

RESOLUTION NO. 2016-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL REY OAKS
CERTIFYING THE MONUMENT RV RESORT INITIATIVE PETITION
SIGNATURE COUNT**

ORFO

WHEREAS, Jeff Cecilio, a Del Rey Oaks resident, submitted on April 8, 2016 proof of posting for the Notice of Intent to Circulate Petition and Title Summary prepared by the City Attorney regarding the Monument RV Resort, A Voter Initiative Project for the City of Del Rey Oaks; and

WHEREAS, the petition was circulated and **209** signatures were obtained; and

WHEREAS the petition was submitted to the City of Del Rey Oaks on May 5, 2016; and

WHEREAS, the petition was taken to the office of the Monterey County Elections Department on May 6, 2016 and submitted for signature certification; and

WHEREAS, Monterey County Elections Department completed the count and supplied the City with a certificate of valid signatures on May 9, 2016; and

WHEREAS, the total number of signatures required was **111**; and

WHEREAS, the total number of valid signatures was **174**.

NOW, THEREFORE, BE IT RESOLVED, BY THE City Council of the City of Del Rey Oaks that they accept the count completed by the Monterey County Election Department as true and correct.

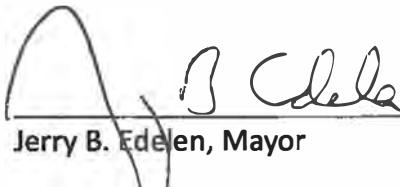
PASSED AND ADOPTED by the City Council of the City of Del Rey Oaks at a regular meeting duly held on May 24, 2016, by the following vote:

AYES: Council Members Ventimiglia, Lintell, Allion, Vice Mayor Clark, Mayor Edelen

NOES: None

ABSENT: None

ABSTAIN: None



Jerry B. Edelen, Mayor

ATTEST:



Daniel Dawson, City Clerk

RESOLUTION NO. 2016-08

A RESOLUTION OF THE CITY COUNCIL OF DEL REY OAKS ADOPTING THE MONUMENT RV RESORT INITIATIVE MEASURE, AMENDING THE GENERAL PLAN, AUTHORIZING ADOPTION OF ZONING CODE CHANGES, AND APPROVING THE PROJECT CONTAINED WITHIN THE INITIATIVE MEASURE

Recitals

WHEREAS, on March 15, 2016, Proponent Jeff Cecilio filed in the City Clerk's Office, a Notice of Intent to Circulate Petition for the purpose of adopting the Monument RV Resort Initiative Measure (hereinafter Initiative Measure); and

WHEREAS, on May 5, 2016, the initiative petition was filed in the City Clerk's Office. Thereafter, the total number of signatures verified by the Monterey County Registrar of Voters was 174 which exceeded the 111 signatures required for a regular election; and

WHEREAS, on May 24, 2016 the City Council accepted the report of the City Clerk declaring the sufficiency of the initiative petition for the Monument RV Resort Initiative Measure; and

WHEREAS, the Initiative Measure Area consists of 53.86 acres on the south side of the former Fort Ord lands in the City of Del Rey Oaks; and

WHEREAS, the Initiative Measure amends the 1997 Del Rey Oaks General Plan "General Commercial-Visitor" land use designation and provides other minor corrections or clarifications; and

WHEREAS, the Initiative Measure amends Chapter 17.32, Visitor Commercial Overlay Zone to allow for recreational uses, including RV parks, within the Initiative Measure Area; and

WHEREAS, the Initiative Measure authorizes actual development of an RV park (termed the Monument RV Resort) including authorization for issuance of grading permits and building permits as well as minor subdivision approvals within the Initiative Measure Area; and

WHEREAS, Monument RV Resort is a recreational and visitor-serving facility that may include up to 210 guest sites, a 7,670 sq. ft. great lodge, administrative area, general store, congregation area, game room, fitness center, two restroom/shower/laundry facilities, an outdoor pool and spa, patio area, kids playground, dog run, walking trails, a 2,025 sq. ft. operations building, and a 2,250 sq. ft. pavilion to be located near the great lodge; and

WHEREAS, the Initiative Measure provides standards that demonstrate consistency with the Fort Ord Reuse Authority (FORA) Master Resolution, Chapter 8, Base Reuse Planning and Consistency Determinations, as well as Fort Ord Base Reuse Plan policies applicable to the Del Rey Oaks Fort Ord territory; and

WHEREAS, in addition to providing standards that ensure consistency with FORA policies, the Initiative Measure includes additional environmental standards to ensure that development within the Initiative Measure Area follows appropriate environmental considerations as guided by the California Environmental Quality Act; and

WHEREAS, the Monument RV Resort's location on the Monterey Peninsula provides convenient overnight visitor accommodations that will help reduce traffic trips to and from events in the region; and

WHEREAS, the Initiative Measure provides recreational uses in the vicinity of the Fort Ord National Monument (hereinafter National Monument), nearby Laguna Seca Raceway and Recreation Area, and the attractions of the Monterey Peninsula and Monterey Bay Region for visitors and locals to enjoy; and

WHEREAS, the Monument RV Resort will coexist harmoniously with the National Monument and lands designated for habitat management under the Fort Ord Installation-wide Multispecies Habitat Management Plan (HMP); and

WHEREAS, the Monument RV Resort developer shall pay Development Impact Fees and a Facility Users Fee (Ordinance 281) in order to fund fair share contributions to transportation improvements, service infrastructure, and habitat management; and

WHEREAS, the City shall impose or exact only those assessments, Impact Fees, dedications, other fees or mitigations on the Monument RV Resort (collectively, "Exactions") at rates in effect at the time of building permit issuance; and

WHEREAS, the developer of the Monument RV Resort shall be obligated to pay only those City processing fees, including application, plan check, map review, inspection and monitoring fees and fees of outside consultants, for grading, building, and other permits in connection with the Monument RV Resort at rates in effect at the time of building permit issuance; and

WHEREAS, infrastructure for water, sewer, and other services will be extended to the Initiative Measure Area boundaries and adequate capacity is available to serve the intended uses; and

WHEREAS, through a Disposition Development Agreement made July 10, 2014, all right, title, and interest of 50 AF/yr of potable and 50 AF/yr of non-potable recycled water was assigned, conveyed, and transferred from the City's allotment to the Initiative Measure Area; and

WHEREAS, the development of the former Fort Ord lands within the Initiative Measure Area will meet certain hazardous and toxic clean-up levels as specified by the State of California and FORA; and

WHEREAS, the Monument RV Resort will be developed in a manner to protect the public health, safety, convenience, and general welfare of the people and community of Del Rey Oaks.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DEL REY OAKS DOES ORDAIN AS FOLLOWS:

Section 1: That the Initiative Measure titled "Monument RV Resort Initiative Measure" with Ballot Title and Summary attached hereto as Exhibit A and the Initiative Measure attached hereto as Exhibit B is hereby incorporated by reference and adopted by the City Council pursuant to Elections Code Section 9215.

Section 2: That the 1997 General Plan is hereby amended according to the General Plan Amendments presented as strikethroughs and underlines in the Monument RV Resort Initiative Measure, attached hereto as Exhibit B and incorporated by reference.

Section 3: That the Zoning Amendments contained within the Initiative Measure are hereby authorized for adoption by the City Council with such adoption of said zoning amendments formalized as an implementation step of the City Council's adoption of the Initiative Measure through the passage of Ordinance 284 (An Ordinance of Del Rey Oaks Amending the Zoning Code Chapter 17.32, without Alteration, and Consistent with the Adoption of the Monument RV Resort Initiative).

Section 4: That actual development and issuance of necessary permits for development of the Monument RV Resort as described in the Initiative Measure are hereby authorized.

Section 5: That the Initiative Measure provides standards that are consistent with FORA policies.

Section 6: That the Initiative Measure provides additional environmental standards.

Section 7: That the Monument RV Resort provides needed overnight visitor accommodations for the City of Del Rey Oaks.

Section 8: That the Monument RV Resort provides recreational uses within Del Rey Oaks.

Section 9: That the Monument RV Resort positively impacts the local economy.

Section 10: That the Monument RV Resort will provide job opportunities within the City of Del Rey Oaks.

Section 11: That the Monument RV Resort developer will pay the Recreational Facility Users Fee (Ordinance 281).

Section 12: That the payment of FORA's Development Impact Fees and Facility Users Fee mitigates costs associated with any potential development impacts.

Section 13: That adequate capacity is available for water and sewer to serve the Monument RV Resort.

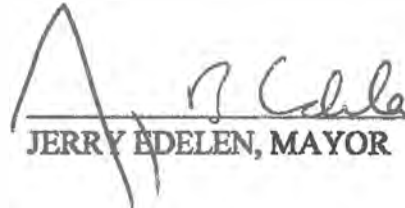
PASSED, APPROVED, AND ADOPTED this 24th day of May, 2016.

AYES: Council Members Ventimiglia, Lintell, Allion, Vice Mayor Clark, Mayor Edelen

NOES: None


ABSENT: None

ABSTAIN: None



JERRY EDELEN, MAYOR

ATTEST:



DANIEL DAWSON, CITY CLERK

EXHIBIT A

BALLOT SUMMARY AND TITLE

Initiative Measure to be Submitted Directly to the Voters

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

Ballot Title and Summary

Initiative Measure to Allow For a Recreational Vehicle (RV) Park and other Recreational Oriented Uses in the Vicinity of the Fort Ord National Monument (National Monument), Laguna Seca Raceway and Recreation Area, and the Monterey Peninsula and Monterey Bay Region.

The proposed Initiative Measure would adopt General Plan and Zoning Code Amendments for the City of Del Rey Oaks to provide recreational uses in the vicinity of the Fort Ord National Monument (hereinafter National Monument), Laguna Seca Raceway and Recreation Area, and the Monterey Peninsula and Monterey Bay Region. The Initiative Measure will allow for the construction of an RV park (termed the Monument RV Resort) of up to 210 total guest sites, including accessory and auxiliary uses, on 53.86 acres on the south side of the former Fort Ord lands in the City of Del Rey Oaks.

The Initiative Measure would add to the City General Plan and Zoning Code RV Park and recreation oriented uses, including a provision updating permitted principal uses in a "visitor commercial overlay district," that would allow for the following uses:

- A. Recreational Vehicle (RV) parks and other recreational related activities and uses;
- B. Park models and similar uses;
- C. Clubhouses, gathering places, social halls, and lodges;
- D. All principally permitted uses in the C-1 district; and
- E. Auxiliary uses to recreational vehicle parks, other recreational related activities and uses and clubhouse, gathering places, social halls, and lodge uses.

The Initiative Measure specifically allows for infrastructure for water, sewer, and other services to be extended to the affected area boundaries of the "Monument RV Resort." The proponents of the Initiative Measure assert that adequate capacity is available to serve the intended uses. The Initiative Measure also requires any developer of the site to pay to the Fort Ord Reuse Authority (FORA) Development Impact Fees in order to assist in funding of transportation improvements, service infrastructure, and habitat management. The Initiative Measure provides for general and environmental standards that demonstrate compliance with the FORA Master Resolution and Fort Ord Reuse Plan policies, including satisfaction of specified hazardous and toxic clean-up levels as required by the State of California and FORA.

A majority vote is required to adopt the Initiative Measure. The Initiative Measure requires amendments to the law be approved by the voters by majority vote or the City Council is authorized to enact legislation by majority vote to further the purposes of the Initiative Measure.

EXHIBIT B

MONUMENT RV RESORT INITIATIVE MEASURE

MONUMENT RV RESORT INITIATIVE MEASURE

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

To the City Council of the City of Del Rey Oaks: We the undersigned, registered, qualified voters of Del Rey Oaks, California, hereby propose amendments to the 1997 Del Rey Oaks General Plan (General Plan) and Title 17, Zoning, of the City of Del Rey Oaks Municipal Code concerning a proposed recreational vehicle (RV) park on former Fort Ord lands in the City of Del Rey Oaks, and petition the City Council to submit the same to the voters of Del Rey Oaks for their adoption or rejection at the next succeeding municipal election, or special election for which the measure may qualify, or adopt the measure without alteration, as provided for in the California Elections Code.

THE PEOPLE OF THE CITY OF DEL REY OAKS DO ORDAIN AS FOLLOWS:

Section I – Findings and Declaration of Purpose.

- A. The people of Del Rey Oaks desire to provide recreational uses in the vicinity of the Fort Ord National Monument, hereinafter National Monument, nearby Laguna Seca Raceway and Recreation Area, and the attractions of the Monterey Peninsula and Monterey Bay Region for visitors and locals to enjoy.
- B. The people of Del Rey Oaks desire to amend the General Plan and Zoning Code to specifically allow recreation oriented uses as a permitted use.
- C. The people of Del Rey Oaks want an RV park, hereinafter Monument RV Resort, of up to 210 total guest sites, including accessory and auxiliary uses, on 53.86 acres on the south end of the former Fort Ord lands in the City of Del Rey Oaks.
- D. The Monument RV Resort will provide jobs and dramatically impact the financial well-being of the City of Del Rey Oaks. The people of Del Rey Oaks want Monument RV Resort to be built as soon as possible.
- E. The Monument RV Resort will coexist harmoniously with the National Monument and lands designated for habit management under the Fort Ord Installation-wide Multispecies Habitat Management Plan (HMP).
- F. Infrastructure for water, sewer, and other services will be extended to the Initiative Measure Area boundaries (boundaries are reflected in [Figure 3, Initiative Measure Area](#)

and [Approximate Development Phasing](#), which appears later in this document), and adequate capacity is available to serve the intended uses.

- G. The Monument RV Resort developer will pay Impact Fees to the Fort Ord Reuse Authority (FORA) in order to fund fair share contributions to transportation improvements, service infrastructure, and habitat management.
- H. The Monument RV Resort's location on the Monterey Peninsula provides convenient overnight visitor accommodations that will help reduce traffic trips to and from events in the region.
- I. The development of the former Fort Ord lands within the Initiative Measure Area boundaries will meet certain hazardous and toxic clean-up levels as specified by the State of California and FORA.
- J. The citizens of Del Rey Oaks intend development of an RV park within the Initiative Measure Area (as described in Section 4, Monument RV Resort Description and as shown in [Figure 3, Initiative Measure Area and Approximate Development Phasing](#), which appears later in this document) to meet certain general and environmental standards set by FORA in its Master Resolution, Chapter 8, Base Reuse Planning and Consistency Determinations, as well as Base Reuse Plan (Fort Ord Reuse Plan) policies applicable to the Del Rey Oaks Fort Ord territory.
- K. The citizens of Del Rey Oaks intend the Monument RV Resort to be developed in a manner to protect the public health, safety, convenience and general welfare of the people and community of Del Rey Oaks.
- L. THEREFORE, the people of the City of Del Rey Oaks hereby propose this Initiative Measure to:
 - 1) Enact a General Plan and Zoning Code Amendment in furtherance of the existing General Plan of the City;
 - 2) Provide general and environmental standards that demonstrate consistency with the FORA Master Resolution, Chapter 8, Base Reuse Planning and Consistency Determinations and Fort Ord Reuse Plan policies; and
 - 3) Require any amendment of this Initiative Measure to be approved by the voters, except to further the purposes of this Initiative Measure.

Section 2 – Del Rey Oaks General Plan Amendment

- A. The following strikethroughs and underlines are amendments to the 1997 Del Rey Oaks General Plan “General Commercial-Visitor” land use designation and “Annexations to the City” sections in the form of text deletions and additions respectively.
- B. The Del Rey Oaks General Plan shall designate, in whole, the Initiative Measure Area as “General Commercial-Visitor” (GC) on the City’s General Plan Land Use Map (Del Rey Oaks General Plan Figure 2) and modify the text of the General Commercial-Visitor (GC) land use designation on page 28 of the City’s Adopted 1997 General Plan as follows:

General Commercial-Visitor (GC)

This designation is applied to land intended to accommodate the widest range of commercial, recreational, retail, wholesale, and office uses, as well as similar compatible uses. These uses may include, but are not limited to, hotel, motel, restaurants, conference center, golf course, specialty retail shops, fitness center, corporate office center, office park, recreational vehicle (RV) park, and similar visitor serving businesses, and recreation oriented uses. The General Commercial designation ~~has been applied~~ applies to the central portion of the City east of Highway 218 at North South Road (General Jim Moore Boulevard) as well as a portion of the Fort Ord Reuse planning area. ~~To be requested for annexation. The General Commercial designation may also accommodate motels, hotels, restaurants, golf courses, fitness centers, conference centers, and similar businesses oriented toward tourists.~~

- C. As a part of this Amendment to the City’s General Plan, Office Professional (O) and/or Business Park/Light Industrial/Office/R&D designations within the Initiative Measure Area boundaries are removed.
- D. As a part of this Amendment to the City’s General Plan, card rooms and casinos are prohibited on former Fort Ord lands (Fort Ord Reuse Plan, Commercial Land Use Policy B-2; B-3, 1997).
- E. As a part of this Amendment to the City’s General Plan, additional amendments to the General Plan text are made to clarify that the former Fort Ord lands identified in the City’s General Plan have been annexed and are a part of the City’s incorporated boundaries; and further to clarify the intent of the City to include and allow other recreational uses, either with a golf course or independent of a golf course; further modify the text on page 28 of the City’s Adopted 1997 General Plan identified as “Annexations to the City” and “Table 1, Summary of Del Rey Oaks General Plan Update Land Use Designations” as follows:

Annexations to the City

The City of Del Rey Oaks ~~will be requesting~~ has annexed parcels located within the Fort Ord Reuse Planning area ~~for annexation~~. A summary of complete development, or “buildout” of the City, ~~and including the Fort Ord Reuse area lands~~ the City ~~will be requesting for~~ has annexation annexed is provided in Table I.

~~The~~ When the General Plan designates land beyond the current City limits ~~at Fort Ord~~ for future urban development, ~~When evaluating the~~ appropriateness of future annexations to the City, ~~the following criteria~~ should be ~~considered~~ evaluated using the following criteria:

- The costs and capability of providing adequate public facilities and the levels of government services required.

Land Use	Unit
Single-family Residential	5 dwelling units
Conference Center*	44 gksf
Hotel*	316 rooms
Golf Course <u>and/or other recreational uses*</u>	155 acres
Retail (Specialty Shops)*	30 gksf
Fitness Center*	10 gksf
Office Park*	300 gksf
Corporate Office Center*	75 gksf
Retail Commercial	43.5 gksf
Office Park/Hotel	205 rooms
Total Office Park/Conference Center	419 gksf
Total Residential/Hotel	525 units
Total Golf <u>and/or other recreational uses</u>	155 acres
Total Commercial/Retail	83.5 gksf

* Parcels within the Fort Ord reuse area ~~which will be requested for annexation into the City of Del Rey Oaks~~

Gksf = gross thousand square feet

Sources: City of Del Rey Oaks

- The effects on adjacent areas, on mutual social and economic interests, and on the government structure of the City.
 - Conformity with LAFCO policies which seek efficient patterns of urban development, including encouraging the guiding of urbanization away from existing productive agricultural lands and encouraging development of existing vacant or non-prime lands within the existing urban area before allowing development outside the current boundaries.
- F. Delete **Figure 2A, Fort Ord Annexation Area Proposed Project Land Use Concept** (attached and incorporated herein), as this “proposed project land use concept” is not necessary to implement the City’s General Plan on the Fort Ord lands. The desired land use designations are already provided in Figure 2, the City’s General Plan Land Use Map.
- G. Modify Land Use Element Goal 6 and 8 as follows:
6. ~~Annex the~~ The properties on Fort Ord have been annexed by the City to provide additional sites for economic development with potential revenue generating land uses.
 8. Plan intensification of existing development, and ~~expansion of the~~ City limits have been expanded to include areas identified in the Fort Ord Reuse Plan.
- H. Delete Land Use Element Policy L-2 on page 32 and the first sentence of “Annexations to the City” on page 74 of the City’s 1997 General Plan, as annexation of the former Fort Ord lands has already occurred. The deletion of Policy L-2 (page 32) and the sentence on page 74 is as follows:

~~L-2 The City shall work with the Local Agency Formation Commission (LAFCO) to define the City’s Sphere of Influence and prepare a plan for providing services for the Fort Ord reuse area to facilitate annexation.~~

Annexations to the City

~~The General Plan Designates land beyond the current city limits at Fort Ord for future urban development.~~ When evaluating the appropriateness of future annexations to the City, the following criteria should be considered:

1. The costs and capability of providing adequate public facilities and the levels of government services required.

2. The effects on adjacent areas, on mutual social and economic interests, and on the government structure of the City.
3. Conformity with LAFCO policies which seek efficient patterns of urban development, including encouraging the guiding of urbanization away from existing productive agricultural lands and encouraging development of existing vacant or non-prime lands within the existing urban area before allowing development outside the current boundaries.

Section 3 – Del Rey Oaks Zoning Code Amendment

- A. In order to provide for recreational use, the following strikethroughs and underlines hereafter are amendments to the Del Rey Oaks Zoning Code in the form of text deletions and additions respectively.
- B. The Del Rey Oaks Zoning Map adopted pursuant to Chapter 17.04 of the Del Rey Oaks Municipal Code, Title 17, (the Zoning Map) designates the Initiative Measure Area as Neighborhood Commercial (Chapter 17.24) with a Visitor Commercial Overlay Zone (Chapter 17.32). The combination of these two designations is identified on the Zoning Map as C-1-V. The C-1 District (Chapter 17.24) is the base district, and is modified by the Visitor Commercial (V) Overlay Zone (Chapter 17.32). The Visitor Commercial (V) Overlay Zone (Chapter 17.32) of the City’s Zoning Code is modified as follows:

Chapter 17.32

VISITOR COMMERCIAL OVERLAY ZONE

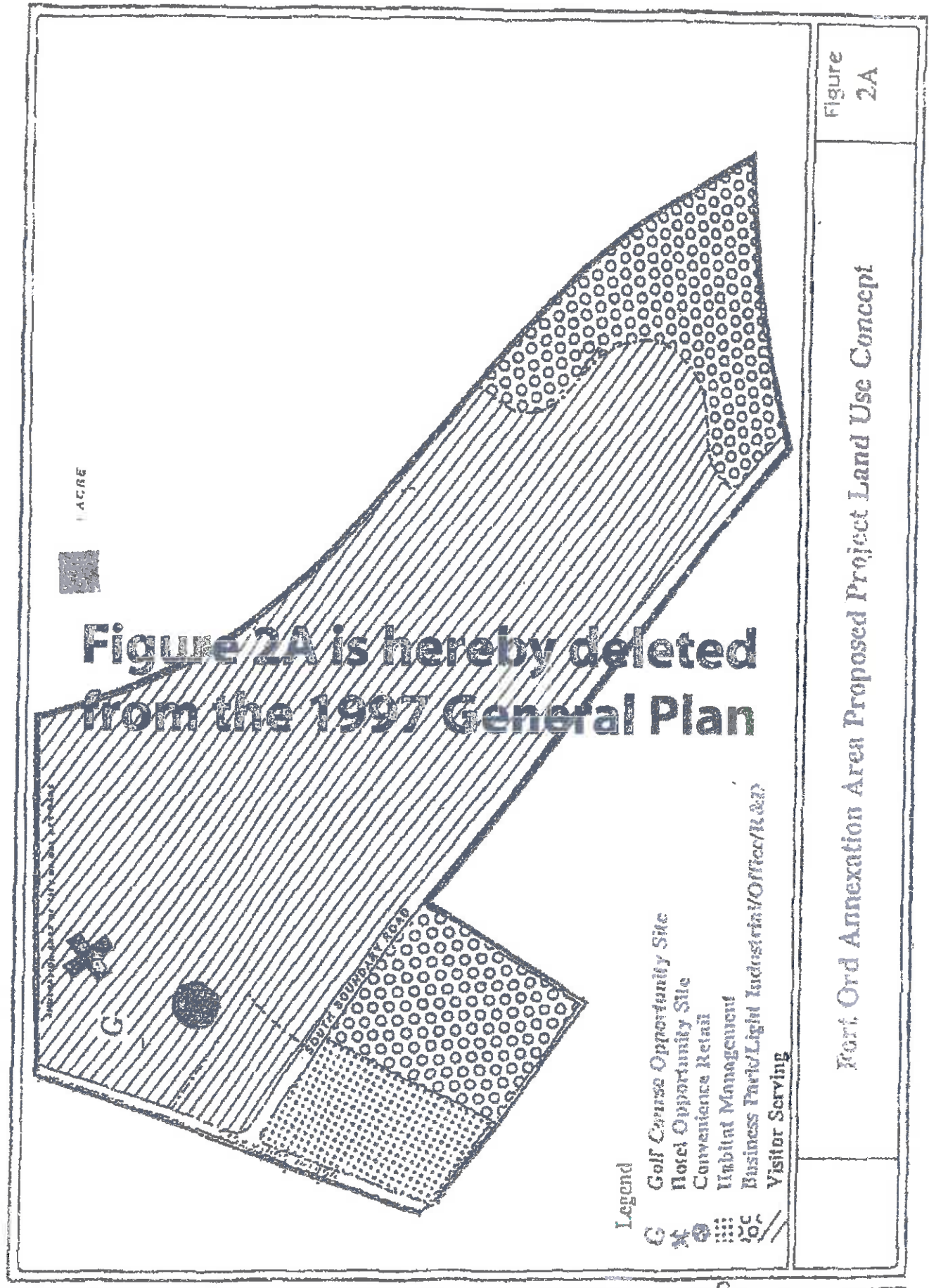
Sections:

- 17.32.010 Description and purpose of visitor commercial overlay district.
- 17.32.020 Definitions.
- 17.32.030 ~~Permitted principal uses.~~
- 17.32.0340 Conditional uses.
- 17.32.0450 Accessory uses permitted
- 17.32.0560 Performance standards.
- 17.32.0670 Cessation of land use – use permits.
- ~~17.32.070 Use permits.~~

- 17.32.010 Description and purpose of visitor commercial overlay district.

This overlay district is to provide for the establishment and control of visitor accommodation and recreation oriented uses within the City and to specify property development standards for such uses (Prior code § 11-205-B-6(1)).

Figure 2A - Map to be removed from 1997 General Plan



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17.32.020 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“Accessory use” means a use customarily, incidental, related and subordinate to the principal use of the property.

“Auxiliary use” means a use ~~included within a building or building complex~~ that is auxiliary in nature to the principal use of the property.

“Inn” or “resort/conference hotel” means an all suites hotel located on a parcel of land not less than ten acres in area, providing no outside entrances for non-hotel business purposes and using no streets for non-hotel business or business displays (Prior code § 11-205-B-6(7)).

17.32.030 Permitted principal uses.

In the visitor commercial overlay district, the following principal uses are permitted:

A. Recreational Vehicle (RV) parks and other recreational related activities and uses;

B. Park models and similar uses;

C. Clubhouses, gathering places, social halls, and lodges;

D. All principally permitted uses in the C-1 district;

E. Auxiliary uses to recreational vehicle parks, other recreational related activities and uses and clubhouse, gathering places, social halls, and lodge uses.

17.32.040 Conditional Uses.

In the visitor commercial overlay districts, the following ~~conditional~~ uses are permitted subject to obtaining a use permit:

A. Inn or resort/conference hotel;

B. Auxiliary uses to inn or resort/conference hotels (that are listed as permitted or conditional uses in the C-1 district, including restaurants, cocktail lounges, and assembly rooms) (Prior code § 11-205-B-6(2)).

17.32.050 Accessory uses permitted.

In the visitor commercial overlay ~~districts~~ zone, ~~the following~~ accessory uses and buildings customarily appurtenant to a permitted or conditionally permitted use are permitted.

~~Newsstands; gift shops; game rooms; laundry and dry cleaning pick-up; and personal services such as beauty shops; barber shops; and shoe services if so located and operated as to serve hotel guests only with no outside exposure or advertising that would serve to attract the general public. (Prior code § 11-205-B-6(3))~~

17.32.0560 Performance standards.

In the visitor commercial overlay districts, the following performance standards are required:

A. Occupancy. Occupancy shall not be permitted nor established for a period in excess of thirty (30) consecutive days, unless a longer occupancy is allowed by the Municipal ~~so provided by City~~ Code or ~~and the City Council's issuance of~~ issues a use permit to extend the occupancy limit.

B. The property development standards in the C-1 zone (Section 17.24.040 of the Municipal Code) do not apply, unless otherwise specified in this Chapter 17.32.

C. The other required conditions in the C-1 zone (Section 17.24.050 of the Municipal Code) apply, with the exception that uses may be conducted either inside or outside of a building, or both; the surface material used for access, parking, and lodging areas may be other than asphalt concrete or portland cement so long as such surface materials are consistent with best management practices (BMPs) and subject to approval of the city engineer, and underground utilities are required and not subject to variance or city council approval, but approval by the city engineer.

~~B. Kitchen or Cooking Facilities. Kitchen or cooking facilities shall be limited to convenience of "entertainment" appliances. No kitchenettes, stove tops, hot plates, convection ovens or separate cooking areas shall be permitted. Limited food preparation facilities shall be allowed as part of the all-suites concept proposed for and in this entertainment/food preparation area, located in the living room in conjunction with, and as part of, the entertainment center, shall include: stereo/radio, television, VCR, bar size sink, microwave and minibar which shall be included as part of the half size under counter refrigerator.~~

~~C~~D. Parking. With the exception of recreation oriented and clubhouse-type uses, Parking shall be as required by Section

17.24.040, with fifty (50) percent reduction of parking required for auxiliary uses that primarily serve guests within hotel. Parking for recreation oriented and clubhouse-type uses shall be subject to the approval of the city manager. ~~(Prior code § 11-205-B-6(4))~~

17.32.0670 Cessation of land use – use permits.

~~No change of land use can occur in this district without specific authorization. (Prior code § 11-205-B-6(5))~~

~~**17.32.070 Use Permits.**~~

~~Upon cessation of a land use conducted under the provisions of a use permit, for a period of six consecutive months, the City Council shall may initiate proceedings to terminate the use permit. Consider general plan and rezoning of the property as appropriate. (Prior code § 11-205-B-6(6))~~

17.32.080 Prohibited Uses

Card rooms and casinos are prohibited uses within this overlay zone and on former Fort Ord lands.

Section 4 – Monument RV Resort Description

- A. Monument RV Resort is a recreational and visitor-serving facility, desired by the people of the City of Del Rey Oaks, to be located within the Initiative Measure Area on the former Fort Ord land within Del Rey Oaks. The regional and vicinity location are illustrated in [Figure 1, Regional/Vicinity Location](#), attached hereto and incorporated herein by reference. The Initiative Measure Area is approximately 53.86 acres of the eastern most portion of the City's Fort Ord lands identified in [Figure 2, Del Rey Oaks Fort Ord Lands](#), attached hereto and incorporated herein by reference. Monument RV Resort was inspired by the desire to provide Recreational Vehicle (RV) users a quality facility to stay near the Fort Ord National Monument, while enjoying all that the Monterey Peninsula has to offer.

Phase I

The Monument RV Resort may be developed in three phases. The Monument RV Resort Initiative Measure Area boundaries, in the context of the Del Rey Oaks former Fort Ord lands, and the intended development phasing within the Initiative Measure Area boundaries is illustrated in [Figure 3, Initiative Measure Area and Approximate Development Phasing](#), attached hereto and incorporated herein by reference. Phase I consists of 71 RV sites and a 7,670 sq. ft. great lodge on approximately 17 acres of the 53.86 acre property and includes: administrative area, general store, congregation area,

game room, fitness center, and a two restroom/shower/laundry facilities. Phase I will also include an outdoor pool & spa, patio area, kids playground, dog run, walking trails, and a 2,025 sq. ft. operations building. [Figure 4, Monument RV Resort Concept Plan](#), illustrates the conceptual Monument RV Resort Plan, which is the intended development within the Initiative Measure Area boundaries.

Phase II & III

Phase II may consist of an additional 38 RV sites on approximately 10 acres, bringing the total to 109 RV sites. Phase III may consist of 101 additional RV sites on approximately 26 acres, and a 2250 sq. ft. pavilion to be located near the great lodge. The total build out of the project consists of approximately 210 RV sites and 13,595 sq. ft. of buildings. The walking trails implemented in Phase I will be adjusted or removed with the implementation of Phases II and III.

- B. The size of the Monument RV Resort facilities and the implementation of the phasing plan described herein are within the sole discretion of the Monument RV Resort Initiative Measure Area developer, so long as the total build out of the project does not exceed 210 RV sites and 13,595 sq. ft. of buildings.
- C. The Monument RV Resort will dramatically impact the financial well-being of the City of Del Rey Oaks. Economic estimates are based on a rate of \$70 per night for each RV space. The City's Recreational Facility Users Fee (Ordinance 281) requires that the development pay the City ten percent (10%) of gross rental revenues. The City's projected income is calculated based on the three proposed development phases, with a 60% occupancy scenario for each phase. The figures below are intended to serve as approximations of revenues the Monument RV Resort will generate for the City.

