section 15229). The federal decision to close Fort Ord became final in 1993 and the Fort Ord Reuse Plan EIR baseline conditions are those that were present in 1993. As described in CEQA Guidelines section 15229, although a new environmental document may not be required for project that are in furtherance of the reuse plan, the lead agency remains responsible to ensure that any potential environmental effects are adequately addressed in accordance with current laws.

City of Seaside Actions

On August 12, 1998, by Resolution No. 98-81, the City adopted amendments to its General Plan for the purpose of providing land use designations and development standards and policies for the City's lands within the former Fort Ord, covering the ME-FO zone district area, in conformance with the land use designations and development standards and policies of the Fort Ord Reuse Plan. In adopting the General Plan amendments, the City prepared an Addendum to the FORA Reuse Plan EIR, and adopted mitigation measures established in the Reuse Plan EIR.

By Ordinance No. 878, introduced on August 12, 1998 and finally approved on September 3, 1998, the City adopted amendments to its Zoning Ordinance for the purpose of providing land use designations and development standards and policies for the City's lands within the former Fort Ord, covering the ME-FO zone district area, in conformance with the land use designations and development standards and policies of the Reuse Plan.

On December 11, 1998 by Resolution #98-2, the Fort Ord Reuse Authority ("FORA") determined that the amendments to the City's General Plan and Zoning Ordinance were consistent with the Reuse Plan pursuant to Government Code Section 67675 et seq.

Land Use Designation and Zoning Permitted Uses

The City of Seaside's Military Enclave land use designation identifies land retained by the U.S. Armed Forces for ongoing military related activities within the former Fort Ord boundary. This includes the POM Annex, military housing, schools, day care facilities, churches, community centers, reserve training centers, exchange retail activities, and motor pool activities. The undeveloped land to the south and east of the Fitch Park Military Housing Area is planned for transfer to the City of Seaside in conjunction with the on-going Fort Ord disposition process.

Chapter 17.89.040 of the City of Seaside's Zoning Ordinance currently includes the following permitted uses: (1) military housing; (2) schools; (3) day care centers; (4) houses of worship; (5) community centers; (6) reserve unit training; (7) exchange retail activities; and (8) motor pool activities. In addition, accessory buildings, structures and uses including any use, building or structure which is appurtenant and incidental to a permitted use within the zone district are allowed. Any other uses determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with City of Seaside General Plan, Fort Ord Lands, and which will not impair the present or potential uses of adjacent properties may be allowed subject to the approval of a conditional use permit.

Project Specific Background

In planning for future uses of the former Fort Ord within the City of Seaside, the City has been presented with an opportunity to work with a 501(c)(3) non-profit organization to create a facility that would focus on local youth golf training and education programs. In examining potential locations in the Seaside area of the former Fort Ord at which such a facility could be created, it determined that FORA Polygon 20c, east of General Jim Moore Boulevard and north of Eucalyptus Road, would be an appropriately located site of suitable size and terrain that could accommodate the needs of such a facility, however, the zoning district regulations applicable to the site would not clearly permit such use. The City therefore seeks to amend the zoning district regulations to allow such a facility as a conditional use.

PROJECT DESCRIPTION

This Initial Study has been prepared to evaluate the environmental impacts associated with the proposed amendment to the ME--FO zoning district regulations in Chapter 17.89 of the City of Seaside Zoning Ordinance to allow the following uses as conditional uses.

- 1) Commercial recreation such as golf courses.
- 2) Clubhouse and maintenance buildings.
- 3) Recreation uses.
- 4) Educational activities.
- 5) Offices.
- 6) Retail Sales.

The current regulations to control development in the ME-FO district grant that the U.S. Army shall determine the development standards related to the following requirements for the property until the property is released to the nonmilitary sector for private development: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) maximum building height, (7) off-street parking, (8) signs, (9) landscaping and screening, (10) minimum floor area, and (11) usable open space. The proposed project would also amend Chapter 17.89 to include the following specific property development standards for development in the ME—FO District subsequent to the Department of Army transfer of control of the property to nonmilitary sector for private development:

- 1) Structures shall not exceed 32 feet in height as measured from average building footprint finish grade.
- 2) Structure shall be set back a minimum of 30 feet from property lines and shall be screened with landscaping, incorporating plant materials native to the region, to minimize the visual impact from adjoining properties.
- 3) Office uses and retail sales activities shall be directly related and incidental or providing support to commercial and recreational use.
- 4) Parking shall be provided consistent with standards set forth in Chapter 17.48 - Off-Street Parking and Loading of the Seaside Zoning Code.

No changes are proposed to the zoning map. The proposed text of the revised Chapter 17.89 is contained in Appendix A, with text proposed to be deleted shown in strikethrough type and the text proposed to be added in underlined type.

III. ENVIRONMENTAL CHECKLIST

FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

INSTRUCTIONS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources (as noted in parentheses on the checklist and listed in Section V. Of this Initial Study) show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are

one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation measures from "Earlier Analyses," may be cross-referenced.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Pursuant to State CEQA Guidelines Section 15153, a lead agency may use an EIR prepared for an earlier project where the proposed project is essentially the same as the project previously analyzed in the former EIR.

CEQA CHECKLIST

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista? (Source : 3, 4, 8, 9)				✓
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 13)				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 3, 4, 8, 9)				✓
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (Source: 3, 4, 8, 9)				✓
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 9)				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 9)				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (Source: 9)				✓
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 14)				✓
b) Violate any air quality standard or contribute to an existing or projected air quality violation? (Source: 14)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (Source: 14)				✓
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 14)				✓
e) Create objectionable odors affecting a substantial number of people? (Source: 14)				✓
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 17, 18)			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 17, 18)			✓	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 17, 18)				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 17, 18)				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 9)				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 17)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 3, 4, 8)				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 3, 4, 8)				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 3, 4, 8)				✓
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 3, 4, 8)				✓
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source: 16)				✓
2) Strong seismic ground shaking? (Source: 3, 4, 8, 15)				✓
3) Seismic-related ground failure, including liquefaction? (Source: 3, 4, 8, 15)				✓
4) Landslides? (Source: 3, 4, 8, 15)				✓
b) Would the project result in substantial soil erosion or the loss of topsoil? (Source: 3, 4, 8, 15)			✓	
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 3, 4, 8, 15)				✓
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(1994), creating substantial risks to life or property? (Source: 3, 4, 8, 15)				
h) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 3, 4, 8, 15)				✓
7. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 9)				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 9)				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within <input type="checkbox"/> mile of an existing or proposed school? (Source: 9)				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 8)				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source : 3, 4, 8, 9)				✓
f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 3, 4, 8, 9)				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source : 3, 4, 8, 9)				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source : 3, 4, 8, 9)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements? (Source: 3, 4, 8, 9)				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 3, 4, 8, 9)				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. (Source: 3, 4, 8, 9)				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? (Source: 3, 4, 8, 9)				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Source: 3, 4, 8, 9)				✓
f) Otherwise substantially degrade water quality? (Source: 3, 4, 8, 9)				✓
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 3, 4, 8, 9)				✓
h) Place within 100-year flood-hazard area structures, which would impede or redirect flood flows? (Source: 3, 4, 8, 9)				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, incl. flooding as a result of the failure of a levee or dam? (Source: 3, 4, 8, 9)				✓
j) Inundation by seiche, tsunami, or mudflow? (Source: 3, 4, 8, 9)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community? (Source: 3, 4, 8, 9)				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 3, 4, 5, 6, 8, 9, 12, 14)			✓	
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan? (Source: 8)				✓
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 8)				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Source: 8)				✓
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies? (Source: 3, 4, 8, 9)				✓
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Source: 3, 4, 8, 9)				✓
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 3, 4, 8, 9)				✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 3, 4, 8, 9)				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 3, 4, 8, 9)				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 3, 4, 8, 9)				✓
12. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 3, 4, 8, 9)				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 3, 4, 8, 9)				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 3, 4, 8, 9)				✓
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (Source: 3, 4, 8, 9)				✓
b) Police protection? (Source: 3, 4, 8, 9)				✓
c) Schools? (Source: 3, 4, 8, 9)				✓
d) Parks? (Source: 3, 4, 8, 9)				✓
e) Other public facilities? (Source: 3, 4, 8, 9)				✓
14. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 3, 8, 15)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 3, 8, 15)				✓
15. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: 3, 8, 15)				✓
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: 3, 8, 15)				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 15)				✓
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				✓
e) Result in inadequate emergency access? (Source: 3, 8, 15)				✓
f) Result in inadequate parking capacity? (Source: 9)				✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks)? (Source: 1, 3, 8, 12, 15)				✓
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 8)				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects? (Source: 8)				✓

