



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE and PLANNERS WORKING GROUP SPECIAL MEETING Wednesday, May 20, 2020 at 8:30 a.m. AGENDA

This meeting may only be accessed remotely using the following Zoom link:

<https://zoom.us/j/956115894>

Please review FORA's updated meeting protocol and remote meeting best practices here:

[https://fora.org/remote\\_meetings\\_protocols](https://fora.org/remote_meetings_protocols)

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM
2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE
3. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Due to the [Governors Stay at Home Order](#) and recent [Executive Order related to Public Meetings Protocols](#), all FORA Meetings will now be conducted via Zoom. Public comments should be emailed to [board@fora.org](mailto:board@fora.org). Thank for your patience and understanding during these unprecedented times.

- |   |                    |
|---|--------------------|
| <b>4. APPROVAL OF MEETING MINUTES</b>                     | <b>ACTION</b>      |
| a. May 6, 2020 Meeting Minutes                            |                    |
| <b>5. May 14, 2020 BOARD MEETING FOLLOW-UP</b>            | <b>INFORMATION</b> |
| <b>6. MAY 22, 2020 BOARD MEETING AGENDA REVIEW (p. 5)</b> | <b>INFORMATION</b> |
| <b>7. BUSINESS ITEMS</b>                                  |                    |
| a. Campus Town Consistency Determination (p. 69)          | <b>ACTION</b>      |
| b. Transition Plan Implementing Agreement (p. 249)        | <b>INFORMATION</b> |
| <b>8. ITEMS FROM MEMBERS</b>                              |                    |

*Receive communication from Committee members as it pertains to future agenda items.*

9. ADJOURNMENT

**NEXT REGULAR MEETING: Wednesday, June 3, 2020 at 8:30 a.m.**

The video of this meeting and its materials will be available online at [www.fora.org](http://www.fora.org)  
Contact Deputy Clerk Harry Tregenza with questions/concerns: [harry@fora.org](mailto:harry@fora.org)



## **FORT ORD REUSE AUTHORITY**

### **ADMINISTRATIVE COMMITTEE MEETING MINUTES**

**8:30 a.m. Wednesday, May 6, 2020 | This meeting was held at the following Zoom link:  
<https://zoom.us/j/956115894>**

#### **1. CALL TO ORDER**

Co-Chair Joshua Metz called the meeting to order at 8:30 a.m.

The following members were present:

Melanie Beretti\* (County of Monterey)  
Layne Long\* (City of Marina)  
Anya Spear (CSUMB)  
Bill Collins (BRAC)  
Matt Deal (MST)

Hans Uslar\* (City of Monterey)  
Craig Malin\* (City of Seaside)  
Dino Pick \* (City of Del Rey Oaks)  
Mike Zeller (MCWD)  
\*Voting Member

#### **2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Mr. Metz announced the following:

- FORA staff received a letter from Jonathan Brinkmann of LAFCO regarding today's meeting and FORA Dissolution Items
- FORA staff received an updated submittal from the City of Seaside for the Campus Town consistency determination. FORA will be working with Steve Flint of Regional Government Services ("RGS") to start the process of reviewing the consistency determination and forming a Planners Working Group.

Mr. Long announced that the Marina City Council approved the FORA bond, funding agreements, and indentures last night.

#### **3. PUBLIC COMMENT PERIOD**

Public comment was received.

#### **4. APPROVAL OF MEETING MINUTES**

- March 25, 2020 Special Meeting Minutes
- April 1, 2020 Meeting Minutes
- April 15, 2020 Meeting Minutes

**MOTION:** On motion by Committee member Beretti, seconded by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve the March 11, 2020, April 1, 2020, April 15, 2020, Meeting Minutes.

#### **MOTION PASSED UNANIMOUSLY**

#### **5. MAY 14, 2020 BOARD MEETING AGENDA REVIEW**

Mr. Metz reviewed the May 14, 2020 Board Meeting agenda. He noted on the consent agenda are meeting minutes and the Transition Status report, which doubles as an update to LAFCO. He discussed other consent agenda items such as the vacation cash-out policy. He then noted that the

Board will be asked to approve a resolution on the Bond indenture. Mr. Metz and Mr. Giffen answered questions from Board members on the upcoming Bond item. He noted that following will be an item with four MOA's for the Board to approve, which will transfer CIP and General Fund Projects to various jurisdictions. A discussion took place among the members and FORA staff regarding the MOA and bond item.

**6. BUSINESS ITEMS**

a. Transition Plan Implementing Agreement ("TPIA") Final Draft

Mr. Metz introduced the item and noted that Ms. Flint will be presenting on this Item. Ms. Flint gave the Committee a background on the TPIA Final Draft. She noted there are no action to be taken today, but wanted to provide time for any discussion needed. She noted that she has spoken with Mr. Pick and that Del Rey Oaks' City Council is considering moving forward with this item, noting this discussion began at the March 11, 2020 Administrative Committee meeting. She is hoping that these agreements get approved by FORA's sunset and will be relying on the individual jurisdictions to help with this. She noted that there have been questions on enforceability, but she and Mr. Giffen still believe it is valuable to implement. A discussion took place among the members regarding the item. Public comment was heard on the item and Ms. Flint and Mr. Metz answered questions from the public.

**7. ITEMS FROM MEMBERS**

None

**8. ADJOURNMENT** at 9:14 a.m.

Minutes Prepared By:

Harrison Tregenza  
Deputy Clerk

**- START -**

**DRAFT  
BOARD PACKET**



# FORT ORD REUSE AUTHORITY

**SPECIAL MEETING**  
**FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS**  
Friday, May 22, 2020 at 1:00 p.m.  
**AGENDA**

**ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON MAY 21, 2020.**

THIS MEETING MAY BE ACCESSED REMOTELY USING THE FOLLOWING ZOOM LINK:  
[HTTPS://ZOOM.US/J/956115894](https://zoom.us/j/956115894)

PLEASE REVIEW FORA'S UPDATED REMOTE MEETINGS PROTOCOL AND BEST PRACTICES HERE:  
[HTTPS://FORA.ORG/REMOTE\\_MEETINGS\\_PROTOCOLS](https://fora.org/remote_meetings_protocols)

**1. CALL TO ORDER**

**2. CLOSED SESSION**

- a. Conference with Legal Counsel – Gov. Code §54956.9(d)(2): Anticipated Litigation, Significant Exposure to Litigation, four potential cases.

**3. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

**4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

**5. ROLL CALL**

*FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.*

**6. CONSENT**

- a. March 27, 2020 Special Board Meeting Minutes  
**Recommendation:** Approve March 27, 2020 Special Meeting Minutes
- b. March 31, 2020 Finance Committee Meeting Minutes  
**Recommendation:** Approve March 31, 2020 Finance Committee Meeting Minutes
- c. April 9, 2020 Board Meeting Minutes  
**Recommendation:** Approve April 9, 2020 Meeting Minutes
- d. April 17, 2020 Special Board Meeting Minutes  
**Recommendation:** Approve April 17, 2020 Special Meeting Minutes

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

*BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are **not to exceed 3 minutes** or as otherwise determined by the Chair.*

- a. Memoranda of Agreements (“MOA”) for Capital Improvement Program (“CIP”) and General Fund Project Transfers - 2<sup>nd</sup> Vote **ACTION**  
**Recommendation:** Approve Resolution 20-xx: Authorizing Executive Officer to execute MOAs to support the transfer of three CIP in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.

1. Memorandum of Agreement Regarding Funding to be Provided for Removal of the City of Marina Stockade and Ancillary Buildings
2. Memorandum of Agreement Regarding Funding to be Provided for the Repair of Stormwater Infiltration Units - Eucalyptus Road
3. Memorandum of Agreement Regarding Funding to be Provided for the South Boundary Roadway and the Intersection at General Jim Moore Boulevard Improvements

b. Memorandum of Agreement (“MOA”) for General Fund Project Transfer **ACTION**

**Recommendation:** Approve Resolution 20-xx: Authorizing Executive Officer to execute MOA to support the transfer of one General Fund Project, in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.

1. Memorandum of Agreement Regarding Funding to be Provided to County of Monterey County for Oak Woodlands Project

c. Bond Purchase Agreements, Preliminary Official Statement, and Indenture of Trust **ACTION**

**Recommendation:** Adopt Resolution 20-xx: Approving, and Authorizing the Execution and Delivery of, Bond Purchase Agreements and Preliminary Official Statement, and Ratifying Changes to Bond Indenture of Trust in Connection with Tax Allocation Bonds to Fund Building Removal Costs, and Approving Related Actions.

d. 2020 Transition Plan **INFORMATION**

**Recommendation:** Receive 2020 Transition Plan

**8. PUBLIC COMMENT PERIOD**

**INFORMATION**

*Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Board action. Due to the [Governors Stay at Home Order](#) and recent [Executive Order related to Public Meetings Protocols](#), all FORA Meetings will now be conducted via Zoom. Public comments should be emailed to [board@fora.org](mailto:board@fora.org). Thank for your patience and understanding during these unprecedented times.*

**9. ITEMS FROM MEMBERS**

**INFORMATION**

*Receive communication from Board members as it pertains to future agenda items.*

**10. ADJOURNMENT**

**NEXT SPECIAL MEETING: Thursday, June 4, 2020 AT 2:00 P.M.**



**FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS SPECIAL MEETING MINUTES**

**1:00 p.m., Friday, March 27, 2020 | This meeting was held at the following Zoom link:  
<https://zoom.us/j/956115894>**

**1. CALL TO ORDER**

Chair Supervisor Jane Parker called the meeting to order at 1:03 p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Supervisor Jane Parker.

**3. CLOSED SESSION**

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Resource Environmental, Inc. v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 20CV000771, Pending Litigation
- b. Conference with Legal Counsel—Gov. Code §54956.9(a), (d)(1): Fort Ord Reuse Authority v. All Persons Interested in the Matter of the Issuance and Sale of Bonds by the Fort Ord Reuse Authority and the Tax Increment Revenue Pledged To, and to be Used for, the Repayment of Such Bonds. Monterey County Superior Court Case No.: 20CV000381, Pending Litigation.
- c. Conference with Legal Counsel—Gov. Code §54956.9(d)(2): Anticipated Litigation, Significant Exposure to Litigation, one potential case.

Time Entered: 1:09 p.m.

Time Exited: 1:22 p.m.

**4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

Authority Counsel Jon Giffen provided an update to the Board. No action to report.

**5. ACKNOWLEDGMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

- Executive Officer Joshua Metz announced that FORA has received correspondence from:
  - The City of Marina regarding Monterey County's request to reallocate bond proceeds.
  - Monterey County regarding post-FORA funding requests.
  - The City of Seaside regarding post-FORA funding requests.
- Mr. Metz acknowledged FORA staff and consultants for their work getting FORA to its sunset date.

**6. ROLL CALL**

**Voting Members Present:**

Supervisor Jane Parker (County of Monterey), Supervisor John Phillips (County of Monterey), Mayor Pro-Tem Gail Morton (City of Marina), Supervisor Mary Adams (County of Monterey), Councilmember Frank O'Connell (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Joe Gunter (City of Salinas), Councilmember Jan Reimers (City of Carmel-by-the-Sea), Councilmember Cynthia Garfield (City of Pacific Grove), Mayor Mary Ann Carbone (City of Sand City), Councilmember John Gaglioti (Del Rey Oaks).

**Ex-officio (Non-Voting) Board Members Present:**

Colleen Courtney (17<sup>th</sup> State Senate District), Steve Matarazzo (University of California, Santa Cruz), David Martin (Monterey Peninsula College), Dr. Eduardo Ochoa (CSUMB), Keith Van Der Maaten (MCWD).