Phase I:

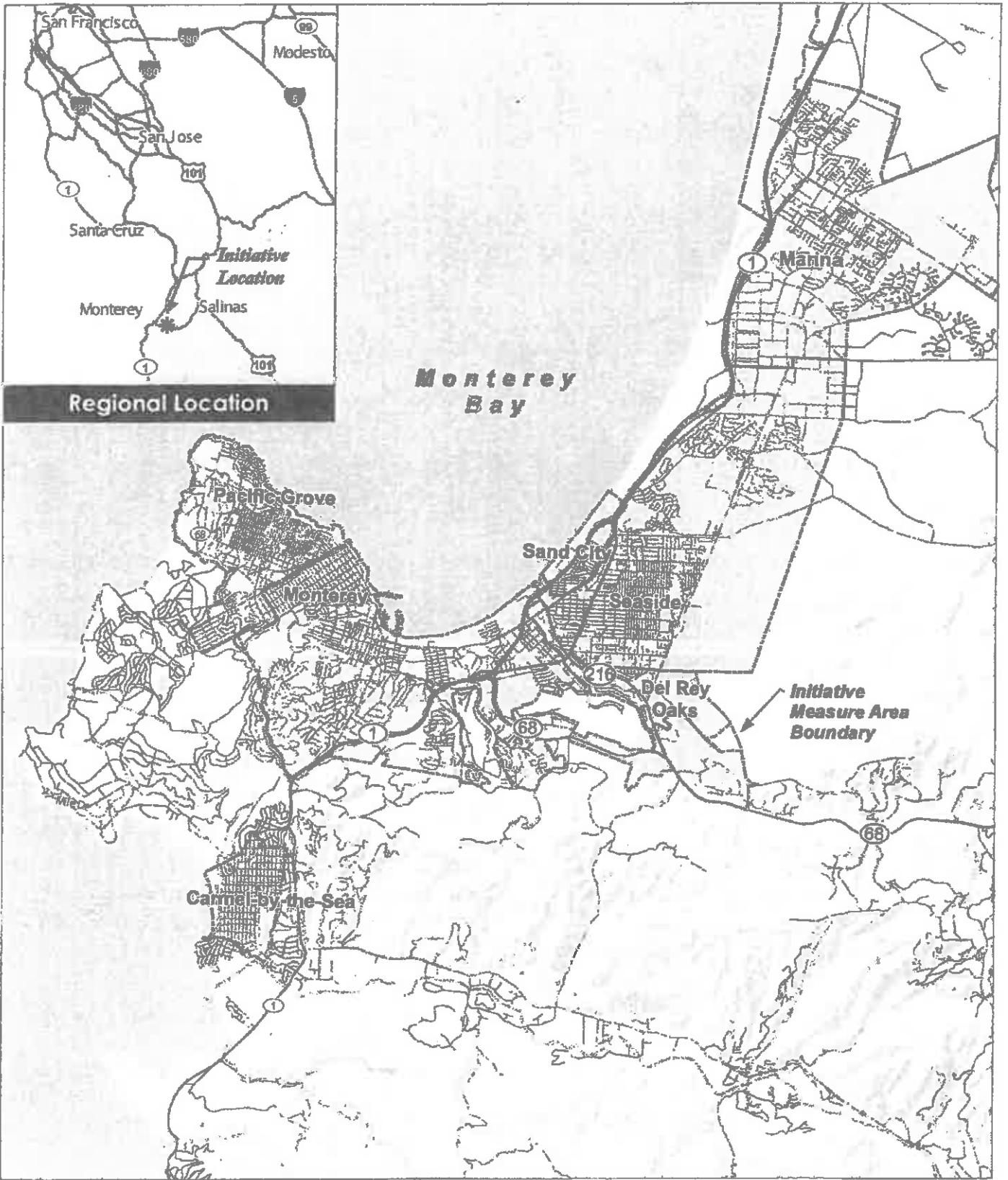
- 71 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$107,352 annually

Phase II:

- 109 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$164,808 annually

Phase III:

- 210 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$317,520 annually

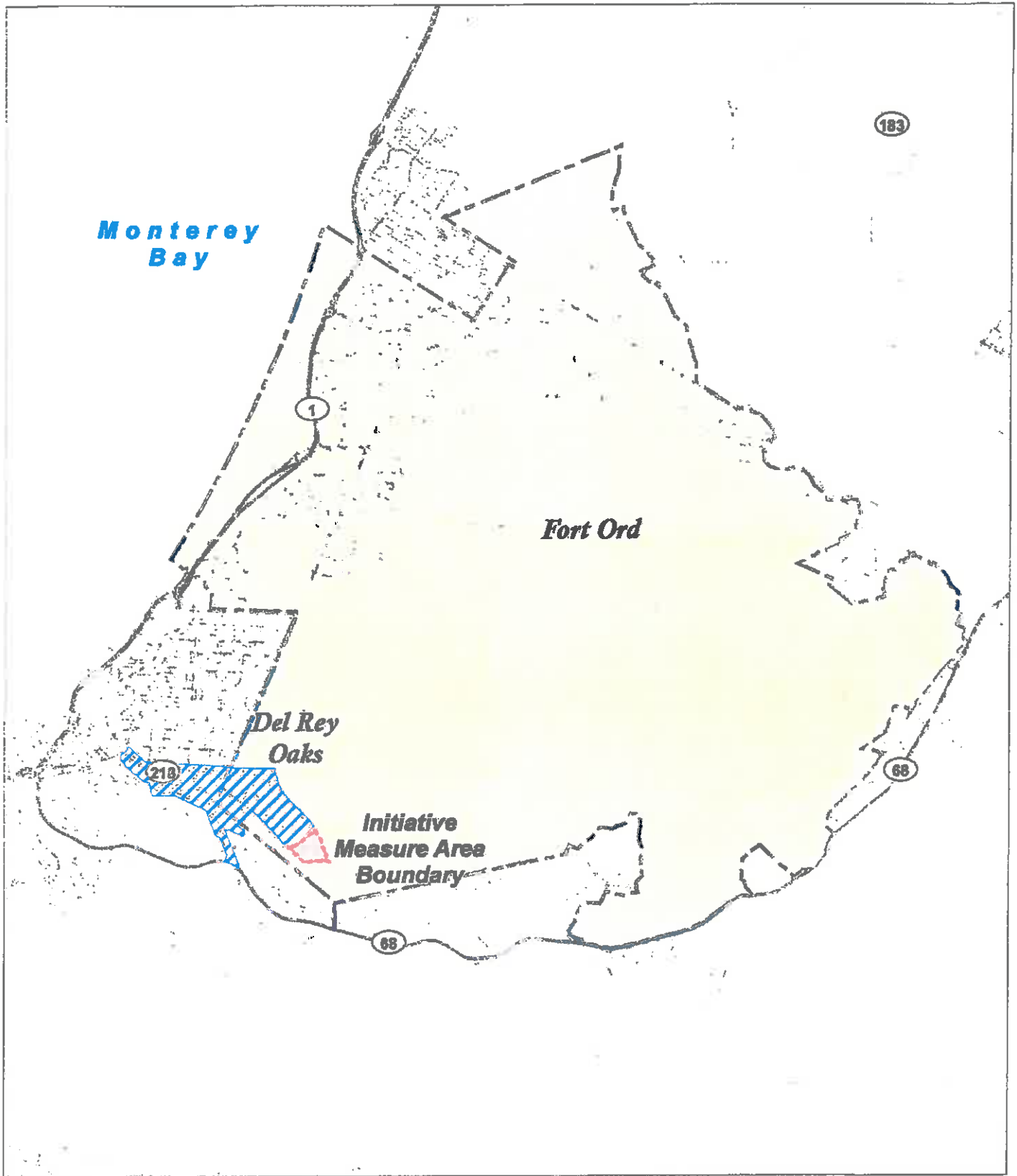


Source: Esri 2015

Figure 1
Regional/Vicinity Location
 Monument RV Resort Initiative Measure



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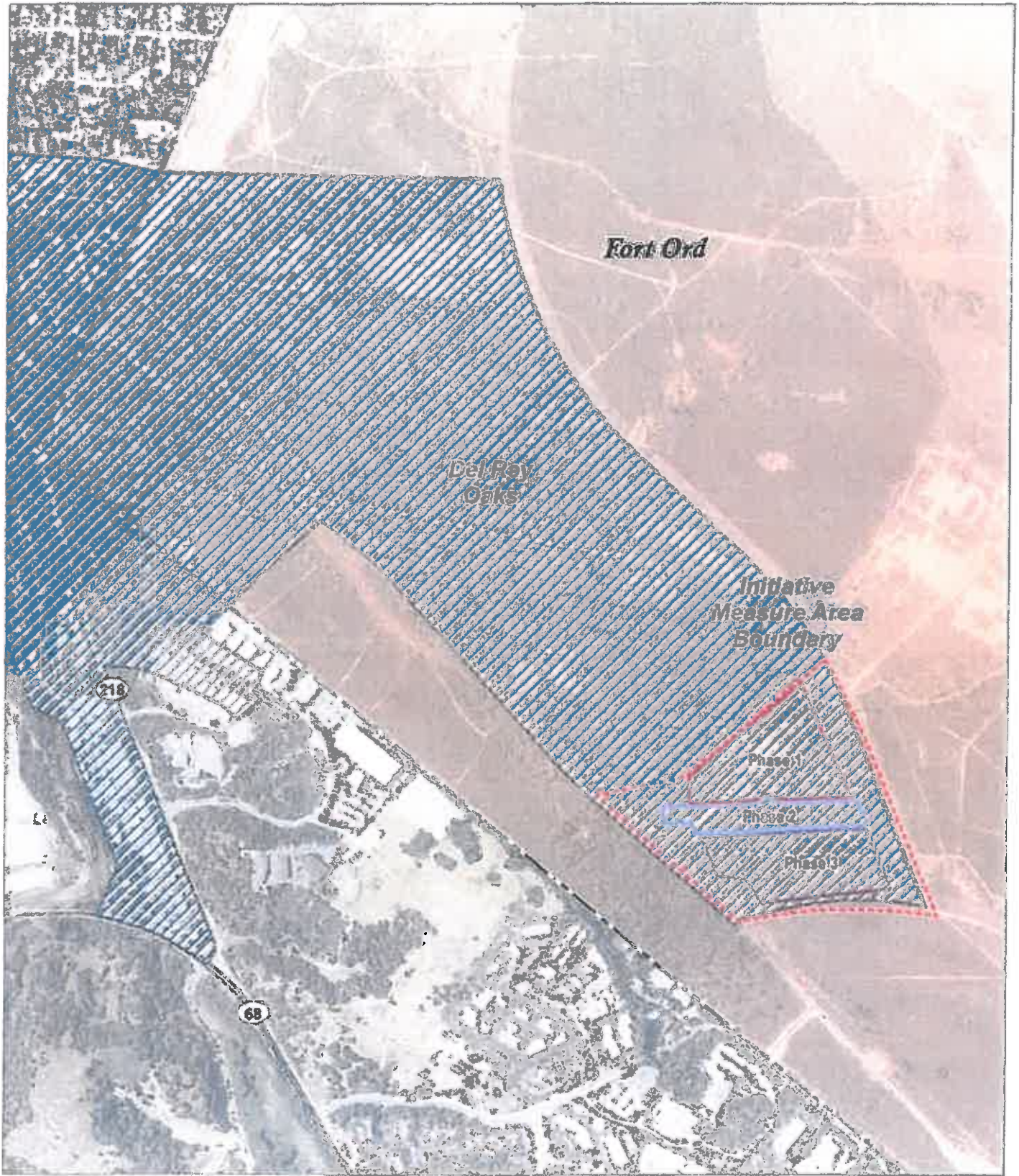
Source: Esri 2015, Fort Ord Reuse Authority 1996

Figure 2

Del Rey Oaks Fort Ord Lands
 Monument RV Resort Initiative Measure



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0 1,000 feet

Initiative Measure Area Boundary

Del Rey Oaks

Fort Ord Boundary

Source: Esri 2015, Fort Ord Reuse Authority 1996

Figure 3

Del Rey Oaks Initiative Measure - Development Phasing

Monument RV Resort Initiative Measure

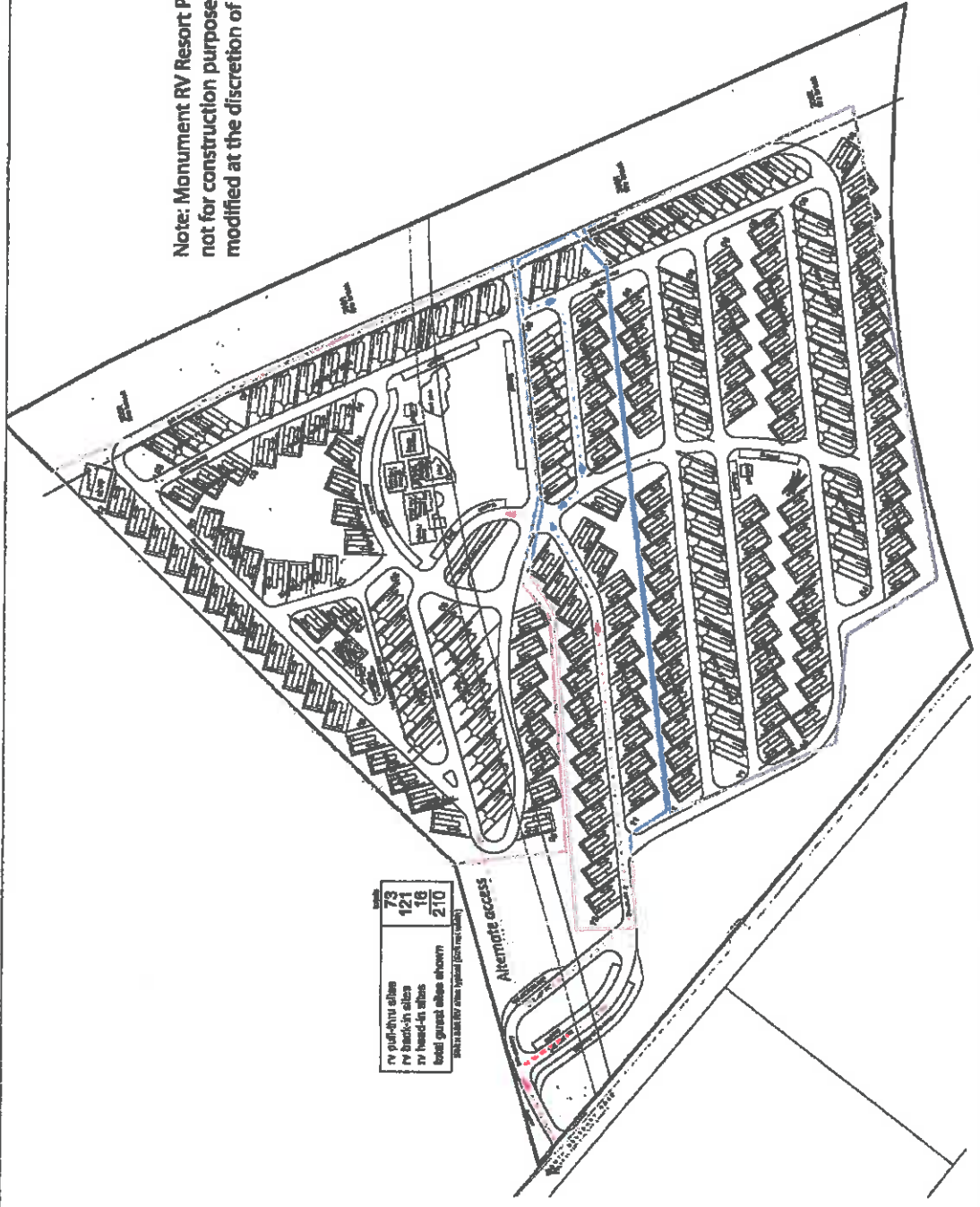
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M

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Note: Monument RV Resort Plan is approximate and not for construction purposes. These plans may be modified at the discretion of the developer.

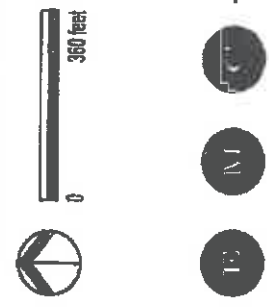


Source: Ron D. Beard and Associates 2015

Figure 4

Monument RV Resort Concept Plan

Monument RV Resort Initiative Measure



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Not only does the Monument RV Resort bring economic benefits to the City of Del Rey Oaks via the Recreational Facility Users Fee (Ordinance 281), but also positively impacts the local economy as Resort visitors are anticipated to utilize local businesses.

Economic forecasts are a result of market analyses, supported by market data provided from the California Association of RV Parks and Campgrounds (CaARVC). Data provided by the CaARVC from 2008 to 2011 show RV park occupancy in the Central Coast region grew from 55.5% to 65.4%. While many variables must be taken into consideration (economic climate, park conditions & amenities, etc.), it is conservative to assume that Monument RV Resort, as a new recreational facility adjacent to the National Monument, can maintain an average annual occupancy of ~60%. This occupancy forecast is based on reliable RV Park occupancy metrics and is conservative, as it is lower than the average occupancy rate in the region.

The Monument RV Resort developer shall pay Development Impact Fees and a Facility Users Fee (Ordinance 281) which benefits the City financially. Further, the increase in local and out of town visitors drawn to the area to utilize the Monument RV Resort, benefits local businesses. Additionally, the payment of FORA's Impact Fees "mitigates the costs associated with the impact of development of the Fort Ord territory" (Resolution of the Fort Ord Reuse Authority 13-05 B., 2013)

The City shall impose or exact only those assessments, Impact Fees, dedications, other fees or mitigations on the Monument RV Resort (collectively, "Exactions") at rates in effect at the time of building permit issuance.

The developer of the Monument RV Resort shall be obligated to pay only those processing fees, including application, plan check, map review, inspection and monitoring fees and fees of outside consultants, for land use approvals, grading and building permits, and other permits and entitlements ("Processing Fees") in connection with the Monument RV Resort at rates in effect at the time of building permit issuance.

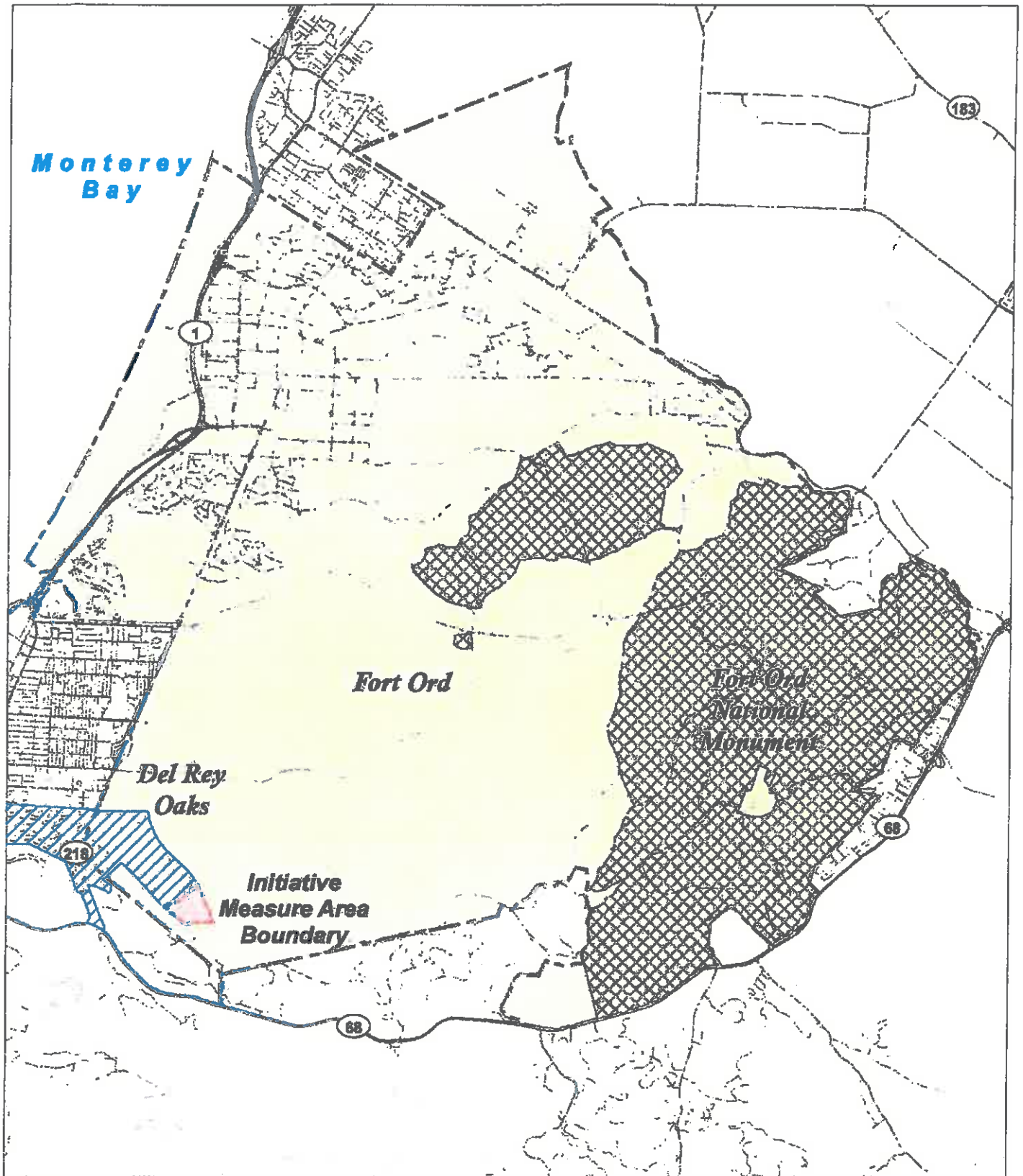
- D. The National Monument "holds some of the last undeveloped natural wildlands on the Monterey Peninsula" (Blm.gov, 2015, n.p.), as is illustrated in [Figure 5, Fort Ord National Monument](#). Home to roughly 83 miles of trail systems, the National Monument is a great place for hikers, bikers, and equestrians to explore the beautiful Central California. Many Recreational Vehicle users enjoy bicycling and trail sports, which increases the potential for these users to stay at the Monument RV Resort and utilize all that the neighboring National Monument has to offer. The National Monument already attracts more than 100,000 visitors annually, and that number is growing. The development of the Monument RV Resort on former Fort Ord land and the attraction of visitors to the National Monument supports the goal of the community-based Fort Ord Reuse Plan (1997), which

is to “promote the best use of the land through well planned and balanced development which ensures educational and economic opportunities, as well as environmental protection.”

Monument RV Resort harmoniously co-exists with the surrounding former Fort Ord lands. The Monument RV Resort is located outside the boundaries of the Fort Ord National Monument and HMP. The Initiative Measure Area is not a sensitive habitat area and is designated as a “development” parcel, with no habitat management requirements. The proximity of the Monument RV Resort Initiative Measure Area boundaries to the National Monument boundaries is illustrated in [Figure 5, Fort Ord National Monument](#), and [Figure 6, Fort Ord Habitat Management Plan](#), illustrates the distance of those boundaries from the HMP area. To ensure compatibility with the neighboring National Monument and HMP area, the Monument RV Resort includes a vegetative screening buffer, using native vegetation, on the northern perimeter of the Initiative Measure Area. The screening is designed in a manner consistent with the HMP guidelines. Roads within the buffer area adjacent to the Habitat Management area are restricted to access for maintenance or emergency use.

- E. The U.S. Army transferred 6,600 acre-feet per year (AF/yr) of Salinas Valley Groundwater Basin water rights to FORA. FORA allocated 242.5 AF/yr of potable water and 280 AF/yr of recycled water to the City of Del Rey Oaks. Through a Disposition Development Agreement (DDA) made July 10, 2014, all right, title and interest of 50 AF/yr of potable and 50 AF/yr of non-potable recycled water was assigned, conveyed, and transferred from the City's allotment to the Initiative Measure Area or other former Fort Ord parcels upon the purchase of these development parcels on the former Fort Ord

- F. The Marina Coast Water District (MCWD) is the purveyor of water for the City of Del Rey Oaks within the former Fort Ord, also known as the Ord Community Service Area. MCWD has a water conservation ordinance, and the City of Del Rey Oaks requires the consideration of water conservation as part of all land use decisions. The Monument RV Resort employs best management practices relating to water conservation, and will connect to recycled/reclaimed water lines for irrigation purposes upon availability. Furthermore, landscaping consists largely of native, drought tolerant species from on-site stock where practical and appropriate. The Monument RV Resort utilizes a rainwater collection tank to supplement the use of non-potable water as an irrigation source.



0 1.25 miles

 Initiative Measure Area Boundary

 Del Rey Oaks

 Fort Ord Boundary

 Fort Ord National Monument

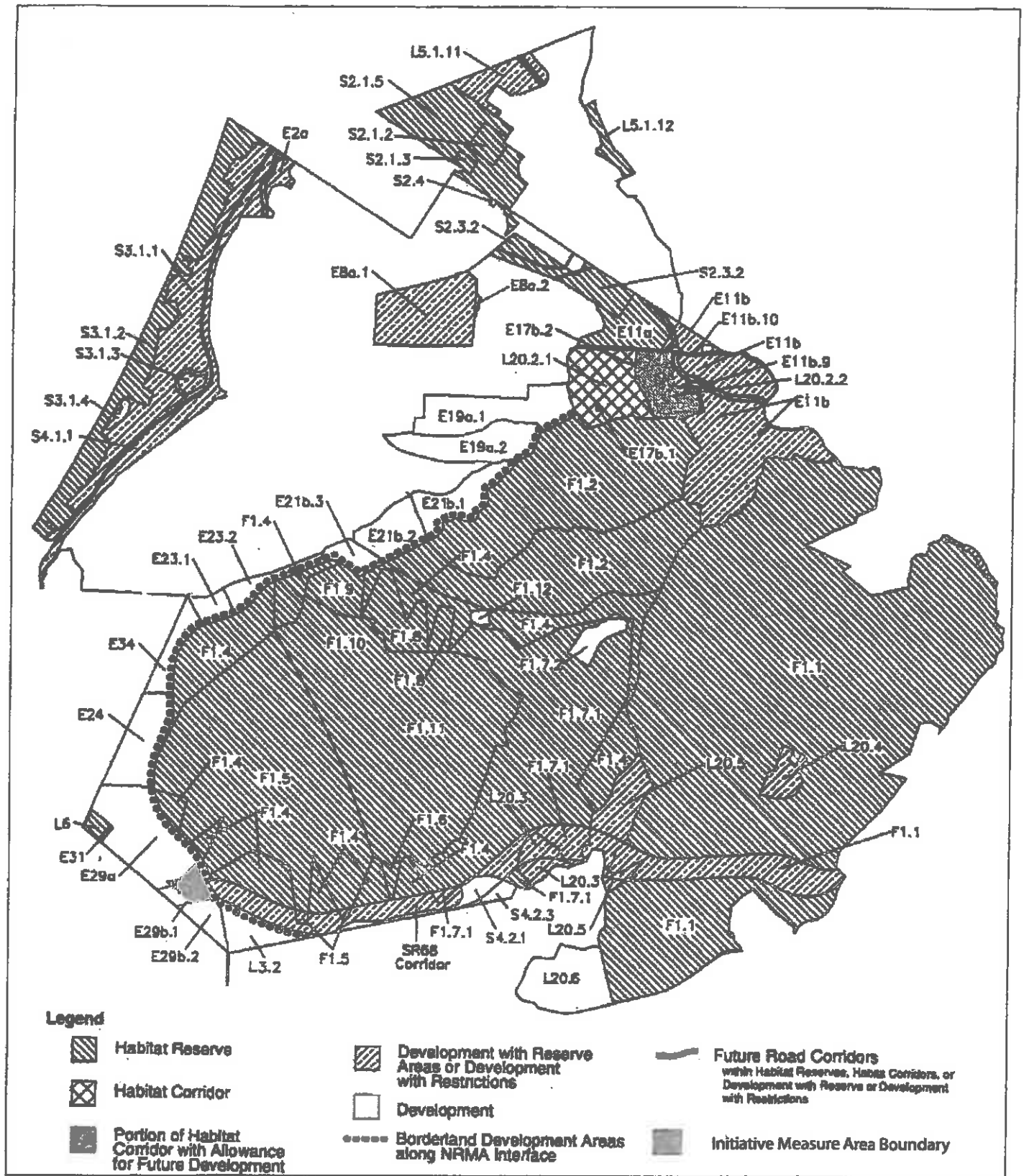
Source: Esri 2015, Fort Ord Reuse Authority 1996

Figure 5

Fort Ord National Monument
 Monument RV Resort Initiative Measure



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Source: Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California 1997

Figure 6

Fort Ord Habitat Management Plan

Monument RV Resort Initiative Measure



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- G. The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Water Pollution Control Agency (MRWPCA) and supports all actions necessary to ensure that sewage treatment facilities operate in compliance with the waste discharge requirements adopted by the California Regional Water Quality Control Board (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-5, 1997). Seaside County Sanitation District (SCSD) provides wastewater collection services to Del Rey Oaks and to the Monument RV Resort. SCSD provides wastewater collection and conveyance to the MRWPCA force mains, which convey the wastewater to Marina for treatment in the MRWPCA regional plant. Adequate capacity exists to convey and treat the wastewater (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-7, 1997).
- H. The Monument RV Resort complies with waste reduction and recycling programs consistent with the California Integrated Waste Management Act of 1989 and Public Resources Code Section 40000 et seq. The City of Del Rey Oaks meets state mandated waste diversion rates through its agreement with its waste hauler.
- I. Development within the Initiative Measure Area, consistent with Section 4 and the 1997 General Plan and Title 17 Zoning Amendments contained herein, requires no further discretionary approvals by the City.

Section 5 – Del Rey Oaks General Plan Consistency with Fort Ord Reuse Plan

Chapter 8 of the Fort Ord Reuse Authority Master Resolution (adopted March 14, 1997 and amended from time to time), referred to herein as the “Master Resolution, requires that all general plans, specific plans and all policies and programs relating to land use, as well as all legislative land use decisions and development entitlements, be consistent with the Fort Ord Reuse Plan. Chapter 8 of the Master Resolution also sets forth the procedure for FORA to make consistency determinations, and establishes criteria (the “Consistency Criteria”) for withholding a finding of consistency.

By Resolution 98-2, included herein by reference, FORA certified that the goals, policies, programs, and land uses contained in the Del Rey Oaks General Plan are consistent with the Fort Ord Reuse Plan adopted by the FORA Board of Directors on June 13, 1997. The General Plan Amendment and Zoning Code Amendment contained herein implement the policies of the General Plan and FORA Consistency Criteria through compatible land use and design of the Monument RV Resort and are, therefore, consistent with the Fort Ord Reuse Plan.

- A. **Legislative Land Use Determination Criteria.** This Initiative Measure, and the General Plan and Zoning Code Amendments contained in this Initiative Measure, are legislative land use decisions that require consistency with the criteria contained in Section 8.02.010 of the Master Resolution. The Monument RV Resort Initiative Measure is consistent with

these criteria as it provides for land uses that are less intense and less dense than those allowed by the Fort Ord Reuse Plan for the affected property. Further, the Initiative Measure is in substantial conformance with applicable programs specified in the Fort Ord Reuse Plan and Section 8.02.020 of the Master Resolution and does not provide for uses which conflict or are incompatible with uses permitted or allowed in the Fort Ord Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of FORA. The Initiative Measure provides that the developer is responsible for the financing and/or installation, construction, and maintenance of all infrastructures necessary to provide adequate public services to the property covered by the legislative land use decision excluding water and sewer infrastructure extensions which will be provided by FORA. Finally, the Initiative Measure complies with FORA requirements for areas outside of, but adjacent to, Habitat Management Areas.

- B. Development Entitlement Consistency.** This Initiative Measure authorizes actual development of the Monument RV Resort including authorization for issuance of grading permits and building permits as well as minor subdivision approvals. Such entitlements require consistency with the development entitlement consistency criteria contained in Section 8.02.030 of the Master Resolution. The development entitlements for the Monument RV Resort are consistent with these criteria as the Monument RV Resort is a land use that is less intense and less dense than those provided for in the Initiative Measure, consistent with the Fort Ord Reuse Plan. Development of the Monument RV Resort is conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Fort Ord Reuse Plan and in Section 8.02.020 of the Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of the Master Resolution. Further, the Monument RV Resort is a compatible use which is permitted by the Fort Ord Reuse Plan for the affected property and is compatible with open space, recreational, or habitat management areas within the jurisdiction of FORA. The Monument RV Resort developer is responsible for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the Initiative Measure Area, excluding the water and sewer infrastructure extensions to be provided by FORA. The Monument RV Resort implements FORA requirements for areas outside of, but adjacent to, Habitat Management Areas. The Initiative Measure Area is not within a Scenic Corridor and thus the Monument RV Resort is not subject to Highway 1 Scenic Corridor design standards. Finally, development of the Monument RV Resort is consistent with the jobs/housing balance requirements developed and approved by FORA as provided in Section 8.02.020(t) of the Master Resolution.

- C. **Adoption of Required Programs.** Section 8.02.040 of the Master Resolution provides that before any development entitlement is approved within a city, the City has taken appropriate action, in the discretion of the City, to adopt the programs specified in the Fort Ord Reuse Plan, the HMP, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and the Master Resolution applicable to such development entitlement. The City of Del Rey Oaks has taken appropriate action to adopt the policies and programs specified above.

Substantial evidence to support the findings of this Initiative Measure's consistency with the Fort Ord Reuse Plan, Fort Ord Reassessment Report, HMP, Draft Installation-Wide Multi Species Habitat Conservation Plan (HCP), Development and Resource Management Plan, Reuse Plan EIR Mitigation Monitoring Plan, and Master Resolution are contained herein within Sections 6, 7, and 8.

Section 6 – Fort Ord Reuse Plan Consistency Topics

The Monument RV Resort Initiative Measure provides for land uses that are less intense and dense than those provided for in the Fort Ord Reuse Plan and is in substantial conformance with applicable programs of the Fort Ord Reuse Plan and Section 8.02.020 of the Master Resolution (Fort Ord Reuse Plan, Commercial Land Use Program B-1.1, 1997). The use proposed for the Initiative Measure Area is compatible with the Fort Ord Reuse Plan, City plans, and surrounding uses. The City's implementation of the Initiative Measure supports the HMP through development fees and compatible land uses. Further, the implementation of the Initiative Measure will be solely financed, constructed, and maintained by the Initiative Measure Area developer, excluding extension of water and sewer infrastructure lines to be provided by FORA.

- A. The Initiative Measure Area is located outside the boundaries of the National Monument and HMP area. The Initiative Measure Area is designated as a "development" parcel with no habitat management requirements and does not require the implementation of the Fort Ord HMP. To ensure compatibility with the adjacent HMP area, the Monument RV Resort will include a 150 foot buffer on the northern perimeter of the Initiative Measure Area boundary consistent with the HMP guidelines. Roads within the buffer area adjacent to the HMP area shall be restricted to access for maintenance or emergencies (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Residential Land Use Program B-2.1, 1997). The Monument RV Resort developer will work in coordination with the Bureau of Land Management (BLM) and other appropriate agencies to site and design barriers to roads within the buffer zone that will prevent unauthorized vehicle access while adequately providing for emergency access (Fort Ord Reuse Plan, Biological Resources Program A-1.2, 1997).

- B. The Former Fort Ord Multi-Species Habitat Conservation Plan (HCP) provides the framework to ensure permanent conservation and enhancement of former Fort Ord natural communities and habitats that supports 19 special status plant and animal species. FORA assesses a development fee for development within former Fort Ord properties and dedicates \$1 of every \$4 of the development fee collected to build an endowment sufficient to produce annual funds that will carry out required habitat conservation responsibilities in perpetuity. The Initiative Measure Area is not located within an environmentally sensitive area (Fort Ord Reuse Plan, Recreation/Open Space Policy E-1, 1997). However, the Initiative Measure Area is a former Fort Ord property and will be subject to the FORA development fee, a portion of which will be used to fund habitat management and preservation of environmentally sensitive resources.
- C. The Monument RV Resort development is a land use that is compatible with the character of the neighboring National Monument (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Commercial Land Use Policy C-1, 1997). As an affordable overnight visitor accommodation for Recreational Vehicles, the Monument RV Resort specifically appeals to those who enjoy outdoor recreation and would utilize the National Monument or attend events at Laguna Seca Park. The Monument RV Resort will increase the number of visitors to the National Monument, which positively impacts the Monument and supports the goal of the community-based Fort Ord Reuse Plan in promoting "the best use of the land through well planned and balanced development which ensures educational and economic opportunities...." The Monument RV Resort will also provide affordable overnight accommodations that may not currently exist for people attending events at Laguna Seca Park and other Monterey Peninsula locations. The Initiative Measure Area is not within proximity to residential areas and will not pose a potential nuisance or hazard to such areas (Fort Ord Reuse Plan, Residential Land Use Policy B-1, 1997).
- D. The Initiative Measure Area is not located within the Army urbanized footprint and does not contain any known historic resources (Fort Ord Reuse Plan, Cultural Resources Policy B-1, 1997).
- E. The Initiative Measure Area does not contain any known valuable mineral resources.
- F. The Initiative Measure Area is not located within or adjacent to the Coastal Zone.
- G. The Initiative Measure Area is not located within or adjacent to the East Garrison area of Monterey County.
- H. The Monterey Peninsula Unified School District serves the former Fort Ord territories. Development of the Monument RV Resort is not anticipated to generate any new school age children and would not result in an increase in the population such that it would exceed the existing capacity of the school district.

- I. The Initiative Measure Area is in the vicinity of the National Monument and would increase the amount of visitors to the area. The increase in visitors would not be such that substantial physical deterioration to the facility would occur. The Initiative Measure would not require the construction or expansion of recreational facilities, beyond those contained within the Initiative Measure Area boundaries.
- J. The City supports actions necessary to ensure sewage treatment facilities operate in compliance with California Regional Water Quality Control Board waste discharge requirements (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-5, 1997). The Monument RV Resort will operate in accordance with Del Rey Oaks Ordinance 263 and will connect to the existing Seaside County Sanitation District municipal wastewater collection system within Del Rey Oaks. FORA will extend the wastewater collection system to serve the Initiative Measure Area.
- K. The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Waste Management District and supports development of a solid waste reduction and recycling program serving former Fort Ord territories. The Monterey Regional Waste Management District landfill has sufficient capacity to serve the operation of the Monument RV Resort through complete buildout at 100% capacity. Consistent with the provisions of the California Integrated Waste Management Act of 1989 and Public Resources Code 40000 et seq., Monument RV Resort will participate in recycling programs in accordance with local, regional, and state waste reduction requirements.
- L. Water supply wells will not be installed within the Initiative Measure Area (Fort Ord Reuse Plan, Hydrology and Water Quality Program C-1.6, 1997). Water for the Initiative Measure Area is supplied by the Marina Coast Water District (MCWD) through a contract with FORA. The MCWD complies with the State Health Department Standards and Regulations. FORA shall be responsible for extending existing MCWD water lines in the area to the Initiative Measure Area.
- M. Storm drainage from development within the Initiative Measure Area will be retained and percolated within the Initiative Measure Area boundaries.
- N. The City shall work with FORA and other appropriate agencies in assisting with the development of programs to identify additional water supply sources for former Fort Ord properties, such as water importation and desalination, and shall support FORA in implementing the most viable options.
- O. The Monument RV Resort will observe water conservation practices identified by the City of Del Rey Oaks and the Monterey Peninsula Water Management District. Conservation practices implemented within the Initiative Measure Area boundaries will be at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District requirements.

