

Initial Study Prepared for the City of Del Rey Oaks

REDEVELOPMENT PLAN

DEL REY OAKS FORT ORD

REDEVELOPMENT PROJECT

Prepared for:

CITY OF DEL REY OAKS

Prepared by:

Denise Duffy & Associates

January 13, 2003



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

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CITY OF Del Rey Oaks REDEVELOPMENT AGENCY INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Del Rey Oaks Redevelopment Plan for the Fort Ord Redevelopment Project
Project Location:	Former Fort Ord military base, Monterey County
Name of Property Owner:	N/A
Name of Applicant:	Del Rey Oaks Redevelopment Agency
Assessor's Parcel Number(s):	Various
Acreage of Property:	362 acres
General Plan Designation:	Neighborhood Commercial, General Commercial-Visitor Serving, Office Professional, Public Quasi Public
Zoning District:	Neighborhood Commercial, General Commercial-Visitor Serving, Office Professional, Public Quasi Public
Lead Agency:	City of Del Rey Oaks
Prepared By:	Denise Duffy & Associates
Contact Person:	Denise Duffy (831) 373-4341

This Initial Study evaluates the potential environmental impacts associated with the adoption of the City of Del Rey Oaks Redevelopment Plan. The project site is located in the former Fort Ord military base within the City limits. Pursuant to California Community Redevelopment Law, the City of Del Rey Oaks Redevelopment Agency is proposing to create the "Del Rey Oaks-Fort Ord Redevelopment Project Area" (Refer to Figure 1 and Attachment A). The Fort Ord Reuse Authority certified, and adopted findings in consideration of, the Fort Ord Reuse Plan Final Environmental Impact Report (the "Reuse EIR", Attachment B of this document), a program environmental impact report which evaluated the potentially significant environmental effects of the Reuse Plan. The City of Del Rey Oaks also certified, and adopted findings for the City of Del Rey Oaks General Plan Update Final Environmental Impact Report (the "General Plan Update EIR", Attachment C of this document), a program environmental impact report which evaluated the potentially significant environmental effects of the area of the Reuse Plan within Del Rey Oaks planning area. Both the FORA Reuse FEIR and the City General Plan Update FEIRs were

certified as Program EIRs and intended to serve as the “first-tier” analysis for future development within the former Fort Ord.

This Initial Study relies on the earlier Fort Ord Reuse Plan EIR and the City General Plan Update FEIR in its conclusion that all potentially significant effects (a) have been analyzed adequately in the previous environmental documentation pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the previous EIR including revisions or mitigation measures that are imposed upon the proposed project.

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project is located within the former Fort Ord military base within the jurisdiction of the City of Del Rey Oaks (Refer to Figure 1, Regional Location). The project site is located along South Boundary Road and General Jim Moore Boulevard within the existing City limits. The project area is generally located within the southern portion of the former Fort Ord military base. The area is bordered by the city limits of Seaside on the north, city limits of the City of Monterey on the south and southeast, unincorporated Monterey County lands on the east, developed lands within the Cities of Del Rey Oaks on the west, and park lands owned by the Monterey Peninsula Regional Park District and Highway 218 on the west and southwest. The property consists of oak covered gentle rolling hills with views of Monterey Bay.

The Redevelopment Plan indicates up to 37 structures on the site, described in the report as dilapidated structures with no utilities formerly used as storage, range towers, etc. and all having to do with former military activities such as weapons firing. The primary existing land use in the proposed project area is open space; a portion of South Boundary Road also traverses the site.

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, Marina, 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 is 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 Draft EIR text also indicates that it would serve as a program EIR for subsequent redevelopment plans prepared in conformance with the Reuse Plan.

City of Del Rey Oaks General Plan Update and EIR

Pursuant to FORA's enabling legislation and adoption of the Reuse Plan, Del Rey Oaks prepared and adopted an amendment to its general plan to be consistent with the adopted Reuse Plan. Furthermore, as demonstrated below, Del Rey Oaks submitted the documentation to FORA and received a determination of consistency that the City's General Plan Update is consistent with the Reuse Plan.

The City adopted amendments to its Zoning Ordinance covering the RDA area, in conformance with the land use designations, development standards and policies of the Reuse Plan (Ordinance No. 242 introduced on May 27, 1997 and approved on June 17, 1997). On June 17, 1997, the City also adopted amendments to its General Plan which approved land use designations and policies for the City's lands within the former Fort Ord. (Resolution 97-1, approved by the City Council on June 17, 2002, adopted the General Plan Update and Certified the EIR for the General Plan Update.) The EIR indicates that it would serve as a program EIR for subsequent redevelopment plans prepared in conformance with the Del Rey Oaks General Plan Update.

This project, the proposed redevelopment plan, conforms to the General Plan for the City of Del Rey Oaks and covers the redevelopment area (RDA) area, in conformance with the designations, development standards and policies of the *Fort Ord Reuse Plan*. In adopting the General Plan amendments, the City also certified an EIR which incorporated by reference, the FORA Reuse Plan EIR, and also adopted mitigation measures established in the Reuse Plan EIR.

On December 9, 1998, the City Council of the City of Del Rey Oaks passed and adopted Resolution No. 98-20 which declared the City's intent to carry out the General Plan Update in

conformity with the Fort Ord Reuse Plan and Authority Act and, per FORA Resolution 98-1, that its policies and programs are consistent with the DRMP.

On December 11, 1998, the Fort Ord Reuse Authority ("FORA") Board 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.

Subsequent actions included the approval of the annexation of the property from the County of Monterey into the jurisdiction of the City of Del Rey Oaks.

PROJECT DESCRIPTION

This Initial Study has been prepared to evaluate the environmental impacts associated with the adoption of a Redevelopment Plan, included as **Attachment "A"**, for lands located within the City of Del Rey Oaks at the former Fort Ord military base. Pursuant to the California Community Redevelopment Law, the City of Del Rey Oaks Redevelopment Agency is proposing to create the "Del Rey Oaks-Fort Ord Redevelopment Project Area," consisting of approximately 362 acres as shown on Figure 1.

Goals and Objectives. The primary objective of the Redevelopment Plan is to mitigate or eliminate blighting conditions found within a portion of the former Fort Ord that constitutes the Project Area through the efforts of the Redevelopment Agency, in cooperation with other public and private parties. Specific objectives include:

- A. Mitigating the economic and social degradation caused by the realignment of the former Fort Ord;
- B. Remove existing obsolete and/or deteriorated sites and buildings;
- C. Assemble and subdivide land into parcels suitable for commercial, office, retail and visitor serving development with proper vehicular and pedestrian circulation;
- D. Provide opportunities for participation in the revitalization and redevelopment of property by members of the community and the private sector;
- E. Provide adequate vehicular, pedestrian and other forms of access to and within the Project Area;
- F. Create additional and varied commercial and recreational opportunities, including but not limited to visitor-serving hotel and golf course designations;
- G. Develop new employment opportunities;
- H. Generate new revenue for the City;
- I. Improve the supply of affordable housing for very low, low, and moderate-income persons, (including housing for the elderly), by assisting in the development of new housing including rehabilitation of existing housing located in the community;
- J. Improve the roads and infrastructure within and leading to the Project Area.

Redevelopment Plan Elements. The proposed Redevelopment Plan consists of identification of the project boundaries, general goals and objectives, land use regulations, proposed redevelopment activities, methods for financing, and procedures for administration and implementation. According to the Redevelopment Plan, in order to eliminate and prevent blight, strengthen the economic base of the project area, and attain the objectives of the proposed plan, future redevelopment activities may include property acquisition, subdivision and disposition of property, demolition of structures, clearance, site preparation and construction of buildings, construction of transportation facilities and public improvements (such as installation, construction, or re-construction of streets, curbs, gutters, sidewalks, utilities, sewers, water systems, pedestrian, bicycles and equestrian trails or paths), construction of other public facilities and other eligible infrastructure improvements and other activities as appropriate.