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section IV. Evaluation of Environmental Impacts)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 8)				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 8)				✓
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 8)				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 8)				✓
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 8)				✓
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects. (Source: 8)			✓	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

OVERVIEW OF ENVIRONMENTAL EVALUATION

At present, the Fort Ord Military Enclave (ME-FO) zoning district regulations permit military housing, schools, day care centers, houses of worship, community centers, reserve unit training, exchange retail activities, and motor pool activities. Assuming development of an equal area of land, it is not likely that the conditional uses allowed by this zoning amendment (commercial recreation on large open areas such as golf courses, clubhouses and maintenance buildings, recreation activities, education activities, offices, or retail sales) would have significantly different environmental impacts than would the permitted uses already allowed in the district. It is possible that the degree of impact by a conditional uses might be greater in certain areas (e.g. water consumption for irrigation of a golf course might be greater than water consumption for military housing). Conversely, it is also possible that the degree of impact by a conditional use might be lesser in certain areas (e.g. the contribution of a golf course to air pollution would likely be significantly less than that of a housing development). In cases where such increased levels of impact can reasonably be anticipated to occur from conditional uses that would be permitted by this zoning amendment, they are addressed in this section.

1. AESTHETICS

(a,c) The ME-FO zone district amendment includes development standards pertaining to development character, design and landscaping that insure visually desirable development. Substantial landscaping incorporating native plant material is also required to screen site uses from adjoining properties in the ME-FO zone district. The ME-FO zone district imposes building height restrictions correlated to mature tree height of 30 feet, and setbacks of 30 feet from property lines to provide space for the screening landscaping. The conditional uses to be added to the zoning district would not create any new significant aesthetic impacts or worsen those impacts due to future development consistent with the existing allowed uses. This is a less than significant impact.

(b,d) No portion of Seaside is located within the view of a State-designated scenic highway. The proposed changes to the military enclave development standards or zone districts would not affect lighting or glare substantially. There could be additional lighting from the retail, uses within the ME-FO zone district, but this would be less than significant. The development standards for commercial uses in the ME-FO zone district include landscaping and screening requirements.

2. AGRICULTURAL RESOURCES

There is no agricultural land within or near any areas zoned ME-FO. The proposed zoning amendments would have no environmental impact on agricultural resources.

3. AIR QUALITY

(a-e) The proposed zoning amendments would not result in an increase in the overall number of vehicles trips generated within the ME-FO zone district. The minimal changes in types of uses that would be allowed in the ME-FO zone district would slightly alter vehicular trip distributions. It is difficult to predict the change in distribution in any detail at this time, but most likely there would be slightly less trips originating from the eastern portions of the Seaside Fort Ord Area (General Jim Moore Boulevard) because the uses being considered as conditional uses in the ME-FO zone district would have less trip generation than the presently allowable uses. Because the eastern area is less congested there could be a minor decrease in CO emissions at congested intersections.

4. BIOLOGICAL RESOURCES

The distribution of development within the area would be slightly different but this would not substantially change the number or type of biological resources that might be affected by future development. The ME-FO zone district areas are assumed to be developed by the Fort Ord Habitat Management Plan, and the Habitat Management Plan accommodates this use by providing compensation and preservation of appropriate habitat and species to mitigate this development on a base-wide basis. The proposed project would have a less than significant impact on biological resources.

5. CULTURAL RESOURCES

(a-d) The proposed zoning ordinance amendment would not substantially increase ground disturbance or new areas of development under full buildout. None of the areas zoned ME-FO where the proposed zoning amendments are located in areas identified in the Seaside Fort Ord Lands General Plan Amendment as being a high archaeological sensitivity. The proposed zoning amendment would have no impact on archaeological resources. The proposed zoning amendment would have no impact on historic resources.

6. GEOLOGY AND SOILS

(a-e) The proposed zoning amendment could result in educational, recreational (including golf course and associated facilities), office and retail uses being constructed within Polygons 20c and 20h. The project area is similar to other areas within the Seaside Fort Ord Planning Area in terms of terrain and soil types. The ME-FO area contains BbC - Baywood sand and OaD - Oceano loamy sand soil types. Polygon 20h and the northern part of 20c contain Oceano loamy sand and the southern part of Polygon 20c contains Baywood sands. Both soils have moderate building constraints that can be reduced to less than significant with proper site preparation and foundation design.

No portions of Seaside are within an Alquist-Priolo zone. The ME-FO zones are not located in areas identified as having high ground shaking potential in the Seaside Fort Ord Lands General Plan Amendment. This zoning amendment would not significantly change the potential for impacts due to seismic activity.

The proposed zoning amendment would not alter risk of erosion because the area does not have high erosion potential and future development would be subject to review for erosion impacts and would be required to comply with erosion control mitigation measures, and City grading requirements. Development within the ME-FO zone district would be served by public sewer systems rather than septic tanks.

7. HAZARDS AND HAZARDOUS MATERIALS

(a-d) The uses allowed by the proposed zoning amendment do not involve the use of large amounts of toxic or hazardous substances. The area zoned ME-FO is not located adjacent to any land uses that involve the use of toxic or hazardous substances. The use of flexible development standards would not result in any significant change in exposure of sensitive receptors to hazardous materials. The entire former Fort Ord is listed on the list of sites compiled pursuant to Government Code Section 65962.5. However, development does not occur until the specific site has been determined to be free of hazardous or toxic conditions. The proposed new conditionally permitted uses are similar to other uses currently permitted or conditionally permitted in the Seaside portion of the former Fort Ord and the proposed amendment to the zoning ordinance would not affect the situation regarding toxic or hazardous materials.

(e,f) The ME-FO zone district areas are not located within two miles of any airports; therefore, there would be no impacts due to airport safety.