- P. The City of Del Rey Oaks shall support the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for former Fort Ord properties. Distribution and storage of potable and non-potable water within the Initiative Measure Area boundaries will comply with State Health Department Regulations.
- Q. Long-term water supply will be provided by MCWD, or some other water purveyor, via a contract with FORA and is currently sufficient to supply water to all phases of the construction and operation of the Monument RV Resort based on FORA's water allocation to the City of Del Rey Oaks and the City's contractual agreement to allocate a portion of that water to the Monument RV Resort.
- R. The City of Del Rey Oaks should collaborate with FORA, Monterey County Water Resources Agency, and Monterey Peninsula Water Management District to mitigate impacts related to seawater intrusion based on the Salinas Valley Basin Management Plan and to determine available water supplies and estimate a safe yield for those portions of former Fort Ord Lands overlying the Salinas Valley and Seaside groundwater basins.
- S. The City adopted Ordinance 263 to ensure the health, safety, and general welfare of the citizens of Del Rey Oaks and to protect water quality in conformance with the Federal Clean Water Act. Measures consistent with Ordinance 263 will be implemented during the construction and operation of the Monument RV Resort to protect water quality including the reduction of pollutants in stormwater discharges and prohibition of non-stormwater discharges into municipal storm drain systems.
- T. The Initiative Measure Area and subsequent development of the Monument RV Resort will be consistent with the hazardous and toxic materials clean-up levels in accordance with state and federal regulations. Del Rey Oaks shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with the United States Environmental Protection Agency's rules and regulations governing munitions and waste remediation, including treatment, storage, transportation, and disposal.
- U. The City of Del Rey Oaks adopted Ordinance 259, approved by the California Department of Toxic Substances Control, which prohibits development on Fort Ord Territory until ordinance or explosive remediation has been completed. In accordance with Ordinance 259, development will be prohibited within the Initiative Measure Area boundaries until ordinance or explosive remediation has been completed within the Initiative Measure Area.
- V. Del Rey Oaks should support and participate in regional and state planning efforts and funding programs to provide efficient regional transportation access to Fort Ord territories.

Del Rey Oaks should coordinate with FORA, the Transportation Agency of Monterey County, and Monterey Salinas Transit to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord (Fort Ord Reuse Plan, Commercial Land Use Program E-1.1, 1997). Further, Del Rey Oaks should coordinate with FORA to design and provide an efficient system of arterials within former Fort Ord territories, consistent with the Fort Ord Reuse Plan (Fort Ord Reuse Plan, Streets and Roads Program. B-1.1, 1997), and to identify and designate local truck routes (Fort Ord Reuse Plan, Streets and Roads Program B-1.2, 1997). Del Rey Oaks should delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines (Fort Ord Reuse Plan, Commercial Land Use Program E-2.1, 1997) and should work with the appropriate agency to develop a Bicycle System Plan. The Initiative Measure Area will connect to an existing transportation network. Alternative transportation, such as hiking, biking and regional bus service and facilities, to serve the Monument RV Resort will be explored, in accordance with Fort Ord Reuse Plan criteria and Del Rey Oaks Municipal Code Section 2.4.070, to identify and encourage trip reduction.

- W. The Monument RV Resort development will be consistent with the Transportation Agency for Monterey County regional plan (TAMC.org). The development of the Monument RV Resort within the Initiative Measure Area may reduce and redistribute traffic on the Monterey Peninsula. An RV Resort in this location will allow visitors to park their RVs on the Monterey Peninsula, close to events and activities, providing an opportunity for visitors to use available alternative transportation (e.g., bus, bikes, etc.). FORA will assess traffic Impact Fees on development within the Initiative Measure Area boundaries to help fund transportation improvements serving the former Fort Ord territories.
- X. The Del Rey Oaks Police Department serves the City of Del Rey Oaks. The City police station is approximately one mile from the Initiative Measure Area, with an estimated response time of three minutes. The City is working with appropriate agencies to maintain public protection service levels consistent with City standards.
- Y. The City of Seaside provides fire protection service to the City of Del Rey Oaks and the former Fort Ord territories within Del Rey Oaks, including the Initiative Measure Area. The nearest fire station, located at 1635 Obama Way, is approximately two miles from the Initiative Measure Area with an estimated response time of five minutes, and provides adequate first response. The Monument RV Resort does not necessitate new or physically altered law enforcement or fire protection facilities. The City relies upon inter-jurisdiction mutual aid agreements to support the current fire protection service. The City is working with appropriate agencies to maintain public protection services levels consistent with City standards.

- Z. Although the City of Del Rey Oaks has policies and programs that will ensure compliance with the 1997 adopted Fort Ord Reuse Plan jobs/housing balance provisions, the Initiative Measure uses do not provide for permanent housing within the boundaries. The Initiative Measure uses will provide for additional jobs within the City and former Fort Ord territory.

Section 7 – Additional FORA Consistency Topics

The Initiative Measure includes substantial evidence of meeting consistency with FORA Reuse Plan policies. The evidence of consistency with these policies is as follows:

- A. Del Rey Oaks shall continue to provide annual development forecasts to FORA to facilitate FORA's Capital Improvement Plan preparation process (Fort Ord Reuse Plan, Streets and Roads program A-1.4, 1997). The Initiative Measure developer will pay FORA Development Impact Fees to accommodate Capital Improvement Plan costs for "transportation/transit projects, Habitat Management obligations, Water Augmentation, Storm Drainage System improvements, and Fire Fighting Enhancement improvements."

Per FORA requirements (Community Facility District Special Tax Rates & Basewide Development Fee Schedule), the Monument RV Resort will pay Development Impact Fees at commercial development rates (office/industrial) in effect at the time of building permit issuance.

- B. Del Rey Oaks shall support FORA in development of regional urban design guidelines and review the development plans for consistency with FORA guidelines (Fort Ord Reuse Plan, Commercial Lands Use Program F-1.1, 1997). The Monument RV Resort is a commercial land use that will provide a robust source of revenue for the City of Del Rey Oaks while preserving the character of the community. The Monument RV Resort's design shall be consistent with the General Development Character and Design Objectives of the Fort Ord Reuse Plan and will be subject to the City design review process to ensure preservation of community character (Fort Ord Reuse Plan, Commercial Land Use Policy C-1; F-2; Program F-1.2, 1997).
- C. Open space areas are designated, where appropriate, on the perimeter of the Initiative Measure Area (Recreation/Open Space Program B-2.3).
- D. Del Rey Oaks has preserved sufficient rights-of-way for anticipated future travel demands based on projected buildout in the Fort Ord Reuse Plan. The Monument RV Resort will not exceed level of service standards set by the City (Fort Ord Reuse Plan, Streets and Roads Program C-1.2; C-1.3, 1997).

- E. The Monument RV Resort provides street linkages to existing street networks in accordance with Fort Ord Reuse Plan design standards (Fort Ord Reuse Plan, Streets and Roads Program C-1.1, 1997).
- F. The Monument RV Resort provides on-street parking sufficient to serve the Resort at full capacity during each phase of development, including adequate parking for persons with disabilities in accordance with the Americans with Disabilities Act (Fort Ord Reuse Plan, Streets and Roads Program D-1.2, 1997).
- G. The Monument RV Resort includes sidewalks, pedestrian walkways, and bikeways designed in conformance with the Fort Ord Reuse Plan (Fort Ord Reuse Plan, Pedestrian and Bicycles Program A-1.1; B-1.1, 1997).
- H. The Monument RV Resort intends to participate with the City in coordinating with other jurisdictions to provide a future link to Comprehensive Trails Plans on the Former Fort Ord (Fort Ord Reuse Plan, Recreation Policy A-1; Recreation Program F-2.1, 1997).
- I. An Erosion Control Plan certified by a registered civil engineer or certified professional in the field of erosion and sediment control shall be implemented within the Initiative Measure Area. The Erosion Control Plan shall be subject to ministerial approval of the City of Del Rey Oaks and subsequent site monitoring to ensure its proper implementation. Erosion control measures will be required in areas with greater than 30% slopes within the Initiative Measure Area boundaries. Areas of extreme slope limitations within the Initiative Measure Area shall be designated for open space or other similar use where erosion control measures cannot ensure adequate soil stability (Fort Ord Reuse Plan, Soils and Geology Policy A-2; A-3; Program A-6.1; A-6.2, 1997).
- J. Prior to development within the Initiative Measure Area, the Monument RV Resort developer will develop and make available a description of feasible and effective BMPs and site drainage designs that shall be implemented in the development to ensure adequate stormwater infiltration. (Fort Ord Reuse Plan, Hydrology and Water Quality Program A-1.1, 1997). The development of the Monument RV Resort will result in the construction of impervious surfaces within the Initiative Measure Area. A stormwater drainage plan shall be prepared and implemented that ensures development will comply with Regional Water Quality Control Board standards for site drainage designs to filter out urban pollution and ensure adequate stormwater infiltration (Fort Ord Reuse Plan, Biological Resources Program A-1.3, 1997). The Monument RV Resort stormwater drainage plan shall provide measures capable of maintaining predevelopment stormwater runoff rates, prevent any discharge of stormwater or other drainage from new impervious surfaces into an ephemeral drainage, and minimize the potential for stormwater runoff related erosion within HMP areas (Fort Ord Reuse Plan, Hydrology Program A-1.1; Policy C-2; Biological Resources Program A-8.1, 1997).

MONUMENT RV RESORT INITIATIVE MEASURE

- K. Prior to development within the Initiative Measure Area, a reconnaissance level biological survey shall be completed within the Initiative Measure Area boundaries to verify the general description of resources in the area described by the biological resource documents prepared for the U.S. Army Corps of Engineers (Fort Ord Reuse Plan, Biological Resources Program A-7.1, 1997). The biological report shall identify feasible measures to avoid or mitigate significant impacts of the development on special status species, if any, located within the Initiative Measure Area, which measures shall be implemented in connection with development of the Monument RV Resort.
- L. The City of Del Rey Oaks has worked with the appropriate agencies to establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors through use of their City Tree Protection Code (k) (Fort Ord Reuse Plan, Recreation Policy C-1, 1997). The Monument RV Resort will implement feasible oak tree protection measures identified in the City Tree Protection Code to protect oak and other protected trees, should any exist within the Initiative Measure Area boundaries. Removal of protected trees shall require a ministerial permit from the City. If development within the Initiative Measure Area removes existing protected species or habitat, the developer shall be permitted to attempt salvage of removed resources through transplanting vegetation, collecting seeds or cuttings of plants, or capturing and relocating sensitive wildlife species (Fort Ord Reuse Plan, Biological Resources Program A-7.3, 1997).
- M. Seasonal surveys for sensitive species will be required as an early component of development planning within the Initiative Measure Area. Where sensitive species identified in the Fort Ord Reuse Plan are known or expected to occur within the Initiative Measure Area, the developer shall make reasonable efforts to avoid or minimize loss of habitat occupied by these species. If permanent avoidance is infeasible a seasonal avoidance, salvage, or relocation program shall be prepared by the developer in coordination with the Coordinated Resource Management Planning program (Fort Ord Reuse Plan, Biological Resources Program B-1.1; B-1.2, 1997).
- N. Contractors for the Monument RV Resort shall be provided with guidelines for protection of special status biological resources during ground disturbing activities within the Initiative Measure Area boundaries. Such guidelines shall outline the requirements of the Endangered Species Act and Section 20180 of the California Fish and Game Code. Protocol shall be followed for relocation of species that may be encountered during construction activities (Fort Ord Reuse Plan, Biological Resources Program D-1.1; D-1.2, 1997).
- O. Development and operation of the Monument RV Resort will comply with Monterey Bay Unified Air Pollution Control District standards and regulations to carry out the Regional

Air Quality Management Plan (Fort Ord Reuse Plan, Air Quality Program A-1.1, 1997), and will be compatible with the Transportation Agency of Monterey County Congestion Management Plan (Fort Ord Reuse Plan, Air Quality Program A-1.2, 1997).

- P. Design and development within the Initiative Measure Area shall comply with the California Building Code minimum seismic design and construction requirements and the California Fire Code (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program A-2.1, 1997). The development shall adhere to water suppression guidelines recommended in the Fort Ord Infrastructure Study for fire protection, water volumes, system distribution upgrades, and emergency water storage (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program Policy A-3, 1997). The Monument RV Resort will utilize appropriate fire breaks within areas bordering the HMP boundaries and the neighboring National Monument (Fort Ord Reuse Plan, Biological Resources Program A-1.1, 1997). Development within the Initiative Measure Area shall be subject to a plan check and building inspection to ensure compliance.
- Q. No portions of the Initiative Measure Area are designated as a 100 year flood zone (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Policy B-1, 1997).
- R. No agricultural or forestry resources exist within the Initiative Measure Area.
- S. The Monument RV Resort development is compatible with and adheres to the Fort Ord Evacuation Routes (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program C-1.1, 1997).
- T. The Monument RV Resort development plans will be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to ensure construction is not planned within known ordnance or explosive areas "unless an alternative mechanism is approved by the City and DENR" (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program A-1.3, 1997).
- U. Prior to commencement of construction within the Initiative Measure Area, all construction crew members and supervisors shall attend a U.S. Army sponsored ordnance and explosive safety briefing (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program A-1.4, 1997). In coordination with the U.S. Army and contractors, the City shall monitor the implementation procedures of the Remedial Action Record of Decision (RA-ROD) to ensure hazardous materials are removed and disposed of safely and effectively (Fort Ord Reuse Plan, Hazardous and Toxic Materials Policy B.1, 1997).
- V. The developer shall acquire permits in accordance with Del Rey Oaks Municipal Code section 8.12.070 for the transport of any hazardous materials associated with the development or operation of the Monument RV Resort (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program B-1.4, 1997).

Section 8 – Environmental Standards

Before the former Fort Ord could be transferred from military to civilian use following the base closure, an Environmental Impact Statement (EIS) per the National Environmental Policy Act (NEPA) was prepared by the Army and the Fort Ord Reuse Plan and Environmental Impact Report (EIR) required by the California Environmental Quality Act (CEQA) were prepared by FORA. The Army prepared the Fort Ord Disposal and Reuse Final EIS (June, 1993) as well as the Fort Ord Disposal and Reuse Draft Supplemental EIS (December, 1995). Reliant on these documents, FORA prepared an EIR for the Fort Ord Reuse Plan (1997). Environmental mitigation from these documents was, for the most part, incorporated into policy within the Fort Ord Reuse Plan. The Initiative Measure is consistent with the policy direction of the Fort Ord Reuse Plan, as is evidenced in Sections 5, 6, and 7 of this Initiative Measure. Therefore, the environmental impacts resulting from the development within the Initiative Measure Area have been evaluated, and mitigation and policy direction provided for future development as evidenced herein. Though specifically exempt from the provisions of CEQA, the Initiative Measure includes Environmental Standards, in addition to consistency with FORA policy, to ensure that development within the Initiative Measure Area follows appropriate environmental considerations as guided by the CEQA. The developer of the Initiative Measure Area shall bear all costs of implementing the Environmental Standards contained herein.

The City Manager of Del Rey Oaks or designee may approve minor variations from the Environmental Standards set forth herein, subject to a substantial conformance determination. In making such a determination, the City Manager or designee shall make the finding that the proposed variation provides substantially equivalent environmental protection as the originally approved standard.

Though specifically exempt from the provisions of CEQA, this Initiative Measure includes Environmental Standards to both supplement Fort Ord Reuse Plan policy and implement the recommendations of environmental documentation prepared for the Fort Ord closure (CEQA/NEPA) and Fort Ord Reuse Plan (CEQA). The environmental standards are as follows:

- A. Development within the Initiative Measure Area boundaries shall comply with Del Rey Oaks design review standards and procedures to ensure protection of the natural beauty and visual character of the City in accordance with Municipal Code 17.56.
- B. The Monument RV Resort will be subject to acoustical architectural design review by the City Planning Commission to ensure compliance the municipal Building Code Regulations and Health Code Regulations. To support this review and prior to construction activities in the Initiative Measure Area, an acoustical study shall be prepared by a qualified acoustical engineer for the Monument RV Resort that will identify measures

required to ensure compliance with the FORA and City noise guidelines (Fort Ord Reuse Plan, Noise Policy B-7, 1997). The acoustical report shall also identify noise-reducing construction practices to be employed by contractors (Fort Ord Reuse Plan, Noise Policy B-8; B-9, 1997). The Monument RV Resort shall be compatible with exterior noise and construction noise performance criteria (Fort Ord Reuse Plan, Table 4.5-3 and 4.5-4, 1997; Fort Ord Reuse Plan, Noise Policy A-1, 1997).

- C. Construction and operation of the Monument RV Resort within the Initiative Measure Area shall comply with Monterey Bay Unified Air Pollution Control District standards, rules, and regulations.
- D. Prior to development within the Initiative Measure Area, preparation of a biological study shall be required. Prior to the issuance of construction permits and to the satisfaction of the City, all recommendations contained within the biological study shall be implemented to ensure adequate protection of biological resources. Development within the Initiative Measure Area boundaries will be consistent with Federal, State, and Local plans and regulations including the Endangered Species Act, Migratory Bird Treaty Act, Clean Water Act, California Endangered Species Act, California Fish and Wildlife Code, California Porter-Cologne Water Quality Control Act, Division 6 of the California Public Resources Code regulated by the California Code of Regulations, Title 2, sections 1900–2970, Installation-Wide Fort Ord Multi Species Habitat Management Plan (HMP), and the Draft Installation-Wide Multi Species Habitat Conservation Plan (HCP).
- E. The Initiative Measure Area developer shall prepare a landscape and lighting plan to be reviewed by the City of Del Rey Oaks to ensure the use of native drought tolerant species from on-site stock whenever appropriate and feasible, and that outdoor lighting complies with California Green Building Standards Code Section 5.106.8 for light pollution. This ensures maintenance of habitat quality for wildlife and that street lighting is as unobtrusive as practicable throughout development areas adjacent to the HMP area and in the vicinity of the National Monument (Fort Ord Reuse Plan, Biological Resources Policy C-3, 1997).
- F. Prior to development within the Initiative Measure Area, preparation of an archeological report that assesses the potential for cultural resources within the Initiative Measure Area shall be required. No known historic resources exist within the Initiative Measure Area boundaries. Prior to the issuance of construction permits and to the satisfaction of the City, all recommendations contained within the archaeological report shall be implemented to ensure adequate protection of archeological resources, including City consultation with the local Native American tribes. Standard recommendations are typically as follows:
 - If cultural resources (i.e., prehistoric sites, historic sites, or isolated artifacts and features) are discovered during the construction process, work shall be halted

immediately within 50 feet of the discovery. The City shall be notified, and a professional archaeologist shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist. The City will consult and agree upon implementation of a measure or measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The City will be required to implement any mitigation necessary for the protection of cultural resources.

- If human remains are found during construction, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until a qualified archaeologist and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

- G. There are no known faults within the Initiative Measure Area boundaries; however, strong seismic shaking is characteristic of California. Prior to development within the Initiative Measure Area, a geotechnical report shall be prepared that identifies seismic and geologic hazard zones and associated risk factors for each including feasible engineering and design techniques that address characteristics of the former Fort Ord, areas and risk factors associated with ground-shaking, ground rupture, ground failure, and landslides susceptibility, liquefaction, and tsunamis, subject to review and approval of the City of Del Rey Oaks. The Monument RV Resort shall be monitored during construction to ensure compliance within the measures included in the project's geotechnical report and a report shall be prepared and filed on public record by the City confirming such (Fort Ord Reuse Plan, Seismic and Geologic Hazards Program A-2.2, 1997). Further, the geotechnical

report shall also identify soil limitations within the Initiative Measure Area including slopes and soils that have piping, low-strength, and shrink-swell potential. The geotechnical report shall require designation of areas within the Initiative Measure Area boundaries with severe soil limitations as open space or a similar use where adequate measures cannot be taken to ensure structural stability of these soils. All recommendations contained within the geotechnical report shall be implemented within the Initiative Measure Area (Fort Ord Reuse Plan, Soils and Geology Policy A-5; Programs A-5.2; A-6.2, 1997).

- H. The City of Del Rey Oaks will ensure that any development within the Initiative Measure Area on the former Fort Ord Territory is consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation (Del Rey Oaks General Plan Chapter 15.48, 1997). The Monument RV Resort must comply with the aforementioned chapter in the General Plan, which requires special standards and procedures in regard to excavation and digging in the former Fort Ord, and City of Del Rey Oaks Ordinance 259, which prohibits development on Fort Ord territory until ordinance or explosive remediation has been completed. A grading permit shall be secured from the City of Del Rey Oaks that assures compliance before any excavation or grading occurs within Initiative Measure Area boundaries. Upon issuance of the permit, all excavation and grading will be performed solely in accordance with the permit.
- I. The Initiative Measure Area developer, upon construction of the Monument RV Resort, shall pay a FORA Development Impact Fee to fund Fire Fighting Enhancement improvements and incorporate recommendations from the Seaside Fire Department, including road width, road access, building materials, distances around structures, and other standards for compliance with the Uniform Building Code Fire Hazards Policy (Fort Ord Reuse Plan, Fire, Flood, Emergency Management Programs A-2.1; A-4.1-2, 1997). Additionally, the Monument RV Resort shall be consistent with fire management practices for high fire danger areas (Fort Ord Reuse Plan, Fire, Flood, and Emergency Policy A-1, 1997).
- J. A stormwater drainage, detention, and erosion control plan will be prepared by the developer of the Initiative Measure Area, which retains post-development stormwater within the Initiative Measure Area boundaries and identifies potential stormwater detention design and implementation measures according to the State Water Resource Control Board standards. Measures will be incorporated in the stormwater drainage and detention plan related to stormwater runoff that minimize the potential for erosion in contiguous HMP areas and prevent siltation of waterways in the former Fort Ord (Fort Ord Reuse Plan, Biological Resources Policy A-5; Hydrology and Water Quality Program C-4.1, 1997). This plan shall be reviewed and approved by the City of Del Rey Oaks.

MONUMENT RV RESORT INITIATIVE MEASURE

- K. Municipal water infrastructure will be expanded to the Initiative Measure Area by FORA and the Monument RV Resort will connect to the Del Rey Oaks municipal water supply provided by the Marina Coast Water District. Water use for each potential phase of the Monument RV Resort will be assessed by the City prior to subsequent phases being built to assure that development will remain within the 50AF/yr allotment provided by the City.
- L. The Monument RV Resort will implement water conservation and reuse practices based on environmentally sustainable and sound practices, including the implementation of a rainwater collection system and installation of dual plumbing for use of non-potable water for appropriate functions. The Monument RV Resort will connect, if feasible, to recycled/reclaimed water for irrigation purposes when this water becomes available.
- M. The Development Impact Fees are used, in part, by FORA to fund construction of transportation improvements within and outside of former Fort Ord territories. Prior to construction activities within the Initiative Measure Area, the developer of the Monument RV Resort shall pay FORA Development Impact Fees. These funds will, in part, be utilized to pay for infrastructure improvements on and serving former Fort Ord lands.
- N. In accordance with Del Rey Oaks Municipal Code Section 2.24.070, prior to construction within the Initiative Measure Area the developer will submit a trip reduction checklist identifying design elements and facilities that encourage alternative transportation usage by visitors to the development. The developer shall coordinate with the Monterey Salinas Transit on whether it is feasible to implement bus service and facilities to serve the development.
- O. State legislation and regulations that have been and continue to be implemented to meet greenhouse gas (GHG) reduction goals of Assembly Bill 32, the Global Warming Solutions Act, and key state Executive Orders have and will continue to result in substantial reductions in GHG emissions over time. The Monument RV Resort provides a new alternative, self-sufficient accommodation option for existing visitors to the Monterey Peninsula, Laguna Seca, and the National Monument, that has the potential to reduce daily trips on the Monterey Peninsula in comparison to the existing condition. In an effort to further reduce climate change (GHG emissions) impacts, the Monument RV Resort developer shall adhere to Environmental Standard N (above) regarding preparation of a trip reduction checklist and either provide an alternative energy source or an energy reduction plan for the Monument RV Resort. The energy reduction plan could include installation of an alternative energy source (e.g., solar, wind, etc.) and/or the creation of an energy reduction plan, including construction of buildings to exceed Title 24 building energy efficiency standards, paving materials that reduce heat absorption and the need for air conditioning, energy efficient lighting, and use of drought tolerant landscaping and low-flow water fixtures and irrigation systems to reduce energy demand from water pumping.

- P. The City of Del Rey Oaks has a contract with Greenwaste Recovery for weekly solid waste collection and disposal for Del Rey Oaks residents and for curbside pickup of recyclable materials. The Monument RV Resort will work with the City to extend service to the Initiative Measure Area.
- Q. FORA shall be responsible for extending sewer and water lines to the Initiative Measure Area boundaries.
- R. The Monument RV Resort developer shall pay the FORA Development Impact Fees, as described herein, to fund pro-rate share mitigation payment toward transportation improvements, habitat preservation, water augmentation, storm drainage system improvements, and firefighting enhancement improvements.

Section 9 –Implementation

- A. Upon the effective date of this Initiative Measure, the statutory additions and amendments contemplated herein shall be deemed inserted in the City of Del Rey Oaks governing rules, regulations, policies, and ordinances.
- B. The provisions of this Initiative Measure shall prevail over any revisions to the City of Del Rey Oaks General and Specific Plans as amended through the adoption date of this Initiative Measure, which conflict with the Initiative Measure. Upon the adoption date, all General and Specific Plan amendments, rezonings, specific plans; tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this Initiative Measure. Other than for the exceptions provided herein, upon the effective date of this Initiative Measure, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Initiative Measure unless in accordance with the provisions of this Initiative Measure.

Section 10 –Conflicting Measures.

In the event that this Initiative Measure and any other measure addressing in whole or in part the same subject matter as this Initiative Measure are both approved by the voters at the same election, and this Initiative Measure receives a greater number of affirmative votes than any other such measure or measures, this Initiative Measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal

effect. If this Initiative Measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure addressing in whole or in part the same subject matter as this Initiative Measure at the same election, this Initiative Measure shall take effect to the extent permitted by law.

Section 11 – Severability.

This Initiative Measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative Measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative Measure. The voters hereby declare that this Initiative Measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this Initiative Measure is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative Measure that can be given effect without the invalid application. This Initiative Measure shall be broadly construed in order to achieve the purposes stated in this Initiative Measure.

Section 12 – Amendment or Repeal.

The provisions enacted through this Initiative Measure may be amended or repealed only by the voters at a general election.

CITY OF DEL REY OAKS

ORDINANCE NO. 284 (2016)

**AN ORDINANCE OF DEL REY OAKS AMENDING THE ZONING CODE CHAPTER 17.32,
WITHOUT ALTERATION, AND CONSISTENT WITH THE ADOPTION OF THE
MONUMENT RV RESORT INITIATIVE**

THE CITY COUNCIL OF THE CITY OF DEL REY OAKS HEREBY ORDAINS AS FOLLOWS:

SECTION I: Chapter 17.32 of the Del Rey Oaks Municipal Code is hereby amended to read as follows:

Chapter 17.32

VISITOR COMMERCIAL OVERLAY ZONE

Sections:

17.32.010 Description and purpose of visitor commercial overlay district.

17.32.020 Definitions.

17.32.030 Permitted principal uses.

17.32.040 Conditional uses.

17.32.050 Accessory uses permitted

17.32.060 Performance standards.

17.32.070 Cessation of land use – use permits.

17.32.010 Description and purpose of visitor commercial overlay district.

This overlay district is to provide for the establishment and control of visitor accommodation and recreation oriented uses within the City and to specify property development standards for such uses (Prior code § 11-205-B-6(1)).

17.32.020 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“Accessory use” means a use customarily, incidental, related and subordinate to the principal use of the property.

“Auxiliary use” means a use that is auxiliary in nature to the principal use of the property.

“Inn” or “resort/conference hotel” means an all-suites hotel located on parcel of not less than ten acres in area, providing no outside entrances for non-hotel business purposes and using no streets for non-hotel business or business displays (Prior code § 11-205-B-6(7)).

17.32.030 Permitted principal uses.

In the visitor commercial overlay district, the following principal uses are permitted:

- A. Recreational Vehicle (RV) parks and other recreational related activities and uses;
- B. Park models and similar uses
- C. Clubhouses, gathering places, social halls, and lodges;
- D. All principally permitted uses in the C-1 district;
- E. Auxiliary uses to recreational vehicle parks, other recreational related activities and uses and clubhouse, gathering places, social halls, and lodge uses.

17.32.040 Conditional Uses.

In the visitor commercial overlay district, the following uses are permitted subject to obtaining a use permit:

- A. Inn or resort/conference hotel;
- B. Auxiliary uses to inn or resort/conference hotels (that are listed as permitted or conditional uses in the C-1 district, including restaurants, cocktail lounges, and assembly rooms) (Prior code § 11 205-B-6(2)).

17.32.050 Accessory uses permitted.

In the visitor commercial overlay zone, accessory uses and buildings customarily appurtenant to a permitted or conditionally permitted use are permitted.

17.32.060 Performance standards.

In the visitor commercial overlay districts, the following performance standards are required:

- A. Occupancy shall not be permitted nor established for a period in excess of thirty (30) consecutive days, unless a longer occupancy is allowed by the Municipal Code or the City Council issues a use permit to extend the occupancy limit.
- B. The property development standards in the C-1 zone (Section 17.24.040 of the Municipal Code) do not apply, unless otherwise specified in this Chapter 17.32.
- C. The other required conditions in the C-1 zone (Section 17.24.050 of the Municipal Code) apply, with the exception that uses may be conducted either inside or outside of a building, or both; the surface material used for access, parking, and lodging areas may be other than asphalt concrete or Portland cement so long as such surface materials are consistent with best management practices (BMPs) and subject to approval of the city engineer, and underground utilities are required and not subject to variance or city council approval, but approval by the city engineer.
- D. Parking. With the exception of recreation oriented and clubhouse-type uses, parking shall be as required by Section 17.24.040, with fifty (50) percent reduction of parking required for auxiliary uses that primarily serve guests within hotel. Parking for recreation oriented and clubhouse-type uses shall be subject to the approval of the city manager.

17.32.070 Cessation of land use – use permits.

Upon cessation of a land use conducted under the provisions of a use permit, for a period of six consecutive months, the City Council may initiate proceedings to terminate the use permit.

17.32.080 Prohibited Uses

Card rooms and casinos are prohibited uses within this overlay zone and on former Fort Ord lands.

SECTION II. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. They City Council hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentence, clause or phrases be declared unconstitutional or invalid.

SECTION III. Effective date. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Del Rey Oaks held on this 28th day of June, 2016 by the following rollcall vote:

Council Member Ventimiglia: Aye
Council Member Lintell: Aye
Council Member Allion: Aye
Vice Mayor Clark: Absent
Mayor Edelen: Aye

APPROVED:



JERRY EDELEN, MAYOR

ATTEST:



DANIEL DAWSON, CITY CLERK

AGENDA STAFF REPORT – Items 7B, 7C and 7D

TO: Honorable Mayor Edelen and City Council
DATE: May 24, 2016
FROM: Daniel Dawson, City Manager
SUBJECT: Monument RV Resort Voter Initiative Measure
CEQA: Council Action to adopt the Initiative is a ministerial action and thus is not subject to the California Environmental Quality Act (CEQA Guidelines)

RECOMMENDATION

Adopt the "Monument RV Resort Initiative Measure", without alteration, amending the City's 1997 General Plan and Zoning Code, Chapter 17.32, as authorized under California Elections Code Section 9215. If Council adopts the measure, consider the adoption of the Ordinance 284, amending the Zoning Code, Chapter 17.32, of the City Municipal Code, consistent with the Initiative's proposed changes, and have a First Reading of the Ordinance.

ALTERNATIVES

Adopt a Resolution ordering and calling an election and consolidating it with the November 8, 2016, Presidential General Election for the purpose of enabling the voters of Del Rey Oaks to vote on the question of whether the proposed "Monument RV Resort Initiative Measure" should be adopted.

Order a report on the Initiative's fiscal impact, consistency with the General Plan, land use and infrastructure impacts, funding for infrastructure, impacts on use of vacant parcels of land or any other matters. The report shall be completed and presented to City Council within thirty (30) days of certification of the sufficiency of the petition pursuant to California Elections Code Section 9212.

DISCUSSION

An election initiative has been circulated with the City of Del Rey Oaks, entitled the Monument RV Resort Initiative Measure, amending the 1997 General Plan and Chapter 17.32 of the Zoning Code of the City of Del Rey Oaks Municipal Code.

On May 9, 2016, the Monterey County Register of Voters determined that 174 signatures on the initiative petition were valid. Under California Elections Code Sections 9215 and 1405(b) if the petition is signed by 10% of the voters the city shall: 1) adopt the Initiative proposed by the initiative, without alteration, at a regular meeting or within 10 days thereafter; 2) submit the Ordinance to the voters, without alteration, at the next regular election; or 3) order a report for further study of the initiative's impacts.

If Council adopts the Monument RV Resort Initiative Measure, without alteration, Council must take the Initiative's proposed amendments to the Zoning Code of the City Municipal Code, Chapter 17.32 and adopt them in an Ordinance 284 consistent with the requested changes.

FISCAL IMPACT

Recreational Users Fee payable to Del Rey Oaks at 10%

Phase One: \$107,352/yr

Phase Two: \$164,808/yr

Phase Three: \$317,520/yr

ATTACHMENTS

PowerPoint Presentation

Initiative Proposed Amendments to General Plan and Municipal Code

Item: 7B - Resolution 2016-07 Certifying Monument RV Petition Signature Count

Item: 7C - Resolution 2016-08 for Adoption of Initiative (To be provided at dais)

Item: 7D - Ordinance 284 Amending the city Municipal Code, Zoning Code, Chapter 17.32 (To be provided at dais)



Monument RV Resort

A Voter Initiative Project for the City of
Del Rey Oaks

May 24, 2016

About the Voter Initiative Process

- ▶ Project proponents are required to collect signatures from at least 10% of the Registered Voters in the City. (108 Signatures)
- ▶ County Elections Department verifies validity and number of signatures. (174 voter signatures collected and verified)
- ▶ City certifies the result of the County Elections verification at the City Council meeting and the City Council can:
 - ▶ 1. Adopt the Initiative Measure without alteration
 - ▶ 2. Order a Special Election
 - ▶ 3. Request more Study on the issue for 30 days

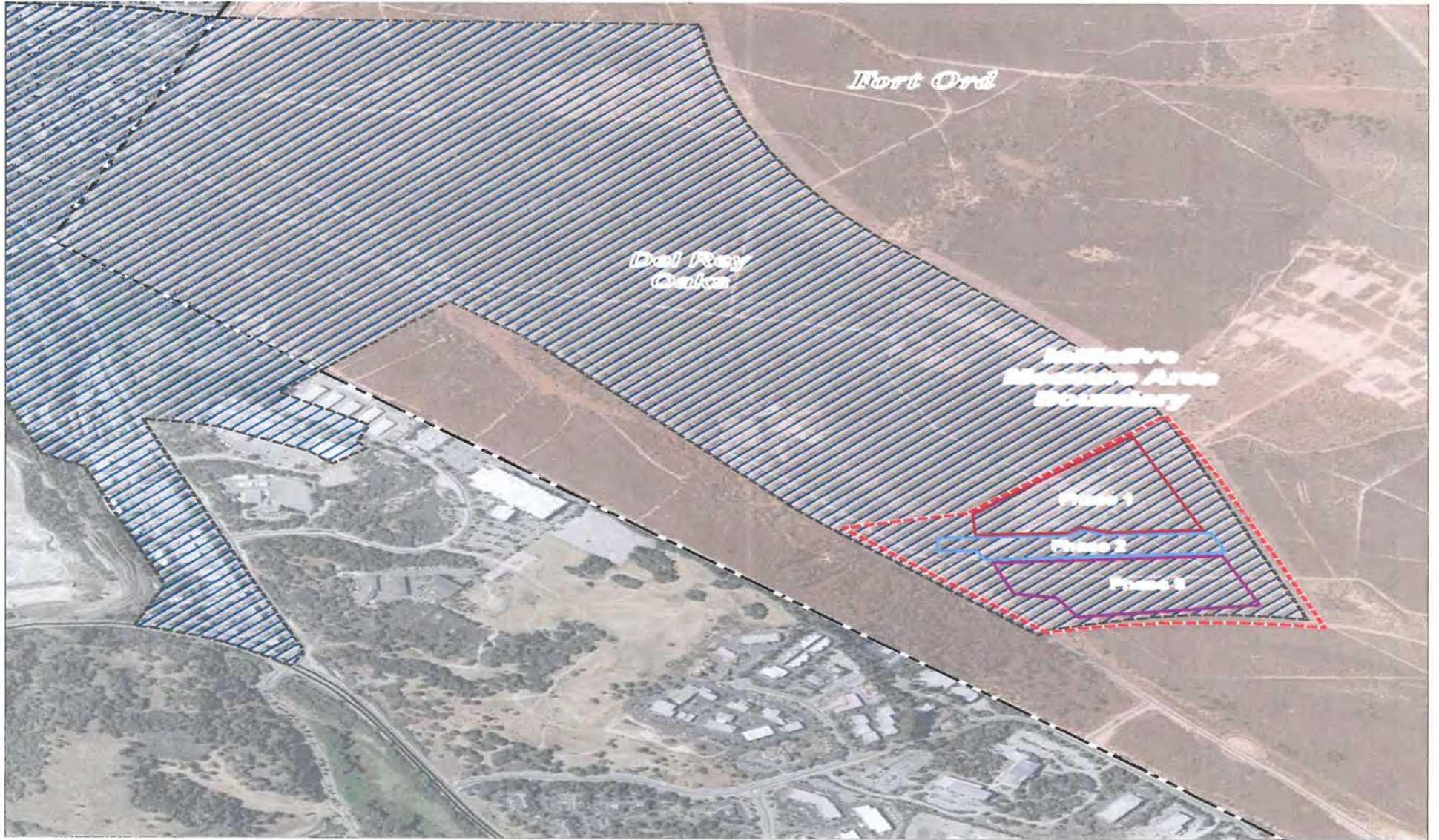


General text of Initiative - Description of the Project

- ▶ Monument RV Resort is a recreational and visitor-serving facility, to be located within the Initiative Measure Area on the former Fort Ord land within Del Rey Oaks. The Initiative Measure Area is approximately 54 acres of the Eastern most portion of the City's Fort Ord lands. Monument RV Resort was inspired by the desire to provide Recreational Vehicle (RV) users a quality facility to stay near the Fort Ord National Monument, while enjoying all that the Monterey Peninsula has to offer. The Project will be built in 3 Phases and at full build out will contain 210 RV Spaces and 13,500 square Feet of buildings on the 54 Acres.