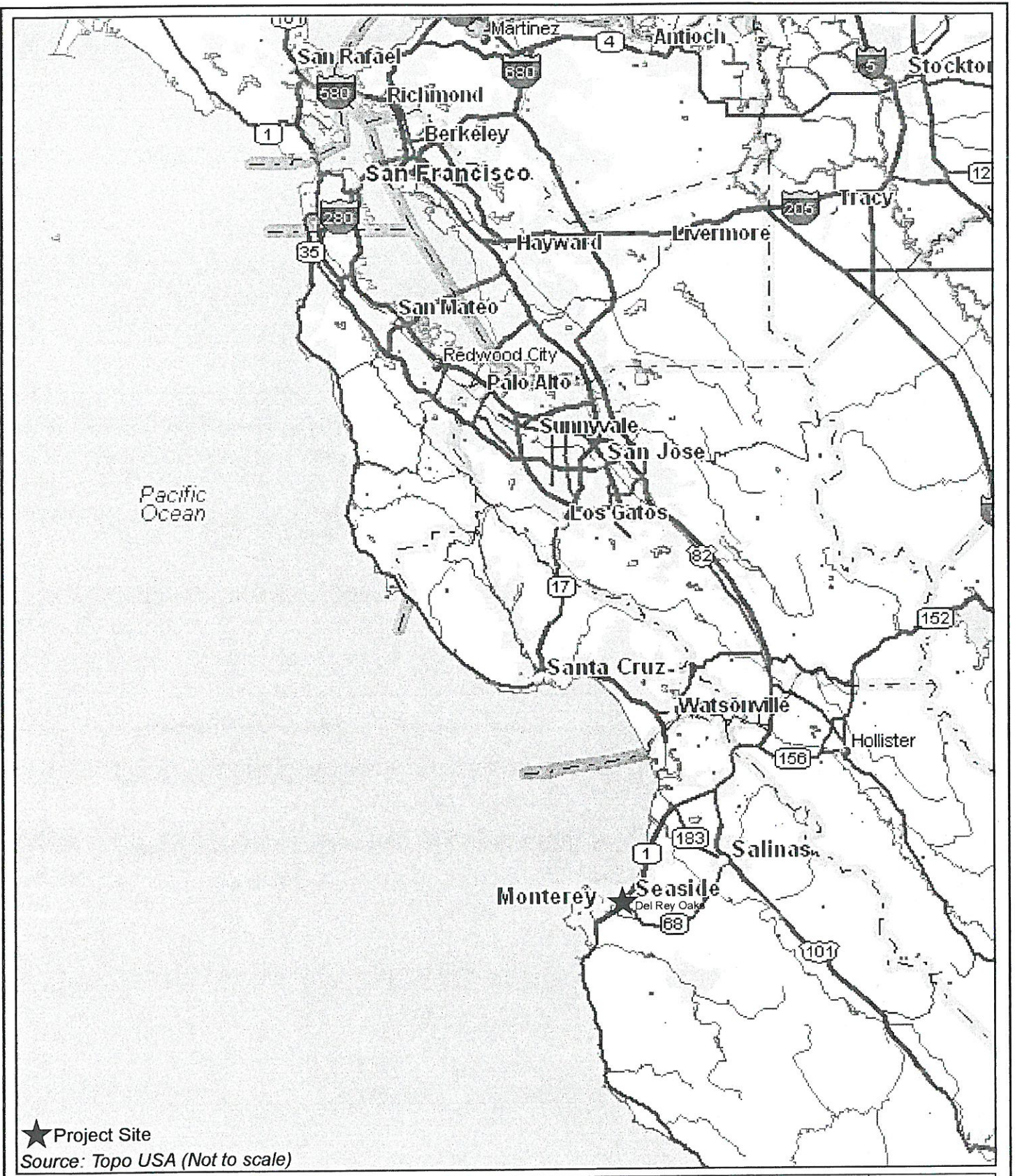
The land uses that are planned for the Fort Ord Redevelopment Project area are the same as contained in the City of Del Rey Oaks General Plan, as amended in 1997, to be consistent with the *Fort Ord Reuse Plan* adopted by FORA in 1997. The proposed Redevelopment Plan indicates that land uses, development standards, and policies shall be as set forth in the City's General Plan, in addition to the goals and objectives of the Redevelopment Plan.

The "Land Use Map" included in the Redevelopment Plan is the same as the Reuse Plan, as included in the City's amended General Plan (see Figure 3, Land Use Plan). The Redevelopment Plan also provides land use development and intensity standards as shown on Figure 3, which is consistent with the City General Plan, as amended, and the Reuse Plan and is identified below:

**TABLE 1
LAND USES BY POLYGON
PER REDEVELOPMENT PLAN**

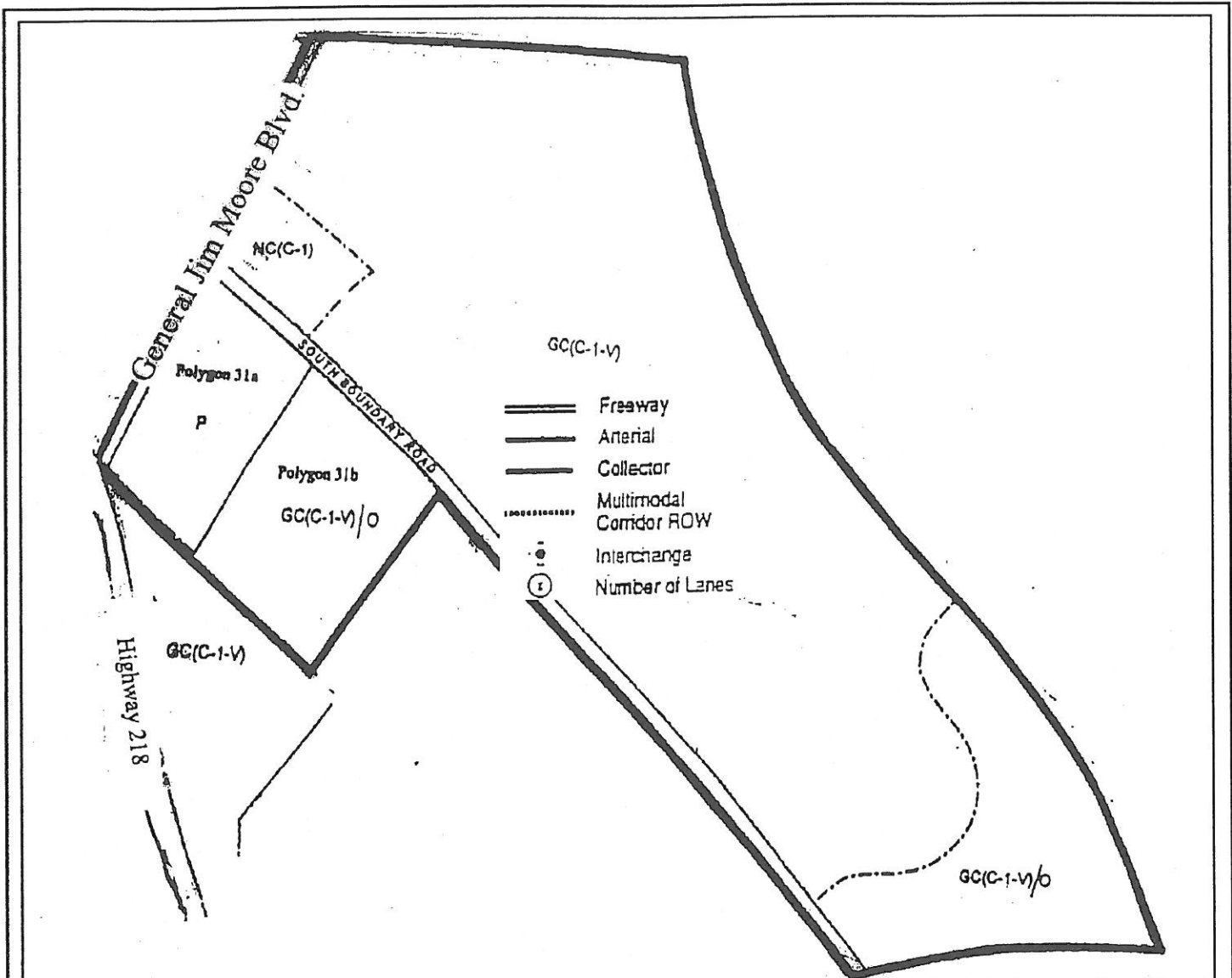
LAND USE DEFINITION	ALLOWED USES	PROJECT POLYGON
DHZ/HAB	HABITAT PRESERVE	31 (a)
GOLF	GOLF COURSE & RELATED USE	29(a)
OP	OFFICE PARK (Including government facilities)	29 (a),29(c),29(d),(e),31(a),31 (b)
RH	RESORT HOTEL/TIME SHARE	29(a)