**7. BUSINESS ITEMS**

**a. Consider COVID-19 Public Meeting Protocols**

Mr. Metz noted that FORA staff is following protocol set forth by Governor Gavin Newsom and the Monterey County Health Department. He noted that Governor Newsom has made several executive orders regarding suspension of the Ralph M. Brown Act, most notably Executive Order N-29-20. Ms. Flint added that FORA is codifying these legal changes via a resolution and that they will stay this way unless the Brown Act is changed again before FORA sunsets. Ms. Flint then answered questions from the Board. Public comment was heard on the item.

**MOTION:** On motion by Board member Morton and seconded by Board member Carbone and carried by the following vote, the Board moved to adopt Resolution 20-01 directing staff to implement COVID-19 Public Meeting Protocols.

**MOTION PASSED UNANIMOUSLY**

**b. Review Building Removal Bond Documents**

Member Parker and Mr. Metz introduced the item, noting this will be part of a series of items that will culminate with a decision in April, with no decision required today. Mr. Thimmig gave the Board an overview of the updated Bond Indenture of Trust and answered questions from members of the Board. Then Mr. Northcross gave an update on the impacts that COVID-19 is having on the bond market and how FORA's impending building removal bonds will be affected by the changes. Mr. Northcross then answered questions from the Board members. Public comment was heard on this item. A discussion took place regarding the allocations of building removal bond funds. Member Garfield asked that staff provide the Board a review of the bond allocation methodology at the April 9, 2020 Board meeting.

**8. PUBLIC COMMENT**

No public comment was received.

**9. ITEMS FROM MEMBERS**

Dr. Ochoa announced there has been interest locally in using empty CSUMB facilities for overflow needs from local hospitals. Governor Newsom reached out to the California State University ("CSU") Chancellor and various CSUs are coordinating on this. CSUMB has been contacted by various local parties but will wait until direction is given from the CSU Chancellor before making any decisions. Mr. Metz noted that the Habitat Working Group ("HWG") met earlier that day and made a recommendation that will be coming to the FORA Board in the packet for the April 9, 2020 Board meeting. He also noted the HWG has come to an agreement that they no longer need to meet, making this morning's meeting their last meeting.

**10. ADJOURNMENT** at 2:45 p.m.

Minutes Prepared by:



Harrison Tregenza  
Deputy Clerk

Approved by:

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Joshua Metz Executive Officer

DRAFT



**FORT ORD REUSE AUTHORITY  
FINANCE COMMITTEE MEETING MINUTES**

**11:00 a.m., Tuesday, March 31, 2020 | This meeting was held at the following Zoom link:  
<https://zoom.us/j/956115894>**

**1. CALL TO ORDER/ESTABLISHMENT OF QUORUM**

Chair Joe Gunter called the meeting to order at 11:05 a.m.

**MEMBERS PRESENT:**

Mayor Joe Gunter (City of Salinas)  
Cynthia Garfield (City of Pacific Grove)  
Councilmember Jon Wizard (City of Seaside)  
Nicole Hollingsworth (CSUMB)

**2. PLEDGE OF ALLEGIANCE** was led by Councilmember Cynthia Garfield.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

- None

**4. PUBLIC COMMENT PERIOD**

There were no comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

- February 24, 2020 Regular Meeting Minutes

**MOTION:** On motion by Committee member Wizard and seconded by Committee member Garfield and carried by the following vote the Finance Committee approved the regular meeting minutes of February 24, 2020.

Item 5a: Motion	
Mayor Joe Gunther	AYE
Councilmember Jon Wizard	AYE
Nicole Hollingsworth	ABSTAIN
Councilmember Cynthia Garfield	AYE

**Motion Passed by Majority (3 AYES; 1 ABSTENTION)**

**6. BUSINESS ITEMS**

- Draft Fiscal Year 2019-20 Mid-Year Budget Review

FORA Controller Helen Rodriguez introduced the item, giving the Committee a detailed presentation on the draft Fiscal Year (FY) 19-20 Mid-Year Budget. She noted with the economic changes due to COVID-19, she may change the estimate on Development Fees funds from \$3,659,356 down to \$3,000,000. Committee members were in agreement with Ms. Rodriguez on making the adjustment. Ms. Rodriguez then continued through the presentation, going over the expected fund balances and discussing where the fund balances had been assigned. She also

went over expenditures line by line, noting any changes. Ms. Rodriguez then answered questions from the Committee.

**MOTION:** On motion by Committee member Garfield and seconded by Committee member Wizard and carried by the following vote the Finance Committee moved to approve the FY 19-20 Mid-Year Budget with the following changes:

- Reduce estimated development fees by \$700,000
- Change the recommendation on CalPERS reserve to \$1.5 million

**MOTION PASSED UNANIMOUSLY**

b. FORA Active Asset List Review

Ms. Rodriguez provided the Committee an update on status of the FORA asset list and discussed what is still unclaimed.

**MOTION:** On motion by Committee member Gunther and seconded by Committee member Wizard and carried by the following vote, the Finance Committee moved to recommend all remaining unclaimed assets be donated to the Veterans Transition Center.

Item 6b: Motion	
Mayor Joe Gunther	AYE
Councilmember Jon Wizard	AYE
Nicole Hollingsworth	ABSTAIN
Councilmember Cynthia Garfield	AYE

**Motion Passed by Majority (3 AYES; 1 ABSTENTION)**

**7. ITEMS FROM MEMBERS**

There were no items from members.

**8. ADJOURNMENT** at 11:36 a.m.

Minutes Prepared by:  
Harrison Tregenza  
Deputy Clerk



**FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

**2:00 p.m., Thursday, April 9, 2020 | This meeting was held at the following Zoom link:  
<https://zoom.us/j/956115894>**

**1. CALL TO ORDER**

Chair Jane Parker called the meeting to order at 2:00p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was waived due to the remote nature of the meeting.

**3. CLOSED SESSION**

- a. Conference with Legal Counsel – Gov. Code §54956.9(d)(2): Anticipated Litigation, Significant Exposure to Litigation, one potential case.  
FORA Authority Counsel Jon Giffen noted there is nothing to report on Item 3a and that it should be deferred to another time.

**4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

None

**5. ACKNOWLEDGMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

Executive Officer Joshua Metz announced the following:

- As of April 9, 2020, there are 82 days until FORA's sunset.
- The Drone, Automation, and Robotics Technology ("DART") Symposium is being re-tooled for an online offering.
- FORA has received correspondences from:
  - Carpenters Union Local 605 regarding the Master Resolution;
  - Doug Yount regarding the Transition Plan.
- He has seen incredible examples of community resilience in the face of the coronavirus:
  - Dr. Diffenbaugh and the folks at MPUSD providing meals and distance learning;
  - Monterey County prioritizing farmworker safety;
  - The County and City of Monterey communicating the circumstances that they are facing;
  - Joby Aviation and Parallel Flight Technology have pivoted quickly to producing personal protective equipment;
  - Kevin Dayton has had an impact sharing information regarding the current situation
- Acknowledgement FORA staff and consultant team maintaining seamless continuity of progress towards time-sensitive work and the professionalism and competence in taking that all on.

Chair Jane Parker mentioned her thanks to the FORA staff.

## 6. ROLL CALL

### Voting Members Present:

Supervisor Jane Parker (County of Monterey), Supervisor John Phillips (County of Monterey), Mayor Pro-Tem Gail Morton (City of Marina), Supervisor Mary Adams (County of Monterey), Councilmember Frank O'Connell (City of Marina), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Joe Gunter (City of Salinas), Councilmember Jan Reimers (City of Carmel-by-the-Sea), Councilmember Cynthia Garfield (City of Pacific Grove), Mayor Mary Ann Carbone (City of Sand City), Councilmember John Gaglioti (Del Rey Oaks)

### Ex-officio (Non-Voting) Board Members Present:

Katharine Moon (20<sup>th</sup> Congressional District), Steve Matarazzo (University of California, Santa Cruz), Philip Sanders (United States Army), Bill Collins (Base Realignment and Closure), David Martin (Monterey Peninsula College), Dr. P.K. Diffenbaugh (Monterey Peninsula Unified School District), Dr. Eduardo Ochoa (CSUMB), Keith Van Der Maaten (MCWD)

## 7. CONSENT AGENDA

- a. Approve February 21, 2020 Meeting Minutes
- b. Administrative Committee
- c. Environmental Services Cooperative Agreement Quarterly Report ("ESCA")
- d. 2018 Transition Plan Status Report

**MOTION:** On motion by Board member Phillips and seconded by Board member Haffa and carried by the following vote, the Board moved to approve the April 9, 2020 consent agenda

### MOTION PASSED UNANIMOUSLY

## 8. BUSINESS ITEMS

- a. FY 19-20 General and CIP Mid-Year Budget Review

Mr. Metz introduced the item and then had Helen Rodriguez go over the item with the Board of Directors. She noted that she's giving a brief overview of the Mid-Year Budget and that there are further details in the packet if needed. Ms. Rodriguez went over the Mid-Year Budget line by line, explaining balances and shortfalls, and then answered questions from the Board. She then went over FORA staff's four requested actions and answered questions from the Board.

**MOTION:** On motion by Board member Haffa and seconded by Board member Gunter and carried by the following vote, the Board moved to adopt the following FORA staff recommendations:

1. Approve the FY 19-20 Mid-Year CIP Budget
2. Approve the FY 19-20 General Budget
3. Approve \$1.5 Million General Fund Reserve be set aside for CalPERS Retirement Termination Fund
4. Adopt the FY 2019-20 Mid-Year General and CIP Budgets as recommended by the Administrative, Finance and Executive Committee.

### MOTION PASSED UNANIMOUSLY

*\*Chair Jane Parker requested that Item 8c be heard next.*

**c. Building Removal Bond Distribution Methodology Review**

Mr. Metz introduced the item and gave the Board a background on where they are. He then went over the bond distribution options that the Administrative Committee has considered in December 2019. Mr. Metz finished his summary of the topic by introducing the three options to consider: Option 1: Maintain December 13, 2019 Allocations; Option 2: Accept March 6, 2020 Administrative Committee Recommendation & Amend Allocations; and Option 3: Direct Alternative Allocations. Mr. Mark Northcross gave the Board an update on the bond market and where he projects FORA's bonds will land. Mr. Metz and Mr. Northcross then answered questions from the Board. A discussion took place among the members of the Board regarding the potential bond allocations. Public comment was heard on the item. A discussion took place on whether to vote on this item or table it for the next Board meeting. Chair Jane Parker then tabled this item so the Board could discuss Item 8b.

**b. Habitat Working Group (HWG) Ad-Hoc Committee Report & Set Aside Funds Distribution Recommendation**

Ms. Flint introduced the item and explained why it was brought forward to the Board. She walked the Board through five options that were presented to the HWG and explained the details of Option 5, which is the option the HWG chose. A discussion took place among the members regarding this item. Ms. Flint answered questions from the Board members. Public comment was then heard on this item. Ms. Erin Harwayne answered questions from the public. Members of the Board continued to discuss the options for item.

**MOTION:** On motion by Board member Phillips, seconded by Board member Haffa and carried by the following vote, the Board moved to adopt Alternative 1: Acres of Habitat (Need) Based which allocates the following percentages: Monterey County – 79.9% (\$13,270,377), City of Marina – 7.9% (\$1,316,015), City of Seaside – 7.4% (\$1,222,026), City of Del Rey Oaks – 4.5% (\$748,071), and City of Monterey – 0.3% (\$45,053).