Project Phasing

- ▶ The Monument RV Resort will be developed in 3 Phases.
- ▶ Phase I consists of 71 RV sites and a 7,670 sq. ft. Lodge on approximately 17 acres of the 54 acre property and includes: Administration, a General Store, Lobby, Game Room, Fitness Center, and 2 Restroom/Shower/Laundry Facilities. Phase I will also include an outdoor Pool & Spa, Patio area, Kids Playground, Dog Run, Walking Trails, and a 2,025 sq. ft. Operations Building.
- ▶ Phase 2 will add an additional 38 RV Sites on 10 acres.
- ▶ Phase 3 will add 101 additional RV Sites on 26 acres along with a 2,250 sq. ft. Pavillion at the Lodge site.



Fort Ord

Del Rey Oaks

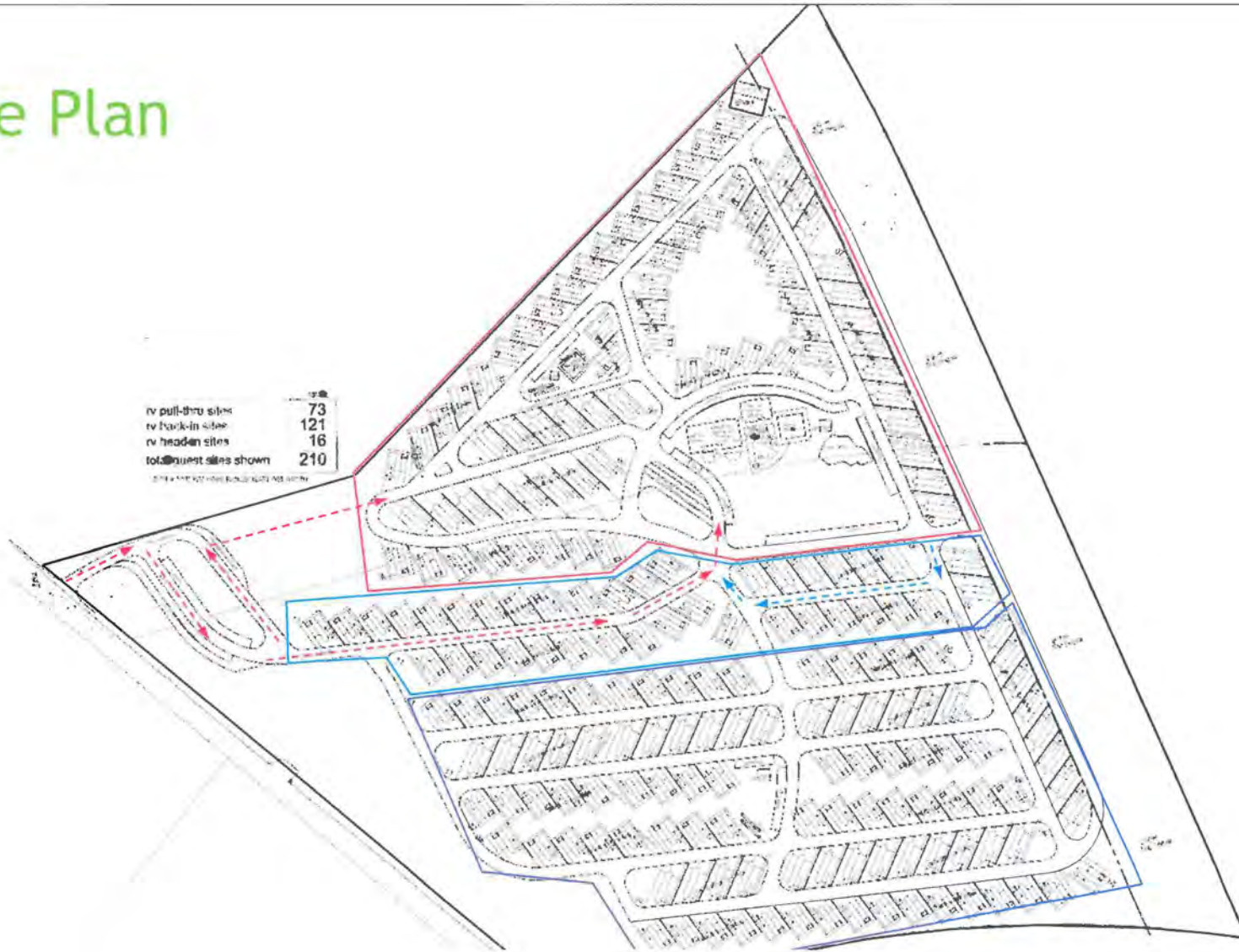
Initiative Mountain Area Boundary

Phase 1

Phase 2

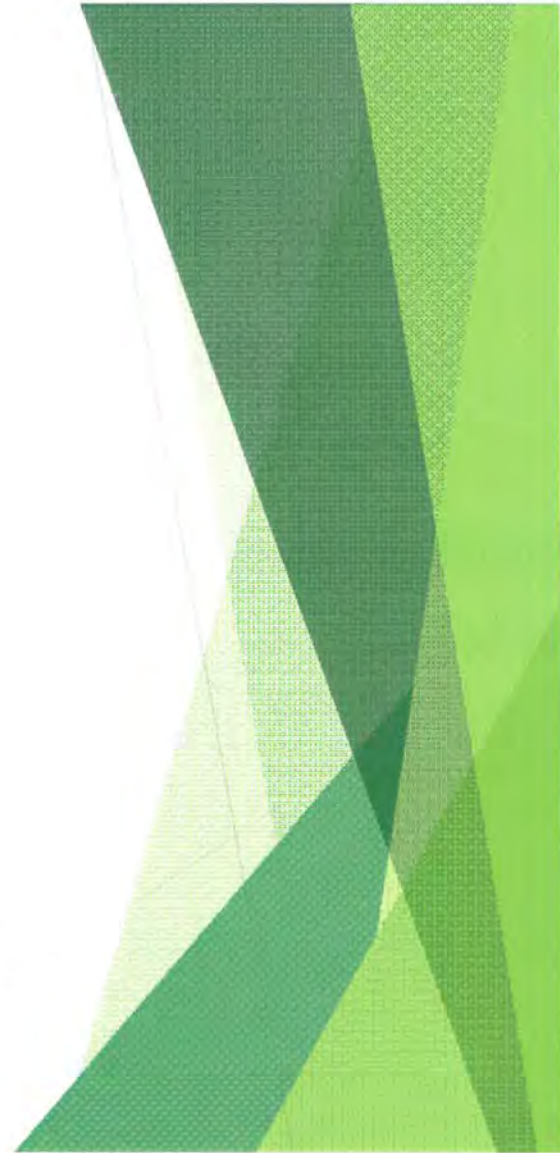
Phase 3

Site Plan



Financial Benefits to Del Rey Oaks

- ▶ Assumptions: 60% Occupancy and \$70/night
- ▶ Phase 1: 71 sites equals \$107,352/yr. (TOT@10%)
- ▶ Phase 2: 109 sites equals \$164,808/yr.
- ▶ Phase 3: 210 sites equals \$317,520/yr.
- ▶ Additional Sales Tax Revenue ie Safeway, Gas, Tarpy's



Frequently Asked Questions

- ▶ What type of Environmental Review has and will be done?
- ▶ The Property has been extensively reviewed, cleaned of munitions and analyzed for endangered species over the past 20 years since the Land was transferred and annexed to the City of Del Rey Oaks. All of the Fort Ord Reuse Authority (FORA) regulations must be complied with, including payment of Development Impact Fees, Habitat Conservation Planning, U.S. Army Construction Support as needed and adherence to the regulations contained in the Del Rey Oaks General Plan and Zoning Code.



Environmental Review

- ▶ Water for the Project will be purveyed by the Marina Coast Water District and Sewer services will be done by Seaside County Sanitation District.
- ▶ South Boundary Road will be widened, realigned and brought up to standards, including left turn lanes and bicycle lanes as part of the FORA Capital Improvement Plan and Base Mitigation Requirements.
- ▶ Traffic concerns will be mitigated by improvements on South Boundary Road and the expectation is that once the RVs are parked they will remain for several days and the occupants will be shuttled to events and locations thruout the Monterey Peninsula, thus relieving some traffic concerns.

Next Steps for the Project

- ▶ If the Initiative Measure is adopted the next step will be to seek a Consistency Determination from the FORA Board. Project proponents and City Staff have been in contact with FORA Staff regarding this project for the past 2 years.
- ▶ After the Project is found to be Consistent with the Base Reuse Plan it will be eligible for City Entitlement and the General Plan and Zoning Codes will be changed to permit the development.
- ▶ FORA needs to adopt the Habitat Conservation Plan (20 years in the making!) which should occur in early 2017. FORA is also responsible for the South Boundary Road Project and it is currently number 1 on the list of priority projects.

MONUMENT RV RESORT INITIATIVE MEASURE

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

To the City Council of the City of Del Rey Oaks: We the undersigned, registered, qualified voters of Del Rey Oaks, California, hereby propose amendments to the 1997 Del Rey Oaks General Plan (General Plan) and Title 17, Zoning, of the City of Del Rey Oaks Municipal Code concerning a proposed recreational vehicle (RV) park on former Fort Ord lands in the City of Del Rey Oaks, and petition the City Council to submit the same to the voters of Del Rey Oaks for their adoption or rejection at the next succeeding municipal election, or special election for which the measure may qualify, or adopt the measure without alteration, as provided for in the California Elections Code.

THE PEOPLE OF THE CITY OF DEL REY OAKS DO ORDAIN AS FOLLOWS:

Section 1 – Findings and Declaration of Purpose.

- A. The people of Del Rey Oaks desire to provide recreational uses in the vicinity of the Fort Ord National Monument, hereinafter National Monument, nearby Laguna Seca Raceway and Recreation Area, and the attractions of the Monterey Peninsula and Monterey Bay Region for visitors and locals to enjoy.
- B. The people of Del Rey Oaks desire to amend the General Plan and Zoning Code to specifically allow recreation oriented uses as a permitted use.
- C. The people of Del Rey Oaks want an RV park, hereinafter Monument RV Resort, of up to 210 total guest sites, including accessory and auxiliary uses, on 53.86 acres on the south end of the former Fort Ord lands in the City of Del Rey Oaks.
- D. The Monument RV Resort will provide jobs and dramatically impact the financial well-being of the City of Del Rey Oaks. The people of Del Rey Oaks want Monument RV Resort to be built as soon as possible.
- E. The Monument RV Resort will coexist harmoniously with the National Monument and lands designated for habit management under the Fort Ord Installation-wide Multispecies Habitat Management Plan (HMP).
- F. Infrastructure for water, sewer, and other services will be extended to the Initiative Measure Area boundaries (boundaries are reflected in [Figure 3, Initiative Measure Area](#)

and *Approximate Development Phasing*, which appears later in this document), and adequate capacity is available to serve the intended uses.

- G. The Monument RV Resort developer will pay Impact Fees to the Fort Ord Reuse Authority (FORA) in order to fund fair share contributions to transportation improvements, service infrastructure, and habitat management.
- H. The Monument RV Resort's location on the Monterey Peninsula provides convenient overnight visitor accommodations that will help reduce traffic trips to and from events in the region.
- I. The development of the former Fort Ord lands within the Initiative Measure Area boundaries will meet certain hazardous and toxic clean-up levels as specified by the State of California and FORA.
- J. The citizens of Del Rey Oaks intend development of an RV park within the Initiative Measure Area (as described in Section 4, Monument RV Resort Description and as shown in *Figure 3, Initiative Measure Area and Approximate Development Phasing*, which appears later in this document) to meet certain general and environmental standards set by FORA in its Master Resolution, Chapter 8, Base Reuse Planning and Consistency Determinations, as well as Base Reuse Plan (Fort Ord Reuse Plan) policies applicable to the Del Rey Oaks Fort Ord territory.
- K. The citizens of Del Rey Oaks intend the Monument RV Resort to be developed in a manner to protect the public health, safety, convenience and general welfare of the people and community of Del Rey Oaks.
- L. THEREFORE, the people of the City of Del Rey Oaks hereby propose this Initiative Measure to:
 - 1) Enact a General Plan and Zoning Code Amendment in furtherance of the existing General Plan of the City;
 - 2) Provide general and environmental standards that demonstrate consistency with the FORA Master Resolution, Chapter 8, Base Reuse Planning and Consistency Determinations and Fort Ord Reuse Plan policies; and
 - 3) Require any amendment of this Initiative Measure to be approved by the voters, except to further the purposes of this Initiative Measure.

Section 2 – Del Rey Oaks General Plan Amendment

- A. The following strikethroughs and underlines are amendments to the 1997 Del Rey Oaks General Plan “General Commercial-Visitor” land use designation and “Annexations to the City” sections in the form of text deletions and additions respectively.
- B. The Del Rey Oaks General Plan shall designate, in whole, the Initiative Measure Area as “General Commercial-Visitor” (GC) on the City’s General Plan Land Use Map (Del Rey Oaks General Plan Figure 2) and modify the text of the General Commercial-Visitor (GC) land use designation on page 28 of the City’s Adopted 1997 General Plan as follows:

General Commercial-Visitor (GC)

This designation is applied to land intended to accommodate the widest range of commercial, recreational, retail, wholesale, and office uses, as well as similar compatible uses. These uses may include, but are not limited to, hotel, motel, restaurants, conference center, golf course, specialty retail shops, fitness center, corporate office center, office park, recreational vehicle (RV) park, and similar visitor serving businesses, and recreation oriented uses. The General Commercial designation ~~has been applied~~ applies to the central portion of the City east of Highway 218 at North South Road (General Jim Moore Boulevard) as well as a portion of the Fort Ord Reuse planning area. ~~To be requested for annexation. The General Commercial designation may also accommodate motels, hotels, restaurants, golf courses, fitness centers, conference centers, and similar businesses oriented toward tourists.~~

- C. As a part of this Amendment to the City’s General Plan, Office Professional (O) and/or Business Park/Light Industrial/Office/R&D designations within the Initiative Measure Area boundaries are removed.
- D. As a part of this Amendment to the City’s General Plan, card rooms and casinos are prohibited on former Fort Ord lands (Fort Ord Reuse Plan, Commercial Land Use Policy B-2; B-3, 1997).
- E. As a part of this Amendment to the City’s General Plan, additional amendments to the General Plan text are made to clarify that the former Fort Ord lands identified in the City’s General Plan have been annexed and are a part of the City’s incorporated boundaries; and further to clarify the intent of the City to include and allow other recreational uses, either with a golf course or independent of a golf course; further modify the text on page 28 of the City’s Adopted 1997 General Plan identified as “Annexations to the City” and “Table 1, Summary of Del Rey Oaks General Plan Update Land Use Designations” as follows:

Annexations to the City

The City of Del Rey Oaks ~~will be requesting~~ has annexed parcels located within the Fort Ord Reuse Planning area ~~for annexation~~. A summary of complete development, or “buildout” of the City, ~~and including the Fort Ord Reuse area lands~~ the City ~~will be requesting for~~ has annexation ~~annexed~~ is provided in Table 1.

~~The~~ When the General Plan designates land beyond the current City limits ~~at Fort Ord~~ for future urban development, ~~When evaluating~~ the appropriateness of future annexations to the City, ~~the following criteria~~ should be ~~considered~~ evaluated using the following criteria:

- The costs and capability of providing adequate public facilities and the levels of government services required.

Table 1 Summary of Del Rey Oaks General Plan Update Land Use Designations	
Land Use	Unit
Single-family Residential	5 dwelling units
Conference Center*	44 gksf
Hotel*	316 rooms
Golf Course <u>and/or other recreational uses</u> *	155 acres
Retail (Specialty Shops)*	30 gksf
Fitness Center*	10 gksf
Office Park*	300 gksf
Corporate Office Center*	75 gksf
Retail Commercial	43.5 gksf
Office Park/Hotel	205 rooms
Total Office Park/Conference Center	419 gksf
Total Residential/Hotel	525 units
Total Golf <u>and/or other recreational uses</u>	155 acres
Total Commercial/Retail	83.5 gksf

* Parcels within the Fort Ord reuse area ~~which will be requested for annexation into the City of Del Rey Oaks.~~

Gksf = gross thousand square feet

Sources: City of Del Rey Oaks

- The effects on adjacent areas, on mutual social and economic interests, and on the government structure of the City.
 - Conformity with LAFCO policies which seek efficient patterns of urban development, including encouraging the guiding of urbanization away from existing productive agricultural lands and encouraging development of existing vacant or non-prime lands within the existing urban area before allowing development outside the current boundaries.
- F. Delete [Figure 2A, Fort Ord Annexation Area Proposed Project Land Use Concept](#) (attached and incorporated herein), as this “proposed project land use concept” is not necessary to implement the City’s General Plan on the Fort Ord lands. The desired land use designations are already provided in Figure 2, the City’s General Plan Land Use Map.
- G. Modify Land Use Element Goal 6 and 8 as follows:
6. ~~Annex the~~ The properties on Fort Ord have been annexed by the City to provide additional sites for economic development with potential revenue generating land uses.
 8. Plan intensification of existing development, and ~~expansion of the~~ City limits have been expanded to include areas identified in the Fort Ord Reuse Plan.
- H. Delete Land Use Element Policy L-2 on page 32 and the first sentence of “Annexations to the City” on page 74 of the City’s 1997 General Plan, as annexation of the former Fort Ord lands has already occurred. The deletion of Policy L-2 (page 32) and the sentence on page 74 is as follows:

~~L-2 The City shall work with the Local Agency Formation Commission (LAFCO) to define the City’s Sphere of Influence and prepare a plan for providing services for the Fort Ord reuse area to facilitate annexation.~~

Annexations to the City

~~The General Plan Designates land beyond the current city limits at Fort Ord for future urban development.~~ When evaluating the appropriateness of future annexations to the City, the following criteria should be considered:

1. The costs and capability of providing adequate public facilities and the levels of government services required.

2. The effects on adjacent areas, on mutual social and economic interests, and on the government structure of the City.
3. Conformity with LAFCO policies which seek efficient patterns of urban development, including encouraging the guiding of urbanization away from existing productive agricultural lands and encouraging development of existing vacant or non-prime lands within the existing urban area before allowing development outside the current boundaries.

Section 3 – Del Rey Oaks Zoning Code Amendment

- A. In order to provide for recreational use, the following strikethroughs and underlines hereafter are amendments to the Del Rey Oaks Zoning Code in the form of text deletions and additions respectively.
- B. The Del Rey Oaks Zoning Map adopted pursuant to Chapter 17.04 of the Del Rey Oaks Municipal Code, Title 17, (the Zoning Map) designates the Initiative Measure Area as Neighborhood Commercial (Chapter 17.24) with a Visitor Commercial Overlay Zone (Chapter 17.32). The combination of these two designations is identified on the Zoning Map as C-1-V. The C-1 District (Chapter 17.24) is the base district, and is modified by the Visitor Commercial (V) Overlay Zone (Chapter 17.32). The Visitor Commercial (V) Overlay Zone (Chapter 17.32) of the City's Zoning Code is modified as follows:

Chapter 17.32

VISITOR COMMERCIAL OVERLAY ZONE

Sections:

17.32.010 Description and purpose of visitor commercial overlay district.

17.32.020 Definitions.

17.32.030 Permitted principal uses.

17.32.0340 Conditional uses.

17.32.0450 Accessory uses permitted

17.32.0560 Performance standards.

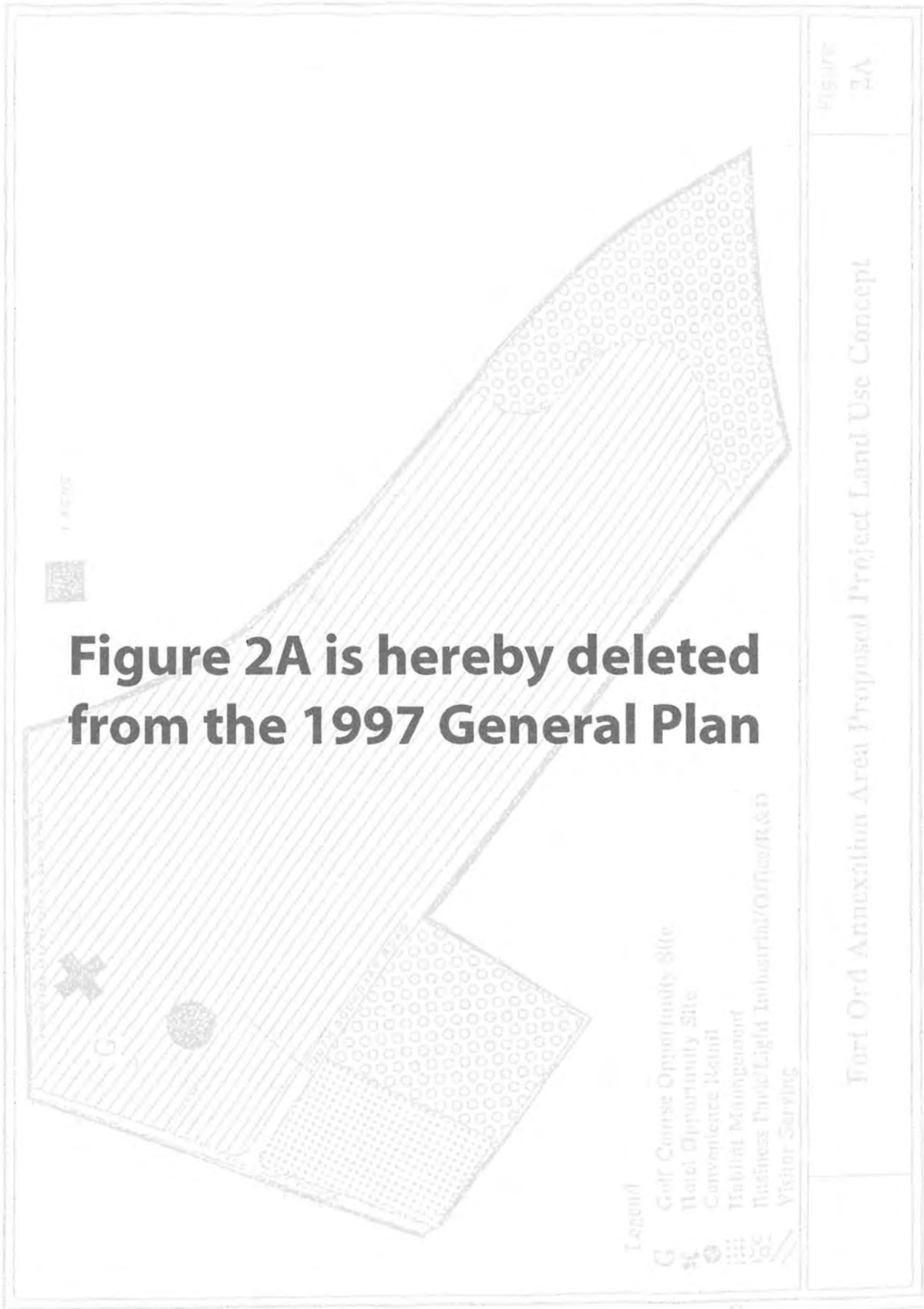
17.32.0670 Cessation of land use – use permits.

~~17.32.070 Use permits.~~

17.32.010 Description and purpose of visitor commercial overlay district.

This overlay district is to provide for the establishment and control of visitor accommodation and recreation oriented uses within the City and to specify property development standards for such uses (Prior code § 11-205-B-6(1)).

Figure 2A - Map to be removed from 1997 General Plan



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17.32.020 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“Accessory use” means a use customarily, incidental, related and subordinate to the principal use of the property.

“Auxiliary use” means a use ~~included within a building or building complex~~ that is auxiliary in nature to the principal use of the property.

“Inn” or “resort/conference hotel” means an all suites hotel located on a parcel of land not less than ten acres in area, providing no outside entrances for non-hotel business purposes and using no streets for non-hotel business or business displays (Prior code § 11-205-B-6(7)).

17.32.030 Permitted principal uses.

In the visitor commercial overlay district, the following principal uses are permitted:

A. Recreational Vehicle (RV) parks and other recreational related activities and uses;

B. Park models and similar uses;

C. Clubhouses, gathering places, social halls, and lodges;

D. All principally permitted uses in the C-1 district;

E. Auxiliary uses to recreational vehicle parks, other recreational related activities and uses and clubhouse, gathering places, social halls, and lodge uses.

17.32.040 Conditional Uses.

In the visitor commercial overlay district~~s~~, the following ~~conditional~~ uses are permitted subject to obtaining a use permit:

A. Inn or resort/conference hotel;

B. Auxiliary uses to inn or resort/conference hotels (that are listed as permitted or conditional uses in the C-1 district, including restaurants, cocktail lounges, and assembly rooms) (Prior code § 11-205-B-6(2)).

17.32.050 Accessory uses permitted.

In the visitor commercial overlay zone, ~~districts the following~~ accessory uses and buildings customarily appurtenant to a permitted or conditionally permitted use are permitted.

~~Newsstands; gift shops; game rooms; laundry and dry cleaning pick-up; and personal services such as beauty shops; barber shops; and shoe services if so located and operated as to serve hotel guests only with no outside exposure or advertising that would serve to attract the general public. (Prior code § 11-205-B-6(3))~~

17.32.0560 Performance standards.

In the visitor commercial overlay districts, the following performance standards are required:

A. Occupancy. Occupancy shall not be permitted nor established for a period in excess of thirty (30) consecutive days, unless a longer occupancy is allowed by the Municipal Code ~~so provided by City~~ and the City Council's ~~issuance of~~ issues a use permit to extend the occupancy limit.

B. The property development standards in the C-1 zone (Section 17.24.040 of the Municipal Code) do not apply, unless otherwise specified in this Chapter 17.32.

C. The other required conditions in the C-1 zone (Section 17.24.050 of the Municipal Code) apply, with the exception that uses may be conducted either inside or outside of a building, or both; the surface material used for access, parking, and lodging areas may be other than asphalt concrete or portland cement so long as such surface materials are consistent with best management practices (BMPs) and subject to approval of the city engineer, and underground utilities are required and not subject to variance or city council approval, but approval by the city engineer.

~~B. Kitchen or Cooking Facilities. Kitchen or cooking facilities shall be limited to convenience of "entertainment" appliances. No kitchenettes, stove tops, hot plates, convection ovens or separate cooking areas shall be permitted. Limited food preparation facilities shall be allowed as part of the all-suites concept proposed for and in this entertainment/food preparation area, located in the living room in conjunction with, and as part of, the entertainment center, shall include: stereo/radio, television, VCR, bar size sink, microwave and minibar which shall be included as part of the half size under counter refrigerator.~~

~~C.D.~~ Parking. With the exception of recreation oriented and clubhouse-type uses, parking shall be as required by Section

17.24.040, with fifty (50) percent reduction of parking required for auxiliary uses that primarily serve guests within hotel. Parking for recreation oriented and clubhouse-type uses shall be subject to the approval of the city manager. ~~(Prior code § 11-205-B-6(4))~~

17.32.0670 Cessation of land use – use permits.

~~No change of land use can occur in this district without specific authorization. (Prior code § 11-205-B-6(5))~~

~~17.32.070 — Use Permits.~~

~~Upon cessation of a land use conducted under the provisions of a use permit, for a period of six consecutive months, the City Council shall may initiate proceedings to terminate the use permit. Consider general plan and rezoning of the property as appropriate. (Prior code § 11-205-B-6(6))~~

17.32.080 Prohibited Uses

Card rooms and casinos are prohibited uses within this overlay zone and on former Fort Ord lands.

Section 4 – Monument RV Resort Description

- A. Monument RV Resort is a recreational and visitor-serving facility, desired by the people of the City of Del Rey Oaks, to be located within the Initiative Measure Area on the former Fort Ord land within Del Rey Oaks. The regional and vicinity location are illustrated in [Figure 1, Regional/Vicinity Location](#), attached hereto and incorporated herein by reference. The Initiative Measure Area is approximately 53.86 acres of the eastern most portion of the City’s Fort Ord lands identified in [Figure 2, Del Rey Oaks Fort Ord Lands](#), attached hereto and incorporated herein by reference. Monument RV Resort was inspired by the desire to provide Recreational Vehicle (RV) users a quality facility to stay near the Fort Ord National Monument, while enjoying all that the Monterey Peninsula has to offer.

Phase I

The Monument RV Resort may be developed in three phases. The Monument RV Resort Initiative Measure Area boundaries, in the context of the Del Rey Oaks former Fort Ord lands, and the intended development phasing within the Initiative Measure Area boundaries is illustrated in [Figure 3, Initiative Measure Area and Approximate Development Phasing](#), attached hereto and incorporated herein by reference. Phase I consists of 71 RV sites and a 7,670 sq. ft. great lodge on approximately 17 acres of the 53.86 acre property and includes: administrative area, general store, congregation area,

game room, fitness center, and a two restroom/shower/laundry facilities. Phase I will also include an outdoor pool & spa, patio area, kids playground, dog run, walking trails, and a 2,025 sq. ft. operations building. Figure 4, Monument RV Resort Concept Plan, illustrates the conceptual Monument RV Resort Plan, which is the intended development within the Initiative Measure Area boundaries.

Phase II & III

Phase II may consist of an additional 38 RV sites on approximately 10 acres, bringing the total to 109 RV sites. Phase III may consist of 101 additional RV sites on approximately 26 acres, and a 2250 sq. ft. pavilion to be located near the great lodge. The total build out of the project consists of approximately 210 RV sites and 13,595 sq. ft. of buildings. The walking trails implemented in Phase I will be adjusted or removed with the implementation of Phases II and III.

- B. The size of the Monument RV Resort facilities and the implementation of the phasing plan described herein are within the sole discretion of the Monument RV Resort Initiative Measure Area developer, so long as the total build out of the project does not exceed 210 RV sites and 13,595 sq. ft. of buildings.
- C. The Monument RV Resort will dramatically impact the financial well-being of the City of Del Rey Oaks. Economic estimates are based on a rate of \$70 per night for each RV space. The City's Recreational Facility Users Fee (Ordinance 281) requires that the development pay the City ten percent (10%) of gross rental revenues. The City's projected income is calculated based on the three proposed development phases, with a 60% occupancy scenario for each phase. The figures below are intended to serve as approximations of revenues the Monument RV Resort will generate for the City.

