

Resolution # 04-6

Resolution Determining Consistency)
of the City of Seaside General Plans)
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, and to submit project entitlements, 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 (Seaside) is a member of FORA. Seaside has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After conducting a duly noticed public meeting on August 5, 2004, the Seaside City Council, approved the amendment of their General Plan covering lands on the former Fort Ord. That approval is consistent with land use designations in the Seaside General Plan, and includes adopted policies and programs, for all of the City's territory within the jurisdiction of FORA. A copy of the City's General Plan Amendments and supporting documentation are attached as Exhibits and made a part of this Resolution.
- F. The Seaside City Council made findings that the Fort Ord Base Reuse Plan Final Environmental Impact Report, certified by the Board on June 13, 1997, and the Environmental Documentation prepared by the City for the current action, and that the Seaside General Plan, previously approved by the FORA Board, adequately studied the potential environmental impacts of the project and were prepared in compliance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The City Council adopted mitigation measures and a mitigation monitoring program for identified potential significant environmental impacts. For environmental impacts that could not be reduced to less than significant level, the City determined that overriding considerations justified approval. The City submitted to FORA its documentation and certified environmental documents together with the accompanying General Plan amendments for determination whether they are consistent with the Reuse Plan.

- G. The City Council found the project is consistent with the Fort Ord Base Reuse Plan, FORA's plans and policies and 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 October 25, 2004 the City provided FORA with a complete copy of the General Plan amendments for lands on the former Fort Ord, the resolutions and/or ordinance approving it, a staff report and materials relating to the Action, a reference to the environmental documentation and/or CEQA findings, and findings and evidence supporting its determination that the Entitlement and Plans 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 Plan as being consistent with the Fort Ord Base Reuse Plan for those portions of the City that lie within the jurisdiction of the Fort Ord Reuse Authority.
- I. FORA's Executive Officer and the FORA Administrative Committee reviewed Seaside's application for consistency evaluation. The Executive Officer submitted a report recommending that the FORA Board find that the Seaside General Plan is consistent with the Fort Ord Base Reuse Plan.
- J. Master Resolution, Chapter 8, Section 8.02.010(a)(4) reads in part: "(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..."
- K. In this context, the term "consistency" is defined in the General Plan Guidelines adopted by the State Office of Planning and Research as follows: "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."
- L. FORA's consistency determination must be based upon the overall congruence between the submittal and the Reuse Plan, not on a precise match between the two.

NOW THEREFORE be it resolved:

1. The FORA Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and Seaside's Environmental Material Addendum (collectively, the "Environmental Documentation") and finds that the Environmental Documentation is adequate and complies with the California Environmental Quality Act. The FORA Board finds further that these documents are sufficient for purposes of FORA's determination of consistency of City's General Plan amendments.
2. The Board has considered the materials submitted with this application and the recommendation of the Executive Officer and Administrative Committee concerning the application.

3. The Board finds that, in regard to the General Plan 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.
4. The Board finds that the City has provided substantial evidence that the Plan is consistent with the Fort Ord Base Reuse Plan. The Board further finds that the legislative decision made hereto has been based in part upon the substantial evidence submitted regarding allowable land uses, 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 City's General Plan and Specific Plan are not more intense or dense than those contained in the Base Reuse Plan.
5. The City's General Plan amendment, will, considering all its aspects, further the objectives and policies of the Final Base Reuse Plan. The Seaside application is hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the Fort Ord Base Reuse Plan.
6. The Board acknowledges citizen concern over the effect of the City's General Plan amendment on housing opportunities. The Board finds that the City's General Plan amendments, enable affordable housing units to be constructed and offers other compensating opportunities for persons of color in and around the former Fort Ord.

Upon motion of Director Russell, seconded by Councilmember Mancini, the foregoing resolution was passed on this 10th day of December, 2004, by the following vote:

AYES: 10 (Mayors Mettee-McCutchon, Russell, McCloud, Albert, Costello, Pendergrass, and Rubio; and Councilmembers Mancini, Morrison, and Barnes)

NOES: 0

ABSTENTIONS: 0

ABSENT: 3 (Supervisors Potter, Johnsen and Calcagno)

I, Mayor Mettee-McCutchon, Acting 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 under Item 8d, on page 4 of the minutes of the board meeting of December 10, 2004, thereof, which are kept in the Minute Book resident in the offices of the Fort Ord Reuse Authority.

DATED 1-5-05

BY 
 Ila Mettee-McCutchon
 Acting Chair, Board of Directors
 Fort Ord Reuse Authority

CITY OF SEASIDE GENERAL PLAN

FORA CONSISTENCY DETERMINATION

SUPPORTING DOCUMENTATION

SUBMITTED BY
CITY OF SEASIDE
October 21, 2004

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I. INTRODUCTION

On August 5, 2004, the Seaside City Council adopted the Seaside General Plan and certified the accompanying Environmental Impact Report. The General Plan was drafted in accordance with current California state law and practices established by the Governor's Office of Planning and Research.