As shown on Figure 3, the City's amended General Plan and the FORA-adopted Reuse Plan would allow for the development of approximately 350 hotel rooms, ancillary uses for the hotel and an area proposed for office/corporate center uses. The proposed Redevelopment Plan also provides for area for a golf course in proximity to the resort hotel site and an area of open space/habitat conservation. (Per the City of Del Rey Oaks General Plan EIR).



★ Project Site
 Source: Topo USA (Not to scale)

	<h2>Regional Location</h2>	<p>Figure 1</p>
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Proposed Land use by Polygon

Polygon 29a: Conference Center
Office Park, Hotel, Business Park,
Associated Commercial Uses, Golf
Course, Public Facilities

Polygon 31a: Open Space/Habitat

Polygon 31b: Office Center

CODE	LEGEND
LDR(R)	LOW DENSITY RESIDENTIAL (RESIDENTIAL)
MDR(D)	MEDIUM DENSITY RESIDENTIAL - DESIGN (RESIDENTIAL - DESIGN)
NC(C-1)	NEIGHBORHOOD COMMERCIAL (COMMERCIAL)
SG(C)	SERVICE COMMERCIAL (COMMERCIAL)
GC(C-1-V)	GENERAL COMMERCIAL - VISITOR (NEIGHBORHOOD COMMERCIAL -VISITOR)
O	OFFICE - PROFESSIONAL
P	PUBLIC/ QUASI-PUBLIC (PUBLIC)
BOUNDARIES	

Source: Redevelopment Plan Fort Ord Redevelopment Project, June 2002



Land Use Map

Figure
3

III. ENVIRONMENTAL CHECKLIST

A. 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 checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" 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 checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | | |

B. 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 VI. 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.

C. EARLIER ANALYSES

Earlier Analyses

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. The FEIR was certified by FORA in 1997 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 Draft EIR text also indicates that it would serve as a program EIR for subsequent redevelopment plans prepared in conformance with the Reuse Plan.

The City's amended General Plan incorporates the Reuse Plan policies relevant to the City of Del Rey Oaks, most of which serve to mitigate future development impacts as identified in the Reuse Plan EIR. In amending its General Plan, the City of Del Rey Oaks prepared an EIR, adopted the mitigation measures relevant to the City that are contained in the Reuse Plan EIR, and identified monitoring actions for those measures.

Use of Previously Prepared EIR

Pursuant to State CEQA Guidelines Section 15153, a lead agency "may employ a single EIR to describe more than one project, if such projects are essentially the same in terms of environmental impact. Further, the lead agency may use an earlier EIR prepared in connection with an earlier project to apply to a latter project, if the circumstances of the projects are essentially the same".

In the present case, the potential environmental impacts of the proposed Redevelopment Plan are essentially the same as the environmental impacts analyzed in General Plan Update EIR, as amended in 1997, which included the land use designations, land use intensities, and policies/identified for Del Rey Oaks in the adopted FORA *Fort Ord Reuse Plan*. Both the General Plan Update EIR and the FORA Reuse Plan EIR were certified in June 1997, and analyzed the land uses, development intensities and policies as described in the *Fort Ord Reuse Plan*.

Per Section 15153,(b), when a lead agency proposes to use an EIR from an earlier project as the EIR for a separate, later project, the lead agency shall review the proposed project with an initial study, using incorporation by reference if necessary, to determine whether the EIR would adequately describe the significant environmental impacts of the project, and alternatives and mitigation measures related to each significant effect. The following discusses these requirements:

- The general environmental setting of the project – The certified 1997 FORA Reuse Plan EIR and the Del Rey Oaks General Plan Update EIR, adequately describe the environmental setting of the former Fort Ord military base. Although there has been some minor improvements to the vicinity's road system, (ie., improvement made to North/South Road intersection with Highway 218), there has been no substantial changes in the environmental setting of the proposed area. This change is not considered significant and would not warrant new analyses.
- The significant environmental impacts of the project -- The certified 1997 EIR and the Del Rey Oaks General Plan EIR, adequately describe the environmental implications of the development of the former Fort Ord military base within the Del Rey Oaks proposed RDA area. There have been no substantial changes in the environmental setting or the environmental impacts of the proposed project that would warrant new analyses.

- The certified 1997 Reuse Plan EIR and the Del Rey Oaks General Plan EIR, evaluate potential significant impacts, identify policies and programs contained within the Fort Ord Reuse Plan that serve to avoid or reduce significant impacts, and add additional mitigation measures where needed. The Reuse Plan EIR identified less-than-significant environmental impacts with implementation of policies and programs included in the Reuse Plan. Potentially significant impacts were identified, and additional mitigation measures were included in the Reuse Plan EIR. There have been no changes in the baseline conditions that would result in additional significant impacts. All of the Reuse Plan policies and programs were incorporated into the City of Del Rey Oaks General Plan Update, and the Reuse Plan EIR and other mitigation measures adopted as part of the General Plan Update EIR.

- Significant impacts that were reviewed in the Reuse Plan related to the City of Del Rey Oaks and in the Del Rey Oaks General Plan Update EIR. The Final General Plan Update EIR identified the following potentially significant impacts that could be reduced to less than significant with mitigation: reduction in open space and natural resources; land use compatibility; traffic and circulation; geology and seismic safety; plant and animal resources; airport safety; noise; water supply; air quality; drainage/hydrology/water quality; cultural/historic resources; and viewshed (Del Rey Oaks General Plan Update Final EIR, Section 2.4, Table 1).

- The General Plan Update was intended to be "self-mitigating," meaning that the implementation and enforcement of the policies and programs contained in the General Plan Update, together with the Mitigation Monitoring Program (Final EIR, Section M-1) avoid or mitigate the potential significant impacts of presently unidentified but anticipated future development projects in the City (General Plan Update Final EIR, Sections 2.4, 3.5, and Chapter IV).

The Final EIR identified no project-level significant unavoidable adverse project impacts of the General Plan Update. The Final EIR concluded that all significant and potentially significant project-level impacts of the General Plan Update would be avoided or reduced to less than significant levels. Similar and consistent with the FORA Reuse Plan EIR, the Final EIR acknowledged that although the contribution to cumulative impacts of development under the General Plan Update is relatively small compared to the impacts of total regional buildout, significant unavoidable cumulative impacts could occur in connection with the implementation of the full buildout of the Former Fort Ord, including the portion of the Del Rey Oaks General Plan Update area.

These potentially significant cumulative impacts were identified in the following areas: regional traffic; air quality; water demand; public services; and biological resources (Refer to Final EIR, Sections 2.3 and 6.40). In amending its General Plan, the City of Del

Rey Oaks adopted “Findings of Overriding Consideration” for only these above-named cumulative impacts found to be significant and unavoidable.