(g) The Seaside Fort Ord Lands General Plan Amendment indicates that Monterey Road and General Jim Moore Boulevard, as well as the proposed Eastside Road are designated emergency evacuation routes. The proposed zoning amendment to ME-FO would allow slightly different types of uses within the ME-FO area, but would not increase the amount of residential units and potentially would decrease or otherwise change the evacuation routes, and therefore, would have no impact on evacuations and may even have a beneficial impact. The changes in development standards would not affect evacuation or emergency procedures.

(h) Portions of the ME-FO zone district are located within a wildlands fire hazard in the Seaside Fort Ord Lands General Plan Amendment. Allowing additional uses other than military housing and associated facilities within this zone district could lower the number of homes in areas of fire hazard within the ME-FO zone district. The overall change in risk would be less than significant change in risk from wildfires.

8. HYDROLOGY AND WATER QUALITY

(a-j) The proposed zoning amendment would result in the addition of some additional recreational (including golf courses and associated facilities), office and retail uses in the ME-FO zone district. The proposed zoning amendments would not affect hydrology, water quality or flooding because the effects would be similar for any type of allowed use as the effects of the newly proposed conditional uses and future development would be subject to review for hydrology and water quality impacts and would be required to comply with appropriate mitigation measures, and City requirements. None of the areas within the ME-FO zone district is located in a flood or dam inundation zone or within danger of a seiche, tsunami or mudflow.

9. LAND USE AND PLANNING

(a) The proposed zoning amendment would not result in a physical division of an existing or planned community. The amendment to ME-FO would add the following conditional uses: recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail sales.

(b) The proposed zoning amendment would not conflict with any applicable general plan or other relevant plan policy adopted for the purpose of environmental protection. The proposed amendment to Chapter 17.89 would conditionally permit recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail sales within the ME-FO zone district. The Seaside Fort Ord Lands General Plan Amendment encourages the development of mixed use, and recreational uses within residential areas. The Seaside Fort Ord Lands General Plan Amendment cites golf courses as an important focus of a new golf-oriented residential community, and makes the integration of residential uses with golf courses an important objective. The proposed conditional uses would not have any adverse environmental effects, as determined by this initial study.

(c) The proposed zoning amendment would not conflict with any habitat conservation plans. The Fort Ord Habitat Management Plan (HMP) identifies that all area within the ME-FO zone district are slated for development and provides that management, compensation and preservation of appropriate habitat and species with the base-wide HMP can mitigate development. The possible addition of recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail uses in addition to the planned residential uses would not conflict with the requirements of the Fort Ord Habitat Management Plan.

10. MINERAL RESOURCES

The proposed zoning amendment would have no effect on mineral resources. No significant mineral resources are located within the ME-FO zone district, or would be affected by flexible development standards.

11. NOISE

(a-d) The proposed zoning amendment would result in the development of recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail uses within the ME-FO zone district. Some areas of the ME-FO zone district is within areas described in the Seaside Fort Ord Lands General Plan Amendment as affected by noise from highways. A higher level of ambient noise is acceptable for commercial uses than for residential uses. Therefore, the addition of these uses in an area previously restricted to residential uses would not result in noise impacts from ambient noise. The use of the proposed development standards would not significantly change the location of uses in relation to noise sources. The proposed zoning amendment would not result in an increase of noise from new land uses.

(e,f) No portion of the ME-FO zone district is located within two miles of the Monterey Peninsula Airport. The proposed zoning amendment could result in the development of recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail uses within the area. Noise standards for these uses allow a higher level of noise than residential uses.

12. POPULATION AND HOUSING

(a-c) The proposed project would not result in a change in the number of residential units. The distribution of residential units within the Residential Planning area may change, but this would not result in substantial population growth. No one would be displaced as a result of the proposed zoning amendment. The total housing units to be provided within the Seaside Fort Ord Lands General Plan area would not be affected by this zoning amendment.

13. PUBLIC SERVICES

(a-e) The proposed zoning amendment would not result in any increase in demand for public services that could not be mitigated through project-level environmental review processes. The proposed zoning amendment could result in the development of recreational (including commercial recreational such as golf courses, clubhouses and maintenance buildings), educational activities, offices, and retail uses in the ME-FO zone district, however, because the maximum number of units permitted would not change, public infrastructure to support the already planned development within this zone district would also serve these new uses.

14. RECREATION

The proposed zoning amendment would not result in any increase in demand for recreational facilities because it would provide the opportunity for additional recreational opportunities within the ME—FO zoning district.

15. TRANSPORTATION/TRAFFIC

(a-b) The proposed zoning amendments would not result in an increase in the number of vehicle trips within the ME-FO zone district under ultimate development. The minor change in allowable uses within the Seaside Fort Ord Land area would slightly alter vehicular trip distributions. It is difficult to predict the change in distribution in any detail at this time, but most likely trips would shift from the western portions of the Seaside Fort Ord Lands Planning area (Monterey Road) towards the eastern portions of the Residential Planning area (General Jim Moore Boulevard). Because the eastern area is less congested there could be a minor decrease in congestion at currently congested intersections.

(c-g) The proposed zoning amendments would not affect air traffic. The proposed zoning ordinance amendments would not increase hazards from design features of developments or inadequate emergency access or result in parking shortages. The proposed zoning amendments would not conflict with plans or policies for alternative transportation.

16. UTILITIES AND SERVICE SYSTEMS

(a-g) The proposed zoning amendments would not result in an increase in the population or an increased demand for public utilities or services. Information developed by the City in conjunction with the recently approved Hayes Housing project and preliminary planning for a potential golf course within the ME-FO district, both within the former Fort Ord, indicates that water use for a comparably sized golf course would be less than for the uses already allowed within the ME-FO District. In the case of Hayes Housing Residential Project, domestic and irrigation water consumption for 380 residential units on a 107-acre site was projected to be 168.5 acre-feet per year (see Exhibit H to City Resolution # 02-07). By comparison, although the City has not yet received an application for a golf course project within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is in the preliminary planning stages for a golf course project in that area, has developed an estimate of projected water consumption for a golf course project on a comparably sized area (about 120 acres). Considering state of the art golf course design and irrigation system controls that would be proposed, the project water demand is estimated to be about 100 acre feet per year, significantly less than the consumption projected for the Hayes Housing project. Consequently, the ME-FO conditional use amendment allowing golf course and related uses would not result in intensification of water use compared to residential use of a comparably sized site, the most likely alternate use currently allowed in the ME-FO District.

17. MANDATORY FINDINGS OF SIGNIFICANCE

At present, the Fort Ord Military Enclave ME-FO zoning district regulations permit military housing, schools, day care centers, houses of worship, community centers, reserve unit training, exchange retail activities, and motor pool activities. Assuming development of an equal area of land, it is not likely that the conditional uses allowed by this zoning amendment (commercial recreation on large open areas such as golf courses, clubhouses and maintenance buildings, recreation activities, education activities, offices, or retail sales) would have significantly different environmental impacts than would the permitted uses already allowed in the district, either individually or cumulatively. It is also likely that mitigation measures would be available for any impact that might result from a conditional use that would reduce that impact to a level of insignificance.