The Seaside General Plan addresses the City's potential for growth, provides clear direction, and identifies potential constraints to such growth. Specifically, the Seaside General Plan establishes goals, policies, and implementation plans for the future development of the City of Seaside.

The Fort Ord Reuse Authority (FORA) Board of Directors, according to Chapter 8 of the FORA Master Resolution (Master Resolution) and state law is required to review the Seaside General Plan for consistency with the Fort Ord Reuse Plan (June 1997).

II. CONSISTENCY OF THE SEASIDE GENERAL PLAN WITH THE FORT ORD REUSE PLAN'S LAND USES

The Fort Ord Reuse Plan (FORP) describes the allocation of former base lands to adjacent jurisdictions and other public agencies and organizations. Upon closure of the base, the City of Seaside was awarded approximately 6.44 square miles of former base lands. This allocation occurred primarily along the City's northern and eastern boundaries. The northern portion of the allocation, often referred to as North Seaside, extends northward to just beyond Light Fighter Drive. This area contains a variety of uses including military housing, new single-family housing, the Bayonet-Black Horse Golf Course, a veteran's cemetery, military services, and public schools. The eastern portion of the allocation is located to the east of General Jim Moore Boulevard and consists of mostly native wildlands and undisturbed areas. The Seaside General Plan prescribes land uses for each of these areas.

The Fort Ord Reuse Plan established land use designations for those portions of the former Fort Ord that are now a part of the City of Seaside. Similarly, the Seaside General Plan identifies land use designations for these areas. The land use designations assigned by the Seaside General Plan are generally consistent with the FORP designations, with minor exception. These exceptions are as follows:

- 1) The small commercial parcel at the intersection of Coe Avenue and Monterey Road that currently contains a non-operational gas station has been assigned a land use designation of Community Commercial in the Seaside General Plan. This will allow for future reestablishment of a low intensity commercial use at this site. The FORP designated this parcel (20a), and the surrounding area, SFD (Medium Density Residential).
- 2) The new residential neighborhood along Monterey Road (Seaside Highlands) has been assigned a land use designation of Low Density Single Family Residential. The FORP designated this parcel (20a) SFD (Medium Density Residential). The General Plan Low Density designation allows for 8 units per acre. The FORP

Medium Density designation allows for 5 to 10 units per acre. Though classified differently, application of these two designations is consistent.

- 3) The parcel on the south side of Eucalyptus Road has been assigned a land use designation of Low Density Single Family Residential to be consistent with surrounding uses. The FORP designated this parcel (23) Neighborhood Retail.
- 4) The parcel on Gigling Road, near the eastern boundary of the City of Seaside has been assigned a land use designation of High Density Residential. The FORP designated this parcel (18) Open Space Recreation. This designation will provide additional housing opportunities to meet affordable and workforce housing goals.
- 5) The commercial parcel on the southeast corner of Light Fighter Drive and General Jim Moore Boulevard has been designated Mixed Use to establish more opportunities for housing with a density up to 25 units per acre within this area. The FORP designated this parcel (20h) for Neighborhood Retail.
- 6) South of Light Fighter Drive and east of Highway 1, the FORP designates this area as Military Enclave. The Seaside General Plan Land Use Designation of Mixed Use is based on land swap agreements between the City of Seaside and the United States Army.
- 7) East of General Jim Moore Boulevard and north of Ardennes Circle, the FORP designates this area as Military Enclave. The Seaside General Plan Land Use Designation of Medium Density Single Family Residential is based on land swap agreements between the City of Seaside and the United States Army.
- 8) The area between 1st Avenue and Highway One, north of Light Fighter Drive, has been designated Regional Commercial. The FORP designated this area for Open Space/Recreation.
- 9) Much of the residential areas along Monterey Road, north of Bayonet Black Horse Golf Course, have been designated Military and the United States Army will oversee future development of these lands for residential use. The FORP designated these areas (20H, 20B) Medium Density Residential. The
- 10) The lands immediately north of Eucalyptus Road have been designated Recreational Commercial. The FORP designated this parcel (20C) Military Enclave. A consistency determination has already been made for the use of this parcel as a golf course.

III. CONSISTENCY WITH CHAPTER 8 AND ENVIRONMENTAL CONSTRAINTS

The following table describes the consistency with the criteria established in Chapter 8 of the Master Resolution. References to the Seaside General Plan, and specific policies, are also included. More detailed descriptions of the means of obtaining consistency are provided on the proceeding pages.

