

Appendix G. Letter from California Coastal Commission

CALIFORNIA COASTAL COMMISSION

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November 13, 1995

U.S. Army Corps of Engineers
Sacramento District
CE-SPK-PM (ISS/B. Verkade)
1325 J Street, 12 Floor SE
Sacramento, CA 95814-2922

RE: **ND-109-95** Negative Determination U.S. Army, Disposal and Reuse of
Parcels on Former Fort Ord, Monterey County

Dear Mr. Verkade:

The Coastal Commission staff has received the above-referenced negative determination for several modifications to a previously-concurred-with submitted consistency determination for the disposal and reuse of Fort Ord. The Commission concurred with the previous disposal/reuse plan on March 17, 1994 (CD-16-94). In that decision the Commission expressed concerns over the impacts on the coastal zone from reuse activities; these concerns included habitat protection, infrastructure planning (especially traffic and water supply), and view protection. The Commission's concurrence was based on commitments made by the Army for continued Commission review of caretaker/remediation/disposal activities, and, for reuse activities, the Army's commitment to:

work... with local communities and agencies requesting lands to assist them in reducing the intensity of their reuse plans and formulating measures for the communities to consider and implement as mitigation for potential impacts on coastal zone resources. These local communities and agencies have signed a letter committing to these mitigation measures.

The Commission's concurrence was also based on the Army's inclusion within its consistency determination a letter submitted by FORG (Fort Ord Reuse Group, which consisted of local governments, and which has now been superseded by FORA (Fort Ord Reuse Authority). This letter committed to mitigation measures to protect coastal zone resources from the impacts of intensification of development on Fort Ord on water supply, traffic impacts, and public views.

The Commission staff appreciates the Army's cooperation in submitting this negative determination to enable us to assess whether any coastal resources impacts not previously addressed in CD-16-94 are raised by the modified plan. The modifications included in this negative determination are as follows:

(1) lessened restrictions on public access in the Main Garrison area to assist in the establishment of the campus for California State University;

(2) combination of two remediation sites into one with no change in proposed remediation activities;

(3) reduction in size of POM (Presidio of Monterey) Annex footprint by 625 acres (down from 1,425 acres to 800 acres), due to a reduced student load at the Dept. of Defense's Defense Language Institute;

(4) disposal of two golf courses, totalling 375 acres; and

(5) reuse plan changes consisting of an additional golf course and a resort hotel, located in the southern portion of the base near Del Rey Oaks.

The proposed modifications to the caretaker/remediation/disposal activities would not affect the coastal zone. However, in the absence of adequate infrastructure planning and siting design, proposed modifications in the reuse plan could affect coastal resources. The reuse plan changes include addition of a resort hotel and addition of a new golf course. The Army notes that it does not have ultimate control over reuse but, nevertheless, has considered its effects in this negative determination. Addressing visual effects, the Army states that a new resort hotel would not significantly affect views from the coastal zone and Highway 1 because:

... the hotel would be located at a lower elevation away from the ridge top, the coastal dunes block most of the view particularly from the coastal zone, and the extensive nature of mature landscaping in the vicinity of the existing golf courses and the Hayes Park housing development would effectively screen much of this facility.

The Army further notes that to maintain the visual buffer between the area and Highway 1, local communities have agreed to maintain and enhance the landscaping and natural landform screening immediately east of SR 1 where necessary.

Addressing traffic impacts, the Army states:

To ensure ensure visitor accessibility to the coastal zone is not hindered by traffic congestion, the local communities agreed to prepare a traffic study and assess the cumulative effects of the planned uses on the roadways in coordination with the Transportation Agency for Monterey County.

Addressing water supply, the Army notes that a resort hotel and new golf course would increase water demand. The Army states:

To ensure adequate water supplies for the coastal zone and all reuse areas, all reuse of former Fort Ord lands will be planned and implemented in coordination with the Monterey County Water Resources Agency and other appropriate agencies, and initial priority will be given to coastal zone lands, including coastal-dependent agricultural and visitor-serving uses.

Addressing habitat impacts, the Army states that the Installation-Wide Multispecies Habitat Management Plan, which was included in CD-16-94, will assure the protection of sensitive habitat species occurring on the parcels in the disposal plan, and that no new significant adverse impacts would occur under the proposed modifications.

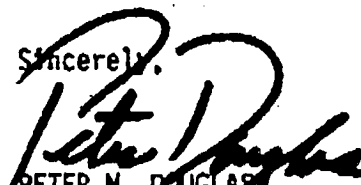
With these assurances, the Army concludes:

In summary, the disposal of these newly excessed areas, potential transfer of the golf courses, and changes that have occurred to the proposed reuse described in this negative determination would have no direct effect on the coastal zone and minimal indirect effect on coastal zone resources. The action would be consistent with the CZMA to the maximum extent possible.

The Commission staff agrees with the Army that caretaker/remediation/disposal activities, as modified, would have no coastal zone effects that were not previously considered in CD-16-94. With respect to reuse activities and infrastructure planning, the Commission staff has consulted with FORA and Monterey County. FORA is undertaking extensive infrastructure planning efforts, and the County Water Agency and Transportation Agency are responsible for assuring growth matches available water supply and traffic capacity. These agencies have assured the Commission staff that the previous commitments regarding infrastructure planning are still being observed, and that additional development will not be authorized until adequate water and traffic capacity is available.

Based on this information, we agree with the Army's conclusion that the proposed modifications to the disposal and reuse plan do not raise any coastal resource impacts that were not previously raised and adequately addressed in CD-16-94. We therefore concur with your negative determination for this activity made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Mark Delaplaine at (415) 904-5289 if you have questions.

Sincerely,



PETER M. DOUGLAS
Executive Director

cc: Santa Cruz Area Office
NOAA Assistant Administrator
Assistant General Counsel Ocean Services
OCRM
Department of Water Resources

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