<i>Item 8b: Motion</i>			
<i>Director Parker</i>	<i>AYE</i>	<i>Director Reimers</i>	<i>AYE</i>
<i>Director Garfield</i>	<i>AYE</i>	<i>Director Phillips</i>	<i>AYE</i>
<i>Director O'Connell</i>	<i>NO</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Morton</i>	<i>AYE</i>	<i>Director Wizard</i>	<i>AYE</i>
<i>Director Adams</i>	<i>AYE</i>	<i>Director Oglesby</i>	<i>AYE</i>
<i>Director Carbone</i>	<i>AYE</i>	<i>Director Haffa</i>	<i>AYE</i>
<i>Director Gunter</i>	<i>AYE</i>		

**Motion Passed by Majority (11 AYES; 1 NO)**

*\*Chair Jane Parker requested that the Board go back to Item 8c.*

**c. Ms. Parker asked for the Board members to bring forward a motion on this item.**

**MOTION:** On motion by Board member Morton, seconded by Board member Haffa and carried by the following vote, the Board moved to adopt Scenario 1: December 13, 2019 Allocations which allocates the following percentages: City of Marina – 50% (\$15,000,000),

City of Seaside – 32.3% (\$9,675,000), TAMC, MST, MCWD – 13.3% (\$3,975,000), and Monterey County – 4.5% (\$1,350,000).

<i>Item 8c: Motion</i>			
<i>Director Parker</i>	<i>AYE</i>	<i>Director Reimers</i>	<i>AYE</i>
<i>Director Garfield</i>	<i>NO</i>	<i>Director Phillips</i>	<i>NO</i>
<i>Director O’Connell</i>	<i>AYE</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Gunter</i>	<i>NO</i>	<i>Director Wizard</i>	<i>AYE</i>
<i>Director Adams</i>	<i>AYE</i>	<i>Director Oglesby</i>	<i>AYE</i>
<i>Director Carbone</i>	<i>AYE</i>	<i>Director Haffa</i>	<i>AYE</i>

**Motion Passed by Majority (10 AYES; 3 NOES)**

**d. 2020 Transition Plan**

Ms. Parker asked that this Item be tabled to the April 17, 2020 Special Board meeting. Ms. Flint requested that Board members and their legal counsels submit their comments on the proposed 2020 Transition Plan.

**MOTION:** On motion by Member Garfield, seconded by Haffa, the Board moved to table Item 8d to the April 17, 2020 Special Board meeting and extend the current meeting past 5:00 p.m. so that public comment can be heard.

**MOTION PASSED UNANIMOUSLY**

**9. PUBLIC COMMENT**

No public comment was received.

**10. ITEMS FROM MEMBERS**

None

**11. ADJOURNMENT at 5:13 p.m.**

Minutes Prepared by:  
Harrison Tregenza  
Deputy Clerk

Approved by:

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Joshua Metz Executive Officer



**FORT ORD REUSE AUTHORITY  
BOARD OF DIRECTORS SPECIAL MEETING MINUTES**

**1:00 p.m., Friday, April 17, 2020 | This meeting was held at the following Zoom link:  
<https://zoom.us/j/956115894>**

**1. CALL TO ORDER**

Chair Jane Parker called the meeting to order at 1:00p.m.

**2. CLOSED SESSION**

- a. Conference with Legal Counsel – Gov. Code §54956.9(d)(2): Anticipated Litigation, Significant Exposure to Litigation, one potential case

**3. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

N/A

**4. ACKNOWLEDGMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

*Recording not available.*

**5. ROLL CALL**

**Voting Members Present:**

Supervisor Jane Parker (County of Monterey), Supervisor John Phillips (County of Monterey), Mayor Pro-Tem Gail Morton (City of Marina), Supervisor Mary Adams (County of Monterey), Councilmember Alan Haffa (City of Monterey), Mayor Ian Oglesby (City of Seaside), Councilmember Jon Wizard (City of Seaside), Mayor Joe Gunter (City of Salinas), Councilmember Jan Reimers (City of Carmel-by-the-Sea), Councilmember Cynthia Garfield (City of Pacific Grove), Mayor Mary Ann Carbone (City of Sand City), Councilmember John Gaglioti (City of Del Rey Oaks), Councilmember Alan Haffa (City of Monterey) **Ex-**

**officio (Non-Voting) Board Members Present:**

Steve Matarazzo (University of California, Santa Cruz), Col. Gregory Ford (United States Army), David Martin (Monterey Peninsula College), Dr. P.K. Diffenbaugh (Monterey Peninsula Unified School District), Dr. Eduardo Ochoa (CSUMB, Debbie Hale (TAMC)

**6. BUSINESS ITEMS**

- a. Habitat Working Group (HWG) Ad-Hoc Committee Report & Set Aside Funds Distribution Recommendation - 2nd vote

Ms. Parker introduced the item and Mr. Metz gave the Board members a summary of the previous discussion on this item and reminded them of the motion at hand. A discussion took place among the members and Mr. Metz and Ms. Flint answered questions from the Board. Public comment was heard on the item.



**MOTION:** On motion by Board member Phillips, seconded by Board member Haffa and carried by the following vote, the Board moved to adopt Alternative 1: Acres of Habitat (Need) Based which allocates the following percentages: Monterey County – 79.9% (\$13,270,377), City of Marina – 7.9% (\$1,316,015), City of Seaside – 7.4% (\$1,222,026), City of Del Rey Oaks – 4.5% (\$748,071), and City of Monterey – 0.3% (\$45,053).

**MOTION PASSED UNANIMOUSLY**

Mr. Metz noted that the 3/13/20 and 3/27/20 Habitat Working Group (“HWG”) minutes were not approved at the 4/9/20 Board meeting and asked if they should be approved under this item. Ms. Parker agreed and called for a vote.

**MOTION:** On motion by Board member Gaglioti, seconded by Board member Oglesby and carried by the following vote, the Board moved to approve the 3/13/20 and 3/27/20 HWG meeting minutes.

<i>HWG Minutes from 4/9/20 Board Meeting</i>			
<i>Director Parker</i>	<i>AYE</i>	<i>Director Reimers</i>	<i>ABSTAIN</i>
<i>Director Garfield</i>	<i>AYE</i>	<i>Director Phillips</i>	<i>AYE</i>
<i>Director O’Connell</i>	<i>AYE</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Morton</i>	<i>AYE</i>	<i>Director Wizard</i>	<i>AYE</i>
<i>Director Adams</i>	<i>AYE</i>	<i>Director Oglesby</i>	<i>AYE</i>
<i>Director Carbone</i>	<i>AYE</i>	<i>Director Haffa</i>	<i>AYE</i>
<i>Director Gunter</i>	<i>AYE</i>		

**Motion Passed by Majority (12 AYES; 1 ABSTENTION)**

**b. Building Removal Bond Distribution Methodology Review - 2nd vote**

Mr. Metz introduced the item and gave the Board a reminder of the motion at hand. A discussion took place among the Board members. Mr. Metz answered questions from Board members. Public comment was heard.

**MOTION:** On motion by Board member Morton, seconded by Board member Haffa and carried by the following vote, the Board moved to adopt Scenario 1: December 13, 2019 Allocations which allocates the following percentages: City of Marina – 50% (\$15,000,000), City of Seaside – 32.3% (\$9,675,000), TAMC, MST, MCWD – 13.3% (\$3,975,000), and Monterey County – 4.5% (\$1,350,000).

<i>Item 6a: 2<sup>nd</sup> Vote</i>			
<i>Director Parker</i>	<i>AYE</i>	<i>Director Reimers</i>	<i>AYE</i>
<i>Director Garfield</i>	<i>AYE</i>	<i>Director Phillips</i>	<i>NO</i>
<i>Director O’Connell</i>	<i>AYE</i>	<i>Director Gaglioti</i>	<i>AYE</i>
<i>Director Morton</i>	<i>AYE</i>	<i>Director Wizard</i>	<i>AYE</i>
<i>Director Adams</i>	<i>AYE</i>	<i>Director Oglesby</i>	<i>AYE</i>

Director Carbone	AYE	Director Haffa	AYE
Director Gunter	NO		

**Motion Passed by Majority (11 AYES; 2 NOES)**

*\*Chair Jane Parker requested that Item 8d be heard next.*

**d. Mechanics of Habitat Funds Distribution**

Mr. Metz introduced the item and noted that Mr. David Willoughby will be presenting on this item. Mr. Willoughby started the discussion by bringing up the memo that FORA Authority Counsel wrote on the item. The memo discussed the different options that can be taken to distribute Community Facilities District (“CFD”) funds to the various jurisdictions after FORA’s sunset. The three main options he discussed were: 1. Transfer the CFD Funds to a Joint Powers Authority (“JPA”), 2. Enter into a Joint Community Facilities Agreement (“JCFA”) with each Recipient of CFD Funds, or 3. Transfer CFD Funds Pursuant to Another Form of Agreement. Mr. Willoughby and Mr. Metz then answered questions from Board members. Public comment was heard on the item.

**MOTION:** On motion by Member Morton motioned, seconded by Member Gaglioti and carried by the following vote, the Board moved that they received the report on the mechanics of habitat funds distributions and approve Option 2. Enter into a Joint Community Facilities Agreement (“JCFA”) with each Recipient of CFD Funds.

<i>Item 6a: 2<sup>nd</sup> Vote</i>			
Director Parker	AYE	Director Reimers	AYE
Director Garfield	AYE	Director Phillips	AYE
Director O’Connell	AYE	Director Gaglioti	AYE
Director Morton	AYE	Director Wizard	AYE
Director Adams	AYE	Director Oglesby	AYE
Director Carbone	AYE	Director Haffa	AYE

**c. 2020 Transition Plan**

Mr. Metz introduced the item and noted that Ms. Flint will be leading the presentation on the item. Ms. Flint presented the different changes that have been made to the 2020 Transition Plan since it was last presented to the Board. Ms. Flint and Mr. Giffen then answered questions from Board members. A robust discussion on this item took place among the members. Public comment was heard on the item. Ms. Flint answered questions from the public.

**e. Federal Wildlife Agency Notification**

Mr. Metz introduced the item and noted that this is the letter that was requested by the U.S. Fish and Wildlife Service (“USFWS”). The letter relays to the USFWS the status of FORA’s current habitat conservation efforts. Mr. Metz and Ms. Harwayne then answered questions from members. Public comment was heard on the item. A discussion took place regarding whether to table this item until the April 30, 2020 Special Board Meeting, or to a later meeting. Chair Parker recommended that the item be brought back at the April 30, 2020 Special Board Meeting.

**9. PUBLIC COMMENT**

Public comment was received.

**10. ITEMS FROM MEMBERS**

- Mr. Metz reminded members that the next Board meeting is on April 30, 2020 at 2:00 p.m.

**11. ADJOURNMENT** at 3:42 p.m.

Minutes Prepared by:  
Harrison Tregenza  
Deputy Clerk

Approved by:

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Joshua Metz Executive Officer

DRAFT

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>		
<b>BUSINESS ITEM</b>		
<b>Subject:</b>	Memoranda of Agreements (“MOA”) for Capital Improvement Program (“CIP”) and General Fund Project Transfers - <b>2nd Vote</b>	
<b>Meeting Date:</b>	May 22, 2020	<b>ACTION</b>
<b>Agenda Number:</b>	7a	

**RECOMMENDATION:**

Approve Resolution 20-xx: Authorizing Executive Officer to execute MOAs to support the transfer of three CIP Projects, in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.

1. Memorandum of Agreement Regarding Funding to be Provided for Removal of the City of Marina Stockade and Ancillary Buildings
2. Memorandum of Agreement Regarding Funding to be Provided for the Repair of Stormwater Infiltration Units - Eucalyptus Road
3. Memorandum of Agreement Regarding Funding to be Provided for the South Boundary Roadway and the Intersection at General Jim Moore Boulevard Improvements

**BACKGROUND/DISCUSSION:**

Due to FORA’s pending sunset on June 30, 2020, coupled with FORA Staff reductions, several projects were unable to be completed. Meetings were held between FORA and the jurisdictions to discuss transfer of project responsibility and remaining funds in February and March 2020. FORA has worked with consultants to identify project close out requirements.

At the April 30, 2020 FORA Board Meeting, the Board received a report on the status of FORA’s efforts to transition three on-going CIP projects to the underlying jurisdictions of the Cities of Del Rey Oaks, Marina and Seaside. During that meeting the funds approved in the 2019/2020 Mid-Year General and CIP Budget update were authorized for transfer. The approval and establishment of the 2019/2020 Mid-Year Budget was a critical step to facilitate the transfer of funds to support these projects.