**Comparison of Chapter 8 and Seaside General Plan
For Seaside General Plan
Consistency Determination**

Chapter 8 Requirement	Seaside General Plan Compliance (General Plan Policy)
a. Open Space and Conservation Policies	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-4.1: <i>Preserve ecological and biological resources by maintaining these as open space.</i> Implementation Plan COS-4.1.1 Require proper analysis and mitigation of biological resources. <i>Require proper analysis and mitigation of biological resources.</i></p>
b. Coastal Zone Consistency	<p>None of the former Fort Ord area within Seaside is in the Coastal Zone.</p>
c. East Garrison	<p>N/A</p>
d. Low Intensity Recreation in Environmentally Sensitive Areas	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-4.1 (see a)</p>
e. Compatible Land Uses	<p>LAND USE ELEMENT Policy LU-1.3: <i>Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.</i> Implementation Plan LU-1.3.1 North Gateway Specific Plan. <i>Develop a Specific Plan for the North Gateway regional commercial area that establishes design criteria, floor area ratios, parking requirements, transit facilities, development standards, signage, and landscaping requirements.</i> Implementation Plan LU-1.3.3 Golf Course Expansion. <i>Expand the Black Horse and Bayonet golf courses as Tournament Players Courses (TPC) in partnership with the Professional Golf Association (PGA). As part of the expansion, develop a five-star hotel/convention center adjacent to the golf courses.</i> Policy LU-1.6: <i>Integrate Seaside with North Seaside.</i> Implementation Plan LU-6.1 Adequate Public Services. <i>Provide adequate public services to serve the newly developed areas including a circulation system and transit facilities that provides convenient travel between the two areas.</i></p>
f. Historic Preservation	<p>N/A</p>
g. East Garrison Specific Plan	<p>N/A</p>
h. Sewage Waste Discharge	<p>LAND USE ELEMENT Goal LU-6.2: <i>Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.</i></p>

	<p>Policy LU-6.2: <i>Ensure new development and redevelopment projects provide adequate sewage collection infrastructures.</i></p> <p>Implementation Plan LU-6.2.1 Adequate Sewer Facilities. <i>During the processing of development proposals, have City staff verify that adequate sewer collection and treatment facilities are available to meet the needs of the development without negatively impacting the existing community. Additionally, all sewer collection facilities shall receive approval from the Marina Coast Water District. Where determined appropriate, use Redevelopment Agency funds to improve the sewer collection system and/or payment of appropriate sewage hook-up fees by the developer.</i></p>
<p>j-1 Solid Waste Reduction/Recycling</p>	<p>LAND USE ELEMENT</p> <p>Policy LU-7: <i>Collaborate effectively with local providers of solid waste collection and disposal to provide a sufficient level of solid waste disposal.</i></p> <p>Policy LU-7.1 <i>Participate in local and regional programs that encourage the per capita reduction of solid waste in Seaside in order to meet State mandates for waste reduction.</i></p> <p>Implementation Plan LU-7.1.1 Integrated Waste Management Act. <i>Continue to comply with the State's Integrated Waste Management Act, which requires cities and counties to divert at least 50 percent of its waste from area landfills, through 1) recycling and reuse educational brochures and 2) working with regional agencies to properly maintain and upgrade the City's recycling center.</i></p>
<p>j-2 Water Wells</p>	<p>CONSERVATION AND OPEN SPACE ELEMENT</p> <p>Implementation Plan COS-3.1.3 Well Monitoring. <i>Cooperate with the Monterey County Water Resources Agency (MCWRA) and water service providers, providing technical assistance when necessary, to continue to monitor urban and agricultural well usage rates and quality of the ground water.</i></p>
<p>j-3 Water Supply</p>	<p>LAND USE ELEMENT</p> <p>Policy LU-5.1: <i>Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.</i></p> <p>Implementation Plan LU-5.1.1 Water Checklist. <i>Create a checklist to use during the development review process that will help staff determine if the following steps have been completed:</i></p> <ol style="list-style-type: none"> 1) <i>Ensure the water districts approve the planning and design documents which address the potential impact of the project on water supply and distribution and sewer facilities.</i> 2) <i>Ensure the project applicant has paid the required water district fees prior to occupancy of any new development.</i> 3) <i>Require water conservation devices and xeriscape landscaping in new public and private developments and redevelopment projects and ensure compliance with the water district's water conservation code.</i> 4) <i>Cooperate with the water districts to update population projections, water use and sewer generation formulas, needed</i>

	<p><i>improvements, and programs within the Water and Sewer Master Plans.</i></p> <p>5) <i>Work with the water districts to expedite the improvement and expansion of water sewer facilities, when necessary.</i></p> <p>Policy LU-5.2: <i>Work cooperatively with local and regional water suppliers to ensure adequate water reserves.</i></p> <p>Implementation Plan LU-5.2.1 Regional Urban Water Augmentation Project. <i>Support efforts by the Marina Coast Water District to provide an augmented water source for the former Fort Ord, which may include desalinated water or recycled water. Once a new water source is created, cooperate with FORA and other agencies to approve the project's water allocation.</i></p> <p>Policy LU-5.3: <i>Actively promote water conservation by City residents and businesses.</i></p> <p>Implementation Plan LU-5.3.1 Water Conservation. <i>Continue to require new public and private development and redevelopment projects to install and utilize water conservation measures per Section 13.18.010 of the Seaside Municipal code. Section 13.18.010 requires:</i></p> <ol style="list-style-type: none"> 1) <i>The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction.</i> 2) <i>The installation of low water-use plumbing fixtures in existing hotels and motels.</i> 3) <i>The retrofitting of plumbing fixtures in all residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.</i>
j-4 Reservoirs	<p>CONSERVATION AND OPEN SPACE ELEMENT</p> <p>Policy COS-2.3: <i>Participate in and implement local and regional programs that promote water conservation as a means of improving water supply and water.</i></p> <p>Goal COS-3: <i>Protect and enhance local and regional ground and surface water resources.</i></p> <p>Policy COS-3.1: <i>Eliminate long-term groundwater overdrafting as soon as possible.</i></p> <p>Implementation Plan COS-3.1.1 Halt Salt Water Intrusion. <i>Cooperate with the Monterey County Water Resources Agency (MCWRA), the Army Corps of Engineers (ACOE), State Water Resources Control board (SWRCB), and the Regional Water Quality Control Board (RWQCB) to find a solution to halt seawater intrusion toward Seaside.</i></p> <p>Implementation Plan COS-3.1.2 Aquifer Recharge Areas. <i>Cooperate with Monterey County, the Regional Water Quality Control Board Central Coast (Region 3) and the Monterey county Water Resources Agency (MCWRA), providing technical assistance when necessary to help identify, protect, and preserve critical aquifer recharge areas so that their function is maintained and ground water quality is not further degraded.</i></p>