Phase I:

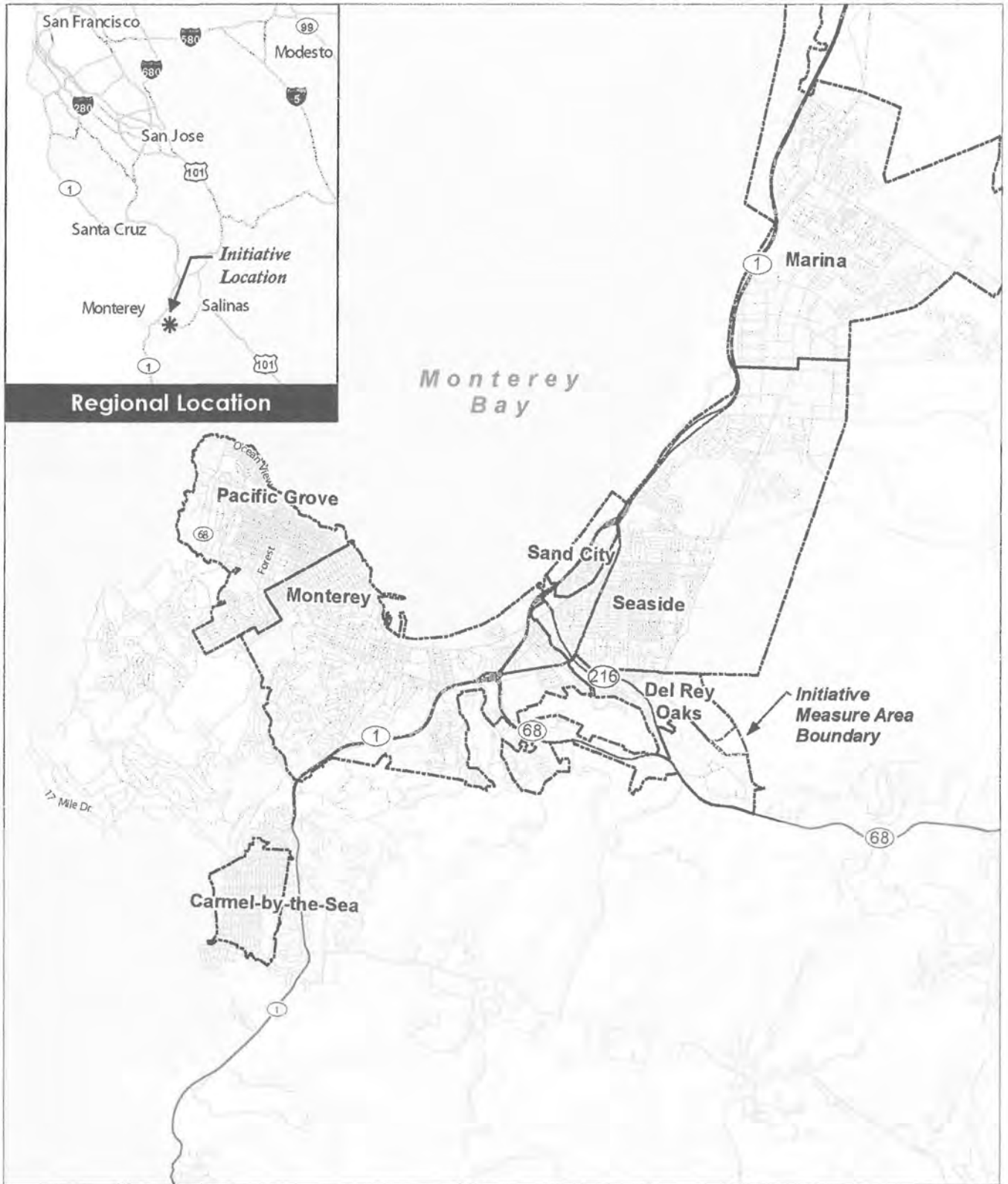
- 71 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$107,352 annually

Phase II:

- 109 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$164,808 annually

Phase III:

- 210 sites, assuming rate of \$70/night
 - 60% occupancy = ~\$317,520 annually



Source: Esri 2015

Figure 1
Regional/Vicinity Location
 Monument RV Resort Initiative Measure




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0 1.5 miles

 Initiative Measure Area Boundary

 Del Rey Oaks

 Fort Ord Boundary

Source: Esri 2015, Fort Ord Reuse Authority 1996

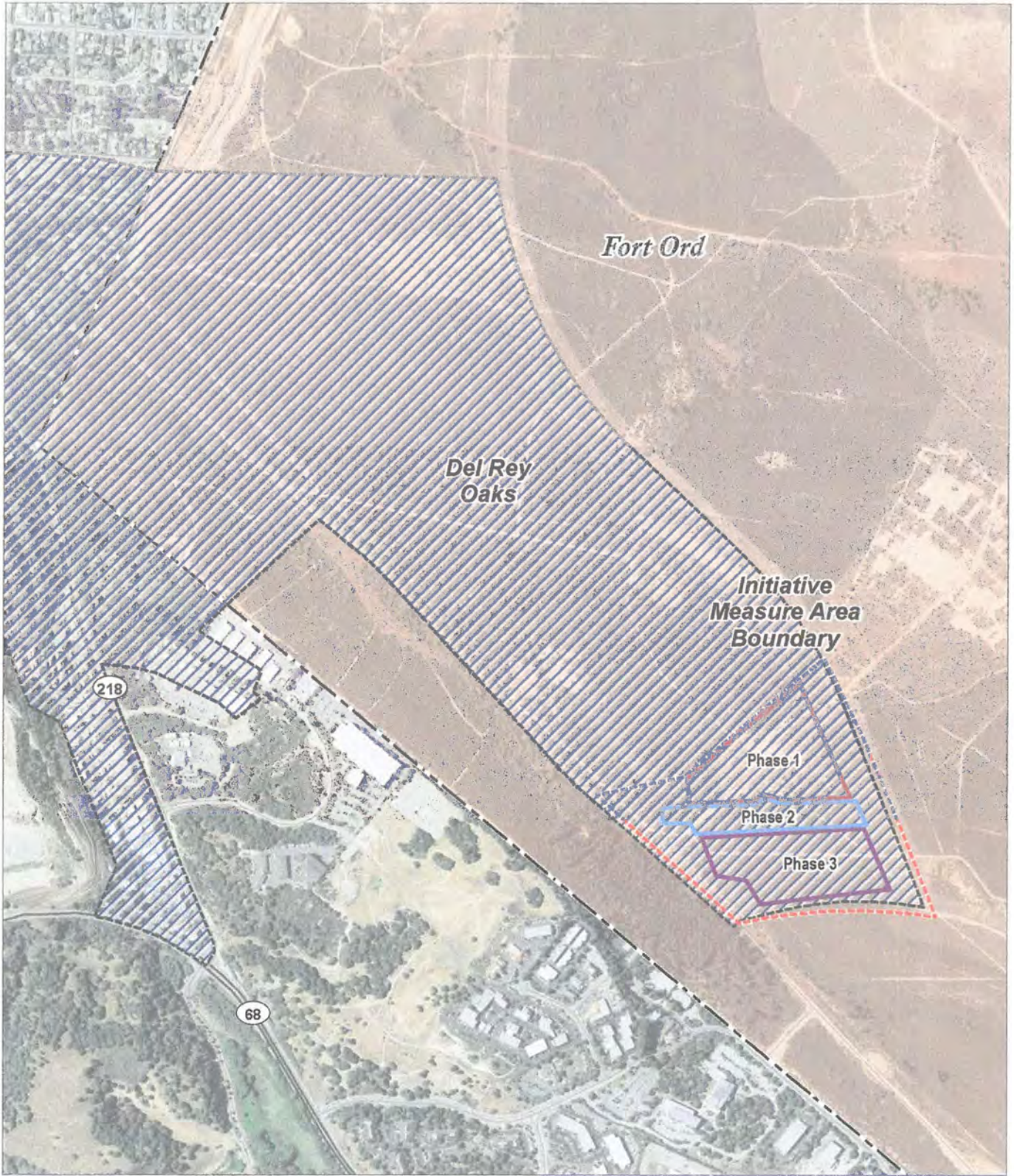
Figure 2

Del Rey Oaks Fort Ord Lands

Monument RV Resort Initiative Measure



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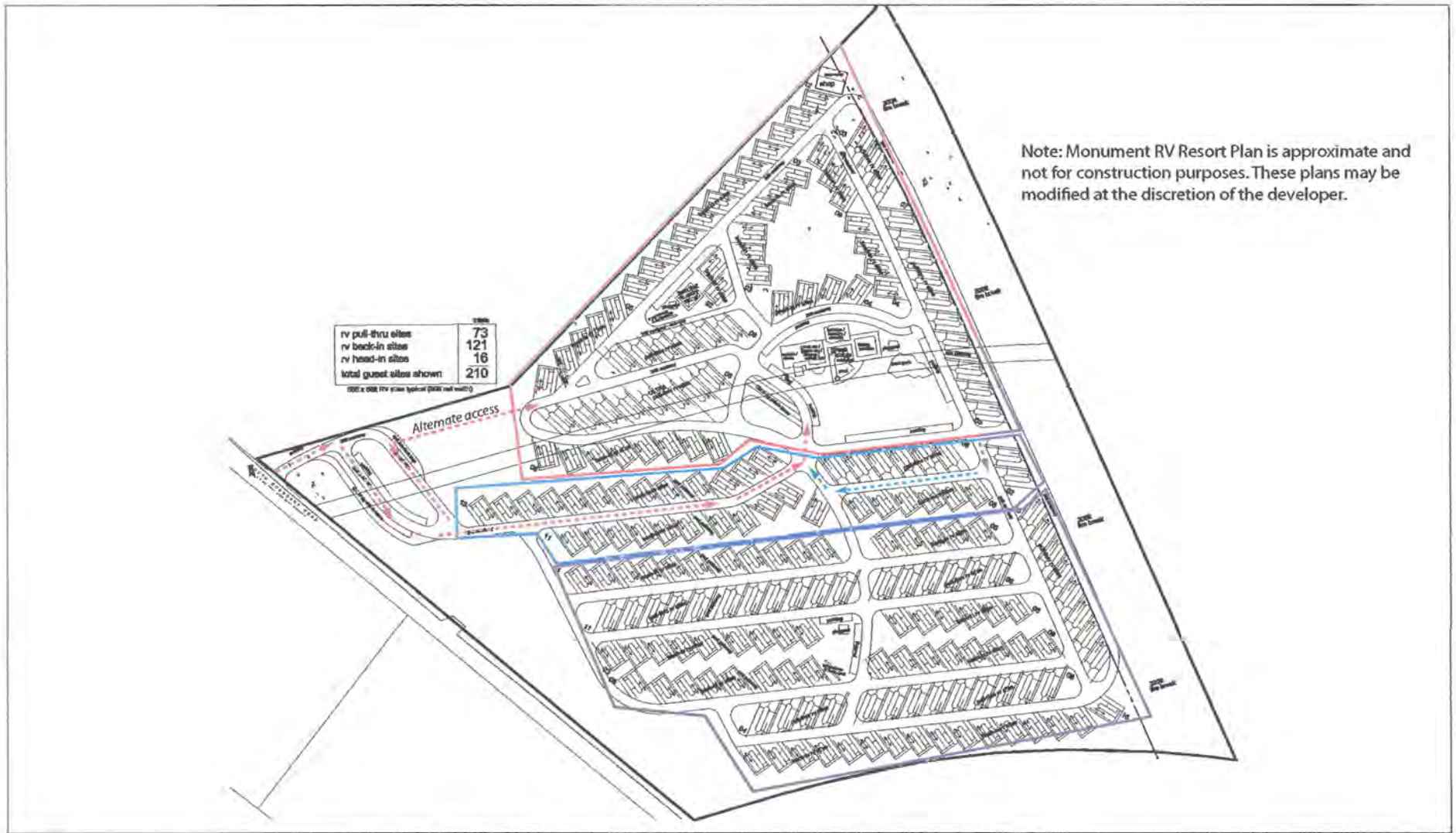
Source: Esri 2015, Fort Ord Reuse Authority 1996

Figure 3

Del Rey Oaks Initiative Measure - Development Phasing
 Monument RV Resort Initiative Measure



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360 feet

Initiative Measure Area Boundary

- Phase 1 (71 sites)
- Phase 2 (38 sites)
- Phase 3 (101 sites)

- Road for Phase 1
- Road for Phase 2

Source: Ron D. Beard and Associates 2015

Figure 4

Monument RV Resort Concept Plan

Monument RV Resort Initiative Measure



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Not only does the Monument RV Resort bring economic benefits to the City of Del Rey Oaks via the Recreational Facility Users Fee (Ordinance 281), but also positively impacts the local economy as Resort visitors are anticipated to utilize local businesses.

Economic forecasts are a result of market analyses, supported by market data provided from the California Association of RV Parks and Campgrounds (CalARVC). Data provided by the CalARVC from 2008 to 2011 show RV park occupancy in the Central Coast region grew from 55.5% to 65.4%. While many variables must be taken into consideration (economic climate, park conditions & amenities, etc.), it is conservative to assume that Monument RV Resort, as a new recreational facility adjacent to the National Monument, can maintain an average annual occupancy of ~60%. This occupancy forecast is based on reliable RV Park occupancy metrics and is conservative, as it is lower than the average occupancy rate in the region.

The Monument RV Resort developer shall pay Development Impact Fees and a Facility Users Fee (Ordinance 281) which benefits the City financially. Further, the increase in local and out of town visitors drawn to the area to utilize the Monument RV Resort, benefits local businesses. Additionally, the payment of FORA's Impact Fees "mitigates the costs associated with the impact of development of the Fort Ord territory" (Resolution of the Fort Ord Reuse Authority 13-05 B., 2013)

The City shall impose or exact only those assessments, Impact Fees, dedications, other fees or mitigations on the Monument RV Resort (collectively, "Exactions") at rates in effect at the time of building permit issuance.

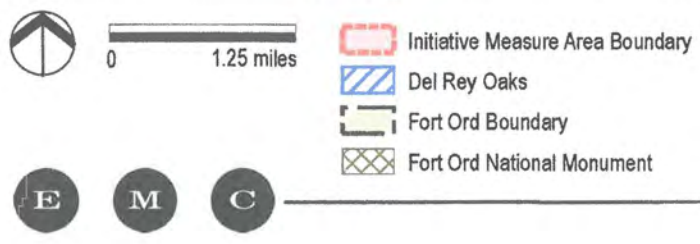
The developer of the Monument RV Resort shall be obligated to pay only those processing fees, including application, plan check, map review, inspection and monitoring fees and fees of outside consultants, for land use approvals, grading and building permits, and other permits and entitlements ("Processing Fees") in connection with the Monument RV Resort at rates in effect at the time of building permit issuance.

- D. The National Monument "holds some of the last undeveloped natural wildlands on the Monterey Peninsula" (Blm.gov, 2015, n.p.), as is illustrated in [Figure 5, Fort Ord National Monument](#). Home to roughly 83 miles of trail systems, the National Monument is a great place for hikers, bikers, and equestrians to explore the beautiful Central California. Many Recreational Vehicle users enjoy bicycling and trail sports, which increases the potential for these users to stay at the Monument RV Resort and utilize all that the neighboring National Monument has to offer. The National Monument already attracts more than 100,000 visitors annually, and that number is growing. The development of the Monument RV Resort on former Fort Ord land and the attraction of visitors to the National Monument supports the goal of the community-based Fort Ord Reuse Plan (1997), which

is to “promote the best use of the land through well planned and balanced development which ensures educational and economic opportunities, as well as environmental protection.”

Monument RV Resort harmoniously co-exists with the surrounding former Fort Ord lands. The Monument RV Resort is located outside the boundaries of the Fort Ord National Monument and HMP. The Initiative Measure Area is not a sensitive habitat area and is designated as a “development” parcel, with no habitat management requirements. The proximity of the Monument RV Resort Initiative Measure Area boundaries to the National Monument boundaries is illustrated in [Figure 5, Fort Ord National Monument](#), and [Figure 6, Fort Ord Habitat Management Plan](#), illustrates the distance of those boundaries from the HMP area. To ensure compatibility with the neighboring National Monument and HMP area, the Monument RV Resort includes a vegetative screening buffer, using native vegetation, on the northern perimeter of the Initiative Measure Area. The screening is designed in a manner consistent with the HMP guidelines. Roads within the buffer area adjacent to the Habitat Management area are restricted to access for maintenance or emergency use.

- E. The U.S. Army transferred 6,600 acre-feet per year (AF/yr) of Salinas Valley Groundwater Basin water rights to FORA. FORA allocated 242.5 AF/yr of potable water and 280 AF/yr of recycled water to the City of Del Rey Oaks. Through a Disposition Development Agreement (DDA) made July 10, 2014, all right, title and interest of 50 AF/yr of potable and 50 AF/yr of non-potable recycled water was assigned, conveyed, and transferred from the City’s allotment to the Initiative Measure Area or other former Fort Ord parcels upon the purchase of these development parcels on the former Fort Ord
- F. The Marina Coast Water District (MCWD) is the purveyor of water for the City of Del Rey Oaks within the former Fort Ord, also known as the Ord Community Service Area. MCWD has a water conservation ordinance, and the City of Del Rey Oaks requires the consideration of water conservation as part of all land use decisions. The Monument RV Resort employs best management practices relating to water conservation, and will connect to recycled/reclaimed water lines for irrigation purposes upon availability. Furthermore, landscaping consists largely of native, drought tolerant species from on-site stock where practical and appropriate. The Monument RV Resort utilizes a rainwater collection tank to supplement the use of non-potable water as an irrigation source.



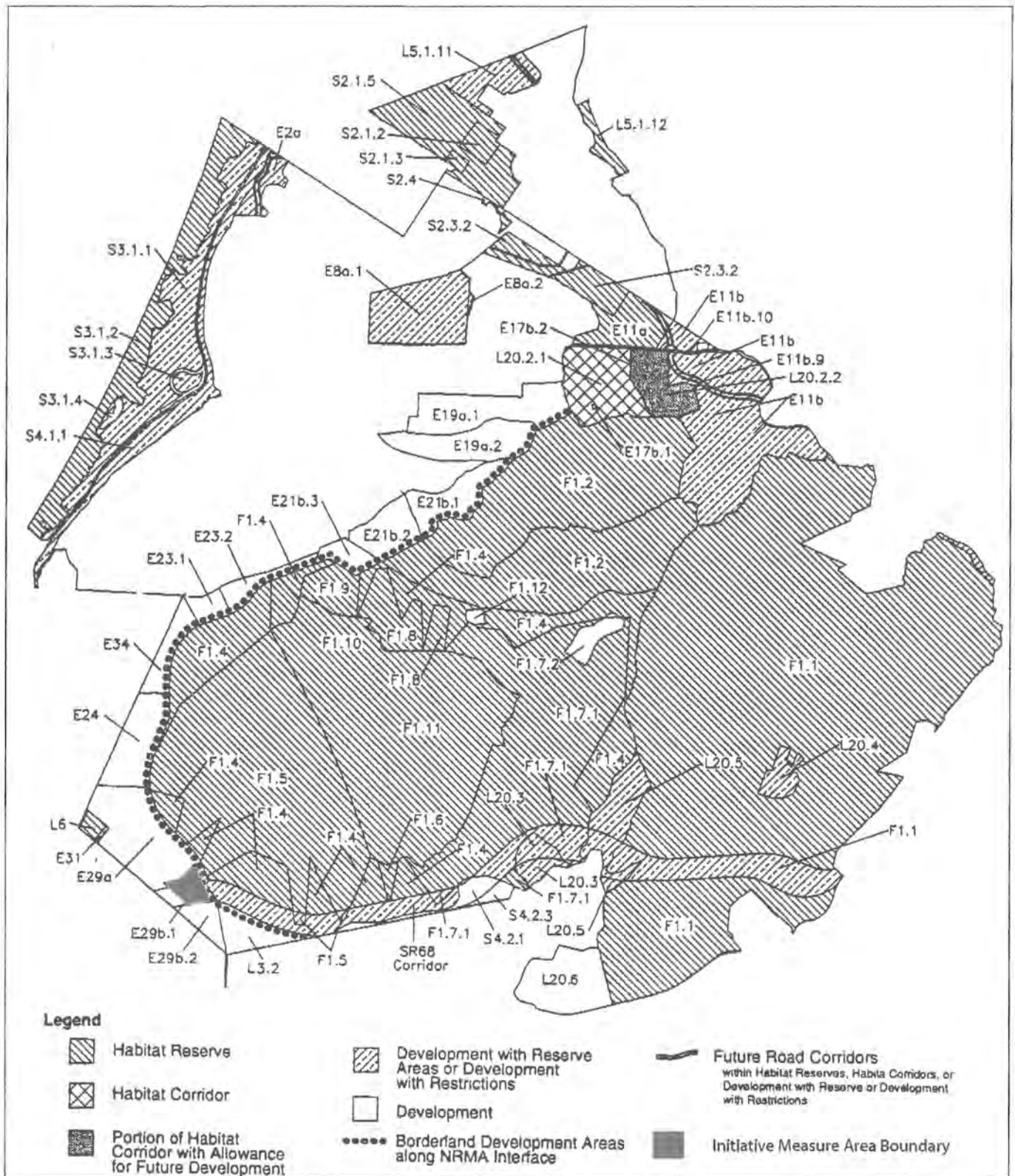
Source: Esri 2015, Fort Ord Reuse Authority 1996

Figure 5

Fort Ord National Monument
 Monument RV Resort Initiative Measure



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Source: Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California 1997

Figure 6

Fort Ord Habitat Management Plan

Monument RV Resort Initiative Measure



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- G. The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Water Pollution Control Agency (MRWPCA) and supports all actions necessary to ensure that sewage treatment facilities operate in compliance with the waste discharge requirements adopted by the California Regional Water Quality Control Board (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-5, 1997). Seaside County Sanitation District (SCSD) provides wastewater collection services to Del Rey Oaks and to the Monument RV Resort. SCSD provides wastewater collection and conveyance to the MRWPCA force mains, which convey the wastewater to Marina for treatment in the MRWPCA regional plant. Adequate capacity exists to convey and treat the wastewater (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-7, 1997).
- H. The Monument RV Resort complies with waste reduction and recycling programs consistent with the California Integrated Waste Management Act of 1989 and Public Resources Code Section 40000 et seq. The City of Del Rey Oaks meets state mandated waste diversion rates through its agreement with its waste hauler.
- I. Development within the Initiative Measure Area, consistent with Section 4 and the 1997 General Plan and Title 17 Zoning Amendments contained herein, requires no further discretionary approvals by the City.

Section 5 – Del Rey Oaks General Plan Consistency with Fort Ord Reuse Plan

Chapter 8 of the Fort Ord Reuse Authority Master Resolution (adopted March 14, 1997 and amended from time to time), referred to herein as the “Master Resolution, requires that all general plans, specific plans and all policies and programs relating to land use, as well as all legislative land use decisions and development entitlements, be consistent with the Fort Ord Reuse Plan. Chapter 8 of the Master Resolution also sets forth the procedure for FORA to make consistency determinations, and establishes criteria (the “Consistency Criteria”) for withholding a finding of consistency.

By Resolution 98-2, included herein by reference, FORA certified that the goals, policies, programs, and land uses contained in the Del Rey Oaks General Plan are consistent with the Fort Ord Reuse Plan adopted by the FORA Board of Directors on June 13, 1997. The General Plan Amendment and Zoning Code Amendment contained herein implement the policies of the General Plan and FORA Consistency Criteria through compatible land use and design of the Monument RV Resort and are, therefore, consistent with the Fort Ord Reuse Plan.

- A. **Legislative Land Use Determination Criteria.** This Initiative Measure, and the General Plan and Zoning Code Amendments contained in this Initiative Measure, are legislative land use decisions that require consistency with the criteria contained in Section 8.02.010 of the Master Resolution. The Monument RV Resort Initiative Measure is consistent with

these criteria as it provides for land uses that are less intense and less dense than those allowed by the Fort Ord Reuse Plan for the affected property. Further, the Initiative Measure is in substantial conformance with applicable programs specified in the Fort Ord Reuse Plan and Section 8.02.020 of the Master Resolution and does not provide for uses which conflict or are incompatible with uses permitted or allowed in the Fort Ord Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of FORA. The Initiative Measure provides that the developer is responsible for the financing and/or installation, construction, and maintenance of all infrastructures necessary to provide adequate public services to the property covered by the legislative land use decision excluding water and sewer infrastructure extensions which will be provided by FORA. Finally, the Initiative Measure complies with FORA requirements for areas outside of, but adjacent to, Habitat Management Areas.

- B. Development Entitlement Consistency.** This Initiative Measure authorizes actual development of the Monument RV Resort including authorization for issuance of grading permits and building permits as well as minor subdivision approvals. Such entitlements require consistency with the development entitlement consistency criteria contained in Section 8.02.030 of the Master Resolution. The development entitlements for the Monument RV Resort are consistent with these criteria as the Monument RV Resort is a land use that is less intense and less dense than those provided for in the Initiative Measure, consistent with the Fort Ord Reuse Plan. Development of the Monument RV Resort is conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Fort Ord Reuse Plan and in Section 8.02.020 of the Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of the Master Resolution. Further, the Monument RV Resort is a compatible use which is permitted by the Fort Ord Reuse Plan for the affected property and is compatible with open space, recreational, or habitat management areas within the jurisdiction of FORA. The Monument RV Resort developer is responsible for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the Initiative Measure Area, excluding the water and sewer infrastructure extensions to be provided by FORA. The Monument RV Resort implements FORA requirements for areas outside of, but adjacent to, Habitat Management Areas. The Initiative Measure Area is not within a Scenic Corridor and thus the Monument RV Resort is not subject to Highway 1 Scenic Corridor design standards. Finally, development of the Monument RV Resort is consistent with the jobs/housing balance requirements developed and approved by FORA as provided in Section 8.02.020(t) of the Master Resolution.

- C. **Adoption of Required Programs.** Section 8.02.040 of the Master Resolution provides that before any development entitlement is approved within a city, the City has taken appropriate action, in the discretion of the City, to adopt the programs specified in the Fort Ord Reuse Plan, the HMP, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and the Master Resolution applicable to such development entitlement. The City of Del Rey Oaks has taken appropriate action to adopt the policies and programs specified above.

Substantial evidence to support the findings of this Initiative Measure's consistency with the Fort Ord Reuse Plan, Fort Ord Reassessment Report, HMP, Draft Installation-Wide Multi Species Habitat Conservation Plan (HCP), Development and Resource Management Plan, Reuse Plan EIR Mitigation Monitoring Plan, and Master Resolution are contained herein within Sections 6, 7, and 8.

Section 6 – Fort Ord Reuse Plan Consistency Topics

The Monument RV Resort Initiative Measure provides for land uses that are less intense and dense than those provided for in the Fort Ord Reuse Plan and is in substantial conformance with applicable programs of the Fort Ord Reuse Plan and Section 8.02.020 of the Master Resolution (Fort Ord Reuse Plan, Commercial Land Use Program B-1.1, 1997). The use proposed for the Initiative Measure Area is compatible with the Fort Ord Reuse Plan, City plans, and surrounding uses. The City's implementation of the Initiative Measure supports the HMP through development fees and compatible land uses. Further, the implementation of the Initiative Measure will be solely financed, constructed, and maintained by the Initiative Measure Area developer, excluding extension of water and sewer infrastructure lines to be provided by FORA.

- A. The Initiative Measure Area is located outside the boundaries of the National Monument and HMP area. The Initiative Measure Area is designated as a "development" parcel with no habitat management requirements and does not require the implementation of the Fort Ord HMP. To ensure compatibility with the adjacent HMP area, the Monument RV Resort will include a 150 foot buffer on the northern perimeter of the Initiative Measure Area boundary consistent with the HMP guidelines. Roads within the buffer area adjacent to the HMP area shall be restricted to access for maintenance or emergencies (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Residential Land Use Program B-2.1, 1997). The Monument RV Resort developer will work in coordination with the Bureau of Land Management (BLM) and other appropriate agencies to site and design barriers to roads within the buffer zone that will prevent unauthorized vehicle access while adequately providing for emergency access (Fort Ord Reuse Plan, Biological Resources Program A-1.2, 1997).

- B. The Former Fort Ord Multi-Species Habitat Conservation Plan (HCP) provides the framework to ensure permanent conservation and enhancement of former Fort Ord natural communities and habitats that supports 19 special status plant and animal species. FORA assesses a development fee for development within former Fort Ord properties and dedicates \$1 of every \$4 of the development fee collected to build an endowment sufficient to produce annual funds that will carry out required habitat conservation responsibilities in perpetuity. The Initiative Measure Area is not located within an environmentally sensitive area (Fort Ord Reuse Plan, Recreation/Open Space Policy E-1, 1997). However, the Initiative Measure Area is a former Fort Ord property and will be subject to the FORA development fee, a portion of which will be used to fund habitat management and preservation of environmentally sensitive resources.
- C. The Monument RV Resort development is a land use that is compatible with the character of the neighboring National Monument (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Commercial Land Use Policy C-1, 1997). As an affordable overnight visitor accommodation for Recreational Vehicles, the Monument RV Resort specifically appeals to those who enjoy outdoor recreation and would utilize the National Monument or attend events at Laguna Seca Park. The Monument RV Resort will increase the number of visitors to the National Monument, which positively impacts the Monument and supports the goal of the community-based Fort Ord Reuse Plan in promoting "the best use of the land through well planned and balanced development which ensures educational and economic opportunities...." The Monument RV Resort will also provide affordable overnight accommodations that may not currently exist for people attending events at Laguna Seca Park and other Monterey Peninsula locations. The Initiative Measure Area is not within proximity to residential areas and will not pose a potential nuisance or hazard to such areas (Fort Ord Reuse Plan, Residential Land Use Policy B-1, 1997).
- D. The Initiative Measure Area is not located within the Army urbanized footprint and does not contain any known historic resources (Fort Ord Reuse Plan, Cultural Resources Policy B-1, 1997).
- E. The Initiative Measure Area does not contain any known valuable mineral resources.
- F. The Initiative Measure Area is not located within or adjacent to the Coastal Zone.
- G. The Initiative Measure Area is not located within or adjacent to the East Garrison area of Monterey County.
- H. The Monterey Peninsula Unified School District serves the former Fort Ord territories. Development of the Monument RV Resort is not anticipated to generate any new school age children and would not result in an increase in the population such that it would exceed the existing capacity of the school district.

- I. The Initiative Measure Area is in the vicinity of the National Monument and would increase the amount of visitors to the area. The increase in visitors would not be such that substantial physical deterioration to the facility would occur. The Initiative Measure would not require the construction or expansion of recreational facilities, beyond those contained within the Initiative Measure Area boundaries.
- J. The City supports actions necessary to ensure sewage treatment facilities operate in compliance with California Regional Water Quality Control Board waste discharge requirements (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-5, 1997). The Monument RV Resort will operate in accordance with Del Rey Oaks Ordinance 263 and will connect to the existing Seaside County Sanitation District municipal wastewater collection system within Del Rey Oaks. FORA will extend the wastewater collection system to serve the Initiative Measure Area.
- K. The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Waste Management District and supports development of a solid waste reduction and recycling program serving former Fort Ord territories. The Monterey Regional Waste Management District landfill has sufficient capacity to serve the operation of the Monument RV Resort through complete buildout at 100% capacity. Consistent with the provisions of the California Integrated Waste Management Act of 1989 and Public Resources Code 40000 et seq., Monument RV Resort will participate in recycling programs in accordance with local, regional, and state waste reduction requirements.
- L. Water supply wells will not be installed within the Initiative Measure Area (Fort Ord Reuse Plan, Hydrology and Water Quality Program C-1.6, 1997). Water for the Initiative Measure Area is supplied by the Marina Coast Water District (MCWD) through a contract with FORA. The MCWD complies with the State Health Department Standards and Regulations. FORA shall be responsible for extending existing MCWD water lines in the area to the Initiative Measure Area.
- M. Storm drainage from development within the Initiative Measure Area will be retained and percolated within the Initiative Measure Area boundaries.
- N. The City shall work with FORA and other appropriate agencies in assisting with the development of programs to identify additional water supply sources for former Fort Ord properties, such as water importation and desalination, and shall support FORA in implementing the most viable options.
- O. The Monument RV Resort will observe water conservation practices identified by the City of Del Rey Oaks and the Monterey Peninsula Water Management District. Conservation practices implemented within the Initiative Measure Area boundaries will be at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District requirements.

- P. The City of Del Rey Oaks shall support the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for former Fort Ord properties. Distribution and storage of potable and non-potable water within the Initiative Measure Area boundaries will comply with State Health Department Regulations.
- Q. Long-term water supply will be provided by MCWD, or some other water purveyor, via a contract with FORA and is currently sufficient to supply water to all phases of the construction and operation of the Monument RV Resort based on FORA's water allocation to the City of Del Rey Oaks and the City's contractual agreement to allocate a portion of that water to the Monument RV Resort.
- R. The City of Del Rey Oaks should collaborate with FORA, Monterey County Water Resources Agency, and Monterey Peninsula Water Management District to mitigate impacts related to seawater intrusion based on the Salinas Valley Basin Management Plan and to determine available water supplies and estimate a safe yield for those portions of former Fort Ord Lands overlying the Salinas Valley and Seaside groundwater basins.
- S. The City adopted Ordinance 263 to ensure the health, safety, and general welfare of the citizens of Del Rey Oaks and to protect water quality in conformance with the Federal Clean Water Act. Measures consistent with Ordinance 263 will be implemented during the construction and operation of the Monument RV Resort to protect water quality including the reduction of pollutants in stormwater discharges and prohibition of non-stormwater discharges into municipal storm drain systems.
- T. The Initiative Measure Area and subsequent development of the Monument RV Resort will be consistent with the hazardous and toxic materials clean-up levels in accordance with state and federal regulations. Del Rey Oaks shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with the f United States Environmental Protection Agency's rules and regulations governing munitions and waste remediation, including treatment, storage, transportation, and disposal.
- U. The City of Del Rey Oaks adopted Ordinance 259, approved by the California Department of Toxic Substances Control, which prohibits development on Fort Ord Territory until ordnance or explosive remediation has been completed. In accordance with Ordinance 259, development will be prohibited within the Initiative Measure Area boundaries until ordnance or explosive remediation has been completed within the Initiative Measure Area.
- V. Del Rey Oaks should support and participate in regional and state planning efforts and funding programs to provide efficient regional transportation access to Fort Ord territories.

Del Rey Oaks should coordinate with FORA, the Transportation Agency of Monterey County, and Monterey Salinas Transit to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord (Fort Ord Reuse Plan, Commercial Land Use Program E-1.1, 1997). Further, Del Rey Oaks should coordinate with FORA to design and provide an efficient system of arterials within former Fort Ord territories, consistent with the Fort Ord Reuse Plan (Fort Ord Reuse Plan, Streets and Roads Program. B-1.1, 1997), and to identify and designate local truck routes (Fort Ord Reuse Plan, Streets and Roads Program B-1.2, 1997). Del Rey Oaks should delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines (Fort Ord Reuse Plan, Commercial Land Use Program E-2.1, 1997) and should work with the appropriate agency to develop a Bicycle System Plan. The Initiative Measure Area will connect to an existing transportation network. Alternative transportation, such as hiking, biking and regional bus service and facilities, to serve the Monument RV Resort will be explored, in accordance with Fort Ord Reuse Plan criteria and Del Rey Oaks Municipal Code Section 2.4.070, to identify and encourage trip reduction.

- W. The Monument RV Resort development will be consistent with the Transportation Agency for Monterey County regional plan (TAMC.org). The development of the Monument RV Resort within the Initiative Measure Area may reduce and redistribute traffic on the Monterey Peninsula. An RV Resort in this location will allow visitors to park their RVs on the Monterey Peninsula, close to events and activities, providing an opportunity for visitors to use available alternative transportation (e.g., bus, bikes, etc.). FORA will assess traffic Impact Fees on development within the Initiative Measure Area boundaries to help fund transportation improvements serving the former Fort Ord territories.
- X. The Del Rey Oaks Police Department serves the City of Del Rey Oaks. The City police station is approximately one mile from the Initiative Measure Area, with an estimated response time of three minutes. The City is working with appropriate agencies to maintain public protection service levels consistent with City standards.
- Y. The City of Seaside provides fire protection service to the City of Del Rey Oaks and the former Fort Ord territories within Del Rey Oaks, including the Initiative Measure Area. The nearest fire station, located at 1635 Obama Way, is approximately two miles from the Initiative Measure Area with an estimated response time of five minutes, and provides adequate first response. The Monument RV Resort does not necessitate new or physically altered law enforcement or fire protection facilities. The City relies upon inter-jurisdiction mutual aid agreements to support the current fire protection service. The City is working with appropriate agencies to maintain public protection services levels consistent with City standards.

- Z. Although the City of Del Rey Oaks has policies and programs that will ensure compliance with the 1997 adopted Fort Ord Reuse Plan jobs/housing balance provisions, the Initiative Measure uses do not provide for permanent housing within the boundaries. The Initiative Measure uses will provide for additional jobs within the City and former Fort Ord territory.

Section 7 – Additional FORA Consistency Topics

The Initiative Measure includes substantial evidence of meeting consistency with FORA Reuse Plan policies. The evidence of consistency with these policies is as follows:

- A. Del Rey Oaks shall continue to provide annual development forecasts to FORA to facilitate FORA's Capital Improvement Plan preparation process (Fort Ord Reuse Plan, Streets and Roads program A-1.4, 1997). The Initiative Measure developer will pay FORA Development Impact Fees to accommodate Capital Improvement Plan costs for "transportation/transit projects, Habitat Management obligations, Water Augmentation, Storm Drainage System improvements, and Fire Fighting Enhancement improvements."

Per FORA requirements (Community Facility District Special Tax Rates & Basewide Development Fee Schedule), the Monument RV Resort will pay Development Impact Fees at commercial development rates (office/industrial) in effect at the time of building permit issuance.

- B. Del Rey Oaks shall support FORA in development of regional urban design guidelines and review the development plans for consistency with FORA guidelines (Fort Ord Reuse Plan, Commercial Lands Use Program F-1.1, 1997). The Monument RV Resort is a commercial land use that will provide a robust source of revenue for the City of Del Rey Oaks while preserving the character of the community. The Monument RV Resort's design shall be consistent with the General Development Character and Design Objectives of the Fort Ord Reuse Plan and will be subject to the City design review process to ensure preservation of community character (Fort Ord Reuse Plan, Commercial Land Use Policy C-1; F-2; Program F-1.2, 1997).
- C. Open space areas are designated, where appropriate, on the perimeter of the Initiative Measure Area (Recreation/Open Space Program B-2.3).
- D. Del Rey Oaks has preserved sufficient rights-of-way for anticipated future travel demands based on projected buildout in the Fort Ord Reuse Plan. The Monument RV Resort will not exceed level of service standards set by the City (Fort Ord Reuse Plan, Streets and Roads Program C-1.2; C-1.3, 1997).

- E. The Monument RV Resort provides street linkages to existing street networks in accordance with Fort Ord Reuse Plan design standards (Fort Ord Reuse Plan, Streets and Roads Program C-1.1, 1997).
- F. The Monument RV Resort provides on-street parking sufficient to serve the Resort at full capacity during each phase of development, including adequate parking for persons with disabilities in accordance with the Americans with Disabilities Act (Fort Ord Reuse Plan, Streets and Roads Program D-1.2, 1997).
- G. The Monument RV Resort includes sidewalks, pedestrian walkways, and bikeways designed in conformance with the Fort Ord Reuse Plan (Fort Ord Reuse Plan, Pedestrian and Bicycles Program A-1.1; B-1.1, 1997).
- H. The Monument RV Resort intends to participate with the City in coordinating with other jurisdictions to provide a future link to Comprehensive Trails Plans on the Former Fort Ord (Fort Ord Reuse Plan, Recreation Policy A-1; Recreation Program F-2.1, 1997).
- I. An Erosion Control Plan certified by a registered civil engineer or certified professional in the field of erosion and sediment control shall be implemented within the Initiative Measure Area. The Erosion Control Plan shall be subject to ministerial approval of the City of Del Rey Oaks and subsequent site monitoring to ensure its proper implementation. Erosion control measures will be required in areas with greater than 30% slopes within the Initiative Measure Area boundaries. Areas of extreme slope limitations within the Initiative Measure Area shall be designated for open space or other similar use where erosion control measures cannot ensure adequate soil stability (Fort Ord Reuse Plan, Soils and Geology Policy A-2; A-3; Program A-6.1; A-6.2, 1997).
- J. Prior to development within the Initiative Measure Area, the Monument RV Resort developer will develop and make available a description of feasible and effective BMPs and site drainage designs that shall be implemented in the development to ensure adequate stormwater infiltration. (Fort Ord Reuse Plan, Hydrology and Water Quality Program A-1.1, 1997). The development of the Monument RV Resort will result in the construction of impervious surfaces within the Initiative Measure Area. A stormwater drainage plan shall be prepared and implemented that ensures development will comply with Regional Water Quality Control Board standards for site drainage designs to filter out urban pollution and ensure adequate stormwater infiltration (Fort Ord Reuse Plan, Biological Resources Program A-1.3, 1997). The Monument RV Resort stormwater drainage plan shall provide measures capable of maintaining predevelopment stormwater runoff rates, prevent any discharge of stormwater or other drainage from new impervious surfaces into an ephemeral drainage, and minimize the potential for stormwater runoff related erosion within HMP areas (Fort Ord Reuse Plan, Hydrology Program A-1.1; Policy C-2; Biological Resources Program A-8.1, 1997).