As identified in the April 30, 2020 Board Report, a MOA between FORA and each recipient of funds is required to be executed prior to fund transfer. FORA has been working with each of the jurisdictions to identify the appropriate terms and conditions to be captured in each MOA. These MOAs will enable the transition of projects from FORA by: defining each party’s responsibilities; outlining the requirements for transfer of authorized funds; acknowledging the transition of lead agency status to the jurisdictions where applicable;

coordinating the transfer of project related data, information and reporting; and closing out and/or reassigning contracts as appropriate. The MOAs for approval between FORA and the underlying jurisdictions have been provided as attachments to this Board Report; and a summary of the terms and status of each MOA is provided below.

**A. Memorandum of Agreement Regarding Funding to be Provided for Removal of the City of Marina Stockade and Ancillary Buildings**

- FORA has requested, and the City of Marina agrees, to undertake the Project to complete the removal of hazardous materials and deconstruction and removal of the Stockade Complex as established in the terms and conditions set forth in the MOA.
- Within seven (7) calendar days after signing the MOA, FORA will transfer and pay to the order of the City, the amount of Two Million Fifty Thousand Dollars (\$2,050,000).
- FORA will close out contracts associated with the Project; and will make good faith and commercially reasonable efforts to arrange for the timely completion of services, delivery of work products, and transfer of information which FORA has authorized.
- Upon execution of the MOA, the City will become the lead agency for the Project and the waste generator with respect to any hazardous materials associated with the Project.
- *MOA Status: reviewed and approved by City of Marina Attorney and FORA Legal Counsel; approved on April 28, 2020 by the City of Marina City Council; execution pending FORA Board approval.*

**B. Memorandum of Agreement Regarding Funding to be Provided for the Repair of Stormwater Infiltration Units - Eucalyptus Road**

- FORA has requested, and the City of Seaside agrees, to undertake repair of the storm water infiltration units installed within Eucalyptus Road as established in the terms and conditions set forth in the MOA.
- Within seven (7) calendar days after signing the MOA, FORA will transfer and pay to the order of the City, the amount of One Million One Hundred Twenty Thousand Dollars (\$1,120,000) to cover the currently estimated cost of the Repairs and Ten Thousand Five Hundred Thirty Dollars (\$10,530) of the funds originally budgeted in connection with design services during the construction stage of the Repairs.
- FORA will close out contracts associated with the Repairs; and will make good faith and commercially reasonable efforts to arrange for the timely completion of services, delivery of work products, and transfer of information which FORA has authorized.
- Upon the full signing of the MOA, the City will carry out the Repairs in compliance with applicable law, including by acting as lead agency if and to the extent that a lead agency may be required under the California Environmental Quality Act.

- *MOA Status: reviewed and approved by City of Seaside Attorney and FORA Legal Counsel; pending approval by City of Seaside City Council; execution pending FORA Board approval.*

**C. Memorandum of Agreement Regarding Funding to be Provided for the South Boundary Roadway and the Intersection at General Jim Moore Boulevard Improvements**

- FORA will not undertake the construction of Improvements to South Boundary Roadway and the Intersection at General Jim Moore Boulevard. Rather, the City of Del Rey Oaks wishes to undertake these Improvements and FORA is willing to provide funding in support of the Improvements as established in the terms and conditions set forth in the MOA.
  - Within seven (7) calendar days after signing the MOA, FORA will: 1) fund two escrow holding accounts - one for the estimated construction costs of South Boundary Roadway Improvements for Seven Million Two Hundred Thousand Eight Hundred Thirteen Dollars (\$7,269,813), and one for the estimated construction costs of the Intersection at General Jim Moore Boulevard for One Million Fifty Six Thousand One Hundred Sixty Eight Dollars (\$1,056,168); and 2) transfer and pay to the order of the City of Del Rey Oaks the combined design services estimate for the Improvements of Five Hundred Eighteen Thousand Five Hundred Sixty Four Dollars (\$518,564).
  - FORA intends to assign (with the consent of Whitson Engineers Inc.) the existing and open contract work orders with Whitson Engineers associated with the design of the Improvements; and will make good faith and commercially reasonable efforts to arrange for the timely completion of services, delivery of work products, and transfer of information which FORA has authorized.
  - Inasmuch as FORA will not be carrying out the Improvements, but rather will only make funding available to the City as provided in the MOA, responsibility for any further necessary environmental analysis, review, or approvals, implementation and supervision of any mitigation measures or monitoring program adopted in connection with any environmental approvals for the Improvements, coordination with the City of Monterey or any other governmental entities, will be that of the City and not of FORA.
- *MOA Status: a draft MOA has been submitted to counsel for the City of Del Rey Oaks for review and approval; pending approval by City of Del Rey Oaks City Council; execution pending FORA Board approval.*

**FISCAL IMPACT:**

Staff time and expenditures are included in the approved FY 19-20 Mid-Year Budget.

Reviewed by FORA Controller  \_\_\_\_\_

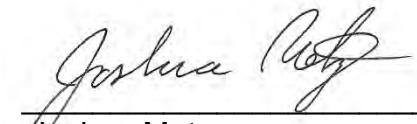
**COORDINATION:**

Authority Counsel, Administrative Committee, land use jurisdictions, Consultants.

Prepared by

  
\_\_\_\_\_  
Kristie Reimer, RAC

Approved by

  
\_\_\_\_\_  
Joshua Metz

**ATTACHMENTS:**

- A. Resolution 20-xx: Authorizing Executive Officer to execute MOA to support the transfer of three CIP and one General Fund Projects, in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.
- B. Memorandum of Agreement Regarding Funding to be Provided for Removal of the City of Marina Stockade and Ancillary Buildings
- C. Memorandum of Agreement Regarding Funding to be Provided for the Repair of Stormwater Infiltration Units - Eucalyptus Road
- D. Memorandum of Agreement Regarding Funding to be Provided for the South Boundary Roadway and the Intersection at General Jim Moore Boulevard Improvements.

**FORT ORD REUSE AUTHORITY  
Resolution No. 20-\_\_\_\_\_**

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY**  
*Approving and Authorizing the Execution and Delivery of Memoranda of Agreements  
for the Transfer of Funds and Assignment of Contracts in support of Capital  
Improvement Program Projects and Approving Related Actions*

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

- A. The existence of the Fort Ord Reuse Authority (“FORA”) is scheduled to terminate in accordance with state law on June 30, 2020 (“FORA’s Termination Date”).
- B. It is not feasible for FORA to complete all of the plans, building removal work, repairs, and improvements originally conceived in connection with FORA’s General Fund and Capital Improvements Programs before FORA’s Termination Date.
- C. The City of Marina is willing to undertake the removal of certain buildings on former Fort Ord including the former Fort Ord Stockade and ancillary buildings, assume the role of lead agency for the project, and assume the role of waste generator with respect to any hazardous materials associated with the project.
- D. The City of Seaside is willing to undertake repairs to the stormwater infiltration units installed within Eucalyptus Road.
- E. The City of Del Rey Oaks is willing to undertake relocation and/or reconfiguration of the existing intersection of General Jim Moore Boulevard with South Boundary Road and an upgrade of that portion of South Boundary Road located between its intersection with General Jim Moore Boulevard to 200 feet east of its intersection with Rancho Saucito Road together with responsibility for any further necessary environmental analysis, review, or approvals, implementation and supervision of any mitigation measures or monitoring program adopted in connection with any environmental approvals for the improvements, and coordination with the City of Monterey or any other governmental entities. FORA entered into a professional services contract dated November 17, 2017 with Whitson Engineers, Inc. (“Whitson”) for engineering services in connection with the contemplated improvements, which contract was subsequently amended four (4) times (and as so amended may be referred to herein as the “Whitson Contract”). Whitson’s work under the Whitson Contract has not yet been completed.
- F. FORA is willing to make certain funding available to the County and Cities, each on all of the terms and conditions set forth in the respective forms of the Memoranda of Agreements on file with the Secretary.
- G. With the consent of the contractor, FORA is willing to assign the Whitson Contract to the City of Del Rey Oaks.

NOW THEREFORE the Board hereby resolves that:



1. The foregoing recitals are true and correct.
2. The Board hereby approves the Memoranda of Agreements in the respective forms on file with the Secretary. The Executive Officer, acting alone, is hereby authorized and directed to execute and deliver the Memoranda of Agreements for and in the name and on behalf of FORA in such forms, or in substantially similar forms containing such modifications as the Executive Officer may approve as necessary or appropriate to carry out the purposes of the Memoranda of Agreements, such approval to be conclusively evidenced by the execution and delivery by the Executive Officer of the Memoranda of Agreements. Notwithstanding the foregoing, the dollar amounts to be transferred as set forth in the respective forms on file with the Secretary shall not be altered without the specific approval of the Board.
3. The Executive Officer is hereby authorized and directed, for and in the name and on behalf of FORA, to do any and all things and take any and all actions, which he may deem necessary or advisable as contemplated by the Memoranda of Agreements or otherwise in order to effectuate the transfer of the funds and where applicable the assignment of the contracts as contemplated by the Memoranda of Agreements.
4. This Resolution shall take effect from and after the date of its passage and adoption.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this 22nd day of May, 2020, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Jane Parker, Chair

ATTEST:

\_\_\_\_\_  
Joshua Metz, Secretary

**MEMORANDUM OF AGREEMENT  
REGARDING FUNDING TO BE PROVIDED FOR REMOVAL OF THE  
CITY OF MARINA STOCKADE AND ANCILLARY BUILDINGS**

This Memorandum of Agreement (“MOA”) is made and entered into effective as of \_\_\_\_\_, 2020, (the “Effective Date”) by and between the Fort Ord Reuse Authority (“FORA”), a California public agency, and the City of Marina (the “City”), a California charter city. FORA and the City are sometimes referred to herein in the singular as a “Party” and collectively as the “Parties.”

**Recitals**

A. Early in 2016, FORA and the City began discussions regarding the removal of certain buildings on former Fort Ord including the former Fort Ord Stockade (the “Stockade”) and ancillary buildings, all as shown on Exhibit A attached hereto and by this reference made a part hereof. The ancillary buildings may collectively with the Stockade be referred to as the “Stockade Complex.” The Stockade Complex is situated on approximately 13.4 acres of land located in the City east of the Marina Equestrian Center between 9th Street and Imjin Parkway on former Fort Ord. The Stockade Complex and the land on which is situated have been transferred by FORA to the City and are now owned by the City.

B. In February 2017, FORA’s Board of Directors (the “Board”) awarded a professional services contract for hazardous materials assessment services to Vista Environmental Consulting. Vista Environmental Consulting has finished a focused hazardous materials assessment of specific buildings/facilities within the Stockade Complex, but delivery of project close-out information remains to be completed.

C. In November 2017, the Board awarded Harris & Associates a contract for project management, preparation of plans, specifications, and estimates (PS&E) documents, and bid preparation services. Harris & Associates’ services have largely been performed, but delivery of project close-out information remains to be completed.

D. In the fall of 2019, FORA authorized The Don Chapin Company to detach and cap specific underground wet utilities at the Stockade Complex. The Don Chapin Company has completed the field/construction work, but delivery of project close-out information remains to be completed.

E. Plans, specifications, and estimates for the abatement and removal of specific buildings/facilities within the Stockade Complex as described in the “Fort Ord Reuse Authority, Hazardous Material and Building Removal Stockade Phase 1, 2 & 3, Request for Sealed Bid Proposals S202-RFP1” (published 10/03/19) including all attachments; serve to define the “Project” for purposes of this MOA. Bids for the Project were solicited, received, and reviewed and on December 11, 2019, FORA issued its “Notice of Intent to Award (S201-RFP-1) Stockade Hazardous Materials and Building Removal” to award a contract for the Project to PARC Environmental.