<p>j-5 Water Conservation</p>	<p>LAND USE ELEMENT Policy LU-5.3 (see j-3) Implementation Plan LU-5.3.1 Water Conservation. (see j-3) CONSERVATION AND OPEN SPACE ELEMENT Policy COS-2.3 (see j-4) Implementation Plan COS-2.3.1 Water Conservation. <i>Encourage water conservation throughout Seaside through the City's municipal code,</i></p>
<p>j-6 Reclaimed Water Sources</p>	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-2.2: <i>Encourage the production, distribution, and use of recycled water.</i> Implementation Plan COS-2.2.1 Recycled Water. <i>In cooperation with the State, regional, and local water agencies and suppliers, participate in programs that seek to increase potable water supply and to limit the spread of seawater intrusion into the ground-water basins through the recycling of waste water. Specifically, support the expansion if the use of recycled water for urban irrigation. Cooperate with these agencies to establish standards, fees, infrastructure provision requirement, and regulations for the use of recycled water in new development and redevelopment projects.</i></p> <p>LAND USE ELEMENT Policy LU-5.4: <i>Promote the use of recycled water for irrigation of parks, golf courses, and public landscaped areas in the community.</i> Implementation Plan LU-5.4.1 Recycled Water. <i>Coordinate with the MPWMD and the MCWD to extend recycled water infrastructure and determine user and connection fees.</i></p>
<p>j-7 Long-Term Water Supply</p>	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-2.1: <i>Work with regional and local water providers to ensure that adequate supplies of water are available to meet existing development and future growth.</i> Implementation Plan COS-2.1.1 Consult Water Agencies. <i>During the development review process, consult with local and regional water agencies to assess whether the water demand associated with the project is included in the agency's most recent Urban Water Management Plan and whether existing supplies can meet the project's demand for water.</i> Implementation Plan COS-2.1.2 Water Supply Verification. <i>Condition approval of all development plans on verification of an assured long-term water supply.</i> Implementation Plan COS-2.1.3 Water Supply Projects. <i>Continue to support efforts by Monterey Peninsula Water Management District (MPWMD) and Monterey County Water Resources Agency to expand water supply through the development of new water sources, including new wells, desalination, importation of water, and water impoundment sites.</i></p>

j-8 Seawater Intrusion	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-3.1 (see j-4) Policy COS-2.2: (see j-6)</p>
j-9 Water Conservation Methods	<p>LAND USE ELEMENT Policy LU-5.3 (see j-3)</p> <p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-2.3 (see j-4) Implementation plan COS-2.3.1 Water Conservation. <i>Encourage water conservation throughout Seaside through the City's municipal code, which requires new public and private development, and redevelopment projects to install and utilize water conservation measures. These measures include:</i></p> <ol style="list-style-type: none"> 1) <i>The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction.</i> 2) <i>The installation of low water-use plumbing fixtures in existing hotels and motels.</i> 3) <i>The retrofitting of plumbing fixtures in all residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.</i>
k.1 Storm Water Drainage	<p>LAND USE ELEMENT Policy LU-8.1: Maintain necessary flood control facilities. Implementation Plan LU-8.1.1 Flood Control Facility Inspections. <i>Conduct regular inspections to ensure all publicly maintained flood control facilities are properly maintained.</i> Policy LU-8.2: Ensure that developers provide storm water retention/ detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards. Implementation Plan LU-8.2.1 Adequate Drainage Systems. <i>Apply appropriate development standards and fees to improve present drainage systems and provide adequate storm water detention basin and sedimentary ponds with new construction. To ensure the best flood control facilities are provided and maintained, require new development to provide facilities that are visually attractive and ecologically beneficial. Ensure the development funds the on-going maintenance of the facilities. Require all drainage improvements to be constructed and maintained to the standards of the appropriate agency, and that all necessary encroachment permits are obtained from the City and Caltrans.</i></p>
k.2 Master Drainage Plan	<p>LAND USE ELEMENT Policy LU-8.1. (see k-1) Implementation Plan LU-8.1.1 Flood Control Facility Inspections. (see k-1) Policy LU-8.2: (see k-1) Implementation Plan LU-8.2.1 Adequate Drainage</p>