- Alternatives and mitigation measures related to each significant impact – The certified 1997 General Plan Update EIR and FORA Reuse Plan EIR identified policies and programs contained in the Reuse Plan and other mitigation measures that avoid/reduce significant impacts (see Attachment A). These policies and programs were included in the City’s General Plan as amended in 1997. The General Plan Update EIR also evaluated several alternatives regarding development and land use intensity. In adopting the General Plan Update and EIR, the City approved an alternative to the project that was found to reduce significant effects in the areas of traffic, biological resources, water demand and public services (Alternative 2 in the certified EIR). This alternative as consistent with the FORA constrained alternative plan that was adopted by FORA for the base-wide alternative.

In approving the Reuse Plan, FORA adopted “Constrained Development” plan in which overall land use intensity was reduced from 22,232 total residential units to 10,816 total residential units, and from 45,457 new jobs to 18,342 new jobs based on a limitation on total water use. In addition, in adopting the Reuse Plan, FORA adopted a limitation on water use for each jurisdiction. 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.

- The FORA Reuse Plan EIR and Del Rey Oaks General Plan EIR adequately describe the alternatives and mitigation measure relative to each significant impact– The certified 1997 FORA EIR policies and programs and other mitigation measures that avoid/reduce significant impacts are fully described in Attachment A. These policies and programs have been included in the City’s General Plan as amended, per Attachment B. The General Plan EIR evaluated several alternatives regarding development and land use intensity. The City found that all significant adverse environmental project impacts of the General Plan Update were eliminated or substantially lessened to a less than significant level with mitigations described in Attachment B and that the only unavoidable significant adverse environmental impacts of the General Plan Update which were not eliminated or lessened to a less than significant level were cumulative impacts, in the following areas: regional traffic, air quality, water demand; public services; and biological resources.

The City found that the contribution of the General Plan Update to the unavoidable cumulative impacts is relatively small compared to the impacts of total regional buildout . The City further stated in the EIR certification findings that it had done all the things within its jurisdictional authority as recommended by the EIR to reduce its contribution to

the unavoidable cumulative impacts, including the adoption of additional or modified General Plan Update policies and programs (per Attachment B), the adoption of mitigation measures and the adoption of the environmentally superior Alternative 2. The City adopted "Alternative 2, the Reduced Density/Revised 31b Design Alternative" which eliminated or lessened many of the environmental impacts associated with development in the Fort Ord area. This alternative increased the open space buffer between the Frog Pond annexation area and the proposed office park development, and reduced the amount of development to be consistent with the City's existing approved water allocation for the Fort Ord area. The reduction in office space also significantly reduced traffic trips, traffic noise and related air emissions.

Both the City of Del Rey Oaks General Plan Update EIR and the *Fort Ord Reuse Plan EIR* were certified with the intent that these documents would serve as program EIRs and provide a "first-tier" analysis for future development within the former Fort Ord in the Del Rey Oaks area. The EIR text also indicates that it would serve as a program EIR for subsequent redevelopment plans prepared by the underlying jurisdictions in conformance with the Reuse Plan. Development intensity for the former Fort Ord was reduced with the final adoption of the Reuse Plan, and is less than the level evaluated in the EIR. On December 9, 1998, the City Council of the City of Del Rey Oaks passed and adopted Resolution No. 98-20 which declared the City's intent to carry out the General Plan Update in conformity with the Fort Ord Reuse Plan and Authority Act.

This Initial Study has been prepared in accordance with section 15153 of the State CEQA Guidelines, and is being circulated in accordance with provisions of section 15153 (b).

The previously prepared *Fort Ord Reuse Plan Final Program Environmental Impact Report* (both Draft and Final volumes), certified on June 13, 1997 by the Fort Ord Reuse Authority, and, and the City of Del Rey Oaks General Plan Update EIR, adopted June 1 1997, are on file and available for public inspection at the City of Del Rey Oaks Redevelopment Agency, 650 Canyon Del Rey, Del Rey Oaks, CA 93940. Phone: (831) 394-8511.

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	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 VI.2 & 3)			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (Source VI.2 & 3)			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source VI.2 & 3)			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source VI.2 & 3)			X	
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 VI.2 & 3)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source VI.2 & 3)				X
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?				X
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 VI.2 & 3)				X
b) Violate any air quality standard or contribute to an exist- ing or projected air quality violation? (Source VI.2 & 3)			X	
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)?			X	

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
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 VI.2, 3 & 5)			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source VI.2, 3 & 5)			X	
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 VI.2, 3 & 5)			X	
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 VI.2, 3 & 5)			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source VI.2, 3 & 5)				X
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 VI.2, 3 & 5)				X
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 VI.2 & 3)			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source VI.2 & 3)			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source VI.2)				X

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source VI.2 & 3)			X	
6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) 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 VI.2 & 3)			X	
b) Strong seismic ground shaking? (Source VI.2 & 3)			X	
c) Seismic-related ground failure, including liquefaction? (Source VI.2 & 3)			X	
d) Landslides? (Source VI.2 & 3)			X	
e) Would the project result in substantial soil erosion or the loss of topsoil? (Source VI.2 & 3)			X	
f) 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 VI.2 & 3)			X	
g) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source VI.2 & 3)			X	
h) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. (Source VI.2 & 3)				X
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 VI.2 & 3)				X
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 VI.2 & 3)			X	

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 VI.2 & 3)				X
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 VI.2 & 3)			X	
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 VI.2 & 3)			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source VI.2 & 3)				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source VI.2 & 3)				X
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 VI.2 & 3)				X
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements? (Source VI.2 & 3)				X
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 VI.2 & 3)			X	
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 VI.2 & 3)				X

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 VI.2 & 3)			X	
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 VI.2 & 3)			X	
f) Otherwise substantially degrade water quality? (Source VI.2 & 3)			X	
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 VI.2 & 3)				X
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows? (Source VI.2 & 3)				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source VI.2 & 3)				X
j) Inundation by seiche, tsunami, or mudflow?				X
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X
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?				X

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?			X	
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?				X
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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Police protection?			X	
c) Schools? (Source VI.2 & 3)			X	
d) Parks?				X
e) Other public facilities?				X
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?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
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?				X
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				X
e) Result in inadequate emergency access?				X

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks.				X
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
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?			X	

ENVIRONMENTAL IMPACTS (Explanation of answers are found in Section 4.0- Environmental Evaluation)	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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.) (VI.2, 3, &)		X		
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

DISCUSSION OF ENVIRONMENTAL EVALUATION:

See Section 4.0 ENVIRONMENTAL EVALUATION

IV. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a <input type="checkbox"/> potentially significant impact <input type="checkbox"/> or <input type="checkbox"/> potentially significant unless mitigated <input type="checkbox"/> impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	X

Signature

Date

Printed name

Title

V. EVALUATION OF ENVIRONMENTAL IMPACTS

Adoption of the proposed Redevelopment Plan will not directly result in new development. Future proposed development activities and projects will be required to be consistent with the City of Del Rey Oaks General Plan and Zoning Ordinance, which were amended to be consistent with the land uses and policies contained in the adopted *Fort Ord Reuse Plan*. The Reuse Plan EIR determined that implementation of these policies and additional mitigation measures would result in less-than-significant impacts, except for cumulative impacts as further discussed below.¹ The Final EIR acknowledged that although the contribution to cumulative impacts of development under the General Plan Update is relatively small compared to the impacts of total regional buildout, significant unavoidable cumulative impacts could occur in connection with the implementation of the General Plan Update in the following areas: regional traffic; air quality; water demand; public services; and biological resources. However, these significant unavoidable cumulative impacts were fully evaluated in the Reuse Plan EIR and Del Rey Oaks General Plan Update EIR, and both FORA and Del Rey Oaks adopted “Findings of Overriding Consideration” in relation to these issues.