- (a) The proposed project would not have a significant effect on any biological or historical resources.
- (b) The proposed zoning amendments would not result in short-term gains at the expense of long-term environmental goals.
- (c) The proposed zoning ordinance would not result in significant adverse cumulative impacts.
- (d) The proposed zoning amendments would not cause substantial adverse effects on human beings. There would be no adverse impacts to human beings from air quality, geologic hazards, hazardous materials, hydrologic hazards, noise, or traffic hazards.

V. SOURCES/REFERENCES

1. City of Seaside General Plan (1995)*
2. City of Seaside General Plan EIR (1995)*
3. City of Seaside Fort Ord Lands General Plan Amendment (1998)*
4. City of Seaside Fort Ord Lands General Plan Amendment EIR Addendum (1998)*
5. Fort Ord Reuse Plan Volume 1: Context and Framework (1997)*
6. Fort Ord Reuse Plan Volume 2: Reuse Plan Elements (1997)*
7. Fort Ord Reuse Plan Appendix B: Business and Operations Plan (1997)
8. Fort Ord Reuse Plan EIR (1997)*
9. Seaside Zoning Ordinance/Map*
10. Seaside Subdivision Ordinance*
11. Fort Ord Transportation Study (Transportation Agency for Monterey County, 1997)
12. Seaside Bikeways Plan (1997)*
13. Caltrans Scenic Highways List
14. 2000 Air Quality Management Plan and 1999 CEQA Guidelines (Monterey Bay Area Unified Air Pollution Control District)
15. United States Department of Agriculture, Soil Survey of Monterey County, California. April, 1978
16. Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of May 1, 1999. Department of Mines and Geology web site
http://www.consrv.ca.gov/dmp/rphm/a_12/affected.htm
17. U.S- Army Corps of Engineers, Sacramento District. Installation -Wide Multispecies Habitat Management Plan for Former Fort Ord. April 1997.
18. Flora and Fauna Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers 1992)
19. U.S. Army Corps of Engineers. Sacramento District. Engineering Evaluation/Cost Analysis Phase 2 Former Fort Ord. April 1998.

All sources are available for review during business hours at Denise Duffy & Associates, Inc. during regular business hours. Sources marked with an asterisk (*) are available for review during business hours at the City of Seaside Community Development Department, 440 Harcourt Avenue, Seaside, CA 93955 (831) 899-6220.

Appendix A

Amendment to

Chapter 17.89 of the City of Seaside Zoning Code

ME—FO Fort Ord Military Enclave

Suggested new language is underlined; suggested deletions are shown in ~~strike-through~~.

AMENDMENT TO CHAPTE 17.89 OF THE ZONING CODE, ME-FO – FORD ORD
MILITARY ENCLAVE TO ALLOW COMMERCIAL RECREATION USES SUCH AS
GOLF COURSES AND ANCILLARY USES SUCH AS CLUBHOUSES AND
MAINTENANCE BUILDINGS, RECREATIONAL USE, EDUCATION USE, OFFICES,
AND RETAIL SALES WITH A CONDITIONAL USE PERMIT

*SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKETHROUGH*

Chapter 17.89

ME-FO - Fort Ord Military Enclave

Sections.

17.89.010	Purpose
17.89.020	Area of Jurisdiction
17.89.030	Other Zoning Regulations
17.89.040	Principal Permitted Uses
17.89.050	Accessory Buildings, Structures and Uses
<u>17.89.060</u>	<u>Conditional Uses</u>
17.89.060 <u>17.89.070</u>	Use Determination
17.89.070 <u>17.89.080</u>	District Regulations

17.89.010 Purpose. The purpose of this Chapter is to provide consistent development guidelines for lands designated Military Enclave in the City of Seaside General Plan, Fort Ord Lands, Land Use Element.

17.89.020 Area of Jurisdiction. The regulations in this Chapter are applicable to lands designated Military Enclave in the City of Seaside General Plan, Fort Ord Lands, Land Use Concept polygons 20c and portions of polygon 20h.

17.89.030 Other Zoning Regulations. Where not in conflict with the regulations in this Chapter, the regulations of the Seaside Zoning Code shall apply to development within this District.

17.89.040 Principal Permitted Uses. (1) military housing; (2) schools; (3) day care centers; (4) houses of worship; (5) community centers; (6) reserve unit training; (7) exchange retail activities; (8) motor pool activities.

17.89.050 Accessory Buildings, Structures and Uses. Any use, building or structure which is appurtenant and incidental to a permitted use within the zone district. The construction of accessory buildings shall conform with the provisions of Sec. 17.52.020, Accessory Buildings, of the Seaside Zoning Code.

17.89.060 Conditional Uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Sec 17.68 of the Seaside Zoning Code: (1) commercial recreation including golf courses; (2) clubhouse and maintenance buildings; (3) recreation activities; (4) education activities; (5) offices; (6) retail sales.

17.89.06017.89.070 Use Determination. Any other uses determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with City of Seaside General Plan, Fort Ord Lands, and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit.

17.89.07017.89.080 District Regulations. The following regulations shall control development in the ME-FO District:

~~(a) Where not in conflict with this Chapter, the property development standards~~A.

Where not in conflict with this Chapter, the following property development standards listed in this sub-paragraph (a) for development(A) for development in the ME-FO District shall be determined by the Department of the Army until the property is released to the nonmilitary sector for private development: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) maximum building height, (7) off-street parking, (8) signs, (9) landscaping and screening, (10) minimum floor area, and (11) usable open space.

B. Where not in conflict with this Chapter, the property development standards for development in the ME-FO District subsequent to Department of the Army release of the property to the nonmilitary sector for private development shall be as follows:

1. Structures shall not exceed 32' in height as measured from average building footprint finish grade.

2. Structures shall be set back a minimum of 30' from property lines and shall be screened with landscaping, incorporating plant materials native to the region, to minimize the visual impact from adjoining properties.

3. Office uses and retail sales activities shall be directly related and incidental, or providing support, to commercial recreational use.

4. Parking shall be provided consistent with standards set forth in Chapter 17.48 - Off-Street Parking and Loading of the Seaside Zoning Code.

Exhibit B
**Resolution recommending adoption of amendments to Chapter 17.89, Fort Ord
Military Enclave District**

RESOLUTION NO. 02-26

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE,
STATE OF CALIFORNIA, RECOMMENDING THE ADOPTION OF AN
AMENDMENT TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE, THE
ZONING ORDINANCE, TO ADD CONDITIONAL USES TO CHAPTER 17.89 --
FORT ORD MILITARY ENCLAVE DISTRICT
(FILE #Z-02-05).**

WHEREAS, the City of Seaside has prepared draft amendments to Chapter 17.89 of the Seaside Zoning Ordinance conditionally allowing several new uses in the ME-FO District, and

WHEREAS, the State Planning and Zoning Law requires that zoning be consistent with the General Plan, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and a Negative Declaration of Environmental Impact was circulated for a 20 day public review period beginning June 10, 2002 and ending July 1, 2002, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a notice of availability and a notice of public hearing was posted in the Office of the County Clerk for 20 days and published on June 13, 2002 in the *Monterey Coast Weekly*, and

WHEREAS, at a duly noticed public hearing held on July 10, 2002 in accordance with State and City requirements relating to zoning amendments, the Planning Commission considered oral and written testimony regarding the application and made the following findings:

1. The zoning ordinance amendment is consistent with Seaside Fort Ord Lands General Plan Amendment Recreation and Open Space Element Objective E that encourages the creation of opportunities for economic revitalization in appropriate settings.
2. The zoning ordinance amendment is consistent with the Seaside Fort Ord Lands General Plan Amendment Recreation Policy E-1 which requires that the City identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized and determines that these uses will be considered compatible land uses where identified.
3. The zoning ordinance amendment is internally consistent with the Seaside Municipal Code.