F. On March 19, 2020, FORA elected not to proceed with the Project and issued a notice rejecting all bids.

G. FORA has not received any stop notices in connection with the Project.

H. FORA's Capital Improvement Program for fiscal year 2019/2020 includes the planned removal of the Project. The Board has recently approved and committed to reserving the amount of Two Million Fifty Thousand Dollars (\$2,050,000) to cover the currently estimated cost of the Project.

I. FORA has now requested that the City undertake the Project and the City is willing to do so, each on all of the terms and conditions set forth in this MOA. Accordingly, the Parties now wish to enter into this MOA to provide for the amount of Two Million Fifty Thousand Dollars (\$2,050,000) to be transferred to the City as funds to carry out the Project.

J. FORA is scheduled to terminate in accordance with state law on June 30, 2020 (FORA's Termination Date").

K. Upon execution of this MOA, the City will become the Lead Agency for the Project and the waste generator with respect to any hazardous materials associated with the Project.

### Agreement

In consideration of the mutual terms, covenants and conditions contained herein the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this MOA by this reference.

2. **FORA's Obligations.** Within seven (7) calendar days of the execution of this MOA, FORA will transfer and pay to the order of the City, and the City agrees to accept from FORA, the amount of Two Million Fifty Thousand Dollars ( \$2,050,000) in full satisfaction of any obligation of FORA to provide funding to abate and remove hazardous materials and deconstruct and remove the Stockade Complex. FORA will close out the contracts with Vista Environmental Consulting, Harris & Associates, and The Don Chapin Company (collectively, the "Contractors") and make good faith and commercially reasonable efforts to arrange for the timely completion of services, delivery of work products, and transfer of information which FORA has authorized and for which FORA has made payment but which remain to be performed by the Contractors as of the time of the applicable contract close out; provided, however, that FORA shall not be obligated to incur any out-of-pocket expense in connection with any efforts beyond contract close out and any amounts required to be paid for the completion of services, delivery of work products, and transfer of information not already paid

for by FORA at the time of contract close out shall be the responsibility of the City.

3. **City's Obligations.** The City will use the funds received from FORA to promptly complete the removal of hazardous materials and deconstruction and removal of the Stockade Complex. The City will enter into agreements for the completion of the Project (which agreements shall include requirements to pay prevailing wages in accordance with state law and the FORA Master Resolution), will have final approval of all contractors or consultants employed on the Project, and will be responsible for paying all costs. The City shall timely and fully carry out all responsibilities as Lead Agency for the Project, including without limitation the implementation and supervision of any mitigation monitoring program adopted in connection with any environmental approvals for the Project. Environmental permitting, monitoring, and reporting requirements are identified in the Project plans and specifications listed in Exhibit B. Similarly, as to any hazardous material removed, transported, or disposed of in connection with the Project on or after the Effective Date, the City shall timely and fully carry out all responsibilities as waste generator for the Project, including without limitation by signing manifests for any such hazardous material.

4. **Notification to State Clearinghouse.** Promptly following the execution of this MOA, the Parties shall cooperate in providing appropriate notification to the California Office of Planning and Research's State Clearinghouse that FORA is no longer the Lead Agency for the Project and that the City has assumed that role.

5. **Term.** The term of this MOA shall begin on the Effective Date and continue until FORA's Termination Date, unless terminated earlier as provided herein; provided, however, that the City's obligations to complete the Project in accordance with the terms of this MOA shall remain in full force and effect until final completion of the Project.

6. **Accounting and Records.** FORA (until FORA's Termination Date) and the City shall each maintain and account for the funds related to the Project. Attached as Exhibit B is a list of the contracts, plans, specifications, estimates, bid documents and other records relating to the Project of which the City has already been provided copies. Promptly following the execution of this MOA, FORA will exercise good faith and commercially reasonable efforts to provide the City with copies of available and appropriate documents and records pertaining to the Project which have reasonably been requested by the City in writing. The Parties acknowledge that due to the COVID 19 pandemic, not all private companies are currently open for business and that requests for documents from Vista Environmental Consulting, Harris & Associates, or The Don Chapin Company may not be capable of being responded to before FORA's Termination Date.

7. **Parties' Representatives.** This MOA shall be coordinated between the Parties through the City's Director of Public Works and FORA's Executive Officer.

8. **Advertising & Media Release.** Except as may be required by applicable law (including without limitation the California Public Records Act), FORA shall not release informational material related to this MOA or the Project to the media without first obtaining approval from the

City. FORA shall inform the City of all requests for interviews by media related to this MOA or the Project before such interviews take place; and the City is entitled to have a representative present at such interviews. The City shall provide to FORA language for all press releases concerning the Project.

9. **Indemnification.** Each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees) arising from or in connection with, or caused by any act, omission, or negligence of such indemnifying party or its agents, employees, contractors, subcontractors, or invitees.

10. **Termination.** If through any cause either Party fails to fulfill in a timely and proper manner its obligations under this MOA, or violates any of the terms or conditions of this MOA or applicable Federal or State laws and regulations, the non-breaching Party may terminate this MOA upon seven (7) calendar days written notice to the breaching Party. In the event that the Project has not been completed within ten (10) years after the Effective Date of this MOA, then any funds remaining unexpended as of that date shall be distributed as follows: Twenty percent (20%) may be retained by the City and twenty percent (20%) shall be distributed to each of the County of Monterey and the Cities of Del Rey Oaks, Monterey, and Seaside.

11. **Applicable Law.** This MOA shall be construed and interpreted under the laws of the State of California.

12. **Severability.** In the event any part of this MOA is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such part shall be deemed severed from the remainder of the MOA and the remaining provisions shall continue in full force without being impaired or invalidated in any way.

13. **Assignment.** Neither Party may assign this MOA or any part hereof, without written consent and prior approval of the other Party and any assignment without said consent shall be void and unenforceable.

14. **Amendment.** No amendment, modification, alteration, or variation of the terms of this MOA shall be valid unless made in writing and signed by authorized representatives for the Parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the Parties thereto.

15. **Time of the Essence.** Time is of the essence for each and every provision of this MOA.

16. **Notices.** Any notice required or permitted under this MOA, shall be in writing and shall be deemed served on the date personally delivered or three (3) business days after being sent by certified mail, return receipt requested, addressed as follows, unless otherwise notified in writing of a change of address:

To the City: City Manager  
City of Marina  
211 Hillcrest Avenue  
Marina, CA 93933

To FORA: Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

17. **Authority.** Each Party represents and warrants to the other Party that it is authorized to execute, deliver and perform this MOA, and the terms and conditions hereof are valid and binding obligations of the Party making this representation.
18. **Compliance with Laws.** The Parties agree to comply with all applicable local, state and federal laws and regulations. The City further agrees to comply with all applicable public works contracting requirements.
19. **Venue.** Both Parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought thereunder shall be Monterey County, California.
20. **Survival.** All rights and obligations hereunder that by their nature are to be performed after any expiration or termination of this MOA shall survive any such expiration or termination.
21. **Relationship of the Parties.** It is understood that this MOA is entered into by and between two public entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture, or any other similar association.
22. **Third-Party Beneficiaries.** In order to provide a mechanism for enforcement of the City's obligations under this MOA after FORA's Termination Date (including without limitation the obligation to distribute unexpended funds in the event that the Project is not timely completed), the County of Monterey and the Cities of Del Rey Oaks, Monterey and Seaside are each hereby made an intended third-party beneficiary of this MOA.
23. **Agreement Shall Bind Successors.** The covenants and agreements of this MOA shall inure to the benefit of, and shall be binding upon, each of the Parties and their respective permitted successors and assigns.
24. **Interpretation.** This MOA, as well as its individual provisions, shall be deemed to have been prepared equally by both of the Parties hereto, and shall not be construed or interpreted more favorably for one Party on the basis that the other Party prepared it.
25. **Counterparts.** This MOA may be signed in counterparts, each of which shall constitute an original, but all of which shall constitute one and the same agreement. The signature page of

this MOA or any Amendment may be executed by way of a manual or authorized signature. Delivery of an executed counterpart of a signature page to this MOA or an Amendment by electronic transmission scanned pages shall be deemed effective as a delivery of a manually or digitally executed counterpart to this MOA or any Amendment.

26. **Reserved.**

27. **Entire Agreement.** This MOA contains the entire understanding between the Parties and supersedes any prior written or oral understandings and agreements regarding the subject matter of this MOA. There are no representations, agreements, arrangements or understandings, or written, between the Parties relating to the subject matter of this MOA which are not fully expressed herein.

The Parties have executed this MOA on the date(s) written below:

FORT ORD REUSE AUTHORITY

CITY OF MARINA

\_\_\_\_\_  
Joshua Metz  
Executive Officer

\_\_\_\_\_  
Layne Long  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Authority Counsel

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**Stockade Complex Drawings  
(hyperlink provided below)**

[Stockade Drawings](#)

DRAFT



## EXHIBIT B

### STOCKADE DEMOLITION DOCUMENTS TRANSMITTED TO THE CITY OF MARINA (hyperlinks provided where available)

#### Request for Proposal Documents

- [RFP1/S202-RFP1 Stockade Bid Docs Combined File.pdf](#) (Fort Ord Reuse Authority, September 2019)
- [RFP1/S202- Stockade Site Walk Sign In Sheet.pdf](#)
- [RFP1 Addendum 1 - 19-0927.pdf](#)
- [Addendum 2](#)
- [Addendum 3](#)
- [Addendum 4](#)
- [Specifications](#)
- [Drawings](#)
- [Small Business Certification](#)
- [Notice of Intent to Award](#)
- [RFP1/Stockade-Bid Cancellation](#)

#### Background Documents

- [Stockade Pre Demolition Hazardous Materials Survey](#) (Vista Environmental Consulting, June 15, 2017)
- [Site Soil Background-Aggregate-Sampling-Report DRAFT17-0409.pdf](#) (Vista Environmental Consulting, April 10, 2017)

#### Bids

- REI, November 2019 (Hard Copy Provided)
- PARC, November 2019 (Hard Copy Provided)

Additional documents are available for transfer in the event the City of Marina does not already have copies. FORA and the City of Marina are currently finalizing document transfer. The following additional types of documents are available from FORA and may be appropriate for transfer to the City of Marina:

- CIP documents and FORA Board presentations and minutes
- Contractor and consultant contracts and amendments
- Wet utility capping report
- Various drawings and data files, and
- FORA/City of Marina communications as appropriate.

**MEMORANDUM OF AGREEMENT  
REGARDING FUNDING TO BE PROVIDED FOR THE REPAIR OF  
STORM WATER INFILTRATION UNITS - EUCALYPTUS ROAD**

This Memorandum of Agreement (“MOA”), is made and entered into effective as of \_\_\_\_\_, 2020 (the “Effective Date”) by and between the Fort Ord Reuse Authority (“FORA”), a California public agency, and the City of Seaside (the “City”), a California general law city. FORA and the City are sometimes referred to herein in the singular as a “Party” and collectively as the “Parties.”

**Recitals**

**A.** FORA’s Capital Improvement Program for fiscal year 2019/2020 includes repair of storm water infiltration units installed within Eucalyptus Road, as more fully described in the draft final plans attached hereto as Exhibit A (the “Repairs”). FORA’s Board of Directors recently approved the amount of One Million One Hundred Twenty Thousand Dollars (\$1,120,000) to cover the currently estimated cost of the Repairs (the “Budgeted Repair Costs”).

**B.** FORA is scheduled to terminate in accordance with state law on June 30, 2020 (“FORA’s Termination Date”). FORA does not have sufficient time or management resources to successfully execute the completion of the Repairs by FORA’s Termination Date, but the City has such resources and desires to complete the Repairs.