Additionally, in approving the Reuse Plan, FORA adopted “Constrained Development” plan in which the overall land use intensity and development potential was significantly reduced from what was analyzed in the Reuse Plan EIR from 22,232 total residential units to 10,816 total residential units, and from 45,457 new jobs to 18,342 new jobs based on a limitation on total water use. In addition, in adopting the Reuse Plan, FORA adopted a limitation on water use for each jurisdiction. 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.

The proposed Redevelopment Plan does not change land uses or policies as previously analyzed in the Reuse Plan EIR and General Plan Update EIR. The adoption of the proposed redevelopment plan will not result in direct development. In order to eliminate and prevent blight, strengthen the economic base of the project area, and attain the objectives of the proposed plan, future redevelopment activities may include property acquisition, subdivision and disposition of property, demolition of structures, construction of public improvements, rehabilitation of structures and construction and/or rehabilitation of housing units. The construction and/or rehabilitation of housing units would be related to activities funded by the RDA such as funding for low and moderate income housing programs that would be located out r outside of the RDA project area, depending upon the specific program. All future development projects will be subject to site-specific environmental review.

1. AESTHETICS

The Reuse Plan EIR identified potential changes to the existing visual character within the former Fort Ord. The Reuse Plan EIR found that potential impacts of development upon the visual character could be mitigated with implementation of Reuse Plan design guidelines and policies that have been incorporated into the City General Plan. Additionally, the City General Plan Update contains specific policies to avoid significant aesthetic and visual impacts associated with new development (policies C/OS-1a, C/OS-1b, L-8 and L-9). As a result, no significant aesthetic or visual impacts are anticipated as a direct result of the Redevelopment Plan project. (Final EIR, Section 6.4.1.) Future development will be subject to review under these guidelines to protect scenic vistas that may be impacted by future development within the City.

2. AGRICULTURAL RESOURCES

As a former military base, there are no existing agricultural uses or operations within the project boundaries. The Reuse Plan EIR did not identify any agricultural resources or impacts to agricultural resources.

3. AIR QUALITY

The project site is located within the North Central Coast Air Basin of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) which is comprised of Santa Cruz, San Benito, and Monterey Counties. The basin is currently in attainment for the federal PM₁₀ (particulate less than 10 microns in diameter) standards and state and federal nitrogen dioxide, sulfur dioxide, and carbon monoxide standards. The basin is classified as a non-attainment area for the state ozone and PM₁₀ standards.

The MBUAPCD shares responsibility with the Air Resources Board (ARB) for ensuring that state and national air quality standards are achieved and maintained within the NCCAB. State law assigns local air districts the primary responsibility for control of air pollution from stationary sources while reserving oversight functions to the ARB. The MBUAPCD also is responsible for developing regulations governing emissions of air pollution, permitting and inspecting stationary sources of air pollution, monitoring of ambient air quality, and air quality planning activities, which include implementation of transportation control measures.

The Reuse Plan EIR identified potential violations to ambient air quality standards as being a less-than-significant impact with implementation of measures to control land uses and transportation links and minimize future air quality impacts. The City also found in its General Plan Update that the adoption and implementation of the General Plan Update will not have a significant direct adverse impact on air quality. Furthermore, if the Air Quality Management

Plan is implemented by the Regional Air Pollution Control District, implementation of the General Plan Update will not contribute to cumulative air quality impacts.

In March 1997 the air basin was redesignated from a “moderate non-attainment” area for the federal ozone standards to a “maintenance/attainment” area. The Monterey Bay Unified Air Pollution Control District has adopted an updated Air Quality Management Plan that accounts for future development at the former Fort Ord based on the level of development in the plan adopted by FORA. The General Plan Update incorporates policies and programs that avoid/minimize air emissions and air quality impacts as analyzed in the Reuse Plan EIR. Implementation of Best Management Practices (as identified in MBUAPCD plans) during construction of future development projects will ensure that PM₁₀ air quality standards are not exceeded. Such measures would be incorporated as part of future site-specific environmental review for development projects.

4. BIOLOGICAL RESOURCES

The Reuse Plan EIR identified potential impacts to special status species and sensitive habitat areas with future development at the former Fort Ord. Numerous policies are included in the Reuse Plan and City of Del Rey Oaks General Plan, which protect and manage sensitive species and habitat areas. Implementation of these policies were found to result in less-than-significant impacts. Although no rare, endangered or threatened species have been identified within the existing city limits of Del Rey Oaks, a number of special status plant and animal species occur in areas adjacent to the City, specifically within lands within the former Fort Ord. The General Plan Update included policies and programs which avoid potential impacts on special status species and their habitats (Policies C/OS-3 through C/S-9 regarding creek corridors; C/OS-5a through C/OS-5g, C/OS-6 and C/OS-7 regarding greenbelts and open spaces; C/OS 5e, 5f and 5g regarding special status species

The *Final Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord* (U.S. Army Corps of Engineers, April 1997), known as the HMP was prepared to comply with U.S. Fish and Wildlife Service (USFWS) requirements for the disposal and reuse of former Fort Ord lands. The *Fort Ord Reuse Plan EIR* states that the HMP was developed as a mitigation measure in the EIS prepared by the U.S. Army regarding closure and reuse of the former Fort Ord (DEIR, page 3-8). The HMP addresses impacts to biological resources associated with reuse of the former Fort Ord and establishes guidelines for the conservation and management of species and habitats on former Fort Ord lands. The HMP identifies lands that are available for development, lands that have some restrictions with development, and habitat reserve areas. The intent of the plan is to establish large, contiguous habitat conservation areas and corridors to compensate for future development in other areas of the former base. The HMP identifies what type of activities can occur on each parcel at former Fort Ord and parcels are designated either for development with no restrictions, for habitat reserves with management guidelines, or for habitat reserves with some development allowed. The General Plan Update incorporates the adoption by the Fort Ord

Reuse Authority of the Habitat Management Plan ("HMP") for all listed plant and animal species and their habitats within the Fort Ord Reuse lands, including those proposed for annexation to the City. The HMP was also incorporated by reference in the Final EIR (Sections 4.8 and 6.4.6; Supplemental Information, Sections 4.0 and 8a).

On March 30, 1999, the U.S. Fish and Wildlife Service issued a non-jeopardy biological and conference opinion to the Department of the Army addressing the effects that the closure and reuse of the former Fort Ord would have on federally listed plant and animal species based on the HMP. The HMP establishes specific conservation areas and habitat corridors to protect and preserve a broad range of sensitive species and habitats throughout the former Fort Ord and assigns management responsibilities for these areas as well as for parcels designated for partial or conditional development. The HMP sets the standards to assure the long-term viability of former Fort Ord's biological resources in the context of base reuse so that no further mitigation for impacts to species and habitats considered in the HMP should be necessary. The HMP will be administered by the U.S. Fish and Wildlife Service irrespective of local jurisdictional boundaries. Implementation of these policies and the HMP, together with the enforcement of the regulatory authority of the California Department of Fish and Game and the Army Corps of Engineers, supplemented by the adoption and implementation of Mitigation Measures 25 through 28 from the City General Plan Update, will avoid significant impacts or assure the reduction of such impacts to a less than significant level on both a project and a cumulative level.

The requirements of the HMP will be codified through the development and execution of a Habitat Conservation Plan (HCP) and an Implementing Agreement (IA). Currently, the major entities that have or will be acquiring land at former Fort Ord are in the process of finalizing an HCP and the IA.

5. CULTURAL RESOURCES

The former Fort Ord is located within lands historically occupied by a group of Native Americans known as the Rumsen, a branch of the Costanonan family. European settlement of the area occurred in the 1700s, and a number of ranchos and missions were established in the Monterey area. Urban development of the Monterey Peninsula occurred after World War II.