	<p>Systems. (see k-1)</p> <p>SAFETY ELEMENT Implementation Plan S-1.2.4 Storm Drainage Master Plan. <i>Continue to implement and update the City's Sewer and Drainage Master Plan as necessary and provide data to the Marina Coast Water District during development and implementation of the MCWD Wastewater Collection System Master Plan and Sewer System Management Plan.</i></p>
<p>l. Hazardous and Toxic Materials</p>	<p>SAFETY ELEMENT Goal S-2.2: <i>Protect the community from public safety hazards related to human activities.</i> Policy S-2.2: <i>Minimize the risk to the community associated with hazardous materials.</i> Implementation Plan S-2.2.1 Hazardous Materials. <i>Minimize public health risks and environmental risks from the use, transport, storage, and disposal of hazardous materials by:</i></p> <ol style="list-style-type: none"> 1) <i>Cooperating with federal, State, and County agencies to effectively regulate the management of hazardous materials and hazardous waste, especially on the former Fort Ord;</i> 2) <i>Cooperating with the County of Monterey to reduce the per capita production of household hazardous waste in accordance with the County Hazardous Waste Management Plan;</i> 3) <i>Identifying roadway transportation materials for conveyance of hazardous materials (the City does not exercise jurisdiction over transportation of freight along railroad right-of-way or state highways);</i> 4) <i>Implementing a Multi-hazard Emergency Plan for accidents involving hazardous materials; and</i> 5) <i>Cooperating with the Certified Unified Program Agency (CUPA) for Seaside (the County of Monterey, Environmental Health Division) and the Seaside Fire Department to administer Risk Management Plans for businesses within the City.</i> <p>Implementation Plan S-2.2.3 Project Mitigation. <i>Protect the community from hazards related to hazardous materials by requiring feasible mitigation to be incorporated into new discretionary development and redevelopment proposals to address hazardous materials impacts associated with those proposals.</i></p>
<p>m. Unexploded Ordinance</p>	<p>SAFETY ELEMENT Goal S-2.2 (see l) Policy S-2.2.1 (see l) Implementation Plan S-2.2.2 Superfund. <i>Cooperate with the federal government to obtain Superfund monies and implement Superfund clean-up activities to eliminate the environmental hazards associated with past military activities at the former Fort Ord.</i> Implementation Plan S-2.2.3 Project Mitigation. (see l)</p>

<p>n. Transportation Funding</p>	<p>CIRCULATION ELEMENT</p> <p>Policy C-1.2: <i>Improve the Seaside circulation system in concert with public and private land development and redevelopment projects to maintain the City standard of Level of Service C.</i></p> <p>Implementation Plan C-1.2.1 Traffic Studies and Impact Assessments. <i>Review development proposals for potential impacts to the transportation system. Require a traffic study for projects that generate 100 or more peak hour trips or that have the potential to impact adjacent roadway segments and intersections. The Level of Service Standards established in the Circulation Element will be used to determine the significance of impacts. Intersection level of service will be determined by the Vehicle Delay and the Highway Capacity Manual calculations. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts. Adequate right-of-way along new roadways will be required to permit pedestrian and bicycle facilities. Proper roadway drainage must be provided to ensure a safe system. The Seaside Public Works Director, upon consultation with the California Department of Transportation, may require a traffic study for a project that generates additional trips on the State highway or CMP system.</i></p> <p>Implementation Plan C-1.2.2 Transportation Financing and Traffic Fee Ordinance. <i>Identify available funding sources and establish a financing plan to guide construction and funding of transportation system improvements. Require new development projects to construct and/or fund in whole or in part necessary traffic improvements associated with the proposed project. Transportation improvements should include both automotive, as well as alternative means of transportation.</i></p> <p><i>Consider adopting a Traffic Fee Ordinance to reflect projected circulation needs and apply the ordinance to applicable developments. Consider including alternative modes of transportation (bicycle and pedestrian) and public parking as projects eligible for use of Traffic Impact Fees. Consider the improvements identified in the City of Seaside General Plan Traffic Study (Higgins Associates 2003) when developing the Traffic Fee Ordinance.</i></p> <p>Implementation Plan C-1.4.1 North Seaside Transportation Improvements. <i>Require public and private development projects to install or pay their fair share of the improvements in North Seaside identified on Figure C-4 and Table C-1. Major improvements (per Figure C-4 and Table C-1) that will improve access in North Seaside include:</i></p> <ul style="list-style-type: none"> ➤ Highway 1/Fremont Boulevard Interchange ➤ Fremont Boulevard/ Del Monte Boulevard/Military Avenue ➤ General Jim Moore Boulevard/ Coe Avenue-Eucalyptus Road ➤ 1st Avenue/Lightfighter Drive ➤ 2nd Avenue/Lightfighter Drive ➤ 2nd Avenue/Campus Soccer Field Driveway
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	<ul style="list-style-type: none"> ➤ 2n Avenue/ 1st Street ➤ Lightfighter Drive ➤ 2nd Avenue north of Lightfighter rive ➤ Gigling Road ➤ Eucalyptus Road ➤ Route 1 from Route 218 to Fremont Boulevard ➤ 8th Street
<p>o-1 Development and Resource Management Plan (DRMP) monitoring</p>	<p>CIRCULATION ELEMENT Policy C-1.2 (see n) Goal C-2: <i>Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.</i> Policy C-2.1: <i>Coordinate planning, construction and maintenance of development projects and circulation improvements with adjacent jurisdictions and transportation agencies.</i> Implementation Plan C-2.1.2 Highway 1 Improvements. <i>Coordinate with Caltrans, the Transportation Agency for Monterey county, and adjacent jurisdictions to support the continued improvement of Highway 1.</i> Implementation Plan C-2.1.3 Monitoring Regional Roadway Modifications and Development Projects. <i>Continue to monitor proposed roadway modifications outside the City and revise the General Plan circulation system, if necessary, to reflect changes in these modifications. In addition, the impacts of discretionary development projects and major transportation projects outside the jurisdiction of the City will be monitored and mitigation may be requested.</i></p>
<p>o-2 Arterials</p>	<p>CIRCULATION ELEMENT Policy C-1.3: <i>Coordinate improvements to and maintenance of the City circulation system with other major transportation and infrastructure improvement programs.</i> Policy C-1.4: <i>Provide adequate access to the University, golf courses, and other uses in North Seaside.</i> Implementation Plan C-1.4.1 North Seaside Transportation Improvements. (see n)</p>
<p>o-3 Local Truck Routes</p>	<p>CIRCULATION ELEMENT Policy C-1.7: <i>Reduce impacts on residential neighborhoods from truck traffic and related noise.</i> Implementation Plan C-1.7.1 Truck Routes. <i>Work with the trucking industry, local businesses, and residents to establish truck routes through the city that minimize impacts to residential neighborhoods.</i></p>
<p>p. Regional Bus Service</p>	<p>CIRCULATION ELEMENT Policy C-3.1: <i>Support the provision and expansion of regional transit services and support facilities to serve the City.</i> Implementation Plan C-3.1.1 Improved Bus Service. <i>Work with MST to enhance transit service and encourage ridership through the following actions:</i></p>