**C.** As FORA’s Termination Date approaches, it is anticipated that approximately Ten Thousand Five Hundred Thirty Dollars (\$10,530) of the funds originally budgeted in connection with design services during the construction stage of the Repairs (the “Budgeted Construction Related Costs”) will remain unexpended.

**D.** FORA has now requested that the City undertake the Repairs and the City is willing to do so, each on all of the terms and conditions set forth in this MOA. Accordingly, the Parties now wish to enter into this MOA to provide for the transfer to the City of (i) the Budgeted Repair Costs and (ii) the unexpended portion of the Budgeted Construction Related Costs (but not to exceed Ten Thousand Five Hundred Thirty Dollars (\$10,530) (which collectively with the Budgeted Repair Costs may be referred to herein as the “Transferred Repair Funds”), each for use by the City as funds to carry out the Repairs.

**E.** Upon the full signing of this MOA, the City will carry out the Repairs in compliance with applicable law, including by acting as lead agency if and to the extent that a lead agency for the Repairs may be required under the California Environmental Quality Act.

**Agreement**

In consideration of the mutual terms, covenants and conditions contained herein the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are to the best of the knowledge of the Parties true and correct and are incorporated into this MOA by this reference.

---

2. **FORA's Obligations.** Within seven (7) calendar days of the full signing of this MOA, FORA will transfer and pay to the order of the City, and the City agrees to accept from FORA, the Transferred Repair Funds, in full satisfaction of any obligation of FORA to provide funding to complete the Repairs.

3. **City's Obligations.** The City will use the Transferred Repair Funds to promptly complete the Repairs on Eucalyptus Road Infiltrators, which will ultimately become the property of the City. The City will enter into agreements for the completion of the Repairs (which agreements shall include requirements to pay prevailing wages in accordance with state law and the FORA Master Resolution), will have final approval of all contractors or consultants, designs and methods employed in making the Repairs, and will be responsible for paying all costs as well as retaining any cost savings. The City shall timely and fully carry out all responsibilities, if any, as lead agency for the Repairs.

4. **Notification to State Clearinghouse.** Promptly following the full signing of this MOA, the Parties shall cooperate in providing appropriate notification to the California Office of Planning and Research's State Clearinghouse that FORA is not the lead agency for the Repairs and that, to the extent that a lead agency for the Repairs may be required under applicable law, the City has assumed that role.

5. **Term.** The term of this MOA shall begin on the Effective Date and continue until FORA's Termination Date, unless terminated earlier as provided herein; provided, however, that the City's obligations to complete the Repairs in accordance with the terms of this MOA shall remain in full force and effect until final completion of the Repairs, as evidenced by the recording of a Notice of Completion in the Official Records of Monterey County.

6. **Accounting and Records.** FORA (until FORA's Termination Date) and the City shall each maintain and account for the funds related to the Repairs. Attached as Exhibit B is a list of the documents relating to the Repairs of which the City has already been provided electronic copies. Promptly following the full signing of this MOA, FORA will exercise good faith and commercially reasonable efforts to provide the City with copies of available and appropriate records pertaining to the Repairs which have reasonably been requested by the City in writing.

7. **Parties' Representatives.** All work under this MOA shall be coordinated between the Parties through the City's Manager and FORA's Executive Officer.

8. **Reserved.**

9. **Indemnification.** Each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees) arising from or in connection with, or caused by any act, omission, or negligence of such indemnifying party or its agents, employees, contractors, subcontractors, or invitees.

10. **Termination.** If through any cause either Party fails to fulfill in a timely and proper manner its obligations under this MOA, or violates any of the terms or conditions of this MOA or applicable Federal or State laws and regulations, the non-breaching Party may terminate this MOA

upon seven (7) calendar days written notice to the breaching Party. In the event that the Repairs have not been completed within ten (10) years after the Effective Date of this MOA, then any funds remaining unexpended as of that date shall be distributed as follows: Twenty percent (20%) may be retained by the City and twenty percent (20%) shall be distributed to each of the County of Monterey and the Cities of Del Rey Oaks, Marina, and Monterey.

11. **Applicable Law.** This MOA shall be construed and interpreted under the laws of the State of California.

12. **Severability.** In the event any part of this MOA is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such part shall be deemed severed from the remainder of the MOA and the remaining provisions shall continue in full force without being impaired or invalidated in any way.

13. **Assignment.** Neither Party may assign this MOA or any part hereof, without written consent and prior approval of the other Party and any assignment without said consent shall be void and unenforceable.

14. **Amendment.** No amendment, modification, alteration or variation of the terms of this MOA shall be valid unless made in writing and signed by authorized representatives for the Parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the Parties thereto.

15. **Time of the Essence.** Time is of the essence for each and every provision of this MOA.

16. **Notices.** Any notice required or permitted under this MOA, shall be in writing and shall be deemed served on the date personally delivered or three (3) business days after being sent by certified mail, return receipt requested, addressed as follows, unless otherwise notified in writing of a change of address:

To the City: City Manager  
City of Seaside  
440 Harcourt Avenue  
Seaside, CA 93955

w/ Email copy to [cityattorney@ci.seaside.ca.us](mailto:cityattorney@ci.seaside.ca.us)

To FORA: Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

17. **Authority.** Each Party represents and warrants to the other Party that it is authorized to execute, deliver and perform this MOA, and the terms and conditions hereof are valid and binding obligations of the Party making this representation.

18. **Compliance with Laws.** The Parties agree to comply with all applicable local, state and federal laws and regulations. The City further agrees to comply with all applicable public works contracting requirements.

19. **Venue.** Both Parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought thereunder shall be Monterey County, California.

20. **Survival.** All rights and obligations hereunder that by their nature are to be performed after any expiration or termination of this MOA shall survive any such expiration or termination.

21. **Relationship of the Parties.** It is understood that this MOA is entered into by and between two public entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture, or any other similar association.

22. **Third-Party Beneficiaries.** In order to provide a mechanism for enforcement of the City's obligations under this MOA after FORA's Termination Date, the County of Monterey is hereby made an intended third-party beneficiary of this MOA until recordation of the Notice of Completion referred to in Paragraph 5 hereinabove.

23. **Reserved.**

24. **Interpretation.** This MOA, as well as its individual provisions, shall be deemed to have been prepared equally by both of the Parties hereto, and shall not be construed or interpreted more favorably for one Party on the basis that the other Party prepared it.

25. **Counterparts.** This MOA may be signed in counterparts, each of which shall constitute an original, but all of which shall constitute one and the same agreement. The signature page of this MOA or any Amendment may be executed by way of a manual or authorized signature. Delivery of an executed counterpart of a signature page to this MOA or an Amendment by electronic transmission scanned pages shall be deemed effective as a delivery of a manually or digitally executed counterpart to this MOA or any Amendment.

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*[signatures appear on following page(s)]*

The Parties have executed this MOA on the date(s) written below:

FORT ORD REUSE AUTHORITY

CITY OF MARINA

\_\_\_\_\_  
Joshua Metz  
Executive Officer

\_\_\_\_\_  
Craig Malin  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jon Giffen  
Authority Counsel

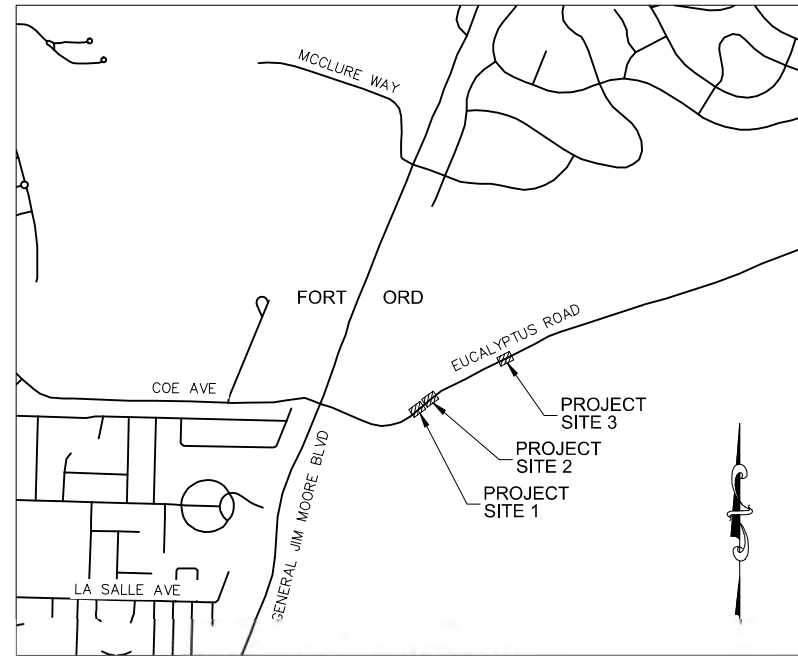
\_\_\_\_\_  
Sheri Damon  
City Attorney

DRAFT

# FORT ORD REUSE AUTHORITY EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS

CITY OF SEASIDE, MONTEREY COUNTY, CALIFORNIA

## EXHIBIT A to MOA Regarding Funding to be Provided for the Repair of Storm Water Infiltration Units - Eucalyptus Road



**LOCATION MAP**  
NOT TO SCALE

### PROJECT CONTACT INFORMATION

**OWNER:**  
SCOTT OTTMAR, PE  
CITY OF SEASIDE  
PHONE: (831) 899-6885  
EMAIL: SOTTMAR@CI.SEASIDE.CA.US

**CIVIL ENGINEER:**  
DAVID PEZZINI, PE  
HARRIS & ASSOCIATES  
PHONE: (831) 256-7620  
EMAIL: DAVID.PEZZINI@WEAREHARRIS.COM

**PROJECT MANAGER:**  
PETER SAID  
FORT ORD REUSE AUTHORITY  
PHONE: (831) 883-3672  
EMAIL: PETER@FORA.ORG

**CONSTRUCTION MANAGER:**  
DANA VAN HORN, PE  
HARRIS & ASSOCIATES  
PHONE: (831) 789-8670  
EMAIL: DANA.VANHORN@WEAREHARRIS.COM