Several studies investigating the archaeological and historical resources of former Fort Ord have been completed, including *A Cultural Resources Survey of 783 Hectares, Fort Ord* (Waite, March 1995) and information in the *Final Environmental Impact Report for the Fort Ord Reuse Plan* (FORA, June 1997). Based on this data, the areas of greatest archaeological sensitivity at former Fort Ord include the terraces and benches adjacent to the Salinas River and El Toro Creek, the areas surrounding the wet cycle lakes, and areas adjacent to streams and coastal beaches.

The Reuse Plan EIR identified impacts to cultural and historical resources as being a less-than-significant impact with implementation of policies and programs contained in the Reuse Plan.

These policies have been incorporated in the City of Del Rey Oaks General Plan and include requirements to protect cultural resources, pre-construction survey requirements, and measures to implement with future site development. There is no evidence indicating that implementation of the Redevelopment Plan would have any significant adverse impact on cultural (archaeological or historic) resources, either on a project basis or on a cumulative basis. Although no mitigation is required, Policies C/OS-15 and -16 of the General Plan Update have been adopted and will be implemented to fulfill the direction of Appendix K of the CEQA Guidelines (Final EIR, Section 4.9).

6. GEOLOGY AND SOILS

a-c) Seismic Hazards. The entire Monterey Bay area is located in a seismically active region and is subject to strong ground shaking during an earthquake on any of the regional fault systems. Three fault zones are located in the vicinity of the former Fort Ord which are considered active. The San Andreas fault is located within 25 miles of former Fort Ord; the Palo Colorado-San Gregorio fault is located 14 miles southwest; and the Monterey Bay fault zone is located directly offshore from former Fort Ord. The maximum credible earthquake magnitude is greater than 6.0 for the Monterey Bay fault zone, greater than 7.0 for the Palo Colorado-San Gregorio fault, and greater than 8.0 for the San Andreas fault. There are several inferred or concealed earthquake faults (i.e., Reliz or Gabilan, Chupines, Ord Terrace, and Del Rey Oaks faults) that either cross or are adjacent to the former Fort Ord (Source VI.2).

The potential for earthquake damage from ground shaking is moderate to high in the project vicinity; liquefaction potential in the area is generally considered low (Source VI.2). The Reuse Plan EIR identified exposure to seismic and geological hazards as being a less-than-significant impact with implementation of the policies and programs contained in the Reuse Plan. These policies outline measures and standards for review and siting of future developments to minimize exposure to seismic and geological hazards. Per the EIR and City General Plan Update, direct and cumulative geologic and seismic safety impacts of the implementation of the General Plan Update have been considered consistent with the adopted Fort Ord Reuse Plan EIR and local zoning ordinances regulating soil erosion and hazardous soils (EIR Sections 4.6 and 6.4.2).

d-e) Erosion and Soils Constraints. Soils at the former Fort Ord are susceptible to erosion, and the Reuse Plan EIR identified soil constraints and increased erosion/sedimentation as being a less-than-significant impact with implementation of the policies and programs contained in the Reuse Plan. These policies outline measures and standards to avoid or minimize potential increased erosion or site development in areas with significant soils constraints. All of the Reuse Plan policies and programs have been incorporated into the City of Del Rey Oaks General Plan and would serve to avoid/reduce potential impacts.

The Hazards section of the General Plan identifies areas subject to natural or human-made hazards, and establishes goals, policies and programs to protect people and property from their

effects. The General Plan and the FOR A Reuse Plan policies and programs incorporated into the City of Del Rey Oaks General Plan will avoid/reduce potential impacts.

7. HAZARDS AND HAZARDOUS MATERIALS

The entire former Fort Ord installation was placed on the National Priorities List of Hazardous Waste Sites (i.e., Superfund List) in 1990. Since then, numerous contaminated properties have been remediated and approved for transfer by the EPA. Due to its former uses, ordnance and explosives (OE) may still exist at locations throughout the former military base. Extensive surveys have been and continue to be conducted by the Army to investigate suspect areas of OE, and removal activities are ongoing.

The Reuse Plan, Plan EIR and FORA Resolution 98-1 contain policies and measures to ensure cooperative efforts with the Army in remediation efforts to ensure compliance with all applicable regulations for hazardous materials. The Del Rey Oaks General Plan also incorporates all policies contained in the Reuse Plan, mitigation measures included in the Reuse Plan EIR, and other required measures as set forth in FORA's Resolution 98-1 that avoid/minimize hazardous materials impacts as analyzed in the Reuse Plan EIR.

8. HYDROLOGY AND WATER QUALITY

a, c-f) Drainage and Water Quality. The Reuse Plan EIR identified potential impacts related to increased runoff, drainage and water quality impacts. Per the EIR and City General Plan Update, policies regarding storm water and hydrology in the General Plan Update have been considered consistent with the adopted Fort Ord Reuse Plan EIR. Implementation of the General Plan Update policies for hydrology, drainage and water quality as well as implementation of the policies contained in the Reuse Plan, will reduce impacts to less-than-significant. (Final General Plan Update EIR, Section 4.7, 6.4.5; Supplemental Information, Sections 3.0, 8c (Hydrology) and Responses to Letter C.)

b) Groundwater. In adopting the Reuse Plan, FORA also adopted a reduced development scenario and water allocation program to restrict water use and development in accordance with available water supplies. (See discussion below under subsection 16.) The Reuse Plan EIR includes mitigation for implementing stormwater detention systems to aid groundwater recharge, and Reuse Plan EIR mitigation measures have been incorporated into the City of Del Rey Oaks General Plan.

9. LAND USE AND PLANNING

The Reuse Plan EIR identified potential significant impacts related to incompatible land uses and/or potential land use conflicts. However, with implementation of the policies contained in

the Reuse Plan, impacts were found to be less-than-significant. The site was annexed into the City of Del Rey Oaks and the City General Plan was amended to incorporate all land uses and policies contained in the Reuse Plan.

a-b) Project Consistency with Fort Ord Reuse Plan. The proposed project is located within the boundaries of the Fort Ord Reuse Authority (FORA). FORA adopted the *Fort Ord Reuse Plan* in June 1997. The Reuse Plan sets forth land use designations and development intensity for ultimate buildout at the former Fort Ord. 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.

Land use compatibility is consistent with FORA plans which will result in the development of a golf course, hotel and convenience retail and an office park. The uses are specifically consistent with the FORA Reuse Plan land use designations. The Fort Ord Reuse Plan indicates that the land could be used for development of hotel, office park/conference center, commercial/retail, public/quasi public, and golf uses.

The City of Del Rey Oaks amended its' General Plan and Zoning Ordinance in June of 1997 for the purpose of providing land use designations and development standards and policies for the City's lands within the former Fort Ord (also covering the RDA area) in conformance with the land use designations and development standards and policies of the Reuse Plan. On December 9, 1998, the City Council of the City of Del Rey Oaks passed and adopted Resolution No. 98-20 which declares the City's intent to carry out the General Plan Update in conformity with the Fort Ord Reuse Plan and Authority Act. In December, 1998 FORA determined that the amendments to the City's General Plan and Zoning Ordinance were consistent with the Reuse Plan. The proposed Redevelopment Plan incorporates land uses and intensities contained in the City of Del Rey Oaks General Plan that was amended to be consistent with the Reuse Plan, and the Redevelopment Plan indicates that future development must be consistent with the General Plan. Thus, the proposed Redevelopment Plan is consistent with the Reuse Plan.

Additionally, the City consistency with the FORA Reuse Plan and Chapter 8 is supplemented by i) adopting and implementing a General Plan Update policy requiring the City to encourage the conservation and preservation of irreplaceable natural resources and open space; ii) adopting and implementing a General Plan Update policy requiring the City to review each development project within the former Ft. Ord annexation area with regard to open space buffers; or iii) adoption of the EIR Alternative which was strictly consistent with the FORA Board action for the Reuse Plan, per the Final EIR.

c) Project Consistency with the Fort Ord Habitat Management Plan. See discussion above under 4—Biological Resources.