	<ul style="list-style-type: none"> ➤ <i>Encourage MST to improve existing transit service by providing more bus stop locations and more frequent stops</i> ➤ <i>Coordinate with MST to expand transit routes to North Seaside</i> ➤ <i>Work with MST to identify and receive additional funding sources for expanded services.</i> <p>Implementation Plan C-3.1.3 Transit Facilities. <i>During the development review process, coordinate with MST to encourage the provision of park-and-ride lots, transit facilities, safe pedestrian access, transit-oriented development, and other project and circulation design features that encourage fast, safe, and convenient bus service.</i></p> <p>Implementation Plan C-3.1.4 Transit Plans for Specific Plan Areas. <i>Specific Plan documents shall include transit plans for streets, stops, traffic controls, pedestrian facilities, and signage. The transit plans shall estimate the amount of operating funds required to operate at desired levels of service with the Specific Plan Area.</i></p> <p>Policy C-3.3: <i>Promote mixed use, higher density residential, and employment in areas where public transit is convenient and desirable.</i></p> <p>Implementation Plan C-3.3.1 Transit-Oriented Development. <i>Through the Specific Plan process, encourage transit-oriented development in the Gigling Specific Plan area (near CSUMB), the Broadway Corridor, the North and South Gateways, and other appropriate areas.</i></p>
q. Regional Law Enforcement	<p>LAND USE ELEMENT</p> <p>Policy LU-10.1: <i>Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Police Department.</i></p> <p>Implementation Plan LU-10.1.1 Adequate Law Enforcement. <i>Review the level of services, facilities, and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained.</i></p> <p>Implementation Plan LU-10.1.2 Law Enforcement Development Requirements. <i>Ensure the project developer has paid all appropriate fees, can be adequately served by the Police Department, and is designed in a manner that will prevent criminal behavior at the site.</i></p>
r. Regional Fire Protection	<p>LAND USE ELEMENT</p> <p>Policy LU-9.1: <i>Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Fire Department.</i></p> <p>Implementation Plan LU-9.1.1 Adequate Fire Protection and Emergency Services. <i>Review the level of services, facilities, and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained.</i></p> <p>Policy LU-9.2: <i>Implement and enforce regulations, such as the most recent building codes, minimum street widths, and clearance areas.</i></p> <p>Implementation Plan LU-9.2.1 Fire Protection Development Requirements. <i>Ensure the project developer</i></p>