- K. Prior to development within the Initiative Measure Area, a reconnaissance level biological survey shall be completed within the Initiative Measure Area boundaries to verify the general description of resources in the area described by the biological resource documents prepared for the U.S. Army Corps of Engineers (Fort Ord Reuse Plan, Biological Resources Program A-7.1, 1997). The biological report shall identify feasible measures to avoid or mitigate significant impacts of the development on special status species, if any, located within the Initiative Measure Area, which measures shall be implemented in connection with development of the Monument RV Resort.
- L. The City of Del Rey Oaks has worked with the appropriate agencies to establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors through use of their City Tree Protection Code (k) (Fort Ord Reuse Plan, Recreation Policy C-1, 1997). The Monument RV Resort will implement feasible oak tree protection measures identified in the City Tree Protection Code to protect oak and other protected trees, should any exist within the Initiative Measure Area boundaries. Removal of protected trees shall require a ministerial permit from the City. If development within the Initiative Measure Area removes existing protected species or habitat, the developer shall be permitted to attempt salvage of removed resources through transplanting vegetation, collecting seeds or cuttings of plants, or capturing and relocating sensitive wildlife species (Fort Ord Reuse Plan, Biological Resources Program A-7.3, 1997).
- M. Seasonal surveys for sensitive species will be required as an early component of development planning within the Initiative Measure Area. Where sensitive species identified in the Fort Ord Reuse Plan are known or expected to occur within the Initiative Measure Area, the developer shall make reasonable efforts to avoid or minimize loss of habitat occupied by these species. If permanent avoidance is infeasible a seasonal avoidance, salvage, or relocation program shall be prepared by the developer in coordination with the Coordinated Resource Management Planning program (Fort Ord Reuse Plan, Biological Resources Program B-1.1; B-1.2, 1997).
- N. Contractors for the Monument RV Resort shall be provided with guidelines for protection of special status biological resources during ground disturbing activities within the Initiative Measure Area boundaries. Such guidelines shall outline the requirements of the Endangered Species Act and Section 20180 of the California Fish and Game Code. Protocol shall be followed for relocation of species that may be encountered during construction activities (Fort Ord Reuse Plan, Biological Resources Program D-1.1; D-1.2, 1997).
- O. Development and operation of the Monument RV Resort will comply with Monterey Bay Unified Air Pollution Control District standards and regulations to carry out the Regional

- Air Quality Management Plan (Fort Ord Reuse Plan, Air Quality Program A-1.1, 1997), and will be compatible with the Transportation Agency of Monterey County Congestion Management Plan (Fort Ord Reuse Plan, Air Quality Program A-1.2, 1997).
- P. Design and development within the Initiative Measure Area shall comply with the California Building Code minimum seismic design and construction requirements and the California Fire Code (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program A-2.1, 1997). The development shall adhere to water suppression guidelines recommended in the Fort Ord Infrastructure Study for fire protection, water volumes, system distribution upgrades, and emergency water storage (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program Policy A-3, 1997). The Monument RV Resort will utilize appropriate fire breaks within areas bordering the HMP boundaries and the neighboring National Monument (Fort Ord Reuse Plan, Biological Resources Program A-1.1, 1997). Development within the Initiative Measure Area shall be subject to a plan check and building inspection to ensure compliance.
- Q. No portions of the Initiative Measure Area are designated as a 100 year flood zone (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Policy B-1, 1997).
- R. No agricultural or forestry resources exist within the Initiative Measure Area.
- S. The Monument RV Resort development is compatible with and adheres to the Fort Ord Evacuation Routes (Fort Ord Reuse Plan, Fire, Flood, and Emergency Management Program C-1.1, 1997).
- T. The Monument RV Resort development plans will be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to ensure construction is not planned within known ordnance or explosive areas "unless an alternative mechanism is approved by the City and DENR" (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program A-1.3, 1997).
- U. Prior to commencement of construction within the Initiative Measure Area, all construction crew members and supervisors shall attend a U.S. Army sponsored ordnance and explosive safety briefing (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program A-1.4, 1997). In coordination with the U.S. Army and contractors, the City shall monitor the implementation procedures of the Remedial Action Record of Decision (RA-ROD) to ensure hazardous materials are removed and disposed of safely and effectively (Fort Ord Reuse Plan, Hazardous and Toxic Materials Policy B.1, 1997).
- V. The developer shall acquire permits in accordance with Del Rey Oaks Municipal Code section 8.12.070 for the transport of any hazardous materials associated with the development or operation of the Monument RV Resort (Fort Ord Reuse Plan, Hazardous and Toxic Materials Program B-1.4, 1997).

Section 8 – Environmental Standards

Before the former Fort Ord could be transferred from military to civilian use following the base closure, an Environmental Impact Statement (EIS) per the National Environmental Policy Act (NEPA) was prepared by the Army and the Fort Ord Reuse Plan and Environmental Impact Report (EIR) required by the California Environmental Quality Act (CEQA) were prepared by FORA. The Army prepared the Fort Ord Disposal and Reuse Final EIS (June, 1993) as well as the Fort Ord Disposal and Reuse Draft Supplemental EIS (December, 1995). Reliant on these documents, FORA prepared an EIR for the Fort Ord Reuse Plan (1997). Environmental mitigation from these documents was, for the most part, incorporated into policy within the Fort Ord Reuse Plan. The Initiative Measure is consistent with the policy direction of the Fort Ord Reuse Plan, as is evidenced in Sections 5, 6, and 7 of this Initiative Measure. Therefore, the environmental impacts resulting from the development within the Initiative Measure Area have been evaluated, and mitigation and policy direction provided for future development as evidenced herein. Though specifically exempt from the provisions of CEQA, the Initiative Measure includes Environmental Standards, in addition to consistency with FORA policy, to ensure that development within the Initiative Measure Area follows appropriate environmental considerations as guided by the CEQA. The developer of the Initiative Measure Area shall bear all costs of implementing the Environmental Standards contained herein.

The City Manager of Del Rey Oaks or designee may approve minor variations from the Environmental Standards set forth herein, subject to a substantial conformance determination. In making such a determination, the City Manager or designee shall make the finding that the proposed variation provides substantially equivalent environmental protection as the originally approved standard.

Though specifically exempt from the provisions of CEQA, this Initiative Measure includes Environmental Standards to both supplement Fort Ord Reuse Plan policy and implement the recommendations of environmental documentation prepared for the Fort Ord closure (CEQA/NEPA) and Fort Ord Reuse Plan (CEQA). The environmental standards are as follows:

- A. Development within the Initiative Measure Area boundaries shall comply with Del Rey Oaks design review standards and procedures to ensure protection of the natural beauty and visual character of the City in accordance with Municipal Code 17.56.
- B. The Monument RV Resort will be subject to acoustical architectural design review by the City Planning Commission to ensure compliance the municipal Building Code Regulations and Health Code Regulations. To support this review and prior to construction activities in the Initiative Measure Area, an acoustical study shall be prepared by a qualified acoustical engineer for the Monument RV Resort that will identify measures

- required to ensure compliance with the FORA and City noise guidelines (Fort Ord Reuse Plan, Noise Policy B-7, 1997). The acoustical report shall also identify noise-reducing construction practices to be employed by contractors (Fort Ord Reuse Plan, Noise Policy B-8; B-9, 1997). The Monument RV Resort shall be compatible with exterior noise and construction noise performance criteria (Fort Ord Reuse Plan, Table 4.5-3 and 4.5-4, 1997; Fort Ord Reuse Plan, Noise Policy A-1, 1997).
- C. Construction and operation of the Monument RV Resort within the Initiative Measure Area shall comply with Monterey Bay Unified Air Pollution Control District standards, rules, and regulations.
- D. Prior to development within the Initiative Measure Area, preparation of a biological study shall be required. Prior to the issuance of construction permits and to the satisfaction of the City, all recommendations contained within the biological study shall be implemented to ensure adequate protection of biological resources. Development within the Initiative Measure Area boundaries will be consistent with Federal, State, and Local plans and regulations including the Endangered Species Act, Migratory Bird Treaty Act, Clean Water Act, California Endangered Species Act, California Fish and Wildlife Code, California Porter-Cologne Water Quality Control Act, Division 6 of the California Public Resources Code regulated by the California Code of Regulations, Title 2, sections 1900–2970, Installation-Wide Fort Ord Multi Species Habitat Management Plan (HMP), and the Draft Installation-Wide Multi Species Habitat Conservation Plan (HCP).
- E. The Initiative Measure Area developer shall prepare a landscape and lighting plan to be reviewed by the City of Del Rey Oaks to ensure the use of native drought tolerant species from on-site stock whenever appropriate and feasible, and that outdoor lighting complies with California Green Building Standards Code Section 5.106.8 for light pollution. This ensures maintenance of habitat quality for wildlife and that street lighting is as unobtrusive as practicable throughout development areas adjacent to the HMP area and in the vicinity of the National Monument (Fort Ord Reuse Plan, Biological Resources Policy C-3, 1997).
- F. Prior to development within the Initiative Measure Area, preparation of an archeological report that assesses the potential for cultural resources within the Initiative Measure Area shall be required. No known historic resources exist within the Initiative Measure Area boundaries. Prior to the issuance of construction permits and to the satisfaction of the City, all recommendations contained within the archaeological report shall be implemented to ensure adequate protection of archeological resources, including City consultation with the local Native American tribes. Standard recommendations are typically as follows:
- * If cultural resources (i.e., prehistoric sites, historic sites, or isolated artifacts and features) are discovered during the construction process, work shall be halted

immediately within 50 feet of the discovery. The City shall be notified, and a professional archaeologist shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist. The City will consult and agree upon implementation of a measure or measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The City will be required to implement any mitigation necessary for the protection of cultural resources.

- If human remains are found during construction, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until a qualified archaeologist and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- G. There are no known faults within the Initiative Measure Area boundaries; however, strong seismic shaking is characteristic of California. Prior to development within the Initiative Measure Area, a geotechnical report shall be prepared that identifies seismic and geologic hazard zones and associated risk factors for each including feasible engineering and design techniques that address characteristics of the former Fort Ord, areas and risk factors associated with ground-shaking, ground rupture, ground failure, and landslides susceptibility, liquefaction, and tsunamis, subject to review and approval of the City of Del Rey Oaks. The Monument RV Resort shall be monitored during construction to ensure compliance within the measures included in the project's geotechnical report and a report shall be prepared and filed on public record by the City confirming such (Fort Ord Reuse Plan, Seismic and Geologic Hazards Program A-2.2, 1997). Further, the geotechnical

- report shall also identify soil limitations within the Initiative Measure Area including slopes and soils that have piping, low-strength, and shrink-swell potential. The geotechnical report shall require designation of areas within the Initiative Measure Area boundaries with severe soil limitations as open space or a similar use where adequate measures cannot be taken to ensure structural stability of these soils. All recommendations contained within the geotechnical report shall be implemented within the Initiative Measure Area (Fort Ord Reuse Plan, Soils and Geology Policy A-5; Programs A-5.2; A-6.2, 1997).
- H. The City of Del Rey Oaks will ensure that any development within the Initiative Measure Area on the former Fort Ord Territory is consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation (Del Rey Oaks General Plan Chapter 15.48, 1997). The Monument RV Resort must comply with the aforementioned chapter in the General Plan, which requires special standards and procedures in regard to excavation and digging in the former Fort Ord, and City of Del Rey Oaks Ordinance 259, which prohibits development on Fort Ord territory until ordinance or explosive remediation has been completed. A grading permit shall be secured from the City of Del Rey Oaks that assures compliance before any excavation or grading occurs within Initiative Measure Area boundaries. Upon issuance of the permit, all excavation and grading will be performed solely in accordance with the permit.
- I. The Initiative Measure Area developer, upon construction of the Monument RV Resort, shall pay a FORA Development Impact Fee to fund Fire Fighting Enhancement improvements and incorporate recommendations from the Seaside Fire Department, including road width, road access, building materials, distances around structures, and other standards for compliance with the Uniform Building Code Fire Hazards Policy (Fort Ord Reuse Plan, Fire, Flood, Emergency Management Programs A-2.1; A-4.1-2, 1997). Additionally, the Monument RV Resort shall be consistent with fire management practices for high fire danger areas (Fort Ord Reuse Plan, Fire, Flood, and Emergency Policy A-1, 1997).
- J. A stormwater drainage, detention, and erosion control plan will be prepared by the developer of the Initiative Measure Area, which retains post-development stormwater within the Initiative Measure Area boundaries and identifies potential stormwater detention design and implementation measures according to the State Water Resource Control Board standards. Measures will be incorporated in the stormwater drainage and detention plan related to stormwater runoff that minimize the potential for erosion in contiguous HMP areas and prevent siltation of waterways in the former Fort Ord (Fort Ord Reuse Plan, Biological Resources Policy A-5; Hydrology and Water Quality Program C-4.1, 1997). This plan shall be reviewed and approved by the City of Del Rey Oaks.

- K. Municipal water infrastructure will be expanded to the Initiative Measure Area by FORA and the Monument RV Resort will connect to the Del Rey Oaks municipal water supply provided by the Marina Coast Water District. Water use for each potential phase of the Monument RV Resort will be assessed by the City prior to subsequent phases being built to assure that development will remain within the 50AF/yr allotment provided by the City.
- L. The Monument RV Resort will implement water conservation and reuse practices based on environmentally sustainable and sound practices, including the implementation of a rainwater collection system and installation of dual plumbing for use of non-potable water for appropriate functions. The Monument RV Resort will connect, if feasible, to recycled/reclaimed water for irrigation purposes when this water becomes available.
- M. The Development Impact Fees are used, in part, by FORA to fund construction of transportation improvements within and outside of former Fort Ord territories. Prior to construction activities within the Initiative Measure Area, the developer of the Monument RV Resort shall pay FORA Development Impact Fees. These funds will, in part, be utilized to pay for infrastructure improvements on and serving former Fort Ord lands.
- N. In accordance with Del Rey Oaks Municipal Code Section 2.24.070, prior to construction within the Initiative Measure Area the developer will submit a trip reduction checklist identifying design elements and facilities that encourage alternative transportation usage by visitors to the development. The developer shall coordinate with the Monterey Salinas Transit on whether it is feasible to implement bus service and facilities to serve the development.
- O. State legislation and regulations that have been and continue to be implemented to meet greenhouse gas (GHG) reduction goals of Assembly Bill 32, the Global Warming Solutions Act, and key state Executive Orders have and will continue to result in substantial reductions in GHG emissions over time. The Monument RV Resort provides a new alternative, self-sufficient accommodation option for existing visitors to the Monterey Peninsula, Laguna Seca, and the National Monument, that has the potential to reduce daily trips on the Monterey Peninsula in comparison to the existing condition. In an effort to further reduce climate change (GHG emissions) impacts, the Monument RV Resort developer shall adhere to Environmental Standard N (above) regarding preparation of a trip reduction checklist and either provide an alternative energy source or an energy reduction plan for the Monument RV Resort. The energy reduction plan could include installation of an alternative energy source (e.g., solar, wind, etc.) and/or the creation of an energy reduction plan, including construction of buildings to exceed Title 24 building energy efficiency standards, paving materials that reduce heat absorption and the need for air conditioning, energy efficient lighting, and use of drought tolerant landscaping and low-flow water fixtures and irrigation systems to reduce energy demand from water pumping.

- P. The City of Del Rey Oaks has a contract with Greenwaste Recovery for weekly solid waste collection and disposal for Del Rey Oaks residents and for curbside pickup of recyclable materials. The Monument RV Resort will work with the City to extend service to the Initiative Measure Area.
- Q. FORA shall be responsible for extending sewer and water lines to the Initiative Measure Area boundaries.
- R. The Monument RV Resort developer shall pay the FORA Development Impact Fees, as described herein, to fund pro-rate share mitigation payment toward transportation improvements, habitat preservation, water augmentation, storm drainage system improvements, and firefighting enhancement improvements.

Section 9 –Implementation

- A. Upon the effective date of this Initiative Measure, the statutory additions and amendments contemplated herein shall be deemed inserted in the City of Del Rey Oaks governing rules, regulations, policies, and ordinances.
- B. The provisions of this Initiative Measure shall prevail over any revisions to the City of Del Rey Oaks General and Specific Plans as amended through the adoption date of this Initiative Measure, which conflict with the Initiative Measure. Upon the adoption date, all General and Specific Plan amendments, rezonings, specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this Initiative Measure. Other than for the exceptions provided herein, upon the effective date of this Initiative Measure, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Initiative Measure unless in accordance with the provisions of this Initiative Measure.

Section 10 –Conflicting Measures.

In the event that this Initiative Measure and any other measure addressing in whole or in part the same subject matter as this Initiative Measure are both approved by the voters at the same election, and this Initiative Measure receives a greater number of affirmative votes than any other such measure or measures, this Initiative Measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal

effect. If this Initiative Measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure addressing in whole or in part the same subject matter as this Initiative Measure at the same election, this Initiative Measure shall take effect to the extent permitted by law.

Section 11 – Severability.

This Initiative Measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative Measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative Measure. The voters hereby declare that this Initiative Measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this Initiative Measure is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative Measure that can be given effect without the invalid application. This Initiative Measure shall be broadly construed in order to achieve the purposes stated in this Initiative Measure.

Section 12 – Amendment or Repeal.

The provisions enacted through this Initiative Measure may be amended or repealed only by the voters at a general election.

RESOLUTION NO. 2016-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL REY OAKS
CERTIFYING THE MONUMENT RV RESORT INITIATIVE PETITION
SIGNATURE COUNT**

RES

WHEREAS, Jeff Cecilio, a Del Rey Oaks resident, submitted on April 8, 2016 proof of posting for the Notice of Intent to Circulate Petition and Title Summary prepared by the City Attorney regarding the Monument RV Resort, A Voter Initiative Project for the City of Del Rey Oaks; and

WHEREAS, the petition was circulated and **209** signatures were obtained; and

WHEREAS the petition was submitted to the City of Del Rey Oaks on May 5, 2016; and

WHEREAS, the petition was taken to the office of the Monterey County Elections Department on May 6, 2016 and submitted for signature certification; and

WHEREAS, Monterey County Elections Department completed the count and supplied the City with a certificate of valid signatures on May 9, 2016; and

WHEREAS, the total number of signatures required was **111**; and

WHEREAS, the total number of valid signatures was **174**.

NOW, THEREFORE, BE IT RESOLVED, BY THE City Council of the City of Del Rey Oaks that they accept the count completed by the Monterey County Election Department as true and correct.

PASSED AND ADOPTED by the City Council of the City of Del Rey Oaks at a regular meeting duly held on May 24, 2016, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Jerry B. Edelen, Mayor

ATTEST:

Daniel Dawson, City Clerk

Petition Statistics

5/9/2016 11:12:17AM

DEL REY OAKS RV PARK AND RECREATIONAL USES
INITIATIVE MEASURE

Petition ID:1356

Total Sigs Required	111
Total Sigs Submitted	209
Total Sample Size	209
Total Sigs Verified	209

		TOTAL CHALLENGED
ADD	ADDRESS DIFFERS FROM RESIDENCE	
	Total	12
ANTSG	ADDRESS NOT BY SIGNER	
	Total	2
NR	NOT REGISTERED	
	Total	6
SIG	SIGNATURE MISCOMPARES	
	Total	14
WDIST	WRONG DISTRICT	
	Total	1
<hr/>		
TOTAL		35

TOTAL VALID : 174



ITEM 7.C.

Resolution 2016-08

To be provided at the dais

ITEM 7.D.

Ordinance 284

To be provided at the dais

FORA Consistency Determination Analysis Table
Legislative Land Use Decisions

FORA Master Resolution criteria	Discussion
LEGISLATIVE LAND USE DECISION CONSISTENCY	
<p>8.02.010 (a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that</p>	
<p>(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;</p>	<p>By Resolution 98-2, included herein by reference, FORA certified that the goals, policies, programs, and land uses contained in the Del Rey Oaks General Plan are consistent with the Fort Ord Reuse Plan (BRP) adopted by the FORA Board of Directors on June 13, 1997. The General Plan Amendment and Zoning Code Amendment contained in the Monument RV Resort Initiative Measure, and incorporated herein by reference, implement the policies of the General Plan and FORA Consistency Criteria through compatible land use and design of the Monument RV Resort and are, therefore, consistent with the BRP.</p> <p>The Initiative Measure amends the General Commercial-Visitor (GC) designation from (C-I-V)/O to (C-I-V-O) and removes the Office Professional (O) and/or Business Park/Light Industrial/Office/R&D designations from the Initiative Measure area.</p> <p>The Monument RV Resort Initiative Measure provides for land uses that are less intense than those allowed by the BRP for the affected property.</p>

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	See Section 2
<p>(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;</p>	<p>The Monument RV Resort Initiative Measure provides for land uses that are less dense than those allowed by the BRP for the affected property. The BRP and Del Rey Oaks General Plan designated some of the land as Office Professional and/or Business Park/Light Industrial/Office/R&D which allows for uses such as business parks, light industrial uses, and office and research uses at a Floor Area Ratio of .20. This is a higher density and intensity than the Monument RV Resort development approved by the Monument RV Resort Initiative Measure for the affected property.</p> <p>See Monument RV Resort Initiative Measure Section 2 E, 4, and 5 A</p>
<p>(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;</p>	SEE SEPARATE WORKSHEET
<p>(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;</p>	<p>The Initiative Measure, incorporated herein by reference, is in substantial conformance with applicable programs specified in the BRP and Section 8.02.020 of the Master Resolution and does not provide for uses which conflict, or are incompatible, with uses permitted or allowed in the BRP for the affected property or which conflict, or are incompatible, with open space, recreational, or habitat management areas within the jurisdiction of FORA.</p> <p>See Monument RV Resort Initiative Measure Section 2</p>

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<p>(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and</p>	<p>The Initiative Measure provides that the developer is responsible for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision excluding water and sewer infrastructure extensions. Municipal water infrastructure will be extended to the Initiative Measure Area by the Marina Coast Water District. Additionally, FORA will extend the wastewater infrastructure to serve the Initiative Measure Area to allow for the Monument RV Resort to connect to the existing Seaside County Sanitation District municipal wastewater collection system within Del Rey Oaks. The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Water Pollution Control Agency (MRWPCA). Seaside County Sanitation District (SCSD) provides wastewater collection services to Del Rey Oaks and to the Initiative Measure Area. SCSD then conveys the wastewater to the MRWPCA force mains, which convey the wastewater to Marina for treatment in the MRWPCA regional plant.</p> <p>The Initiative Measure requires payment of Development Impact Fees to be used, in part, by FORA to fund construction of transportation improvements within and outside of former Fort Ord territories. (S. Boundary re-alignment via CIP).</p>
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	<p>See Monument RV Resort Initiative Measure Sections 4 E-G, 7 J, 8 J-M and 8 P-Q</p>
<p>(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.</p>	<p>The Initiative Measure Area is located outside the boundaries of the National Monument and HMP area. The Initiative Measure Area is within parcels E29a and E29b.1 which are designated as “development” parcels with no habitat management restrictions. However, the adjacent parcel is Habitat Reserve in the Fort Ord HMP. The Initiative Measure must comply with Borderland Development management to control invasive species, fire, etc.</p> <p>See HMP 4-56, 57, ESA MOA on Del Rey Oaks (8/2/2004) Exhibit B.</p> <p>See also Monument RV Resort Initiative Measure Section 4 D</p>
<p>(b) FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased.</p>	<p>No transfer of intensity of land uses and/or density of development is prompted by the Monument RV Resort Initiative Measure. Further, the Initiative Measure provides for less intense and less dense uses of land than what is allowed in the BRP for this former Fort Ord land.</p> <p>See Monument RV Resort Initiative Sections 5 A- B & 6.</p>
<p>(c) The Authority Board, in its discretion, may find a legislative land use decision is in substantial compliance with the Reuse Plan when the Authority Board finds that the applicant land use agency has demonstrated compliance with the provisions specified in this section and Section 8.020.020 of this Master Resolution.</p>	<p>The Monument RV Resort Initiative Measure, as a legislative land use decision, is in substantial compliance with the Reuse Plan and the adoption of the Initiative Measure by the Del Rey Oaks’ City Council demonstrated compliance with the provisions</p>

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	specified in Section 8.02.010 and 8.02.020
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<p>8.02.020 (a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord Territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.</p>	
<p>(1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.</p>	<p>By Resolution 98-2, included herein by reference, FORA certified that the goals, policies, programs, and land uses contained in the Del Rey Oaks General Plan are consistent with the BRP adopted by the FORA Board of Directors on June 13, 1997. The General Plan Amendment and Zoning Code Amendment contained in the Monument RV Resort Initiative Measure, and incorporated herein by reference, implement the policies of the General Plan and FORA Consistency Criteria through compatible land use and design of the Monument RV Resort and are, therefore, consistent with the BRP.</p> <p>Further, the Monument RV Resort Initiative Measure includes open space and conservation policies and programs of the Reuse Plan and Master Resolution to provide consistency with FORA policy and regulations.</p> <p>See Monument RV Resort Initiative Measure Section 6 A,-C</p>
<p>(2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.</p>	<p>To ensure compatibility with the adjacent HMP area, the Monument RV Resort will include a 200 foot buffer/fuel break on the perimeter of the Initiative Measure Area boundary along parcel F1.13 consistent with the HMP guidelines and the ESA MOA on Del Rey Oaks (2004) Exhibit B, and other requirements for Borderland</p>

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	<p>Development Areas. Roads within the buffer area adjacent to the HMP area shall be restricted to access for maintenance or emergencies (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Residential Land Use Program B-2.1, 1997). The Monument RV Resort developer will work in coordination with the Bureau of Land Management (BLM) and other appropriate agencies to site and design barriers to roads within the buffer zone that will prevent unauthorized vehicle access while adequately providing for emergency access (Fort Ord Reuse Plan, Biological Resources Program A-1.2, 1997).</p> <p>See HMP 4-56-57.</p> <p>See also Monument RV Resort Initiative Measure Sections 4 D and 6 A.</p> <p>See also DRO G.P C/OS- 5b-e.</p>
<p>(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.</p>	<p>The Initiative Measure Area is not located within or adjacent to the Local Coastal Zone. No such policies and programs are proposed or necessary for this Legislative Land Use Decision.</p>
<p>(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.</p>	<p>N/A</p>
<p>(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or</p>	<p>The Former Fort Ord Multi-Species Habitat Conservation Plan (HCP) provides the framework to ensure</p>

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<p>threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.</p>	<p>permanent conservation and enhancement of former Fort Ord natural communities and habitats that supports 19 special status plant and animal species. FORA assesses a development fee for development within former Fort Ord properties and dedicates \$1 of every \$4 of the development fee collected to build an endowment sufficient to produce annual funds that will carry out required habitat conservation responsibilities in perpetuity. The Initiative Measure Area is not located within an environmentally sensitive area but is a Borderland Development parcel with HMP obligations and E.S.A guidance as per the ESA MOA on Del Rey Oaks (2004). In the future, Del Rey Oaks will be a permittee of the Habitat Conservation Plan and will apply for take permits once the HCP Governing Board initiates this process. (Fort Ord Reuse Plan, Recreation/Open Space Policy E-1, 1997). The Initiative Measure Area is a former Fort Ord property and will be subject to the FORA development fee, a portion of which will be used to fund habitat management and preservation of environmentally sensitive resources.</p> <p>See Monument RV Resort Initiative Measure Sections 6 A-B</p> <p>See DRO G.P. p. 19 & 20 (C/OS-3, C/OS-5a-f, C/OS-5)</p>
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<p>(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.</p>	<p>The Monument RV Resort development is a land use that is compatible with the character of the neighboring National Monument and habitat conservation areas (Fort Ord Reuse Plan, Recreation/Open Space Program B-2.1; Commercial Land Use Policy C-1, 1997). As an affordable overnight visitor accommodation for Recreational Vehicles, the Monument RV Resort specifically appeals to those who enjoy outdoor recreation and would utilize the National Monument or attend events at Laguna Seca Park. The Monument RV Resort will increase the number of visitors to the National Monument, which positively impacts the Monument and supports the goal of the community-based BRP in promoting “the best use of the land through well planned and balanced development which ensures educational and economic opportunities....” The Monument RV Resort will also provide affordable overnight accommodations that may not currently exist for people attending events at Laguna Seca Park and other Monterey Peninsula locations. The Initiative Measure Area is not within proximity to residential areas and will not pose a potential nuisance or hazard to such areas (Fort Ord Reuse Plan, Residential Land Use Policy B-1, 1997).</p> <p>See DRO G.P. p. 20 (C/OS-5d), 32 (L-6)</p> <p>See Monument RV Resort Initiative Measure 6 C</p>
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<p>(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.</p>	<p>The Initiative Measure Area is not located within the Army urbanized footprint and does not contain any known historic resources (Fort Ord Reuse Plan, Cultural Resources Policy B-1, 1997).</p> <p>See Monument RV Resort Initiative Measure 6 D</p>
<p>(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.</p>	<p>N/A</p>
<p>(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.</p>	<p>The City supports actions necessary to ensure sewage treatment facilities operate in compliance with California Regional Water Quality Control Board waste discharge requirements (Fort Ord Reuse Plan, Hydrology and Water Quality Policy C-5, 1997). The Monument RV Resort will operate in accordance with Del Rey Oaks Ordinance 263 and will connect to the existing Seaside County Sanitation District municipal wastewater collection system within Del Rey Oaks.</p>

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	<p>See DRO G.P. pp. 48 & 51 (S-3, S-5)</p> <p>See DRO Municipal Code p. 236 (15.44.150)</p> <p>See Monument RV Resort Initiative Measure Section 6 J</p>
<p>(i) Each land use agency shall adopt the following policies and programs:</p>	
<p>(1) A solid waste reduction and recycling program applicable to Fort Ord Territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 <i>et seq.</i></p>	<p>The City of Del Rey Oaks is a member jurisdiction within the Monterey Regional Waste Management District and supports development of a solid waste reduction and recycling program serving former Fort Ord territories. The Monterey Regional Waste Management District landfill has sufficient capacity to serve the operation of the Monument RV Resort at 100% capacity with full buildout of the Monument RV Resort. Consistent with the provisions of the California Integrated Waste Management Act of 1989 and Public Resources Code 40000 <i>et seq.</i>, Monument RV Resort will participate in recycling programs in accordance with local, regional, and state waste reduction requirements.</p> <p>See DRO G.P. pp. 48-49 & 51-53</p> <p>See Monument RV Resort Initiative Measure Section 6K</p>
<p>(2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department; and</p>	<p>If water supply wells are ever installed within the Monument RV Resort Initiative Measure Area, they will comply with State of California Water Well Standards and well standards established by the Monterey County Health Department (Fort Ord Reuse Plan, Hydrology and Water Quality</p>

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	<p>Program C-1.6, 1997).</p> <p>See Monument RV Resort Initiative Measure Section 6L</p> <p>See also, DRO G.P. 30f and 30g</p>
<p>(3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.</p>	<p>Water for the Initiative Measure Area is supplied by the Marina Coast Water District (MCWD) through a contract with FORA. The MCWD complies with the State Health Department Standards and Regulations.</p>
<p>(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:</p>	
<p>(1) Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development;</p>	<p>There are no proposed or designated, by land use or zoning, potential reservoir or water impoundment sites in Del Rey Oaks. Therefore, the Initiative Measure Area is not precluded from urban development.</p>
<p>(2) Commence working with appropriate agencies to determine the feasibility of development additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;</p>	<p>The City is working with FORA and other appropriate agencies in assisting with the development of programs to identify additional water supply sources for former Fort Ord properties, such as water importation and desalination, and shall support FORA in implementing the most viable options.</p> <p>See Monument RV Resort Initiative Measure Section 6N</p> <p>See DRO G.P. p. 22 (30a)</p>
<p>(3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey</p>	<p>The Monument RV Resort will observe water conservation practices identified by the City of Del Rey Oaks and the Monterey Peninsula Water</p>

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<p>Peninsula Water Management District, to reduce both water demand and effluent generation.</p>	<p>Management District. Conservation practices implemented within the Initiative Measure Area boundaries will be at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District requirements.</p> <p>See Monument RV Resort Initiative Measure Section 6 O</p> <p>See also, DRO G.P. p. 22-23 (C/OS-11, 30b, & 30d)</p>
<p>(4) Active participation in support of the development of “reclaimed” or “recycled” water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.</p>	<p>The City of Del Rey Oaks supports the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for former Fort Ord properties. The Monument RV Resort will connect, if feasible, to recycled/reclaimed water for irrigation purposes when this water becomes available. If this water becomes available, distribution and storage of potable and non-potable water within the Initiative Measure Area boundaries will comply with State Health Department Regulations.</p> <p>See Monument RV Resort Initiative Measure Sections 6 P and 8 L</p> <p>See DRO G.P. p. 22 (30d & 30f)</p>
<p>(5) Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.</p>	<p>The Monument RV Resort will implement water conservation and reuse practices based on environmentally sustainable and sound practices, including the implementation of a rainwater collection system and installation of dual</p>

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	<p>plumbing for use of non-potable water for appropriate functions.</p> <p>See Monument RV Resort Initiative Measure Sections 6 O, 6 P, & 8 L</p>
<p>(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development of territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.</p>	<p>Long-term domestic water supply will be provided by MCWD, or some other water purveyor, via a contract with FORA. FORA's water allocation to the City of Del Rey Oaks and the City's contractual agreement to allocate a portion of that water to the Monument RV Resort is sufficient to supply water to all phases of the construction and operation of the Monument RV Resort.</p> <p>The Initiative Measure Area developer shall prepare a landscape and lighting plan to be reviewed by the City of Del Rey Oaks to ensure the use of native drought tolerant species from on-site stock whenever appropriate and feasible.</p> <p>See DRO G.P. p. 22-23 (30 a-g), p 47 (C/OS-12)</p> <p>See also, Monument RV Resort Initiative Measure Section 6 Q & 8E</p>
<p>(7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long- term water supply for such development entitlements.</p>	<p>See above. Prior to issuance of a building permit for each development phase subsequent to phase 1, the developer will submit a water use summary demonstrating that the Monument RV Resort will not exceed its allocation per the contractual agreement with the City.</p> <p>See DRO G.P. p. 22-23 (30 a, c, d) p 47 (Section D)</p>

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	<p>See also, Monument RV Resort Initiative Measure Section 6 Q</p>
<p>(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.</p>	<p>The City of Del Rey Oaks is cooperating and collaborating with FORA, Monterey County Water Resources Agency, and Monterey Peninsula Water Management District to mitigate impacts related to seawater intrusion based on the Salinas Valley Basin Management Plan and to determine available water supplies and estimate a safe yield for those portions of former Fort Ord Lands overlying the Salinas Valley and Seaside groundwater basins.</p> <p>See DRO G.P. p 23 (30g and C/OS-11)</p> <p>See also, Monument RV Resort Initiative Measure Section 6 R</p>
<p>(9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including; dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.</p>	<p>The Monument RV Resort will implement water conservation and reuse practices based on environmentally sustainable and sound practices, including the implementation of a rainwater collection system and installation of dual plumbing for use of non-potable water for appropriate functions. The Monument RV Resort will connect, if feasible, to recycled/reclaimed water for irrigation purposes when this water becomes available.</p> <p>See DRO G.P. pp. 22-23 (30a, 30b, 30d, C/OS-11, & C/OS-12)</p> <p>See also, Monument RV Resort Initiative Measure Sections 4 F and 8 L</p>

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<p>(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:</p>	
<p>(1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.</p>	<p>A stormwater drainage, detention, and erosion control plan will be prepared by the developer that will retain post-development stormwater within the Initiative Measure Area boundaries and will be implemented according to the State Water Resource Control Board standards. The plan will minimize the potential for erosion in contiguous HMP areas and prevent siltation of waterways in the former Fort Ord (Fort Ord Reuse Plan, Biological Resources Policy A-5; Hydrology and Water Quality Program C-4.1, 1997). This plan shall be reviewed and approved by the City of Del Rey Oaks.</p> <p>See DRO G.P. p. 16, 20, 22 (30d & S6a)</p> <p>See also, Monument RV Resort Initiative Measure Section 8 J</p>
<p>(2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.</p>	<p>There is no formal Master Drainage Plan but the Del Rey Oaks General Plan has specific guidelines related to stormwater runoff and protection of groundwater resources.</p> <p>See K-1</p> <p>See also, FORA Storm Water Master Plan Chapters 4 & 5</p>
<p>(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord Territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.</p>	<p>The Initiative Measure Area and subsequent development of the Monument RV Resort will be consistent with the hazardous and toxic materials clean-up levels in accordance with state and federal</p>

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	<p>regulations. The Initiative Measure Area falls under the Del Rey Oaks Munitions Response Area (MRA) which was transferred to the City under the Early Transfer Authority with a CERCLA Covenant Deferral. The Early Transfer documentation (FOSET) which required concurrence by the EPA and DTSC identified that all actions necessary to be protective of human health and the environment had been taken, but that there were concerns related to the potential risk of encountering residual munitions. After the FOSET, the Army completed The Record of Decision (ROD) which stated: The planned response action for this MRA will be the final remedy for protection of human health and the environment. Remedial Alternative 3 identified in the Proposed Plan is the selected remedy for addressing explosive safety risks posed by MEC at the Del Rey Oaks MRA, and is summarized as follows: Remedial Alternative 3— Conditions on Soil Disturbance Activities to Minimize MEC Exposure and Residential Use Restrictions Including Contingency to Address Proposed Change in Site Reuse.</p> <p>The Initiative Measure requires that prior to commencement of construction within the Initiative Measure Area, all construction crew members and supervisors attend an U.S. Army sponsored ordnance and explosive safety briefing. In coordination with the U.S. Army and contractors. The</p>
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	<p>City will monitor the implementation procedures of the Remedial Action Record of Decision (RA-ROD) to ensure hazardous materials are removed and disposed of safely and effectively.</p> <p>The Initiative Measure requires compliance with the Del Rey Oaks Excavation Ordinance 259 as discussed in item m, below.</p> <p>See Monument RV Resort Initiative Measure Section 6T-U, 8 H</p>
<p>(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control (“DTSC”) to control and restrict excavation or any soil movement on those parcels of the Fort Ord Territory, which were contaminated with unexploded ordnance, and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.</p>	<p>The City of Del Rey Oaks adopted Ordinance 259, approved by the California Department of Toxic Substances Control, which prohibits development on Fort Ord Territory until ordnance or explosive remediation has been completed in accordance with Ordinance 259. Ordinance or explosive remediation has been completed within the Initiative Measure Area. A grading permit shall be secured from the City of Del Rey Oaks that assures compliance with Ordinance 259 before any excavation or grading occurs within Initiative Measure Area boundaries. Upon issuance of the permit, all excavation and grading will be performed solely in accordance with the permit.</p> <p>See Sections V, IX, XI (9, 10, 11) Quitclaim Deed for Parcels E29a, E29b.1, E31a, E31b, E31c signed March 3, 2016</p> <p>See also, Monument RV Resort Initiative Measure Section 8 H</p>

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<p>(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:</p>	
<p>(1) Establishment and provision of a dedicated funding mechanism to pay for the “fair share” of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and</p>	<p>The Initiative Measure would not conflict with any regional transportation or congestion management plans. The Transportation Agency for Monterey County prepares regional plans relating to traffic and transportation. Payment of the Fort Ord Reuse Authority Development Impact Fee would mitigate any contribution by development within the Initiative Measure Area boundaries to the cumulative impact to a less than significant level. Development within the Initiative Measure Area would not interfere with the implementation of the regional transportation or congestion plans.</p> <p>See DRO G.P. p. 11 (C-10a-b), p.15 (17a)</p> <p>See also, Monument RV Resort Initiative Measure Section 6 V, 7 A, 8 M, & 8 R</p>
<p>(2) Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord Territory.</p>	<p>The Initiative Measure and Master Resolution requires payment by the developer of the fair share of the FORA Development Impact Fees.</p> <p>See Master Resolution 8.02.020 (n)</p> <p>See also, Monument RV Resort Initiative Measure Section 6 V-W, 7 A, 8 M, 8 O, & 8 R</p>
<p>(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:</p>	

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(1) Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities:

Section 8.02.040 of the Master Resolution provides that before any development entitlement is approved within a city, the city has taken appropriate action, in the discretion of the city, to adopt the programs specified in the BRP, the HMP, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and the Master Resolution applicable to such development entitlement. By adopting the Monument RV Resort Initiative Measure on its face, the City determined that the legislative act's policies and programs, incorporated herein by reference, are consistent with the Authority's Development and Resource Management Plan.