NOW, THEREFORE BE IT

RESOLVED, the Planning Commission of the City of Seaside, State of California, at a duly noticed public hearing during its regular meeting of July 10, 2002 accepted and

considered both oral and written testimony concerning the project, now, therefore be it further

RESOLVED, the Planning Commission of the City of Seaside, State of California, recommends adoption of the amendment of the Seaside Municipal Code to amend Chapter 17.89 to allow new conditional uses as shown in Attachment 1.

PASSED AND ADOPTED at a Regular Meeting of the Planning Commission of the City of Seaside, State of California, on the ____ day of _____, 2002.

AYES:

NOES:

ABSENT:

ABSTAIN:

Jackie Craghead, Chairperson

ATTEST:

Rick Medina, Planning Commission Secretary

Attachment 1
Proposed Amendments to Chapter 17.89

AMENDMENT TO CHAPTER 17.89 OF THE ZONING CODE, ME-FO – FORD ORD
MILITARY ENCLAVE TO ALLOW COMMERCIAL RECREATION USES SUCH AS
GOLF COURSES AND ANCILLARY USES SUCH AS CLUBHOUSES AND
MAINTENANCE BUILDINGS, RECREATIONAL USE, EDUCATION USE, OFFICES,
AND RETAIL SALES WITH A CONDITIONAL USE PERMIT

*SUGGESTED NEW LANGUAGE IS UNDERLINED;
SUGGESTED DELETIONS ARE SHOWN IN STRIKETHROUGH*

Chapter 17.89

ME-FO - Fort Ord Military Enclave

Sections.

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17.89.020	Area of Jurisdiction
17.89.030	Other Zoning Regulations
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17.89.010 Purpose. The purpose of this Chapter is to provide consistent development guidelines for lands designated Military Enclave in the City of Seaside General Plan, Fort Ord Lands, Land Use Element.

17.89.020 Area of Jurisdiction. The regulations in this Chapter are applicable to lands designated Military Enclave in the City of Seaside General Plan, Fort Ord Lands, Land Use Concept polygons 20c and portions of polygon 20h.

17.89.030 Other Zoning Regulations. Where not in conflict with the regulations in this Chapter, the regulations of the Seaside Zoning Code shall apply to development within this District.

17.89.040 Principal Permitted Uses. (1) military housing; (2) schools; (3) day care centers; (4) houses of worship; (5) community centers; (6) reserve unit training; (7) exchange retail activities; (8) motor pool activities.

17.89.050 Accessory Buildings, Structures and Uses. Any use, building or structure which is appurtenant and incidental to a permitted use within the zone district. The construction of accessory buildings shall conform with the provisions of Sec. 17.52.020, Accessory Buildings, of the Seaside Zoning Code.

17.89.060 Conditional Uses. The following uses are subject to approval of a conditional use permit pursuant to the procedures in Sec 17.68 of the Seaside Zoning Code: (1) commercial recreation including golf courses; (2) clubhouse and maintenance buildings; (3) recreation activities; (4) education activities; (5) offices; (6) retail sales.

~~17.89.060~~17.89.070 Use Determination. Any other uses determined by the Zoning Administrator to be of the same general character as the foregoing uses, which is not inconsistent with City of Seaside General Plan, Fort Ord Lands, and which will not impair the present or potential use of adjacent properties may be allowed subject to the approval of a conditional use permit.

~~17.89.070~~17.89.080 District Regulations. The following regulations shall control development in the ME-FO District:

~~(a) — Where not in conflict with this Chapter, the property development standards~~A. Where not in conflict with this Chapter, the following property development standards listed in this sub-paragraph ~~(a) for development~~(A) for development in the ME-FO District shall be determined by the Department of the Army until the property is released to the nonmilitary sector for private development: (1) minimum lot area, (2) minimum lot width, (3) minimum front and rear yard setbacks, (4) minimum side yard setbacks, (5) maximum lot coverage, (6) maximum building height, (7) off-street parking, (8) signs, (9) landscaping and screening, (10) minimum floor area, and (11) usable open space.

B. Where not in conflict with this Chapter, the property development standards for development in the ME-FO District subsequent to Department of the Army release of the property to the nonmilitary sector for private development shall be as follows:

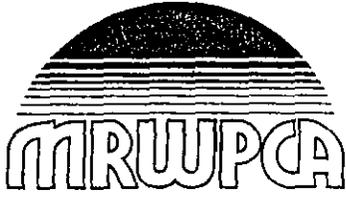
1. Structures shall not exceed 32' in height as measured from average building footprint finish grade.

2. Structures shall be set back a minimum of 30' from property lines and shall be screened with landscaping, incorporating plant materials native to the region, to minimize the visual impact from adjoining properties.

3. Office uses and retail sales activities shall be directly related and incidental, or providing support, to commercial recreational use.

4. Parking shall be provided consistent with standards set forth in Chapter 17.48 - Off-Street Parking and Loading of the Seaside Zoning Code.

Exhibit C
Letters of Comment on the Initial Study / Proposed Negative Declaration
And
Responses to those Comments



Monterey Regional Water Pollution Control Agency

"Dedicated to meeting the wastewater and recycled water needs
of our member agencies, while protecting the environment."

Administration Office:

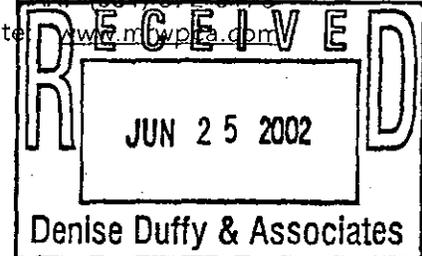
5 Harris Court, Bldg. D, Monterey, CA 93940-5756

(831) 372-3367 or 422-1001, FAX: (831) 372-6178

Website: www.mrwpcapca.com

June 20, 2002

Alison Imamura
Denise Duffy & Associates Inc.
947 Cass Street Ste 5
Monterey, CA 93940



**Subject: Initial Study and Proposed Negative Declaration For Amendment To
Seaside Zoning Ordinance In The ME-FO Zone District**

Dear Mrs. Imamura,

Monterey Regional Pollution Control Agency submits the following comments in
response to the subject document.

It would appear that both Public Services and Utilities and Service Systems, as discussed
on page 26 of the subject document, would be impacted by a decision to construct a golf
course at this location. The original Base Reuse Plan, did not anticipate this golf course,
and presumably, therefore, the water demand projections for such a facility were not
included. Perhaps this site could be served with recycled water, an issue which has
recently begun being discussed by MRWPCA and MCWD in conjunction with FORA
and the City of Seaside as work on developing a Regional Urban Recycling Project
moves ahead.

Nevertheless, we believe the document should address this issue, rather than indicating
that there would not be any increased demand for Public Utilities or Services as a result
of this decision.