10. MINERAL RESOURCES

No significant mineral resources have been identified in the Project Area, according to the Reuse Plan and Del Rey Oaks General Plan, and there are no large mines or mining operation currently occurring in the project area.

11. NOISE

The Reuse Plan EIR identified noise impacts on future development related to exposure to noise, including airport and construction noise. Per City General Plan Update EIR and consistent with the adopted Fort Ord Reuse Plan EIR, potential for land use and noise compatibility impacts were identified from potential development/reuse of the property adjacent to the intersection of Highway 218 and Highway 68 within the clear zone of the Monterey Peninsula Airport. City General Plan Update policies C/OS-1a, C/OS-1b, L-8, L-9, N-1, N-3, N-4, N-5, N-6, and Programs 31-33, per the Final EIR, Sections 4.2, 4.10 and 4.11; Mitigation 3 consider noise and safety policies. With implementation of the policies contained in the Reuse Plan and General Plan Update, impacts are found to be less-than-significant.

12. POPULATION AND HOUSING

The proposed project will accommodate new development and redevelopment within portions of the City of Del Rey Oaks located within the former Fort Ord, consistent with the land uses, intensities, and constraints adopted in the *Fort Ord Reuse Plan*. Per the certified EIR for the General Plan Update, no significant impacts are anticipated on the population/housing of the City with the development of the project consistent with the FORA Reuse Plan and the General Plan .

The Reuse Plan EIR reviews growth inducement resulting from the Plan for both the year 2015 and ultimate buildout. The Year 2015 development scenario was found to be consistent with regional population projections for the former Fort Ord, and population and employment numbers were used in developing the constrained development scenario that was a part of the adopted Reuse Plan. In approving the Reuse Plan, FORA adopted “Constrained Development” plan in which overall land use intensity was reduced from 22,232 total residential units to 10,816 total residential units, and from 45,457 new jobs to 18,342 new jobs. Table 1 compares ultimate buildout at Fort Ord under the Reuse Plan, estimated development in the year 2015, and the level of development adopted by FORA as part of the Reuse Plan.

Additionally, FORA adopted a limitation on water use for each jurisdiction. 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.

**TABLE 1
FORT ORD BUILDOUT SCENARIOS**

Scenario	Projections		
	Population	Number of Housing Units	Number of Jobs
Reuse Plan Ultimate Buildout [1]	51,773 + 20,000 CSUMB on-campus students	22,232 dwelling units (including 5,100 on the CSUMB campus)	45,457 new jobs
Reuse Plan to the Year 2015 [2]	38,859 (including 10,000 CSUMB students)	13,366 units (including 2,500 dorm units)	18,342 new jobs
“Constrained Development” Scenario adopted as part of Reuse Plan [3]	37,340	10,816 units	18,342 jobs

[1] SOURCE: *Fort Ord Reuse Plan Draft EIR*, May 1996
 [2] SOURCE: *Fort Ord Reuse Plan Draft EIR*, May 1996, Table 5.2-1, page 5-11.
 [3] SOURCE: FORA Board Report, Agenda Item 3a, June 13, 1997 Meeting, Exhibit 3—“Summary of Reuse Plan”

13. PUBLIC SERVICES

The City of Del Rey Oaks General Plan was amended to incorporate land uses, land use intensities, and policies, consistent with the Reuse Plan. In amending the General Plan, the EIR includes all mitigation measures included in the Reuse Plan EIR and additional mitigation measures that the City will implement to address public service impacts, including working with FORA and local law enforcement and fire protection agencies.

FORA’s Chapter 8, Section 8.02.020(q) contains a policy regarding regional fire protection and regional law enforcement and was adopted by the Reuse Authority as a mitigation measure in its certification of the Reuse Plan EIR although it is not contained in the Reuse Plan. The City’s adopted Resolution No. 98-20 declares the City’s intent to carry out the General Plan Update in conformity with the Fort Ord Reuse Plan and Authority Act. In addition, City of Del Rey Oaks General Plan Programs 18, 19 and 20 (see page 52 of the DRO General Plan Update (January 1997) convey the City’s intent to provide adequate law enforcement services to the City. Additionally, in approving the Reuse Plan, FORA adopted a “Constrained Development” Scenario that significantly reduced development potential from what was identified in the 1996 “Public Draft” Reuse Plan, thus further reducing these impacts.

14. RECREATION

The Reuse Plan EIR did not identify impacts related to recreational uses. Regional and community park and open space uses are included in the Reuse Plan, as well as in the City of Del Rey Oaks General Plan which incorporated the Reuse Plan land uses and policies. The potential for impacts resulting from the development of a golf course, hotel and convenience retail in Polygon 29a and an office park in Polygon 31b adjacent to the expansion of the Frog Pond in Polygon 31a were considered potential impacts in the General Plan EIR. Implementation of Policies PS-1 and PS-2 and Programs 24 through 26 of the General Plan Update and the implementation of Mitigation Measures 2 and 3 contained in Section 4.2 of the Final EIR govern parks and recreation issues (Final EIR, Section 4.3.7) and were found to avoid potential significant impacts or reduced to a less than significant level. Additionally, the adoption of the Reduced Density/Revised 31b Design Alternative, per the Final EIR General Plan EIR, Section 4.2, Mitigations 1 and 2; and Chapter V, Alternative 2, also reduced impacts to less than significant.

15. TRANSPORTATION/TRAFFIC

The site is located approximately two miles east of Highway 1, with off ramp access feeding directly into Canyon Del Rey Road that serves the site and connects the City to State Highway 68, a main highway connecting the Monterey Peninsula cities to the city of Salinas and State Highway 101. In addition to Canyon Del Rey the site has direct access off General Jim Moore Boulevard, a major north south thoroughfare through the former base, also leading to the city of Salinas. South Boundary Road forms the southern boundary of the site and offers indirect access to State Highway 68.

The Redevelopment Plan expressly includes provisions that enable the Redevelopment Agency to develop public improvements (i.e., new streets, road and highway improvements, bike paths and pedestrian facilities) to increase transportation efficiency and encourage alternative means of transportation.

The proposed Redevelopment Plan contains land uses and intensities consistent with the *Fort Ord Reuse Plan* and amended City of Del Rey Oaks General Plan. The Redevelopment Plan includes objectives for coordination between land uses and transportation systems and provision of transportation system that supports planned development.

The City of Del Rey Oaks General Plan incorporates all policies contained in the Reuse Plan to insure timely implementation of traffic improvements and coordination between land use development and transportation improvements. The General Plan Update EIR includes

mitigation measures to regarding planning, financing and implementation of needed roadway improvements as determined and implemented by FORA. The General Plan Update includes policies (Policies C-2 and C-3) and programs (Programs 13 through 16) to address transportation needs. In addition, the City has committed through its General Plan Update to fund or require developers of future projects within the City to fund circulation infrastructure improvements having a nexus to the development anticipated by the Redevelopment Plan. Adoption and implementation of these policies, programs and commitments, and the adoption and implementation of Mitigations 13 through 20 in the Final EIR for the General Plan Update, would avoid or reduce the direct traffic and circulation impacts of the Redevelopment Plan to a less than significant level (General Plan Update Final EIR, Section 4.4.)

16. UTILITIES AND SERVICE SYSTEMS

The Reuse Plan identified potentially significant impacts related to water systems and supplies, wastewater generation, storm drainage, and solid waste disposal. With implementation of the policies contained in the Reuse Plan, additional mitigation measures outlined in the Reuse Plan EIR and General Plan EIR, impacts were found to be less-than-significant, except for cumulative impacts to water systems and supplies. Reuse Plan policies and mitigation measures have been incorporated in the City of Del Rey Oaks General Plan, as amended in 1997. The General Plan Update EIR includes additional mitigation measures to be implemented by the City of Del Rey Oaks with regards to drainage and water supply planning and improvements.