	<p><i>has paid all appropriate fees, installed all required fireprevention and suppressive devices, and that the circulation and water systems are adequate to serve the site.</i></p>
<p>s. Native Plants</p>	<p>CONSERVATION AND OPEN SPACE ELEMENT Policy COS-4.1: (see a) Implementation Plan COS-4.1.1 Require Proper Analysis and Mitigation of Biological Resources. (see a) Policy COS-4.2: <i>Protect and enhance the creeks, lakes and adjacent wetlands for their value in providing visual amenity, habitat for wildlife, and recreational opportunities.</i></p>
<p>t. Jobs/Housing Ratio</p>	<p>ECONOMIC DEVELOPMENT ELEMENT Policy ED-1.4: <i>Create a favorable environment in the Gigling Road/Surplus II Area to establish quality urban development compatible with CSUMB's academes environment, provide employment opportunities with high pay and benefits for community residents, new high density rental and ownership housing opportunities and generate revenue to support City services.</i> Implementation Plan ED-1.4.1 Specific Plan. <i>Prepare a Specific Plan for the Gigling Road/Surplus II Area that will preclude additional organizations other than those with land conveyances through the Fort Ord Closure Process from locating in the area. The Specific Plan should include design criteria, infrastructure improvements and development incentives to attract revenue-generating businesses to the area.</i> Implementation Plan ED-1.4.2 Mixed Use Development Criteria. <i>Include design criteria in the Specific Plan to establish high-quality mixed-use residential developments.</i> Goal ED-8: <i>Actively promote a balance between the numbers and types of workers residing in Seaside and the opportunities for employment in the City.</i> Policy ED-8.1: <i>Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1 (See also Land Use Policy LU-1.2)</i> Implementation Plan ED-8.1.1 Jobs/Housing Ratio. <i>Conduct an annual review of the jobs/housing ratio in Seaside. (see also Land Use Implementation Plan LU-1.2.1)</i></p>

a. Open Space and Conservation Policies

The Open Space and Conservation Element of the Seaside General Plan acts as the implementation tool for the Habitat Management Plan developed by FORA for the base closure. The policies established in the Conservation and Open Space Element are very similar to, and compatible with, the policies established in the FORP Habitat Management Plan. The largest area of Habitat Management in Seaside is located in the easternmost portion of the City, to the east of General Jim Moore Boulevard. Permitted uses in this area include habitat management, passive recreation, ecological restoration, ecotourism activities, recreation trails and environmental educational activities. This conceptual conservation area and corridor system has been developed to define the minimum area necessary to preserve HMP species populations and habitats according to known ecological principals and the known biological resource definitions at the former Fort Ord. As future projects are proposed adjacent to the Habitat Management areas, appropriate buffers will be established to ensure habitat and species protection and to ensure further compliance with the Habitat Management Plan.

b. Coastal Zone Consistency

The Seaside General Plan, combined with the City's certified Local Coastal Program protects natural features within the beachfront areas in the City, including the Laguna Grand/Roberts Lake Areas.

c. East Garrison

The East Garrison area falls within the jurisdiction of the County of Monterey. As such, the policies and land use projections of the Seaside General Plan do not pertain to the future development of the East Garrison area.

d. Low Intensity Recreation in Environmentally Sensitive Areas

The environmentally sensitive areas identified in the Conservation and Open Space Element allow for very limited recreational opportunities including the potential development of recreational trails, expansion of environmental education activities and similar low intensity recreation. These uses are not anticipated to impact environmentally sensitive areas.

e. Compatible Land Uses

The Land Use Element of the Seaside General Plan reflects the land uses identified in the Fort Ord Reuse Plan. Specifically, the General Plan calls for development of single-family, high density residential, mixed use and regional commercial uses in North Seaside and conservation of habitat management lands in East Seaside.

f. Historic Preservation

The Fort Ord Reuse Plan identified structures that were potentially eligible for listing on the National Register. None of these structures are located within the Seaside General Plan boundaries.

g. East Garrison Specific Plan

The East Garrison area falls within the jurisdiction of the County of Monterey. As such, the policies and land use projections of the Seaside General Plan do not pertain to the future development of the East Garrison area.

h. Sewage Waste Discharge

The City of Seaside pumps all of its wastewater to the MRWPCA treatment plant north of Marina. The wastewater policies of the Seaside General Plan are consistent with the FORP.

i. Solid Waste Reduction/Recycling

Solid waste and recycling is collected by Seaside Waste Management, a private firm under contract with the City of Seaside. Collected waste is transported to the Monterey Regional Waste Management District Facility.

j-2 Water Wells

j-3 Water Supply

j-4 Reservoirs

j-5 Water Conservation

j-6 Reclaimed Water Sources

j-7 Long-Term Water Supply

j-8 Seawater Intrusion

j-9 Water Conservation Methods

The City of Seaside is under the jurisdiction of both the Monterey Peninsula Water Management District and the Marina Coast Water District. The water allocation for North Seaside totals 784 acre-feet per year, much of which is already accounted for by current users and planned uses. Expansion of additional water users in North Seaside will require new water supplies including the extension of reclaimed, non-potable water lines for irrigation and similar uses. The Seaside General Plan calls for the development of uses under the current water allocation. The City of Seaside currently operates wells, which have been impacted by seawater intrusion, and contribute to overdrafting in the region. The Seaside General Plan calls for elimination of these wells when practicable. Water conservation efforts are required for new development and include installation of low water-use fixtures and/or low water-use landscape materials. The current and future policies of the City of Seaside are consistent with the policies established in the FORP.