Thank you for the opportunity to provide these comments.

Sincerely,

Robert S. Jaques
Director of Engineering, Planning & Technology



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2002

Monterey Regional Water Pollution Control Agency
Attn: Robert S. Jaques, Director of Engineering
5 Harris Court, Building D
Monterey, CA 93940

Reference: Comment Letter dated June 20, 2002 Regarding Initial Study and Proposed Negative Declaration for Amendment to Seaside Zoning ordinance in the ME-FO (Military Enclave -Fort Ord) District

Dear Mr. Jaques:

Thank you for your comments on the referenced Initial Study. Your comments addressed potential Public Services and Utilities and Service Systems issues that may arise if the ME-FO District regulations are amended to allow some conditional uses, such as golf courses and related facilities, and that therefore, a project such as this would be potentially proposed and approved.

As background, golf course uses are allowed as conditional uses in several other City of Seaside zoning districts located on the former Fort Ord (e.g. R-1-FO, and RM-FO). Amendment of the ME-FO district regulations as proposed would make the ME-FO district regulations consistent with the regulations of these other districts. In this sense, golf courses are already permitted uses elsewhere on lands of the former Fort Ord that lie within the City. In that context, water demand projections for uses in the City of Seaside portion of the former Fort Ord, whether they be principal permitted uses or conditional uses, are accounted for in the City's 710 af water allocation from FORA, provided that any projects that are approved are served by water within the limits of the City's allocation. At this time, should a golf course and its associated facilities be proposed and approved in the ME-FO District, its water needs would be served by the Marina Coast Water District within the City's overall FORA allocation.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District.

Mr. Robert S. Jaques
Monterey Regional Water Pollution Control Agency
July 5, 2002
Page 2

In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operation of the proposed First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year FORA allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR. The City would not require additional water entitlements from the Salinas River Groundwater Basin, but rather intends to satisfy water demand attributable to projects within the area of the former Fort Ord from a water supply arrangement with the Marina Coast Water District, administered by the Fort Ord Reuse Authority. Under this arrangement, MCWD produces water from the Salinas River Groundwater Basin on behalf of the City pursuant to the City's 710 acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned 710 acre feet per year to the City, with MCWD acting as the water supplier.

The City has also indicated that when an application is received and a project is considered it plans to require the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been working with MCWD and MRWPCA in conjunction with FORA and has requested an allocation of 100 acre feet per year of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



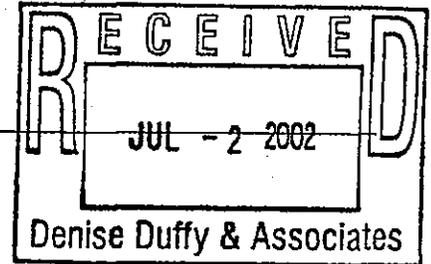
Alison Imamura

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison
Diana Ingersoll



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>



July 1, 2002

Denise Duffy & Associates
Attention: Alison Imamura
947 Cass Street, Suite 5
Monterey, CA 93940

**Subject: Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses
Amendment, City of Seaside**

Dear Ms. Imamura:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because the project location area falls within the jurisdiction of the District and affects the Seaside Groundwater Basin, the District has the following comments on the proposed Negative Declaration and Initial Study:

General

The District respectfully submits the suggestions and concerns noted in the enclosed November 5, 2001 letter to Daniel Keen, City of Seaside, regarding Fort Ord redevelopment. The District believes these comments are relevant to the proposed zoning ordinance amendment. The District encourages the City to support innovative use of wastewater reclamation, storm water reuse and conservation in the ME-FO area. It should also be noted that all water distribution systems and/or wells created, constructed, amended or expanded within the District must comply with District Rules and Regulations.

Initial Study Checklist Topic #8(b), Hydrology and Water Quality

The District disagrees that the proposed zoning change would result in "no impact" to groundwater supplies because the proposed golf course would use significantly more water per square foot than the eight currently allowed uses listed on page 8 (bottom paragraph), potentially resulting in significantly more acre-feet extracted per year. The proposed intensified water use is of concern because groundwater levels in the Seaside Basin have been steadily dropping in locations influenced by major production wells since 1995.

continued...

Alison Imamura
July 1, 2002
Page 2

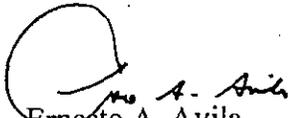
Initial Study Checklist Topic #16(b), New Water and Wastewater Facilities

The 1997 Fort Ord Reuse Plan EIR is cited as the source for the conclusion that no new water facilities would be needed to serve the proposed uses. Did that EIR consider the higher water use associated with golf courses in the ME-FO zoning area? If not, the City should assess the adequacy of existing or planned supplies that were assumed in the EIR to serve these proposed new uses.

Please note that these comments are written with the understanding that separate environmental review will be performed for each site-specific project that is proposed in the ME-FO area, such as the First Tee golf course and other projects. Please continue to inform the District of any project proposed in the Seaside Basin.

Thank you for your consideration of these comments. Please contact me at 658-5650 or Joe Oliver at 658-5640 if you have questions.

Sincerely,



Ernesto A. Avila
General Manager

enclosure: MPWMD letter dated November 5, 2001 (without attachments)

cc: MPWMD Board
Henrietta Stern
Joe Oliver



MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

November 5, 2001

Daniel E. Keen
Executive Director
Redevelopment Agency of the City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Subject: Proposed Fort Ord Redevelopment Project, City of Seaside

Dear Mr. Keen:

The Monterey Peninsula Water Management District (MPWMD or District) is responsible for management of water resources within its boundaries, which include the Seaside Groundwater Basin. Because much of the proposed City of Seaside redevelopment area falls within the coastal subareas of the basin, the District wishes to accept your invitation to discuss the materials you transmitted with your letter dated September 25, 2001, which was received on October 3, 2001. The District appreciates your invitation to arrange for a consultation regarding the proposed development plan, and will contact Mr. Claypool and/or Mr. Goblirsch. Accordingly, the District is interested in discussing the topics related to water issues listed below. These issues echo concerns expressed in our response to the Notice of Preparation of an EIR for the proposed Seaside Golf Course Resort, which I have enclosed:

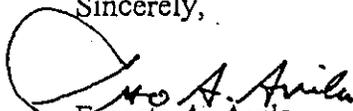
- ◆ Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.
- ◆ In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.
- ◆ Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Daniel Keen
November 5, 2001
Page 2

- ◆ Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.
- ◆ Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.
- ◆ Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.
- ◆ Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.
- ◆ Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.
- ◆ Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin .
- ◆ Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?
- ◆ Discuss water rights in the Seaside Basin.
- ◆ In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Thank you for your consideration of these comments. Please contact me at 658-5650 if you have questions. I look forward to meeting with City representatives to discuss these important issues.

Sincerely,


Ernesto A. Avila
General Manager

enclosure: ~~MPWMD comments on NOP for Golf Course Resort Project~~



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

July 5, 2000

Monterey Peninsula Water Management District
Attn: Ernesto A. Avila, General Manager
Post Office Box 85
Monterey, CA 93942

Reference: Comment Letter dated July 1, 2002 Regarding Proposed Negative Declaration for ME-FO Zone Districts Conditional Uses Amendment, City of Seaside

Dear Mr. Avila:

Thank you for your comments on the referenced Initial Study and Proposed Negative Declaration. Your comments addressed general concerns and suggestions noted in your November 5, 2001 letter to the City of Seaside (regarding the City's formation of a Redevelopment Area), Hydrology and Water Supply, and new Water and Wastewater Facilities. Responses are presented in the sequence presented in your letter.