Water Supply. In approving the Reuse Plan, FORA adopted a “Constrained Development” Scenario that significantly reduced development potential from what was identified in the 1996 “Public Draft” Reuse Plan, and which includes utilization of a maximum of 6,600 acre-feet of water per year throughout the entire former Fort Ord base, including all jurisdictions as established per Agreement No. A-06404 between the U.S. Army and the Monterey County Water Resources Agency. The Reuse Plan adopted by FORA limits development throughout Fort Ord to a total of 10,816 housing units, 18,342 jobs, and 37,340 people, as discussed further below. This total was not distributed among the various jurisdictions, but each jurisdiction was allocated a water supply that could be used for development and that cannot be exceeded. In adopting this limitation, FORA included a water allocation to the member jurisdictions. FORA Resolution 98-1 also requires jurisdictions to include policies consistent with this “constrained scenario” as outlined in the DRMP.

The City of Del Rey Oaks’s water allocation is 75 acre-feet per year. Future development within the Del Rey Oaks area of the former Fort Ord military base will be constrained by this existing water allocation. The Del Rey Oaks General Plan Update policies and programs identified in Mitigation Measures 6 through 10 in the Final EIR, require, among other things, that the City pursue in cooperation with other agencies the development of additional water sources through retrofitting, reclamation, importation or desalinization, and that new development be conditioned

upon the availability of adequate water supply which does not aggravate or accelerate existing salt-water intrusion, per the Final EIR, Section 4.3.1; Mitigations 6 - 12; Supplemental Information, Section 3c. This is consistent with the FORA Reuse Plan.

Wastewater Treatment. Future development within the Del Rey Oaks area of the former Fort Ord military base will be constrained by its existing water allocation, which currently is 710 acre-feet per year. Assuming full use of this water allocation, and excluding water use for irrigation, it is conservatively estimated that 90% of this total water could potentially result in wastewater generation of approximately 0.570 million gallons of day (mgd) on the average. The Reuse Plan EIR indicates that the former Fort Ord purchased 3.3 million gallons per day (mgd) of capacity from the regional plant, of which it consumed an average of approximately 2.4 mgd. The regional plant has a design capacity of 29.6 mgd, a permitted capacity of 27 mgd, and existing flows of 19-21 mgd. The Reuse Plan EIR reported average existing flows of 20 mgd, which have fluctuated only slightly. Thus, there is existing excess treatment capacity to serve future development. The City's water's allocation is conservatively estimated to account for approximately 10% of the existing remaining wastewater treatment capacity.

The Reuse Plan EIR also indicates that with implementation of policies included in the Reuse Plan, that are also included in the City of Del Rey Oaks General Plan as amended in 1997, wastewater generation and treatment capacity would be reviewed as part of subsequent development plans, and all development would be conditioned on verification of adequate wastewater treatment capacity at the time development plans are being processed. Thus, wastewater treatment capacity would be reviewed as part of the environmental review process when specific projects are proposed.

The adopted FORA Reuse Plan EIR also contemplates use of recycled water to offset potable water demand given existing regional water supply constraints. The Reuse Plan EIR estimated that the reuse plan development would result in a demand of 6,600 acre-feet per year of potable water and 2,400 acre-feet per year of recycled water for irrigation. The feasibility of use and delivery of recycled water to the Monterey Peninsula has and continues to be evaluated by regional agencies, including the Monterey Regional Water Pollution Control Agency and the Marina Coast Water District. It is expected that future development within Del Rey Oaks will use recycled water as a regional system is developed.

17. MANDATORY FINDINGS OF SIGNIFICANCE

a, c) Potential to Degrade Environment/Adverse Effects on Human Beings. With the incorporation of the Reuse Plan policies, mitigation measures and other FORA-implementation documents into the proposed Redevelopment Plan and General Plan Update, impacts to biological and cultural resources are less-than-significant, and the project will not result in substantial adverse effects on human beings (see previous under subsections 1-16).

- b) Cumulative Impacts. Significant unavoidable cumulative impacts were evaluated in the Reuse Plan EIR and Del Rey Oaks General Plan Update EIR, and both FORA and Del Rey Oaks adopted “Findings of Overriding Consideration” in relation to these issues.

The City General Plan EIR found that the only unavoidable significant adverse environmental impacts of the General Plan Update which were not able to be eliminated or lessened to a less than significant level, were *cumulative* impacts in the areas of regional traffic, air quality, water demand; public services; and biological resources. The Final General Plan EIR acknowledged that although the contribution to cumulative impacts of development under the General Plan Update is small compared to the impacts of total regional buildout, these significant unavoidable cumulative impacts could occur. In amending the General Plan, the EIR includes additional mitigation measures that the City will implement to address cumulative impacts. The City adopted all of the Mitigation Measures in EIR to reduce its contribution to the unavoidable cumulative impacts, including the adoption of additional or modified General Plan Update policies and programs, the adoption of mitigation measures and the adoption of the environmentally superior Alternative 2. This alternative was considered the Environmentally Superior Alternative next to Alternative 1a (the "No Project Alternative Buildout Under the Existing General Plan"). Alternative 2, the "Reduced Density/Revised 31b Design Alternative" was found to eliminate or lessen many of the environmental impacts associated with development in the Fort Ord annexation area, including impacts to resources, water use, traffic impacts and public services.

The Reuse Plan EIR identified significant unavoidable cumulative impacts associated with traffic and circulation; need for local water supplies, regional transportation system demand. As discussed in the preceding sections, in adopting the Reuse Plan, FORA adopted a “Constrained Development” scenario in which overall land use intensity was significantly reduced from what was evaluated in the Reuse Plan EIR to ensure that the reuse of the former Fort Ord will restrain development to available resources and services. This also serves to minimize cumulative impacts identified in the Reuse Plan EIR. (See Table 1 in subsection 12—Population and Housing.)

Future proposed development activities and projects will be required to be consistent with the City General Plan and Zoning Ordinance, which were amended in 1997 to be consistent with the land uses and policies contained in the adopted *Fort Ord Reuse Plan*. The proposed Redevelopment Plan does not change land uses or policies as previously analyzed in the Reuse Plan EIR and General Plan Update EIR. The adoption of the proposed plan will not result in direct development. Additionally, future development projects will be subject to site-specific environmental review.

VI. SOURCES/REFERENCES

1. City of Del Rey Oaks General Plan Update EIR. Adopted by City of Del Rey Oaks on June 17, 1997. Prepared by Denise Duffy & Associates.
2. City of Del Rey Oaks *Draft Redevelopment Plan, Fort Ord Redevelopment Project*. June 2002. Prepared by R.E. Goblirsch.
3. EDAW, Inc. and EMC Planning Group, Inc. May 1996. *Draft Fort Ord Reuse Plan*.
4. EDAW, Inc. and EMC Planning Group, Inc. May 1996. *Draft Fort Ord Reuse Plan Draft Environmental Impact Report*.
5. EMC Planning Group. March 1997. *Fort Ord Reuse Plan Final Program Environmental Impact Report*.
6. Fort Ord Reuse Authority. June 1997. Resolution #97-6 and supporting documents and staff report.
7. U.S. Army Corps of Engineers. April 1997. *Final Installation-Wide Multispecies Habitat Management Plan for Fort Ord..*

ATTACHMENTS

A: Redevelopment Plan

B: Mitigation Measures from the FORA Reuse Plan

C: Mitigation Measures from the City General Plan Update EIR

ATTACHMENT B

Mitigation Measures from the Reuse Plan EIR and General Plan Update EIR