Del Rey Oaks is supporting and participating in regional and state planning efforts and funding programs to provide efficient regional transportation access to Fort Ord territories. Del Rey Oaks is coordinating with FORA, the Transportation Agency of Monterey County, and Monterey Salinas Transit to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord (Fort Ord Reuse Plan, Commercial Land Use Program E-1.1, 1997).

Del Rey Oaks has preserved sufficient rights-of-way for anticipated future travel demands based on projected buildout in the BRP. The Monument RV Resort will not exceed level of service

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	<p>standards set by the City (Fort Ord Reuse Plan, Streets and Roads Program C-1.2; C-1.3, 1997).</p> <p>In accordance with Del Rey Oaks Municipal Code Section 2.24.070, prior to construction within the Initiative Measure Area, the developer will submit a trip reduction checklist identifying design elements and facilities that encourage alternative transportation usage by visitors to the development.</p> <p>Development within the Initiative Measure Area will connect to an existing transportation network. Alternative transportation, such as hiking, biking and regional bus service and facilities, to serve the Monument RV Resort will be explored, in accordance with BRP criteria and Del Rey Oaks Municipal Code Section 2.4.070, to identify and encourage trip reduction.</p> <p>The Monument RV Resort provides street linkages to existing street networks in accordance with BRP design standards (Fort Ord Reuse Plan, Streets and Roads Program C-1.1, 1997).</p> <p>The Monument RV Resort provides off-street parking sufficient to serve the Resort at full capacity during each phase of development, including adequate parking for persons with disabilities in accordance with the Americans with Disabilities Act (Fort Ord Reuse Plan, Streets and Roads Program D-1.2,</p>
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FORA Consistency Determination Analysis Table
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	<p>1997).</p> <p>The Monument RV Resort includes sidewalks, pedestrian walkways, and bikeways designed in conformance with the BRP (Fort Ord Reuse Plan, Pedestrian and Bicycles Program A-1.1; B-1.1, 1997).</p> <p>See DRMP 3.11.5.3 a-d</p> <p>See also, DRO G.P C-9, C-10, C-10 a-c</p> <p>See also, DRO Municipal Code p.163 (10.24.080), 164 (10.24.100)</p> <p>See also, Monument RV Resort Initiative Measure Sections 6 V, 7 D-G, 8 N</p>
<p>(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and</p>	<p>Del Rey Oaks is coordinating with FORA to design and provide an efficient system of arterials within former Fort Ord territories, consistent with the BRP (Fort Ord Reuse Plan, Streets and Roads Program. B-1.1, 1997),</p> <p>See DRMP 3.11.5.3 a-d</p> <p>See also, Monument RV Resort Initiative Measure Section 6 V</p>
<p>(3) Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.</p>	<p>Del Rey Oaks is identifying and designating local truck routes (Fort Ord Reuse Plan, Streets and Roads Program B-1.2, 1997).</p> <p>See Monument RV Resort Initiative Measure Section 6 V</p>
<p>(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.</p>	<p>The Initiative Measure Area will connect to an existing transportation network. The developer shall coordinate with the Monterey Salinas Transit District to implement bus</p>

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	<p>service and facilities to serve the Initiative Measure Area, if implementation is feasible.</p> <p>See DRO G.P. p. 12 (C-15 & C-16)</p> <p>See DRO Municipal Code p. 162 (10.24.070)</p> <p>See Monument RV Resort Initiative Measure Sections 6 V. and 8 N</p>
<p>(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The Del Rey Oaks Police Department serves the City of Del Rey Oaks. The City police station is approximately one mile from the Initiative Measure Area, with an estimated response time of three minutes. The City is working with appropriate agencies to maintain public protection service levels consistent with City standards.</p> <p>See DRO G.P. p. 17 (S-7 & 19)</p> <p>See DRO Municipal Code p.19 (2.24.020)</p> <p>See Monument RV Resort Initiative Measure Section 6 X</p>
<p>(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The City of Seaside provides fire protection service to the City of Del Rey Oaks and the former Fort Ord territories within Del Rey Oaks, including the Initiative Measure Area. The nearest fire station, located at 1635 Obama Way, is approximately two miles from the Initiative Measure Area with an estimated response time of five minutes, and provides adequate first response. The Monument RV Resort does not necessitate new or physically altered law enforcement or fire protection facilities. The City relies upon inter-jurisdiction mutual aid</p>

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	<p>agreements to support the current fire protection service. The City is working with appropriate agencies to maintain public protection services levels consistent with City standards.</p> <p>See DRO G.P. p. 16 (18)</p> <p>See Monument RV Resort Initiative Measure Section 6 Y & 8 I</p>
<p>(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord Territory.</p>	<p>The Initiative Measure requires the developer to prepare a landscape and lighting plan to be reviewed by the City of Del Rey Oaks to ensure the use of native drought tolerant species from on-site stock whenever appropriate and feasible. (Fort Ord Reuse Plan, Biological Resources Policy C-3, 1997).</p> <p>See Monument RV Resort Initiative Measure Section 8 E</p>
<p>(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.</p>	<p>Although the City of Del Rey Oaks has policies and programs that will ensure compliance with the 1997 adopted BRP jobs/housing balance provisions, the Initiative Measure uses do not provide for permanent housing within the boundaries. The Initiative Measure uses will provide for additional jobs within the City and former Fort Ord territory.</p> <p>See Monument RV Resort Initiative Measure Section 4 & 6 Z</p>
<p>Additional Consistency Determination considerations</p>	
<p>Is consistent with FORA's prevailing wage policy, section 3.03.090 of the FORA Master Resolution.</p>	<p>The City and Developer will comply with FORA's prevailing wage policy.</p>

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<p>At the June 10, 2016 FORA Board Meeting, the Board unanimously approved and adopted the Regional Urban Design Guidelines (RUDG). Is compliant with the RUDG.</p>	<p>The Monument RV Resort Initiative Measure was adopted on May 24, 2016 prior to adoption of the RUDG. Thus, the development approved by the Initiative Measure is not subject to these guidelines.</p>
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Land Use Goal: Promote the highest and best use of land through orderly, well-planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.			
RESIDENTIAL LAND USE		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Establish a range of permissible housing densities for the Fort Ord area.</i>			
<p>Residential Land Use Policy A-1: The [jurisdiction] shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community. Residential land uses shall be categorized according to the following densities:</p> <p>Land Use Designation Actual Density-Units/Gross Acre</p> <p>SFD Low Density Residential up to 5 Du/Ac</p> <p>SFD Medium Density Residential 5 to 10 Du/Ac</p> <p>MFD High Density Residential 10 to 20 Du/Ac</p> <p>Residential Infill Opportunities 5 to 10 Du/Ac</p> <p>Planned Development Mixed Use District 8 to 20 Du/Ac</p>	Del Rey Oaks	Complete ■	<p>The FORP does not include residential designations in Del Rey Oaks. The General Plan Amendment and Zoning Code Amendment contained in the Monument RV Resort Initiative Measure do not establish residential land uses.</p> <p>Not Applicable (N/A)</p>
<p>Program A-1.1: Amend the City's General Plan, and Zoning Code to designate the former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types desired for the community.</p> <p>Note: this would apply to DRO GP & zoning code</p>	Del Rey Oaks	Complete ■	N/A
<i>Objective B: Ensure compatibility between residential development and surrounding land uses.</i>			
<p>Residential Land Use Policy B-1: The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and</p>	Del Rey Oaks	See BRP Programs below	

discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.			
Program B-2.1: The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction's] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.	Del Rey Oaks	Complete ■	N/A
Program B-2.2: The [jurisdiction] shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.	Del Rey Oaks	Complete ■	N/A
<i>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.</i>			
Residential Land Use Policy E-1: The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit lines and around stations.	Del Rey Oaks	See BRP Programs below	
Program E-1.3: The [jurisdiction] shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets.	Del Rey Oaks	Complete ■	The adopted Monument RV Resort Initiative Measure requires that the development approved by the Initiative Measure provides linkages to the existing street networks in accordance with Fort Ord Reuse Plan design standards.
Residential Land Use Policy E-2: The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.	Del Rey Oaks	See BRP Programs below	
Program E-2.1: The [jurisdiction] shall designate	Del Rey Oaks	Complete ■	Included in GP land use map.

convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.			
<i>Objective F: Balance economic development needs with the needs of the homeless population in the community.</i>	Del Rey Oaks		
Residential Land Use Policy F-1: The [jurisdiction] shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.	Del Rey Oaks	Complete ■	N/A
Program F-1.2: The [jurisdiction] shall conduct outreach to homeless service providers and nonprofit low income housing developers to determine homeless needs in the community	Del Rey Oaks	Complete ■	N/A
Program F-1.3: The [jurisdiction] shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency with this reuse plan.	Del Rey Oaks	Complete ■	N/A
Program F-1.4: All properties under Title V of the McKinney Act shall be considered to be legal non-conforming uses, and shall be subject to an inspection by the building inspector subject to Health and Safety Codes.	Del Rey Oaks	Complete ■	Title V of the McKinney-Vento Act provides suitable Federal properties categorized as unused, underutilized, excess, or surplus for use to assist homeless persons. Properties are made available to States, units of local government, and non-profit organizations. They can be used to provide shelter, services, storage, or other uses of benefit to homeless persons. There are currently no properties known to be

			operating under Title V provisions in the Del Rey Oak's land use jurisdiction.
<i>Objective G: Improve access for people with disabilities by creating a barrier-free environment.</i>			
Residential Land Use Policy G-1: The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.	Del Rey Oaks	See BRP Programs below	
Program G-1.1: The [jurisdiction] shall identify focused areas and develop inclusionary zoning to encourage group homes and flexibility in household size and composition.	Del Rey Oaks	Complete ■	N/A
Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.	Del Rey Oaks	Ongoing ▲	The City is subject to and complies with the requirements of the Americans with Disabilities Act to ensure development projects provide adequate access. The Monument RV Resort Initiative Measure requires compliance with ADA standards.
<i>Objective H: Provide General Plan consistency between land use and housing elements.</i>			
Residential Land Use Policy H-1: Del Rey Oaks shall incorporate policies in its Housing Framework consistent with Fort Ord policies for residential lands.	Del Rey Oaks	See BRP Programs below	
Program H-1.1: The [jurisdiction] shall revise its housing element to incorporate and address the policy direction in this plan, including but not limited to issues regarding additional housing stock, opportunities for affordable housing, and provisions for housing displacement.	Del Rey Oaks	Complete ■	N/A
<i>Objective I: Provide for Community Design</i>			

<i>principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.</i>			
Residential Land Use Policy I-1: Del Rey Oaks shall adhere to the Community Design principles of the Fort Ord Reuse Plan Design Framework.	Del Rey Oaks	See BRP Programs below	
Program I-1.1: Del Rey Oaks shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the Community Design Element of the Reuse Plan.	Del Rey Oaks	Complete ■	FORA adopted Regional Urban Design Guidelines (RUDG) on June 10, 2016. This approval occurred after the City of Del Rey Oaks adopted the Monument RV Resort Initiative Measure on May 24, 2016. N/A
Program I-1.2: Del Rey Oaks shall review each development proposal for consistency with the Community Design principles and the County's design guidelines.	Del Rey Oaks	Complete ■	N/A

COMMERCIAL LAND USE		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.</i>			
<p>Commercial Land Use Policy A-1: Del Rey Oaks shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land use shall be designated as follows:</p> <ul style="list-style-type: none"> • Business Park/Light Industrial <ul style="list-style-type: none"> East Garrison District (Polygon 11b): 70 acres, 0.2 FAR, 609,840 square feet South Gate Planning Area (Polygons 29a, 31a, and 31b): 48 acres; .20 FAR; 415,127 square feet York Road Planning Area (Polygons 29b, and 29d): 147 acres; .06 FAR; 413,000 square feet • Office/R&D <ul style="list-style-type: none"> UC MBEST Center Cooperative Planning District (Polygons 6a, 9b) 30.15 acres, .35 FAR, 459,667 square feet 267.47 acres, .27 FAR, 3,192,372 square feet East Garrison District (Polygon 11b) 25 acres, .20 FAR, 217,800 square feet • Convenience/Specialty Retail <ul style="list-style-type: none"> East Garrison District (Polygon 11b) 5 acres, 54,461 square feet 	Del Rey Oaks	See BRP Program below	

Residential/Recreational District (Polygon 19a, 19b) 1 acre, 10,890 square feet County Recreation/Habitat District (Polygon 8a) 1 acre, 10,890 square feet County Recreation District (Polygon 17a) 1 acre, 10,890 square feet South Gate Planning Area (Polygons 29a, 31a, and 31b): 5 acres; .14 FAR; 30,000 square feet			
Program A-1.1 Amend the [jurisdiction’s] General Plan and Zoning Code to designate former Fort Ord land at the permissible commercial densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.	Del Rey Oaks	Complete ■	Polygons 29 a, b, c, d, 31a, b, are in Del Rey Oaks. The General Plan designates land uses approximately matching the policy’s list. Consistency determinations with General Plan: 12/11/98.
<i>Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.</i>			
Commercial Land Use Policy B-1: Del Rey Oaks shall allocate land in the visitor serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor-serving uses shall be designated as follows: <ul style="list-style-type: none"> • Residential/Recreational District (Polygons 19a, 21a/b/c): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 179 acres. • Visitor-Serving Hotel/Golf Course District (Polygon 29a): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 149.05 acres. 	Del Rey Oaks	See BRP Program below	
Program B-1.1: Amend the [jurisdiction’s] General Plan and Zoning Code to designate visitor-serving uses at the allowable densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities	Del Rey Oaks	Complete ■	The General Plan includes a compatible designation. General Plan consistency determination: 12/11/1998.

desired for the community.			
Commercial Land Use Policy B-2: The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.	Del Rey Oaks	See BRP Program below	
Program B-2.1: The [jurisdiction] shall amend the [jurisdiction's] General Plan and Zoning Code to prohibit card rooms or casinos as or conditionally permitted land uses on the former Fort Ord.	Del Rey Oaks	Complete ●	The adopted Monument RV Resort Initiative Measure amended the General Plan to prohibit card rooms and casinos within former Fort Ord lands.
Commercial Land Use Policy B-3: The [jurisdiction] shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Del Rey Oaks	See BRP Program below	
Program B-3.1: The [jurisdiction] shall review each hotel proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Del Rey Oaks	Complete ■	N/A
<i>Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and self-sufficiency of Fort Ord communities.</i>			
Commercial Land Use Policy C-1: The [jurisdiction] shall encourage a strong and stable source of city revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area's community character.	Del Rey Oaks	See BRP Program below	
Program C-1.1: The [jurisdiction] shall amend its zoning map to provide for commercial land use types and densities consistent with the Land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency.	Del Rey Oaks	Complete ■	General Plan designates uses consistent with FORP consistency determination 12/11/1998

<i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i>			
Commercial Land Use Policy D-1: The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.	Del Rey Oaks	See BRP Programs below	
Program D-1.2: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods.	Del Rey Oaks	Complete ■	FORP does not include residential land uses. The General Plan designates uses consistent with FORP – consistency determination 12/11/1998
<i>Objective E: Provide for adequate access to commercial developments.</i>			
Commercial Land Use Policy E-1: The [jurisdiction] shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner which offers convenient access.	Del Rey Oaks	See BRP Program below	
Program E-1.1: The [jurisdiction] shall coordinate with FORA and the Transportation Agency of Monterey County to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord as specified in the Reuse Plan.	Del Rey Oaks	Ongoing ▲	The City coordinates with FORA through its participation on the FORA Board and committees. The City is committed to coordinating with TAMC. The Monument RV Resort Initiative Measure requires the developer to coordinate with the Monterey Salinas Transit on whether it is feasible to implement bus service and facilities to serve the development.
Commercial Land Use Policy E-2: In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.	Del Rey Oaks	See BRP Programs below	
Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial	Del Rey Oaks	Ongoing ▲	Del Rey Oaks has delineated adequate circulation rights-of-way for anticipated future

area by creating circulation right-of-way plan lines.			travel demands based on projected buildout in the Fort Ord Reuse Plan.
Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.	Del Rey Oaks	Incomplete ●	City does not have pedestrian or bicycle plans. However, Del Rey Oaks is working with the appropriate agency to develop a Bicycle System Plan. The Monument RV Resort Initiative Measure requires the inclusion of bikeways consistent with FORA standards.
Program E-2.3: The [jurisdiction] shall preserve sufficient land at the former Fort Ord for right-of-ways [sic] to serve long-range commercial build-out.	Del Rey Oaks	Complete ■	Del Rey Oaks has delineated adequate circulation rights-of-way for anticipated future travel demands based on projected buildout in the Fort Ord Reuse Plan.
<i>Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.</i>			
Commercial Land Use Policy F-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	Del Rey Oaks	See BRP Programs below	
Commercial Land Use Policy F-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program F-1.1: The [jurisdiction] shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Del Rey Oaks	Complete ■	N/A
Program F-1.2: The [jurisdiction] shall review each	Del Rey Oaks	Ongoing ▲	The RUDG are not applicable (See prior notes:

commercial development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			Program I-1.1). The Initiative Measure Area developer will coordinate with the City according to general development character and design objectives of the BRP.
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Goal: Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.			
CIRCULATION – STREETS AND HIGHWAYS		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.</i>			
Streets and Roads Policy A-1: FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA’s Development and Resource Management Plan (DRMP).	Del Rey Oaks	See BRP Programs below	
Program A-1.1: Each jurisdiction through FORA’s DRMP, shall fund its “fair share” of “on-site,” “off-site” and “regional” roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC’s re-prioritizing of improvements in the network and is reported in the “Fort Ord Regional Transportation Study,” prepared by TAMC, January 6, 1997.	Del Rey Oaks	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a basewide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued. No development has yet occurred in Del Rey Oaks but the City will participate.
Program A-1.3: Each jurisdiction, through FORA’s DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute	Del Rey Oaks	Ongoing ▲	See Program A-1.1.

Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.			
Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.	Del Rey Oaks	Ongoing ▲	City provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
<i>Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.</i>			
Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Figures 4.2-2 (in the 2015 scenario) and Figure 4.2-3 (in the buildout scenario) in order to connect to the regional transportation network.	Del Rey Oaks	Ongoing ▲	General Plan map shows South Broadway Road and General Jim Moore Blvd.
Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of former Fort Ord.	Del Rey Oaks	Incomplete ●	The City has not adopted truck routes. However, Del Rey Oaks is coordinating with FORA to identify and designate local truck routes.

Objective C: Provide a safe and efficient street system at the former Fort Ord.			
Streets and Roads Policy C-1: Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.	Del Rey Oaks	See BRP Programs below	
Program C-1.1: Each jurisdiction shall assign classifications (arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4).	Del Rey Oaks	Complete ■	The General Plan classifies roadways.
Program C-1.2: Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on buildout of the FORA Reuse Plan.	Del Rey Oaks	Complete ■	The General Plan includes major roadways and the S.R. 68 bypass route.
Program C-1.3: Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.	Del Rey Oaks	Complete ■	The General Plan includes level of service standards.
Program C-1.4: Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).	Del Rey Oaks	Ongoing ▲	The City coordinates regularly with FORA concerning design and constructive planning for General Jim Moore Blvd. and South Boundary Rd.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	Del Rey Oaks	Incomplete ●	The City has not adopted truck routes. However, Del Rey Oaks is coordinating with FORA to identify and designate local truck routes.
Streets and Roads Policy C-2: Each jurisdiction shall provide improvements to the roadway network to address high accident locations.	Del Rey Oaks	See BRP Program below	
Program C-2.1: Each jurisdiction shall collect accident data, identify and assess potential remedies at high accident locations and implement improvements to lower the identified high accident rates.	Del Rey Oaks	Ongoing ▲	The City does not currently compile this data.

<i>Objective D: Provide an adequate supply of on-street parking.</i>			
Streets and Roads Policy D-1: Each jurisdiction shall provide a program of on-street parking.	Del Rey Oaks	See BRP Programs below	
Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.	Del Rey Oaks	Complete ■	The adopted Monument RV Resort Initiative Measure amended the zoning code to require City manager approval for parking for recreation oriented uses in the visitor commercial overlay district. Additionally, the Initiative Measure requires the development to provide off-street parking sufficient to serve the Monument RV Resort at full capacity during each phase of development, including adequate parking for persons with disabilities in accordance with the Americans with Disabilities Act.
Program D-1.2: Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking.	Del Rey Oaks	Ongoing ▲	The City is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall on-street [sic] parking program.	Del Rey Oaks	Ongoing ▲	See above
CIRCULATION – TRANSIT		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Provide convenient and comprehensive bus service.</i>			
Transit Policy A-1: Each jurisdiction with lands at former Fort Ord shall coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within former Fort Ord.	Del Rey Oaks	See BRP Programs below	

<p>Program A-1.1: Each jurisdiction shall identify key activity centers and key corridors, coordinate with MST to identify bus routes that could serve former Fort Ord, and support MST to provide service responsive to the local needs.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>General Plan policies C-15 and C-16 promote transit system and coordination with MST. City will coordinate when development is proposed. The adopted Monument RV Resort Initiative Measure requires the developer to coordinate with MST to determine whether it is feasible to implement bus service and facilities to serve the Initiative Measure area.</p>
<p>Program A-1.2: Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts. These facilities shall be funded and constructed through new development and/or other programs in order to support convenient and comprehensive bus service.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>No development has yet occurred. However, Del Rey Oaks supports and participates in regional and state planning efforts and funding programs to provide efficient regional transportation access to Fort Ord territories. Additionally, Del Rey Oaks is coordinating with FORA, the Transportation Agency of Monterey County, and Monterey Salinas Transit to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord. The adopted Monument RV Resort Initiative Measure requires the developer to coordinate with MST to determine whether it is feasible to implement bus service and facilities to serve the Initiative Measure area.</p>
<p>Program A-1.3: Each jurisdiction shall identify the need for transit/paratransit services for the elderly and disabled and coordinate with and support MST to implement the needed transit services.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>See above.</p>
<p><i>Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.</i></p>			
<p>Transit Policy B-1: Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.</p>	<p>Del Rey Oaks</p>	<p>See BRP Program below</p>	
<p>Program B-1.1: Each jurisdiction shall support TAMC and</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>See above. No rail service is proposed within</p>

other agencies to assess the need, feasibility, design and preservation of rights-of-way for passenger rail service that addresses transportation needs at former Fort Ord.			Del Rey Oaks.
<i>Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.</i>			
Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.	Del Rey Oaks	See BRP Program below	
Program C-1.1: Each jurisdiction shall coordinate with and support TAMC and MST to identify the need, location, and physical design of intermodal centers and regional and local transportation routes to connect with the intermodal centers.	Del Rey Oaks	Ongoing ▲	See above.
CIRCULATION – PEDESTRIAN AND BICYCLES		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
Pedestrian and Bicycles Policy A-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.	Del Rey Oaks	See BRP Program below	
Program A-1.1: Each land use jurisdiction shall prepare a Pedestrian System Plan that includes the construction of sidewalks along both sides of urban roadways, sidewalks and pedestrian walkways in all new developments and public facilities, crosswalks at all signalized intersections and other major intersections, where warranted, and school safety features. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.	Del Rey Oaks	Incomplete ●	The City does not have a pedestrian plan. The adopted Monument RV Resort Initiative Measure requires the development to include sidewalks, pedestrian walkways, and bikeways designed in conformance with the Fort Ord Reuse Plan.
<i>Objective B: Provide a bicycle system that supports the</i>			

<i>needs of Fort Ord residents, employees, students, and visitors.</i>			
Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Figure 4.2- 6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle parking facilities at public and private activity centers. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.	Del Rey Oaks	Incomplete ●	The City does not have a bicycle plan. General Plan Policy C-11 designates four streets to include Class 2 bicycle lanes. The adopted Monument RV Resort Initiative Measure requires the development to include sidewalks, pedestrian walkways, and bikeways designed in conformance with the Fort Ord Reuse Plan.
Program B-1.2: Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan concurrently with development approval.	Del Rey Oaks	Ongoing ▲	See above.
CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.</i>			
Transportation Demand Management Policy A-1: TDM programs shall be encouraged.	Del Rey Oaks	Ongoing ▲	The General Plan includes the same Program language.
Program A-1.1: Promote TDM programs at work sites. Specific measures that can be pursued at the work site include: compressed work weeks, staggered/flexible work hours, telecommuting, on-site ridesharing, public transit subsidies, guaranteed ride home, bicycle facilities, and	AMBAG, MBUAPCD, Del Rey Oaks	Ongoing ▲	AMBAG and MBUAPCD facilitate trip reduction programs, and the jurisdictions rely on these programs to a significant extent. The General Plan policies C-9 through C-10c promote trip reduction.

parking pricing.			
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.	Del Rey Oaks	Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.	Del Rey Oaks	Ongoing ▲	See above.
Program A-1.4: Enforce CMP trip reduction programs.	Del Rey Oaks	Ongoing ▲	See above
CIRCULATION – LAND USE AND TRANSPORTATION		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: A transportation system that supports the planned land use development patterns.</i>			
Land Use and Transportation Policy A.1: Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.	Del Rey Oaks	See BRP Programs below	
Program A.1-1: Each jurisdiction shall support development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.	Del Rey Oaks	Ongoing ▲	The City participates in FORA efforts.
Program A-1.2: Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions, require measures such as TDM programs and traffic impact fees to mitigate these impacts.	Del Rey Oaks	Ongoing ▲	See above.
Land Use and Transportation Policy A.2: The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.	Del Rey Oaks	See BRP Program below	

<p>Program A.2-1: Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for all [sic] incorporation in all roadway designs.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>The City utilizes recognized standards.</p>
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RECREATION/OPEN SPACE LAND USE		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.</i>			
Recreation/Open Space Land Use Policy A-1: The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.	Del Rey Oaks	Complete ■	The City has designated the Frog Pond area as open space.
Program A-1.2: The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands.	Del Rey Oaks	Complete ■	Deed restrictions require compliance with the HMP and implementation of habitat management requirements identified in the HMP. MPRPD received habitat reserved lands within the City.
Recreation/Open Space Land Use Policy A-2: The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.	Del Rey Oaks	See BRP Program below	
Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.	Del Rey Oaks	Ongoing ▲	Development has not yet occurred. The City completes this program on an ongoing basis as projects are developed.
<i>Objective B: Use open space as a land use link and buffer.</i>			
Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.	Del Rey Oaks	See BRP Program below	
Program B-1.2: The [jurisdiction] shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the [jurisdiction] and linking to	Del Rey Oaks	Ongoing ▲	An Open Space Plan has not been completed to date. However, the City has open space in its General Plan.

open space and habitat areas outside [jurisdiction].			
Recreation/Open Space Land Use Policy B-2: The [jurisdiction] shall use open space as a buffer between various types of land use.	Del Rey Oaks	See BRP Programs below	
Program B-2.1: The City shall review each future development projects for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.	Del Rey Oaks	Ongoing ▲	No General Plan policies. Development has not yet occurred. However, the adopted Monument RV Resort Initiative Measure approved development within the Initiative Measure Area. To ensure compatibility with the adjacent HMP area, the City will include a 200 foot borderland firebreak on the northern perimeter of the Initiative Measure Area boundary consistent with the HMP guidelines. Roads within the buffer area adjacent to the HMP area will be restricted to access for maintenance or emergencies. The developer will work in coordination with the Bureau of Land Management (BLM) and other appropriate agencies to site and design barriers to roads within the buffer zone that will prevent unauthorized vehicle access while adequately providing for emergency access.
Program B-2.2: The [jurisdiction] shall encourage clustering of all types of land uses, where appropriate, to allow for a portion of each project site to be dedicated as permanent open space.	Del Rey Oaks	Ongoing ▲	See above.
Program B-2.3: The [jurisdiction] shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.	Del Rey Oaks	Complete ■	See above.
Program B-2.4: The [jurisdiction] shall designate a fire-resistant buffer between BLM lands and residential land use.	Del Rey Oaks	Ongoing ▲	FORA does not designate residential land in Del Rey Oaks.
<i>Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort</i>			

<i>Ord area and adjacent communities.</i>			
Recreation/Open Space Land Use Policy C-1: The [jurisdiction] shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program C-1.1: The County of Monterey shall amend its Greater Monterey Peninsula Area Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan and the County Subdivision Ordinance which identifies a standard of 3 acres per 1,000 people.	Del Rey Oaks	Complete ■	The General Plan designates open space at the Frog Pond.
Program C-1.2: The County of Monterey shall designate land uses for the following park locations and acreages: <ul style="list-style-type: none"> • Neighborhood Park in Eucalyptus Road Residential Planning Area (Polygon 19a): 10 acres. • A minimum of 200 acres in permanent open space within the Eucalyptus Road residential planning area. 	Del Rey Oaks	Complete ■	The locations listed in this program are not within the City. N/A
Program C-1.3: This parkland shall be created in such a way as to maximize protection of existing oak woodland in support of the Habitat Management Plan.	Del Rey Oaks	Complete ■	MPRPD owns and manages a habitat reserve within the City.
Program C-1.4: The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this land as Park and Open Space.	Del Rey Oaks	Complete ■	The General Plan designates open space at the Frog Pond.
Recreation/Open Space Land Use Policy C-2: The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program C-2.1: The [jurisdiction] shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The [jurisdiction] should also provide a budget for a complete recreation and park	Del Rey Oaks	Ongoing ▲	MPRPD owns and manages a habitat reserve within the City.

maintenance program when the population to be served by the park reaches one thousand residents.			
Program C-2.2: Each park in [jurisdiction] should be developed and recreation equipment should be in place when approximately 50% of the residential dwelling units that will be served by the park have been constructed and occupied.	Del Rey Oaks	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. See above.
<i>Objective E: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of State Parks and Recreation and the Bureau of Land Management.</i>			
Recreation/Open Space Land Use Policy E-1: The County of Monterey shall limit recreation in environmentally sensitive areas, such as dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low-intensity recreation dependent on the resource and compatible with its long term protection.	Del Rey Oaks	See BRP Conservation Programs below	
INSTITUTIONAL LAND USE		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i>			
Institutional Land Use Policy A-1: The [jurisdiction] shall review and coordinate with the universities, colleges and other school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.	Del Rey Oaks	See BRP Programs below	
<i>Objective B: Consider special needs of schools in developing land and infrastructure.</i>			
Institutional Land Use Policy B-1: The [jurisdiction] shall provide a (compatible and) safe environment for schools	Del Rey Oaks	See BRP Programs below	

<p>serving (former) Fort Ord areas when planning land use and infrastructure improvements.</p>			
<p>Program B-1.1: The [jurisdiction] shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools [sic] ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.</p>	Del Rey Oaks	Ongoing ▲	Projects are routed to appropriate agencies for review.
<p>Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.</p>			
<p>Institutional Land Use Policy D-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.</p>	Del Rey Oaks		The City does not have design standards; but participated with FORA in the development of regional design guidelines which were adopted by FORA on June 10, 2016.