1. **General.** With respect to the points raised in your November 5, 2001 letter, I attach for your reference a copy of the City's March 6, 2002 letter responding to the points raised in that letter (see Attachment 1). Because the ME-FO District is within the former Fort Ord Redevelopment Area, the responses in the City's March 6, 2002 letter are applicable, and will be applied, as appropriate, to applications for projects in the ME-FO District as they are received, evaluated, and subjected to environmental review.

2. Hydrology and Water Quality

Comment 1 - Quantity of Water Use. It is not clear that your comment stating that a golf course, as is proposed to be allowed as a conditional use, would require significantly more water than principal permitted uses currently authorized in the ME-FO District, is necessarily correct. Information developed by the City in conjunction with the recently approved Hayes Housing project, also within the former Fort Ord, indicates otherwise. In that case, domestic and irrigation water consumption for 380 residential units on a 107-acre site was projected to be 168.5 acre-feet per year (see Attachment 2). By comparison, although the City has not yet received an application for a golf course project within the ME-FO District, the First Tee of Monterey County, a non-profit organization that is in the

preliminary planning stages for a golf course project in that area, has developed an estimate of projected water consumption for a golf course project on a comparably sized area (about 120 acres). Considering state of the art golf course design and irrigation system controls that would be proposed, the project water demand is estimated to be about 100 acre feet per year, significantly less than the consumption projected for the Hayes Housing project. Consequently, the ME-FO conditional use amendment allowing golf course and related uses would not result in intensification of water use compared to residential use of a comparably sized site, the most likely alternate use currently allowed in the ME-FO District.

Comment 2 - Adverse Effect to Groundwater Levels. This comment assumes that the Seaside Groundwater Basin is the source of water supply for projects in the ME-FO District. At this time, projects proposed within the ME-FO district would be served by the Marina Coast Water District, the water purveyor at the former Fort Ord, whose source of supply is the Salinas River Groundwater Basin.

Although the City has not yet received a formal application for a golf course within the ME-FO District, the First Tee of Monterey County, a subsidiary of the Monterey Peninsula Foundation, is in the preliminary planning stages for a potential golf course and teaching facility primarily for the purpose of giving more opportunities for children to have exposure to golf. The mission of the First Tee program is "... to impact the lives of young people around the world by creating affordable and accessible golf facilities to primarily serve those who have not previously had exposure to the game and its positive values." After reviewing other potential sites for a suitable facility to achieve this mission, the First Tee program is considering a site within the ME-FO District. In informal meetings with the prospective applicant, the City staff and Council have generally indicated their support for this particular project and willingness to allocate water for operational needs of the First Tee of Monterey County project, at least initially, from the City's existing 710 acre-foot per year allocation. The FORA allocation is based upon the Fort Ord Reuse Plan and its EIR.

The City has also indicated its intent, when an application is received and a project considered, to condition the golf course component of the project to utilize reclaimed water to the maximum extent feasible at such time that reclaimed water would become available to the site. In this regard, the City has been cooperating with MCWD and MRWPCA, in conjunction with FORA and has requested an allocation of 100 acre feet of reclaimed water from the proposed Regional Urban Recycling Project for use on the proposed First Tee site in the ME-FO District.

3. New Water and Wastewater Facilities

Refer to Response 2 above.

Mr. Ernesto A. Avila, General Manager
Monterey Peninsula Water Management District
July 5, 2002
Page 3

Thank you for the opportunity to respond to your comments. If you have any further questions, please contact the undersigned.

Very truly yours,

DENISE DUFFY AND ASSOCIATES, INC.



Alison Imamura

Enclosures:

- Attachment 1. Letter from Dan Keen, City of Seaside, to Ernesto A. Avila, Monterey Peninsula Water Management District, dated March 6, 2002
- Attachment 2. Exhibit H to the City of Seaside Resolution No. 02-07: Hayes Housing Total Estimated Water Requirement

cc: Dan Keen
Larry Seeman
Louis Dell'Angela
Mary Orrison

ATTACHMENT 1

REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE440 Harcourt Avenue
Seaside, CA 93955Telephone (831) 899-6728
FAX (831) 899-6211
TDD (831) 899-6207

March 6, 2002

Mr. Ernesto A. Avila
Monterey Peninsula Water
Management District
P. O. Box 85
Monterey, CA 93942-0085

Subject: Response to Notice of Intent to Reuse a Previously Certified EIR

Dear Mr. Avila:

This responds to the comments raised in the Monterey Peninsula Water Management District ("District") letter of January 25, 2002, which references two letters dated November 5, 2001. This response addresses the specific comments of the November 5, 2001 letter regarding the proposed Fort Ord Redevelopment Project ("Redevelopment Project"). The responses are organized in the order of the comments raised in the district's letter.

General Response

Generally, the letter raises specific comments related to water use and service, and requests certain details regarding future water supply and quality. These comments are individually addressed below. However, it should be noted that a redevelopment plan operates as a general constitution and authorizing document, and is neither able nor required to identify precise details and service requirements of the future projects within the Plan area. The evaluation of future projects within the Redevelopment Plan area will include a greater level of detail through either future environmental documents and/or development agreements.

Additionally, the City of Seaside Redevelopment Plan project envisions the same level of development as analyzed under the Fort Ord Reuse Plan and accompanying EIR. Pursuant to State CEQA Guidelines, an Initial study was prepared to determine whether the previously certified *Fort Ord Reuse Plan* EIR provided adequate environmental review for the project. The review found that the proposed project does not conflict with provisions of the Reuse Plan, and is specifically intended to be consistent with the adopted *Fort Ord Reuse Plan*, as evaluated in the certified 1997 EIR. The proposed Redevelopment Plan incorporates the overall land use designations, intensities and/or policies contained in the Reuse Plan and supporting documents. All policies, mitigation measures and other measures that were found to avoid or reduce impacts have been incorporated into the Redevelopment Plan (as identified in the Initial study).

Specific Comments

Comment 1: Evaluate means to not only manage storm water to meet existing standards and policies, but also incorporate landscape and facility design to collect, retain (for example in an ornamental pond), treat and reuse storm water on-site in an aesthetic manner.

Response: Future development within the Redevelopment Plan area will be required to manage storm water to meet existing standards and policies. Specific development standards will be applied to projects as they are reviewed and processed through the entitlement process. (See General Response above.) The City and FORA area currently reviewing existing design criteria and may be developing additional criteria for stormwater facilities. When adopted, the City will follow those criteria in evaluating subsequent projects within the Redevelopment Project area.

Comment 2: In anticipation of discussions regarding the development of a Storm Water Reuse Plan, the District invites City representatives to discuss the potential of various redevelopment projects serving as a demonstration project for the efficient reuse of storm water. This could include partnering for grant applications and other collaborative efforts.

Response: See answer to Comment 1 above.