k.1 Storm Water Drainage

k.2 Master Drainage Plan

The City of Seaside operates under an NPDES permit, applies appropriate development standards and fees to improve present drainage systems and requires adequate stormwater detention basins and sedimentation ponds with new construction. These efforts, combined with the requirement for Best Management Practices, are consistent with the efforts of the FORP.

l. Hazardous and Toxic Materials

The Safety Element of the Seaside General Plan identifies various ways to reduce the potential impacts of hazardous and toxic materials. Specifically Policy S-2.2 and Implementation Plan S-2.2.1 provide a means of minimizing the risk of exposure to hazardous materials.

m. Unexploded Ordinance

The Safety Element of the Seaside General Plan describes the risk associated with unexploded ordinance in the City. Unexploded Ordinance is primarily located in the easternmost portion of the City of Seaside in the area designated for habitat conservation and low density, single-family residential use. Interaction with unexploded ordinance is unlikely under the proposed designation. Furthermore, Implementation Plan S-2.2.2 calls for utilizing federal funds to further clean up these areas to reduce risk.

n. Transportation Funding

The Circulation Element of the Seaside General Plan identifies the need for transportation funding and the means for acquiring local, state and federal funds. Additionally, the City of Seaside will collect impact fees to fund other local transportation projects. Furthermore, the City of Seaside works with the Transportation Agency for Monterey County to implement the County Regional Transportation Plan and Congestion Management Plan.

o-1 Development and Resource and Management Plan (DRMP) Monitoring

The Seaside General Plan was developed in consideration of the economic and natural constraints of the region. The City of Seaside will continue to assist with achieving FORA's goals for monitoring development in the region.

o-2 Arterials

o-3 Local Truck Routes

The Circulation Element of the Seaside General Plan identifies the circulation of the City of Seaside, including the portion of former Fort Ord. The City of Seaside participates with the Transportation Agency of Monterey County (TAMC) to determine regional transportation needs and implement the County Regional Transportation Plan and

Congestion Management Plan. The Seaside General Plan provides clear direction for the improvement of roadways in the City to meet future circulation needs.

p. Regional Bus Service

The Circulation Element of the Seaside General Plan describes current bus service in the City of Seaside. General Plan Circulation Policy C-3.1 calls for the City to support the provision and expansion of regional transit services and support facilities to serve the City. Implementation Plans C-3.1.1, C-3.1.3 and C-3.1.4 specifically identify ways to expand transit service in North Seaside.

q. Regional Law Enforcement

The Land Use Element of the Seaside General Plan includes provisions and policies for law enforcement efforts in the City. This includes the location of police substations in neighborhood throughout the City.

r. Regional Fire Protection

The Land Use Element of the Seaside General Plan identifies the need for a Fire Department substation in North Seaside, as is consistent with the FORP.

s. Native Plants

The Land Use Element and the Conservation/Open Space Element of the Seaside General Plan designate the easternmost portion of the City for habitat management. Native plants will be allowed to thrive in this area due to minimal disturbance.

t. Jobs/Housing Balance Provisions

The State-recommended ratio of jobs to housing is 1.5:1; Seaside's current ratio is 0.68:1, the lowest on the Monterey Peninsula. While the Seaside General Plan includes opportunities for both residential and commercial growth, a key economic development goal is to realize a jobs/housing balance that is closer to the recommended State Ratio. The primary location for commercial growth is the area adjacent to Light Fighter Drive, where a regional retail center is planned. This commercial area will provide new employment opportunities for local residents and will attract additional businesses to the area. The remainder of the North Seaside area has been retained military housing and is not available for extensive commercial or industrial users. The most southeast portion of Seaside, formerly Fort Ord, will be preserved as open space and will not offer additional job opportunities.

Nonetheless, the Seaside General Plan provides for numerous opportunities within the Fort Ord area to provide additional housing, from low income to market rate. Lands along the south side of Light Fighter Drive from Highway 1 to General Jim Moore Boulevard and on the east side of General Jim Moore Boulevard are designated as Mixed Use to provide both economic development and new housing opportunities. Within this area, the City is working with CHISPA to develop around 400 units on approximately 16

acres for low-income to moderate income households. In addition, High Density Residential is designated for the area south of Gigling Road close to the eastern boundary of the Seaside City Limits; Medium Density Single Family Residential development is planned east of General Jim Moore Boulevard north of Ardennes Circle; and along the eastern side of General Jim Moore Boulevard from Eucalyptus Road to Kimball Avenue, the land is designated for Low Density Single Family Residential development. The entire Fort Ord Area is within now within a redevelopment area. The City has established a policy to designate 20% of all housing within that area for low and very-low income households. A requirement for the Seaside Resort project being planned on the Black Horse and Bayonet golf courses is a separate development of 100 units, 25 of which will be designated for low-income households and 75 for workforce housing.