<p>Goal: Establish a unified open space system which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.</p>			
<p>RECREATION AND OPEN SPACE ELEMENT</p>		(Draft)	(Draft)
<p>Objectives, Policies, & Programs</p>	<p>Resp. Entity</p>	<p>Status</p>	<p>Notes</p>
<p><i>Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.</i></p>			
<p>Recreation Policy A-1: The City shall provide for adequate access to BLM recreation area.</p>	Del Rey Oaks	Ongoing ▲	The City is adjacent to BLM lands for which no public access is currently allowed. GP policies C/OS-5a, b, c, d require buffers to open space areas, and

			will afford opportunities for future public connections.
<i>Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.</i>			
Recreation Policy C-1: The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system.	Del Rey Oaks	Incomplete ●	Development on sites with extensive or significant oak woodlands has not yet occurred. The Initiative Measure area does not contain large corridors of coastal live oak woodlands. However, the Monument RV Resort Initiative Measure requires implementation of feasible oak tree protection measures within the Initiative Measure Area boundaries.
Note: There are no associated Programs for this Policy.			
<i>Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.</i>			
Recreation Policy D-1: The [jurisdiction] shall designate and locate park facilities to adequately serve the current and projected population of [the jurisdiction] within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.	Del Rey Oaks	Complete ■	GP policies C/OS-5a, b, c, d require buffers to open space areas, and will afford opportunities for future public connections. The HMP requires the Initiative Measure Area to include 200-foot firebreak buffer and vegetative screening adjacent to Habitat Management areas consistent with

			FORA policies.
<i>Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.</i>			
Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.	Del Rey Oaks	See BRP Programs below	
Program F-2.1: The [jurisdiction] shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within [jurisdiction's] jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.	Del Rey Oaks	Ongoing ▲	General Plan has several policies related to trip reduction, bicycles, pedestrians and transit.
<i>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</i>			
Recreation Policy G-1: The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood's [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources).	Del Rey Oaks (additional policy language in parentheses)	Incomplete ●	No park development incentives are known to have been developed.
Recreation Policy G-2: The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.	Del Rey Oaks	Ongoing ▲	No development has yet occurred. However, The HMP requires the Initiative Measure Area to include 200-foot firebreak buffer and vegetative

			screening adjacent to Habitat Management areas consistent with FORA policies.
Recreation Policy G-3: The [jurisdiction] shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.	Del Rey Oaks	Incomplete ●	The City has not adopted landscape standards.
Recreation Policy G-4: The [jurisdiction] shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management.	Del Rey Oaks	Complete ■	The City coordinates with the MPRPD for maintenance at the Frog Pond open space.
Note: There are no associated Programs for these Policies.			
<i>Objective H: Promote environmental education.</i>			
Recreation Policy H-1: The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.	Del Rey Oaks	Ongoing ▲	See above

Goal: Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.			
CONSERVATION - SOILS AND GEOLOGY		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction</i>			

<i>practices that maintain the productivity of soil resources.</i>			
<p>Soils and Geology Policy A-1: In the absence of more detailed site-specific information, the [jurisdiction] shall use the Natural Resources Conservation Service’s Soil Survey of Monterey County in determining the suitability of soil for particular land uses.</p>	Del Rey Oaks	Ongoing ▲	The City requires soils investigation and reviews site soil conditions during building plan check in accordance with State building codes.
Note: There are no Programs associated with this Policy.			
<p>Soils and Geology Policy A-2: The [jurisdiction] shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the public works director for the [jurisdiction]. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.</p>	Del Rey Oaks	See BRP Programs below	
<p>Program A-2.1: The [jurisdiction] shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the [jurisdiction] to be used by all future development at former Fort Ord.</p>	Del Rey Oaks	Ongoing ▲	The City relies on recognized measures.
<p>Program A-2.2: The [jurisdiction] shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the [jurisdiction’s] sphere of influence.</p>	Del Rey Oaks	Ongoing ▲	See above. The City relies on generally available resources.
<p>Program A-2.3: The [jurisdiction] shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil</p>	Del Rey Oaks	Ongoing ▲	The City relies on recognized standards.

limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.			
Soils and Geology Policy A-3: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer’s erosion control and landscape plans are properly implemented.	Del Rey Oaks	Ongoing ▲	As development is proposed the City will ensure that all measures included in the developer’s erosion control and landscape plans are properly implemented.
Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.	Del Rey Oaks	Ongoing ▲	The City adopts the current state building codes.
Soils and Geology Policy A-5: Before issuing a grading permit, the [jurisdiction] shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The [jurisdiction] shall require that engineering and design techniques be recommended and implemented to address these limitations.	Del Rey Oaks	See BRP Programs below	
Program A-5.1: See Program A-2.3 above.			
Program A-5.2: The [jurisdiction] shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.	Del Rey Oaks	Complete ■	See above
Soils and Geology Policy A-6: The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.	Del Rey Oaks	See BRP Programs below	
Program A-6.1: The [jurisdiction] shall prepare and make available a slope map to identify locations in the study area	Del Rey Oaks	Ongoing ▲	See above

where slope poses severe constraints for particular land uses.			
Program A-6.2: The [jurisdiction] shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.	Del Rey Oaks	Ongoing ▲	See above
<i>Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.</i>			
Soils and Geology Policy B-1: The [jurisdiction] shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology’s mineral resource “classification-designation” system, and provide for the protection of these areas.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: If the [jurisdiction] determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the [jurisdiction] shall designate these areas in a mineral resource or similar land use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.	Del Rey Oaks	Ongoing ▲	No valuable mineral resources are known to exist in Del Rey Oaks.
Program B-1.2: On property titles in the affected mineral resources protection areas, the [jurisdiction] shall record a notice identifying the presence of valuable mineral resources.	Del Rey Oaks	Ongoing ▲	See above
Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.	Del Rey Oaks	See BRP Programs below	
Program B-2.1: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district a	Del Rey Oaks	Ongoing ▲	See above

requirement that provides sufficient buffers between mining activities and incompatible land uses.			
Program B-2.2: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.	Del Rey Oaks	Ongoing ▲	See above
Soils and Geology Policy B-3: Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.	Del Rey Oaks		See BRP Programs below
Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.	Del Rey Oaks	Ongoing ▲	See above
Soils and Geology Policy B-4: The [jurisdiction] shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.	Del Rey Oaks	Ongoing ▲	See above
<i>Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i>			
Soils and Geology Policy C-1: The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders.	Del Rey Oaks	Ongoing ▲	The City will comply with the HMP/HCP.
Note: There are no Programs associated with this Policy.			
Soils and Geology Policy C-2: The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].	Del Rey Oaks		See BRP Program below
Program C-2.1: The [jurisdiction] shall require that the land	Del Rey Oaks	Ongoing ▲	See above.

recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.			
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CONSERVATION - HYDROLOGY AND WATER QUALITY		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i>			
Hydrology and Water Quality Policy A-1: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimize and infiltration maximized in groundwater recharge areas.	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.	Del Rey Oaks	Ongoing ▲	The City relies on recognized standards including RWQCB requirements.
<i>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</i>			
Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.	Del Rey Oaks	See BRP Programs below	
Program B-1.2: The [jurisdiction] shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).	Del Rey Oaks	Ongoing ▲	The City participates through its position on the FORA Board and committees.
Program B-1.3: The County shall adopt and enforce a water conservation ordinance for its jurisdiction within Fort Ord, which is at least as stringent as Regulation 13 of the MPWMD.	Del Rey Oaks	Complete ■	The City does not have a water conservation ordinance, but the water purveyor serving Del Rey Oaks has a water conservation ordinance. General Plan Policy C/OS-12 requires

			consideration of water conservation as part of all land use decisions. The adopted Monument RV Resort Initiative Measure requires implementation of water conservation measures within the Initiative Measure Area that are at least as stringent at Regulation 13 of the MPWMD requirements.
Hydrology and Water Quality Policy B-2: The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.	Del Rey Oaks	Ongoing ▲	A Disposition Development Agreement (DDA) was made July 10, 2014, for all right, title and interest of 50 AF/yr of potable and 50 AF/yr of non-potable recycled water was assigned, conveyed, and transferred from the City's allotment to the Initiative Measure Area or other former Fort Ord parcels upon the purchase of these development parcels on the former Fort Ord lands. The adopted Monument RV Resort Initiative Measure demonstrated adequate water supplies for the Monument RV Resort development prior to its approval.
Note: There are no Programs associated with this Policy.			
<i>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</i>			
Hydrology and Water Quality Policy C-1: The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.	Del Rey Oaks	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into	Del Rey Oaks	Ongoing ▲	The City is required to comply with these regulations.

the ocean.			
Program C-1.2: The [jurisdiction] shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.	Del Rey Oaks	Ongoing ▲	See above
Program C-1.3: The [jurisdiction] shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.	Del Rey Oaks	Ongoing ▲	See above
Program C-1.4: The [jurisdiction] shall develop and implement a surface water and groundwater quality monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including drinking water quality.	Del Rey Oaks	Ongoing ▲	See above. The water purveyor and/or water management agency performs this function.
Program C-1.5: The County shall adopt and enforce an hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.	Del Rey Oaks	Complete ■	Hazardous substance control ordinance is described in 8.12 of the municipal code.
Program C-1.6: The [jurisdiction] shall develop a program to identify wells that contribute to groundwater degradation. The City shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).	Del Rey Oaks	Ongoing ▲	See above.
Hydrology and Water Quality Policy C-2: At the project approval stage, the [jurisdiction] shall require new development	Del Rey Oaks	See BRP Programs below	

to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.			
Program C-2.1: The City/County shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.	Del Rey Oaks		The City is required to comply with RWQCB regulations.
Hydrology and Water Quality Policy C-3: The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.	Del Rey Oaks	See BRP Programs below	
Program C-3.1: The [jurisdiction] shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and the Seaside groundwater basins to determine available water supplies.	Del Rey Oaks	Ongoing ▲	The City participates indirectly through its position on the FORA Board and committees.
Program C-3.2: The [jurisdiction] shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent further intrusion.	Del Rey Oaks	Ongoing ▲	See above
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.	Del Rey Oaks	See BRP Programs below	
Program C-4.1: The [jurisdiction], in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or	Del Rey Oaks	Ongoing ▲	The City relies on recognized measures.

downstream of the former Fort Ord.			
Hydrology and Water Quality Policy C-5: The [jurisdiction] shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	Del Rey Oaks	Ongoing ▲	The City is a member jurisdiction within the Monterey Regional Water Pollution Control Agency.
Hydrology and Water Quality Policy C-7: The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity.	Del Rey Oaks	Ongoing ▲	A Disposition Development Agreement (DDA) was made July 10, 2014, for all right, title and interest of 50 AF/yr of potable and 50 AF/yr of non-potable recycled water was assigned, conveyed, and transferred from the City's allotment to the Initiative Measure Area or other former Fort Ord parcels upon the purchase of these development parcels on the former Fort Ord. The Monument RV Initiative Measure demonstrated adequate water supplies for the Monument RV Resort development prior to its approval.
CONSERVATION - BIOLOGICAL RESOURCES		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-wide Habitat Management Plan (HMP) for the former Fort Ord in conformance with its resources conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.</i>			
County (Policy A-5)	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall coordinate with BLM in the design and installation of appropriate firebreaks to be required on all parcels that border habitat			General Plan policies C/05-5b-d require buffers adjacent to open space areas. Deed restrictions require implementation and compliance with

management areas. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled fuelbreak, and parking lots. All firebreaks shall be at the development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management areas. Firebreaks on adjacent parcels shall be contiguous.			HMP habitat management requirements. The HMP requires the Initiative Measure Area to include 200-foot firebreak buffer and vegetative screening adjacent to Habitat Management areas consistent with FORA policies.
(Program A-5.1) – presented later	Del Rey Oaks	Ongoing ▲	See above.
Program A-1.2: The [jurisdiction] shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The [jurisdiction] shall maintain, repair, and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.			See above. The Monument RV Resort Initiative Measure requires the developer to work in coordination with the Bureau of Land Management (BLM) and other appropriate agencies to site and design barriers to roads within the buffer zone that will prevent unauthorized vehicle access while adequately providing for emergency access.
(Program A-5.2) – presented later	Del Rey Oaks	Ongoing ▲	See above.
Program A-1.3: The [jurisdiction] shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.			
(Program A-5.3)	Del Rey Oaks	Ongoing ▲	Deed restrictions require implementation and compliance with HMP habitat management requirements. MOA and HMP Implementing/Management Agreement with FORA also requires compliance with HMP requirements.
Biological Resources Policy A-5: The County shall ensure that the habitat management areas are protected from	Del Rey Oaks	See BRP Programs below.	

degradation due to development in, or use of, adjacent parcels within its jurisdiction			
Program A-5.1: The County shall coordinate with BLM in the design and installation of appropriate firebreaks to be required on all parcels that border habitat management areas. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled fuelbreak, and parking lots. All firebreaks shall be at the development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management areas. Firebreaks on adjacent parcels shall be contiguous.	Del Rey Oaks	Ongoing ▲	General Plan policies C/05-5b-d require buffers adjacent to open space areas. Deed restrictions require implementation and compliance with HMP habitat management requirements. The HMP requires the Initiative Measure Area to include 200-foot firebreak buffer and vegetative screening adjacent to Habitat Management areas consistent with FORA policies.
Program A-5.2: The County shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The County shall maintain, repair, and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.	Del Rey Oaks	Ongoing ▲	See Program A-5.1 above.
Program A-5.3: The County shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.	Del Rey Oaks	Complete ■	The City is required to comply with RWQCB regulations.
(Policy A-9)	Del Rey Oaks	See BRP Programs below	
Program A-7.1: The [jurisdiction] shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared for	Del Rey Oaks	Ongoing ▲	The City will require compliance with the HMP/HCP.

the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.			
(Program A-9.1)	Del Rey Oaks	Ongoing ▲	See above
Program A-7.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.	Del Rey Oaks	Ongoing ▲	See above
(Program A-9.2)	Del Rey Oaks	Ongoing ▲	See above
Program A-7.3: Where development will replace existing habitat which supports sensitive biological resources, the [jurisdiction] shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.	Del Rey Oaks	Ongoing ▲	See above
(Program A-9.3)	Del Rey Oaks	Ongoing ▲	See above
Biological Resources Policy A-8: The City shall maintain the quality of the habitat in the Frog Pond Natural Area.	Del Rey Oaks	See BRP Programs below	
Program A-8.1: The direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park parcel into the ephemeral drainage in the natural area expansion parcel will be prohibited. No increase in the rate of flow of storm water runoff beyond pre-development quantities shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements	Del Rey Oaks	Incomplete ●	The City of Del Rey Oaks now has jurisdiction over the office park parcel and is required to implement the water quality requirements outlined in the MOA with FORA in accordance with the terms and conditions in the Biological Opinion issued by the USFWS on March 14, 2005. However, the office park parcel has not been developed so these requirements have not been implemented.

will be used for development on Polygon 31b.			
Program A-8.2: The City shall require installation of appropriate fuelbreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e., shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No building or roadway will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and park district parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers should be designed to prohibit unauthorized access into Polygon 31a.	Del Rey Oaks	Incomplete ●	Deed restrictions require implementation and compliance with HMP habitat management requirements. MOA requires compliance with HMP requirements. The HMP requires the Initiative Measure Area to include 200-foot firebreak buffer and vegetative screening adjacent to Habitat Management areas consistent with FORA policies.
<i>Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.</i>			
Biological Resources Policy B-1: The [jurisdiction] shall strive to avoid or minimize loss of sensitive species listed in Table 4.4.-2 that are known or expected to occur in areas planned for development.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: The City shall require directed, seasonally-times surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning in previously undeveloped areas of the former Fort Ord.	Del Rey Oaks	Ongoing ▲	The City shall comply with the HMP, ESA, and CESA.
Program B-1.2: If any sensitive species listed in Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.	Del Rey Oaks	Ongoing ▲	See above

<p>Biological Resources Policy B-3: The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.</p>	Del Rey Oaks	See BRP Programs below	
<p>Program B-3.1: The City shall require, prior to any development activities within the watersheds of riparian drainages, vernal pools, or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to or water quality of those drainages, ponds or wetlands.</p>	Del Rey Oaks	Ongoing ▲	See above
<p>(Program B-3.2)</p>	Del Rey Oaks	Ongoing ▲	See above
<p>Program B-3.4: The County shall coordinate with the State Department of Transportation in the design of SR 68 to assess the feasibility of avoiding the riparian forest within the alignment. Where riparian forest removal is unavoidable, the County shall request CalTrans to compensate at a 2:1 ratio of newly created habitat to lost habitat or a 4:1 acreage ratio of enhance habitat to lost habitat. Compensation and restoration could occur on other areas of Toro Creek.</p>	Del Rey Oaks	Ongoing ▲	Compliance requirement not triggered The potential Highway 68 bypass, which was shown in conceptual form on 1997 BRP maps, is not actively being proposed or pursued by any public agency, although it remains an option in Caltrans long-range planning. If it were to be implemented in the future, the bypass would be subject to various agency approvals and environmental clearance requirements.
<p><i>Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.</i></p>			
<p>Biological Resources Policy C-1: The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.</p>	Del Rey Oaks	See BRP Programs below	
<p>Program C-1.1: The [jurisdiction] shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with</p>	Del Rey Oaks	Ongoing ▲	See above

several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.			
Biological Resources Policy C-2: The [jurisdiction] shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
(Program C-2.4)	Del Rey Oaks	Incomplete ●	The City does not have an ordinance.
Program C-2.1: The City shall cluster development whenever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.	Del Rey Oaks	Ongoing ▲	The Monument RV Resort Initiative Measure requires implementation of feasible oak tree protection measures within the Initiative Measure Area boundaries. Development in areas with significant continuous stands of oak trees has not yet occurred.
Program C-2.2: The City shall apply certain restrictions for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance 3420).	Del Rey Oaks	Complete ■	The City applies Chapter 12.16 in the development review process by requiring tree removal permit approval for oak trees exceeding a specified size.
(Program C-2.5)	Del Rey Oaks	Ongoing ▲	See above
(Program C-2.3)	Del Rey Oaks	Ongoing ▲	See above
Biological Resources Policy C-3: Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.	Del Rey Oaks	See BRP Program below	
Program C-3.1: The [jurisdiction] shall review lighting and landscape plans for all development adjacent to habitat conservation and corridor areas, or other open space that	Del Rey Oaks	Ongoing ▲	See above

incorporates natural lands to ensure consistency with Policy C-3.			
<i>Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.</i>			
Biological Resources Policy D-1: The [jurisdiction] shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.	Del Rey Oaks	See BRP Programs below	
Program D-1.1: The [jurisdiction] shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act and Section 2080 of the Fish and Game Code.	Del Rey Oaks	Ongoing ▲	See above
Program D-1.2: The [jurisdiction] shall provide project applicants specific information on the protocol for recovered and relocation of particular species that may be encountered during construction activities.	Del Rey Oaks	Ongoing ▲	See above
Biological Resources Policy D-2: The [jurisdiction] shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program D-2.1: The [jurisdiction] shall develop interpretive	Del Rey Oaks	Incomplete ●	Interpretive signs have not been installed. For

signs for placement in habitat management areas. These signs shall describe the resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.			lands adjacent to Del Rey Oaks, this will be the responsibility of BLM.
Program D-2.2: The [jurisdiction] shall coordinate production of educational materials through the CRMP process.	Del Rey Oaks	Ongoing ▲	See above
Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the [jurisdiction] shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as describes measures for protecting wildlife and vegetation in adjacent habitat areas (i.e., access controls, pet controls, use of natives in the landscape, etc.)	Del Rey Oaks	Ongoing ▲	See above
<i>Objective E: Develop strategies for interim management of undeveloped natural land areas.</i>			
Biological Resources Policy E-1: The [jurisdiction] shall develop a plan describing how it intends to address the interim management of natural land areas for which the [jurisdiction] is designated as the responsible party.	Del Rey Oaks	See BRP Programs below	
Program E-1.1: The [jurisdiction] shall submit to the USFWS and CDFG, through CRMP, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of the following actions to prevent degradation of habitat: <ul style="list-style-type: none"> ▪ Control of off-road vehicle use in all undeveloped 	Del Rey Oaks	Incomplete ●	An implementation plan has not been completed. The City coordinates management of the Frog Pond open space with the Monterey Peninsula Parks and Open Space District.

<p>natural land areas.</p> <ul style="list-style-type: none"> Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors. Prevent the spread of non-native, invasive species that may displace native habitat. 			
<p>Program E-1.2: For natural lands areas under [jurisdiction] responsibility with partial or no HMP resource conservation or management requirements, the [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1.</p>	Del Rey Oaks	Complete ■	BLM lands are adjacent to but not within Del Rey Oaks.
<p>Biological Resources Policy E-2: The [jurisdiction] shall monitor activities that affect all undeveloped natural lands, including but not limited to conservation areas and habitat corridors as specified and assigned in the HMP.</p>	Del Rey Oaks	See BRP Programs below	
<p>Program E-2.1: The [jurisdiction] shall conduct Land Use Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for Fort Ord land under [jurisdiction] responsibility that has any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural lands (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect.</p>	Del Rey Oaks	Complete ■	The only open space areas within Del Rey Oaks have been granted to the MPPOSD.
CONSERVATION - AIR QUALITY		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Protect and improve air quality.</i>			
<p>Air Quality Policy A-1: Each jurisdiction shall participate in regional planning efforts to improve air quality.</p>	Del Rey Oaks	See BRP Programs below	
<p>Program A-1.1: Each jurisdiction shall continue to</p>	Del Rey Oaks	Ongoing ▲	The City cooperates with the agency as

cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.			necessary.
Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.	Del Rey Oaks	Ongoing ▲	See above
Air Quality Policy A-2: Each jurisdiction shall promote local efforts to improve air quality.	Del Rey Oaks	See BRP Programs below	
Program A-2.1: Each jurisdiction shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants.	Del Rey Oaks	Ongoing ▲	The City complies with CEQA.
Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.	Del Rey Oaks	Ongoing ▲	
Air Quality Policy A-3: Integrate the land use strategies of the California Air Resources Board's The Land Use – Air Quality Linkage – How Land Use and Transportation Affect Air Quality, into local land use decisions.	Del Rey Oaks	See BRP Programs below	
Program A-3.1: Each jurisdiction shall plan and zone properties, as well as review development proposals to promote the Land Use – Air quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.	Del Rey Oaks	Complete ■	General Plan policies support mixed use development and vehicle trip reductions. The FORP does not include residential uses within Del Rey Oaks.
Program A-3.2: Each jurisdiction shall zone high density	Del Rey Oaks	Complete ■	The City's Zoning Ordinance allows mixed use

residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.			and residential uses within commercial districts at a higher diversity than is allowed in residential districts.
CONSERVATION - Cultural Resources		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Identify and protect all cultural resources at the former Fort Ord.</i>			
Cultural Resources Policy A-1: The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The jurisdiction shall conduct a records search and a preliminary archaeological surface reconnaissance as part of environmental review for any development project(s) proposed in a high archaeological resource sensitivity zone.	Del Rey Oaks	Ongoing ▲	No development has yet occurred. However, the adopted Monument RV Resort Initiative Measure requires preparation of an archeological report that assesses the potential for cultural resources within the Initiative Measure Area. Prior to the issuance of construction permits and to the satisfaction of the City, all recommendations contained within the archeological report shall be implemented to ensure adequate protection of archeological resources, including City consultation with the local Native American tribes.
Program A-1.2: The [jurisdiction] shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale.	Del Rey Oaks	Ongoing ▲	General Plan Policies C/05-15 and C/05-16 requires identification, documentation and preservation of cultural resources.
Program A-1.3: As a contractor work specification for all new construction projects, the [jurisdiction] shall include	Del Rey Oaks	Ongoing ▲	See above.

that during construction upon the first discovery of any archaeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archaeologist and recommendations made.			
Cultural Resources Policy A-2: The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program A-2.1: The [jurisdiction] shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.	Del Rey Oaks	Ongoing ▲	See above.
Program A-2.2: If traditional cultural properties are found to exist on the [jurisdiction's] lands at the former Fort Ord, the jurisdiction shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.	Del Rey Oaks	Ongoing ▲	See above.
<i>Objective B: Preserve and protect historically significant resources at the former Fort Ord.</i>			
Cultural Resources Policy B-1: The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord's historically and architecturally significant resources.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: The [jurisdiction] shall seek funding that	Del Rey Oaks	Ongoing ▲	No historic resources are known to exist in Del

can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.			Rey Oaks.
Program B-1.2: The [jurisdiction] shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants. These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.	Del Rey Oaks	Ongoing ▲	See above.
Program B-1.3: The City shall regulate the demolition of buildings of architectural or historic importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.	Del Rey Oaks	Ongoing ▲	See above.

Goal: To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects of exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

Noise		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.</i>			
Noise Policy A-1: The City shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for	Del Rey Oaks	See BRP Programs below	

controlling noise.			
<p>Program A-1.1: The City shall adopt the land use compatibility criteria for exterior community noise shown in Table 4.5-3 for application in the former Fort Ord.</p>	Del Rey Oaks	Ongoing ▲	<p>General Plan policy N-4 does not match Table 4.5-3. However, the adopted Monument RV Resort Initiative Measure requires acoustical architectural design review by the City Planning Commission to ensure compliance with the municipal Building Code Regulations and Health Code Regulations. To support this review and prior to construction activities in the Initiative Measure Area, an acoustical study shall be prepared by a qualified acoustical engineer for the Monument RV Resort that will identify measures required to ensure compliance with the FORA and City noise guidelines.</p>
<p>Program A-1.2: The City shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise, that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord.</p>	Del Rey Oaks	Ongoing ▲	<p>No zoning standards. However, the adopted Monument RV Resort Initiative Measure requires preparation of an acoustical study by a qualified acoustical engineer prior to construction activities in the Initiative Measure area that will identify measures required to ensure compliance with the FORA and City noise guidelines. The acoustical report shall also identify noise-reducing construction practices to be employed by contractors The Monument RV Resort Initiative Measure requires development in the Initiative Measure area to be compatible with exterior noise and</p>

			construction noise performance criteria.
<i>Objective B: Ensure through land use planning that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.</i>			
Noise Policy B-1: The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.	Del Rey Oaks	See BRP Programs below	
Program B-1.1: The [jurisdiction] shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.	Del Rey Oaks	Ongoing ▲	The General Plan includes a map of airport related noise levels, but not street and related noise levels.
Program B-1.2: Wherever practical and feasible, the [jurisdiction] shall segregate sensitive receptors, such as residential land uses, from noise generators through land use.	Del Rey Oaks	Complete ■	Noise sensitive land uses are located outside areas of significant noise.
Noise Policy B-2: By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.	Del Rey Oaks	See BRP Programs below	
Program B-2.1: See description of Program A-1.1 above.	Del Rey Oaks	Ongoing ▲	See Program A-1.1 above.
Program B-2.2: See description of Program A-1.2 above.	Del Rey Oaks	Ongoing ▲	See Program A-1.2 above.
Noise Policy B-3: The City shall require that acoustical	Del Rey Oaks	Ongoing ▲	See above.

<p>studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5- 3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.</p>			
<p>There are no Programs associated with these Policies.</p>			
<p>Noise Policy B-4: The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.</p>	Del Rey Oaks	Ongoing ▲	See above.
<p>Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.</p>	Del Rey Oaks	Ongoing ▲	See above.
<p>Noise Policy B-6: If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family; and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by</p>	Del Rey Oaks	Ongoing ▲	See above.

more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.			
Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.	Del Rey Oaks	Incomplete ●	See above.
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	Del Rey Oaks	Incomplete ●	See above.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	Del Rey Oaks	Ongoing ▲	City does not have standards or regulations. However, the adopted Monument RV Resort Initiative Measure requires the preparation of an acoustical report that identifies noise-reducing construction practices to be employed by contractors within the Initiative Measure area. The

			Monument RV Resort Initiative Measure requires development in the Initiative Measure area to be compatible with exterior noise and construction noise performance criteria.
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Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.			
SAFETY -- SEISMIC AND GEOLOGIC HAZARDS		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.</i>			
Seismic and Geologic Hazards Policy A-1: The [jurisdiction] shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground-shaking, ground rupture, ground	Del Rey Oaks	Ongoing ▲	The City adopts the current version of the California Building Code every three years, including requirements for the design of each building to the appropriate seismic design category. Seismic design categories are determined by a combination of spectral response acceleration, soil type, and occupancy type. The State Department of Conservation,

<p>failure and landslides susceptibility, liquefaction and tsunamis.</p>			<p>California Geological Survey and the United States Geological Survey issue maps and data used by engineers to assess seismic conditions for the appropriate design of buildings.</p>
<p>Program A-1.2: The [jurisdiction] shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.</p>	<p>Del Rey Oaks</p>	<p>Complete ■</p>	<p>The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within Del Rey Oaks.</p>
<p>Seismic and Geologic Hazards Policy A-2: The [jurisdiction] shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.</p>	<p>Del Rey Oaks</p>	<p>See BRP Programs below</p>	
<p>Program A-2.1: The [jurisdiction] shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Del Rey Oaks.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>The CEQA process requires project- and site-specific identification, avoidance, and mitigation of seismic-related risks and impacts. This issue is then addressed at a more detailed level at the plan check (building permit) stage under applicable building code requirements. Conformance with both of these regulatory mechanisms, as needed, is ensured through state law and the individual jurisdiction's enforcement and inspection procedures.</p> <p>The Monument RV Resort Initiative Measure requires that prior to development within the Initiative Measure Area, a geotechnical report is prepared that identifies seismic and geologic hazard zones and associated risk factors for</p>

			each including feasible engineering and design techniques that address characteristics of the former Fort Ord, areas and risk factors associated with ground-shaking, ground rupture, ground failure, and landslides susceptibility, liquefaction, and tsunamis, subject to review and approval of the City of Del Rey Oaks. The Monument RV Resort must be monitored during construction to ensure compliance with the measures included in the geotechnical report and a report must be prepared and filed on public record by the City confirming such.
Program A-2.2: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector confirming such.	Del Rey Oaks	Ongoing ▲	See above
Program A-2.3: The [jurisdiction] shall continue to update and enforce the Uniform Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.	Del Rey Oaks	Ongoing ▲	Del Rey Oaks enforces building codes through their plan check and building inspection processes. The UBC has been replaced by the California Building Code (CBC) which is updated from time to time, and may be enhanced with local amendments to meet each jurisdiction's individual circumstances.
Seismic and Geologic Hazards Policy A-3: The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitual [sic] buildings and ensure the public safety.	Del Rey Oaks	See BRP Programs below	
Program A-3.1: As appropriate, the City should amend its	Del Rey Oaks	Complete ■	There are no Alquist-Priolo zones within Del

General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if not [sic] other measures are available to mitigate potential impacts.			Rey Oaks.
Program A-3.1: The County shall require construction project proponents to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the County of Monterey.	Del Rey Oaks	Ongoing ▲	The City adopts the current version of the California Building Code every three years, including requirements for the design of each building to the appropriate seismic design category.
<i>Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.</i>			
Seismic and Geologic Hazards Policy B-1: The [jurisdiction] shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous materials.	Del Rey Oaks	See BRP Program below	
Program B-1.1: The [jurisdiction] shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC. The [jurisdiction] shall implement these recommendations in accordance with the schedule.	Del Rey Oaks	Complete ■	There are no existing buildings within Del Rey Oaks' former Fort Ord lands. The City enforces building codes through their plan check and building inspection processes. The California Building Code (CBC) is updated from time to time, and may be enhanced with local amendments to meet the City's individual circumstances.

<i>Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.</i>			
Seismic and Geologic Hazards Policy C-1: The [jurisdiction] shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.	Del Rey Oaks	See BRP Program below	
Program C-1.1: The [jurisdiction] shall prepare and/or make available at City Hall libraries and other public places, information and educational materials regarding earthquake preparedness.	Del Rey Oaks	Ongoing ▲	The City provides a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.
SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.</i>			
Fire, Flood, and Emergency Management Policy A-1: The City of Del Rey Oaks shall incorporate sections the Greater Monterey Peninsula Area Plan – Safety Element relative to wildfire management for areas which the City plans to annex and which pose high or extreme fire danger.	Del Rey Oaks	See BRP Programs below	
Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.	Del Rey Oaks	See BRP Programs below	

<p>Program A-2.1: The [jurisdiction] shall incorporate the recommendations of the [jurisdiction’s] Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>The City includes the appropriate fire department in the review of development and building proposals. Note that the Uniform Building Code is superseded by the California Building Code (including the California Fire Code).</p>
<p>Fire, Flood, and Emergency Management Policy A-3: The [jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.</p>	<p>Del Rey Oaks</p>	<p>See BRP Programs below</p>	
<p>Fire, Flood, and Emergency Management Policy A-4: The [jurisdiction] shall develop in cooperation with other Fort Ord jurisdictions and the surrounding communities fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire “fuel management program” in conjunction with (the County of Monterey) and the Bureau of Land Management.</p>	<p>Del Rey Oaks</p>	<p>See BRP Programs below</p>	
<p>Program A-4.1: The [jurisdiction] shall develop with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>The City is a participant in the State Master Mutual Aid Agreement and/or the Monterey County Fire Chiefs Association In County Mutual Aid Plan.</p>
<p>Program A-4.2: The [jurisdiction] shall develop a public</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>The City of Seaside’s Fire Department provides</p>

education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.			fire protection for Del Rey Oaks and posts a range of information on fire safety and prevention on the City's website, and provides speakers for schools or other venues and audiences.
Fire, Flood, and Emergency Management Policy A-5: The [jurisdiction] shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the [jurisdiction] plans to annex in order to provide acceptable fire/emergency response time.	Del Rey Oaks	Ongoing ▲	The nearest fire station (operated by the City of Seaside) is located at 1635 Obama Way/Broadway Ave and provides adequate first response for most areas of Fort Ord within the City of Del Rey Oaks.
<i>Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.</i>			
Fire, Flood, and Emergency Management Policy B-1: The [jurisdiction] shall identify areas within the former Fort Ord that may be subject to 100-year flooding (in the Salinas River Bluffs area) and restrict construction of habitable building structures in this area.	Del Rey Oaks	Complete ■	No parts of Del Rey Oaks within Fort Ord are designated as 100-year flood zones.
<i>Objective C: Promote public safety through effective and efficient emergency management preparedness.</i>			
Fire, Flood, and Emergency Management Policy C-1: The [jurisdiction] shall develop an emergency preparedness and management plan, in conjunction with the (City of Seaside, City of Marina, the County of Monterey), and appropriate fire, medical, and law enforcement agencies.	Del Rey Oaks	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall identify city emergency evacuation routes and emergency response staging areas with those of the (City of Seaside, City of Marina, and the County of Monterey), and shall adopt the	Del Rey Oaks	Incomplete ●	The City of Del Rey Oaks does not have adopted evacuation routes. However, the development approved by the adopted Monument RV Resort Initiative Measure is

Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the [jurisdiction's] emergency response plans.			compatible with and adheres to the Fort Ord Evacuation Routes.
Program C-1.2: The [jurisdiction] shall establish a community education program to train volunteers to assist police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Del Rey Oaks	Ongoing ▲	The Central Coast Community Emergency Response Team (CERT) Association provides training for citizens and community organizations in Monterey County.
Program C-1.3: The [jurisdiction] shall identify a “critical facilities” inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.	Del Rey Oaks	Complete ■	The City of Del Rey Oaks has not prepared an inventory or operations plan for critical facilities. None exist within Fort Ord.

SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY		(Draft)	(Draft)
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.</i>			
Hazardous and Toxic Materials Safety Policy A-1: The [jurisdiction] shall monitor and report to the public all progress made on the RA-ROD.	Del Rey Oaks	See BRP Programs below	
Program A-1.1: The City shall make timely reviews of the RA-ROD implementation progress and maintain a public record of property locations which contain hazardous material, including a timetable for and the extent of remediation to be expected.	Del Rey Oaks	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office. Areas within Del Rey Oaks have been remediated to non-residential standards.
Program A-1.2: The [jurisdiction] shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation including treatment, storage, transportation, and disposal.	Del Rey Oaks	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.	Del Rey Oaks	Ongoing ▲	The jurisdictions coordinate with the DENR for review of plans within Fort Ord. Note: "OE" refers to ordnance and explosives.
Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing.	Del Rey Oaks	Incomplete ●	No municipal code exists which ensures notification of workers of excavation safety procedures. No development has yet occurred.

<p>This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.</p>			<p>However, the adopted Monument RV Resort Initiative requires all construction crew members and supervisors to attend a U.S. Army sponsored ordnance and explosive safety briefing prior to the commencement of construction within the Initiative Measure Area.</p>
<p><i>Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.</i></p>			
<p>Hazardous and Toxic Materials Safety Policy B-1: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials and provide for the protection of the public during remediation activities.</p>	<p>Del Rey Oaks</p>	<p>See BRP Programs below</p>	
<p>Program B-1.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contain asbestos and/or lead base paint.</p>	<p>Del Rey Oaks</p>	<p>Complete ■</p>	<p>There are no buildings within Del Rey Oaks area of Fort Ord.</p>
<p>Program B-1.2: The [jurisdiction] shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors.</p>	<p>Del Rey Oaks</p>	<p>Complete ■</p>	<p>See above.</p>
<p>Program B-1.3: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of those site containing ordnance and</p>	<p>Del Rey Oaks</p>	<p>Ongoing ▲</p>	<p>This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the</p>

explosive (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.			BRAC office.
Program B-1.4: The [jurisdiction] shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.	Del Rey Oaks	Complete ■	Del Rey Oaks Municipal Code Chapter 8.12.070 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).
Hazardous and Toxic Materials Safety Policy B-2: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.	Del Rey Oaks	See BRP Programs below	
Program B-2.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of landfill or hazardous materials storage sites, including closure and postclosure activities.	Del Rey Oaks	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program B-2.2: The [jurisdiction] shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that landfill closure or hazardous materials storage and restoration activities are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use the landfill, and that such uses are consistent with the administrative covenants and all post closure activities.	Del Rey Oaks	Ongoing ▲	DTSC and BRAC make final determinations on completion and compliance on hazardous materials site restoration. The jurisdictions are in communication regarding the status of clean-up operations. The jurisdictions receive written determinations from DTSC and BRAC and keep them on file for public review upon request.
<i>Objective C: Ensure public safety in the future handling of</i>			

<i>hazardous materials on land at the former Fort Ord.</i>			
Hazardous and Toxic Materials Safety Policy C-1: The [jurisdiction] shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.	Del Rey Oaks	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the County Environmental Health Department.	Del Rey Oaks	Ongoing ▲	The City reviews the use of hazardous materials in its permit review and environmental review processes.