Comment 3: Describe the source(s), and quantity (delivery rates, total and seasonal variations) of the water delivered to redevelopment projects, and how the Seaside Basin would be impacted in light of current estimates of long-term sustainable yield and possible overdraft conditions. The District's understanding is that water service will be provided by the Marina Coast Water District (MCWD).

Response: Water service will be provided by the Marina Coast Water District (MCWD). Water service was also evaluated in the FORA Reuse Plan EIR. The Initial study for the Redevelopment Plan, prepared pursuant to State CEQA Guidelines, found that the previously prepared Fort Ord Reuse Plan EIR provides adequate analysis to be used as the environmental document for the proposed City Redevelopment Plan. The Initial Study concluded that neither baseline conditions nor impact analyses have substantially changed since certification of the Reuse Plan EIR, and that the 1997 Fort Ord Reuse Plan EIR covers the issues of potential impact within the City of Seaside area for which the proposed Redevelopment Plan was prepared, including water service to redevelopment area projects.

The City does not propose to produce additional water from the Seaside Groundwater Basin as a result of formation of the Redevelopment Project, but rather intends to satisfy water demands attributable to the Redevelopment Project area from a water supply arrangement with the Marina Coast Water District ("MCWD"), administered by the Fort Ord Reuse Authority ("FORA"). Under this arrangement, MCWD produces water from

the Salinas Groundwater Basin on behalf of the City pursuant to the City's 710-acre-foot per year allocation from FORA. This allocation is derived from the Army's prior rights to the Salinas River Basin which were assumed by the Monterey County Water Resources Agency (MCWRA) upon annexation of the former Fort Ord into MCWRA Zones 2 and 2A in 1993. FORA then assigned the 710 acre-foot per year allocation to the City, with the MCWD acting as the water supplier. Because the Salinas River Basin is hydrologically distinct from the Seaside Basin, there is no basis to believe that adoption of the Redevelopment Project will have any impact on the Seaside Basin.

Comment 4: Clarify the regulatory authority of involved agencies in light of overlapping jurisdictions and existing agreements.

Response: Existing Agreement No. A-06181, entered in 1991, and the Addendum No. 1, entered in 1992, allocate and clarify the respective jurisdictional powers of the District, the Monterey County Water Resources Agency (MCWRA), and the Pajaro Valley Water Management Agency. Pursuant to section 3(a) of the 1992 addendum, the MCWRA assumed exclusive authority to regulate water delivery systems within the Fort Ord boundaries and within the MPWMD boundaries. The Redevelopment Project is located entirely within the Fort Ord Boundaries. Accordingly, it appears that the regulatory authority over water distribution systems lies with the MCWRA rather than the District.

Pursuant to section 3(b) of the 1992 addendum, the District assumed authority to regulate management of the Seaside Basin within the Fort Ord boundaries. However, as noted above, the new water supply for the Redevelopment Project area will be provided by MCWD's production from the Salinas River Basin.

Comment 5: Discuss the regulatory authority of MPWMD in the Seaside Basin, including the requirement to obtain an MPWMD permit for any new or expanded water distribution system within District boundaries. Discuss need to formally permit existing water distribution system for Bayonet and Blackhorse courses.

Response: As noted to response to Comment 3 above, it appears that water distribution system in the Fort Ord boundaries is subject to the regulatory authority of the MCWRA. The District comment is requesting a discussion of the permit authority of the District for the Bayonet and Blackhorse courses within the Fort Ord boundaries. This is not a comment on the Initial Study and is referred to the City and the District to discuss whether a water distribution permit is required for these uses.

Comment 6: Address the cumulative effects of existing and proposed projects on the Seaside Basin. This is particularly important in light of recent data which show declining groundwater levels in the coastal subareas.

Response: As discussed in response to Comment 3 above, the project does not propose the production of additional water from the Seaside Groundwater Basin to serve the Redevelopment Project. Thus, the formation of the Redevelopment Project should have no additional effect on the Seaside Basin.

Comment 7: Obtain existing City of Seaside contracts and mitigation requirements for existing golf courses to better understand the institutional setting.

Response: This is not a comment on the Initial Study; the City's contracts and mitigation requirements for the existing golf courses do not impact the formation of the Redevelopment Project.

Comment 8: Examine existing irrigation practices for golf courses and other open space, and identify means to conserve water using best management practices (BMP) to avoid and/or reduce the impacts of current and proposed cumulative extractions from the Seaside Basin.

Response: See response to Comments 3, 7 and 8, above. It should be noted that water use requirements for the existing golf courses are not proposed to be revised by the Redevelopment Plan and therefore do not impact the formation of the Redevelopment Project. The Redevelopment Project area is not proposed to be served by the Seaside Basin as indicated above.

Comment 9: Discuss reclamation opportunities for golf courses and other open space to offset production from wells that contribute to cumulative adverse impacts to groundwater levels and storage conditions in the Seaside Basin.

Response: See response to Comment 3, 7 and 8, above.

Comment 10: Identify how water saved from reclamation could be used. Is it slated for redevelopment projects or could a portion be made available to California-American Water Company, as described in the California Public Utilities Commission's Draft Plan B Report?

Response: See response to Comment 3 above. As discussed in the Reuse Plan and EIR, any potable water saved by substitution of reclaimed water for irrigation supplies to the golf courses may be used for other purposes in the former Fort Ord area, specifically within the Redevelopment Project. Therefore, the City does not foresee additional water available for California-American Water Company at this time.

Comment 11: Discuss water rights in the Seaside Basin.

Response: The City has established water rights in the Seaside Basin in an amount equal to the amount of its historical pumping for municipal and industrial use. These rights may include appropriative, overlying, and/or prescriptive rights. See response to Comment 3, 7 and 8, above

Comment 12: In anticipation of discussions regarding District preparation of a Seaside Basin Groundwater Management Plan, the District invites City representatives to participate in discussions on how producers within the coastal subareas can better steward the limited supplies and avoid adverse consequences such as seawater intrusion.

Response: The comment does not address environmental issues identified in the Initial Study and is referred to the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel E. Keen", with a long, sweeping horizontal stroke at the end.

Daniel E. Keen
Executive Director

Hayes Housing
Total Estimated Water Requirement

Land Use	Acres	Dwelling Units (du)	Annual Water Use		Water Use Total Demand (acre-feet)		
			Interior Use (ac-ft/du)**	Exterior Irrigation (ac-ft/ac)	Interior	Exterior Irrigation	Total
Single Family Residence*†	30.70	380	0.33	N/A	100.3	25.1	125.4
Open Space (Turf)	9.3		N/A	2.2	na	20.5	20.5
Open Space (Drainage Basin)	10.9		N/A	1.1	na	12.0	12.0
Soper Field (Turf)	4.83		N/A	2.2	na	10.6	10.6
TOTAL ANNUAL WATER USE (af)					100.3	68.2	168.5

*Based on 45% average impervious area for developed lots & drought tolerant landscaping

**Based on MCWD (Medium-Density Residential including irrigation - 6du/ac)

†Assumes 80% interior and 20% exterior water usage - per phone conversation with Pete Koehn, MCWD

Should reclaimed water become available for the open space areas, the total potable water usage would become approximately 125.4 acre-feet per year

Should single family residences exterior irrigation with reclaimed water be allowed in the future, the total potable water usage would become approximately 100.3 ac-ft per year.

ATTACHMENT 2