### INDEX OF DRAWINGS

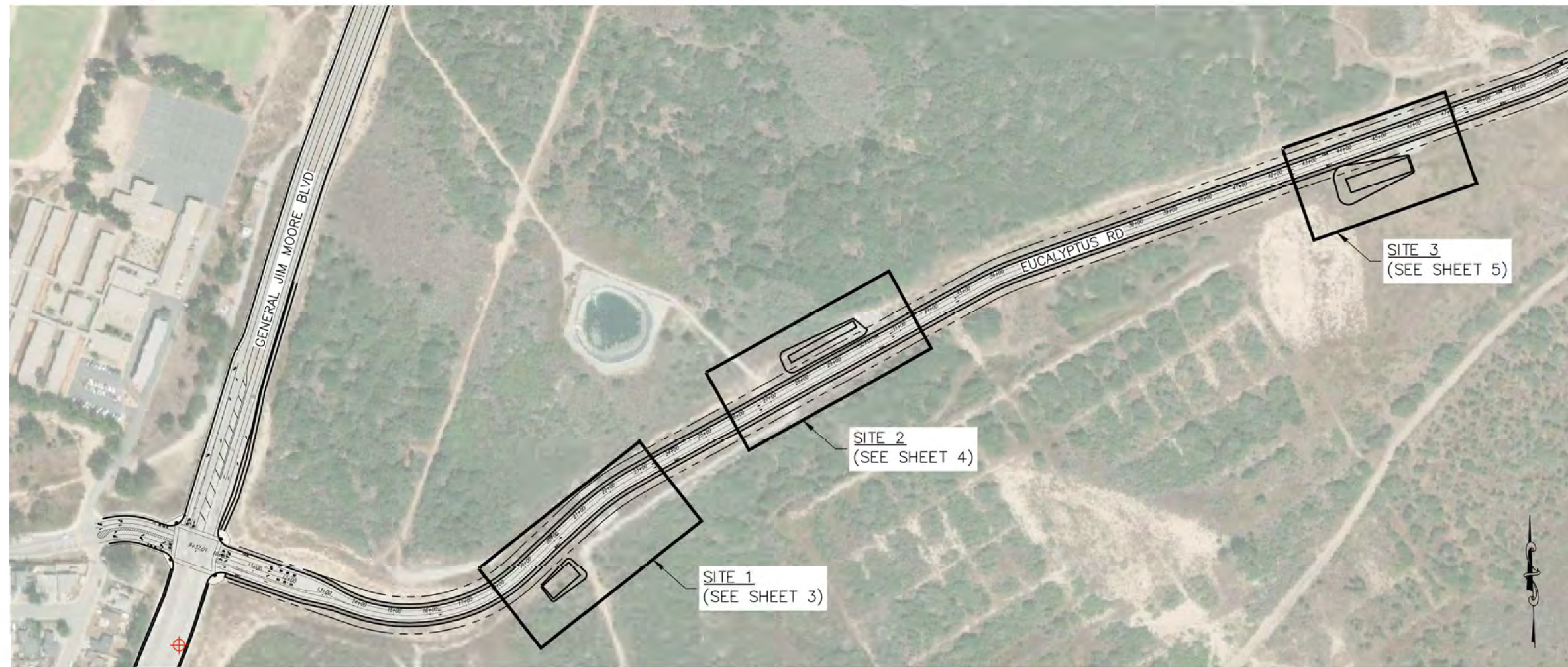
SHEET #	DRAWING #	DESCRIPTION
1	T-01	TITLE SHEET
2	N-01	NOTES AND ABBREVIATIONS
3	C-01	SITE 1 - PLAN AND PROFILE
4	C-02	SITE 2 - PLAN AND PROFILE
5	C-03	SITE 3 - PLAN AND PROFILE
6	CD-01	BIORETENTION BASIN CROSS SECTIONS
7	CD-02	CONSTRUCTION DETAILS
8	CD-03	STORMTECH MC-4500 DETAILS
9	EC-01	EROSION CONTROL PLAN

### BENCHMARK

A MAGNETIC AND BRASS WASHER STAMPED "BESTOR ENGINEERS" SET IN THE EASTERN PAVED SHOULDER OF GENERAL JIM MOORE BLVD. APPROXIMATELY 260' SOUTHERLY OF THE CENTERLINE OF EUCALYPTUS ROAD. ELEVATION: 332.31 (NGVD29)

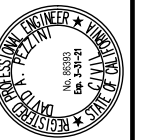
### STANDARD PLANS

STATE OF CALIFORNIA, STANDARD PLANS FOR CONSTRUCTION, 2018 ISSUED BY CALIFORNIA DEPARTMENT OF TRANSPORTATION.



**VICINITY MAP**  
NOT TO SCALE

**HARRIS & ASSOCIATES**  
450 Lincoln Avenue, Suite 103 Salinas, CA 93901



**EUCALYPTUS ROAD INFILTRATION  
UNIT REPAIRS  
TITLE SHEET**  
CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

Date	Revisions
1/24/2020	
AS SHOWN	
Design: DP	
Drawn: HW	
Approved:	
Job No: 1601201003	

DRAWING NUMBER:  
**T-01**  
SHEET NUMBER:  
**1 OF 9**

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT: DOCUMENT EXEMPT FROM PUBLIC DISCLOSE UNTIL CONTRACT IS FULLY OBTAINED.

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Know what's below.  
Call before you dig.

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I. GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THESE PLANS.
2. THE CONTRACTOR SHALL GIVE INSPECTORS, FIVE (5) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
3. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
...
20. THE STORING OF GOODS, EQUIPMENT AND/OR MATERIALS ON THE PUBLIC

SIDEWALK AND/OR A PUBLIC STREET SHALL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY FORA OR FORA'S REPRESENTATIVE.

- 21. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTION AND PERMITS, AND PROVIDE NOTICES REQUIRED BY THE CITY.

II. EXISTING CONDITIONS

- 1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DOCUMENTS, AERIAL PHOTOGRAPHY, AND SUPPLEMENTAL TOPOGRAPHY BY WHITSON ENGINEERS.
2. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
...
7. MUNITIONS AND EXPLOSIVES OF CONCERN (MEC) MAY BE OBSERVED AT THE WORK SITE DURING CONSTRUCTION OPERATIONS.

III. UTILITIES

- 1. CONTRACTOR SHALL MAKE ARRANGEMENTS AT LEAST THREE (3) WORKING DAYS IN ADVANCE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO ANY DISCONNECTION, ABANDONMENT OF, OR WORK WITH THE LINES AND APPURTENANT STRUCTURES OF THE UTILITIES LISTED BELOW.
STORM DRAIN - CITY OF SEASIDE
SANITARY SEWER - MCWD
WATER - MCWD
ELECTRICAL - PG&E
TELEPHONE - AT&T
GAS - PG&E

IV. ABANDONMENT OF EX UTILITY PIPES AND/OR CONDUITS

- 1. EXISTING UTILITY PIPES AND/OR CONDUIT TO BE CAPPED AND ABANDONED IN PLACE WHERE NOTED.
2. ABANDON EXISTING INFILTRATION UNITS BY FILLING IN WITH A MIXTURE OF 3-SACK CEMENT AND APPROVED EXCAVATED MATERIAL FROM THE NEAREST BIORETENTION BASIN AREA.

V. SEDIMENTATION AND POLLUTION CONTROL

- 1. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 3 27C361618, APPROVED ON AUGUST 05, 2011.
2. CONTRACTOR SHALL HIRE A QUALIFIED SWPPP PRACTITIONER (QSP) TO IMPLEMENT ALL PHASES OF THE PROJECT UNDER THE SWPPP INCLUDING, BUT NOT LIMITED TO, UPDATING THE SWPPP AS NECESSARY, SUBMITTING THE NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), SAMPLING AND MONITORING, AND REPORTING MONITORING REPORTS TO THE REGIONAL WATER QUALITY CONTROL BOARD. PROVIDE QSP CERTIFICATE TO FORA.
...
5. ALL FINES IMPOSED AND REPAIRS REQUIRED FOR NOT FOLLOWING THE SWPPP SHALL BE PAID BY THIS CONTRACTOR.

VI. RECORD DRAWINGS

- 1. THE RECORD DRAWING SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PRINTS AND INDICATE THE FOLLOWING:
a. IDENTIFY LOCATION, SIZE, MATERIAL AND TYPE OF UTILITY THAT WAS ABANDONED OR LEFT IN PLACE AND THE CONDITION THEREOF.
b. NOTE THE LOCATION AND ELEVATION (OR APPROXIMATE DEPTH RELATIVE TO FINISH GRADE) OF ANY EXISTING UTILITIES.

- 2. CONTRACTOR SHALL DELIVER REDLINED PRINTS TO THE DESIGN ENGINEER WITH A COPY TO FORA.
3. THE DESIGN ENGINEER INCORPORATES CONTRACTOR'S INFORMATION INTO RECORD DRAWINGS AND SUBMITS THEM TO FORA.

VII. STATEMENT OF RESPONSIBILITY

- 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY FORA & ITS REPRESENTATIVES AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

VIII. UNAUTHORIZED CHANGES AND USES

- 1. THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

IX. PROJECT NOTES

- 1. CONTRACTOR SHALL SECURE ENTRY GATE AT EUCALYPTUS ROAD AND GENERAL JIM MOORE BLVD AT ALL TIMES. KEEP THE ACCESS IN FRONT OF THE GATE OPEN FOR EMERGENCY VEHICLES.
2. EUCALYPTUS ROAD IS CURRENTLY CLOSED TO THE PUBLIC VEHICULAR TRAFFIC BUT PEDESTRIANS AND BICYCLISTS USE THE ROAD. CONTRACTOR SHALL KEEP ROADWAY CLEAR OF DEBRIS AND OTHER HAZARDS TO PEDESTRIANS AND BICYCLISTS.
3. STAGING AREA IS LIMITED TO 150 FEET FROM EDGE OF EUCALYPTUS ROAD TO THE UNPAVED AREAS. NO MORE THAN 1/2 OF EUCALYPTUS ROAD CAN BE USED AS A STAGING AREA. STAGING AREA IS LIMITED TO 20 FEET EAST AND WEST OF THE FINAL GRADES NOTED ON THE DRAWINGS.

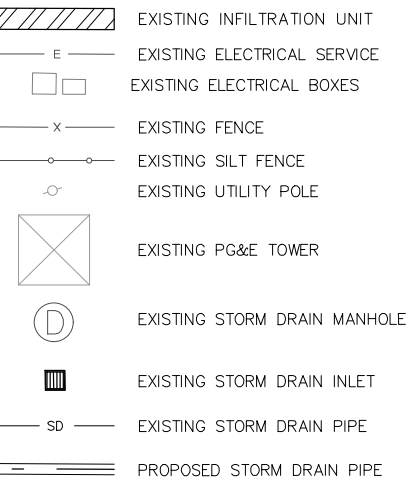
X. SOIL MANAGEMENT

- 1. PROJECT MUST COMPLY WITH THE CITY OF SEASIDE MUNICIPAL CODE CHAPTER 15.34 "DIGGING AND EXCAVATION ON THE FORMER FORT ORD". THE PROGRAMMATIC ON-CALL CONSTRUCTION SUPPORT PLAN (CSP), ROADWAYS AND UTILITIES, SEASIDE MUNITIONS RESPONSE AREA (11/05/19), OR UPDATED VERSION THEREOF, IS INTENDED TO SUPPORT SEASIDE'S DIGGING AND EXCAVATION ORDINANCE CONSTRUCTION SUPPORT REQUIREMENTS FOR INTRUSIVE ACTIVITIES RELATED TO ROADWAY AND UTILITY PROJECTS TO ENSURE EACH EVENT DISTURBING 10 CUBIC YARDS OR MORE OF SOIL IS (1) COORDINATED WITH A UNEXPLODED ORDNANCE (UXO) SUPPORT CONTRACTOR, AS REQUIRED, AND (2) IN ACCORDANCE WITH RIGHT-OF-ENTRY AGREEMENTS, RIGHT-OF-WAY AGREEMENTS, PROPERTY DEEDS, AND CITY OF SEASIDE COVENANT TO RESTRICT USE OF PROPERTY (CRUP). ALL REQUIREMENTS AND REPORTING AS DEFINED IN THE PROGRAMMATIC ON-CALL CSP MUST BE COMPLIED WITH DURING ALL STAGES OF CONSTRUCTION.

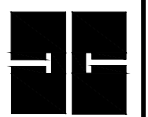
ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like AB AGGREGATE BASE, AC ASPHALT CONCRETE, ADA AMERICANS WITH DISABILITIES ACT, etc.

LEGEND



HARRIS & ASSOCIATES
450 Lincoln Avenue, Suite 103 Salinas, CA 93901
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF HARRIS & ASSOCIATES. NO PART OF ANY OTHER DIMENSIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HARRIS & ASSOCIATES.



EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS
NOTES AND ABBREVIATIONS
CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

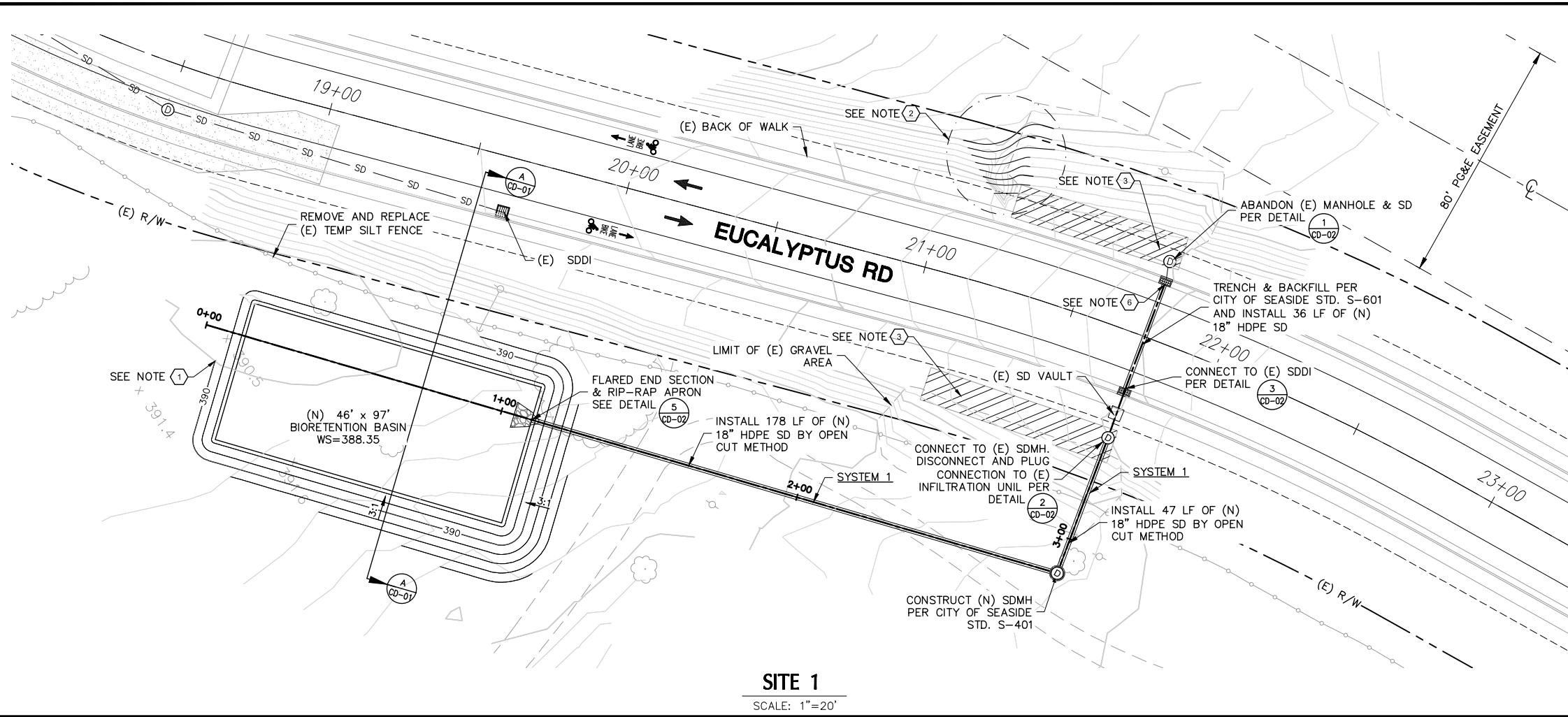
Table with columns: Date, Scale, Design, Drawn, Approved, Job No. and a Revisions table.

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT: DOCUMENT EXEMPT FROM PUBLIC DISCLOSE UNTIL CONTRACT IS FULLY OBTAINED.

DRAWING NUMBER: N-01
SHEET NUMBER: 2 OF 9



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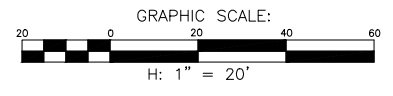
**CONSTRUCTION NOTES:**

- 1 LIMIT OF WORK. GRADE TO MATCH EXISTING GROUND
- 2 REPAIR ERODED AREA BY FILLING WITH SOIL, COMPACTED TO 90% RELATIVE COMPACTION. SLOPE SHALL BE 3:1 MIN.
- 3 ABANDON EXISTING INFILTRATION UNITS BY FILLING THE UNITS WITH A 3-SACK SAND-CEMENT SLURRY. EXCAVATED MATERIAL MAY BE USED WITH WRITTEN APPROVAL OF THE CITY ENGINEER.
- 4 CAUTION: OVERHEAD LINES
- 5 REMOVE EXISTING VEGETATION AND DISC GROUND PRIOR TO GRADING.
- 6 DISCONNECT AND PLUG EXISTING STORM DRAIN CONNECTION AND CONNECT NEW STORM DRAIN PER DETAIL

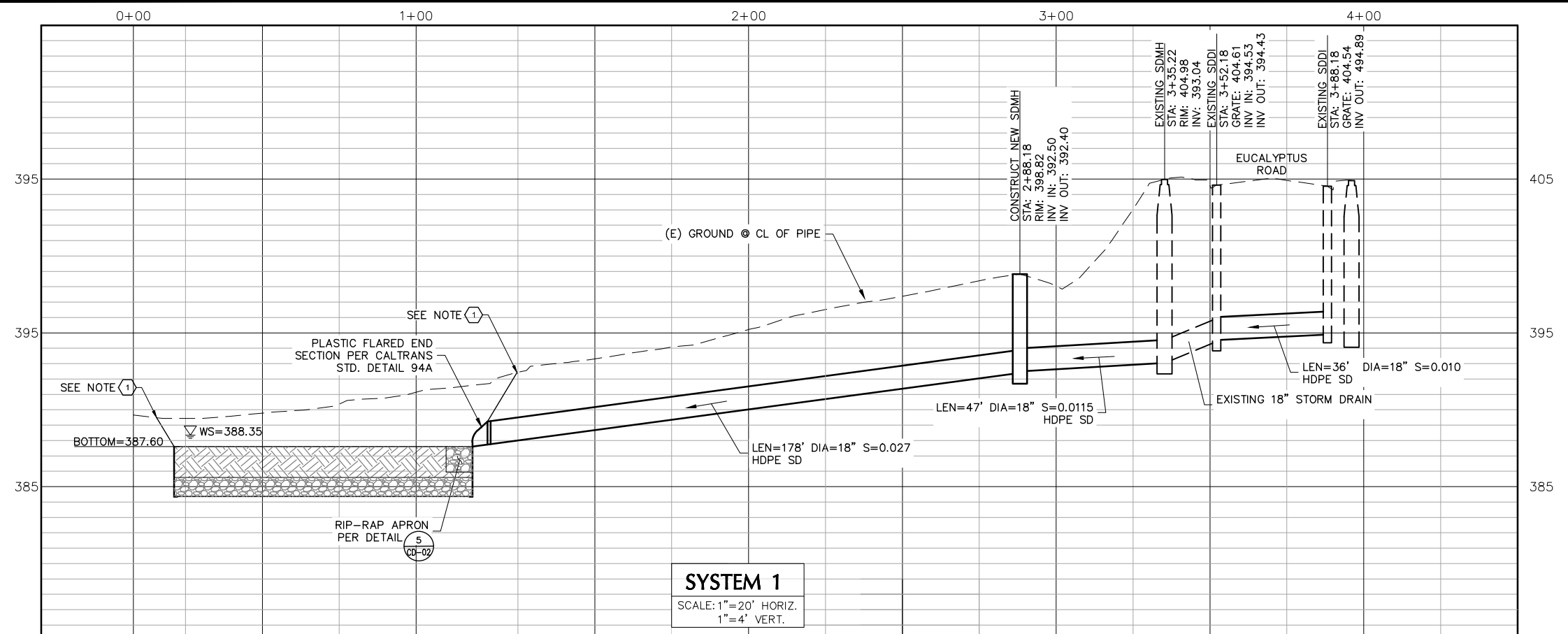
**DIRT QUANTITIES:**

CUT = 820 CY  
FILL = 0 CY

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT. DOCUMENT EXEMPT FROM PUBLIC DISCLOSE UNTIL CONTRACT IS FULLY OBTAINED.

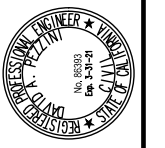
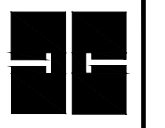


**SITE 1**  
SCALE: 1"=20'



**SYSTEM 1**  
SCALE: 1"=20' HORIZ.  
1"=4' VERT.

**HARRIS & ASSOCIATES**  
450 Lincoln Avenue, Suite 103 Salinas, CA 93901



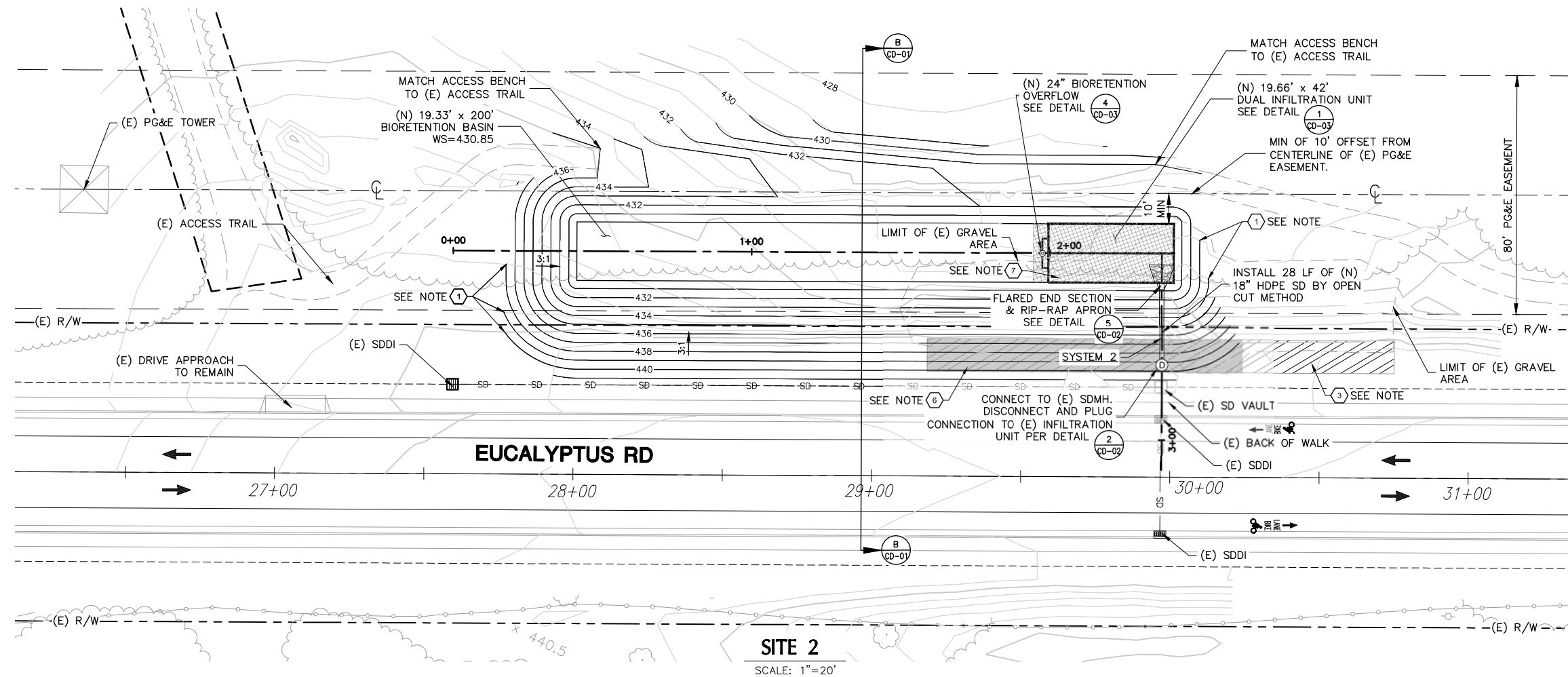
**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS**  
**SITE 1 - PLAN AND PROFILE**  
CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

Revisions	
No.	Description

Date: 1/24/2020  
 Scale: 1"=20'  
 Design: DP  
 Drawn: HW  
 Approved: [Signature]  
 Job No: 1601201003

DRAWING NUMBER:  
**C-01**  
 SHEET NUMBER:  
**3 OF 9**

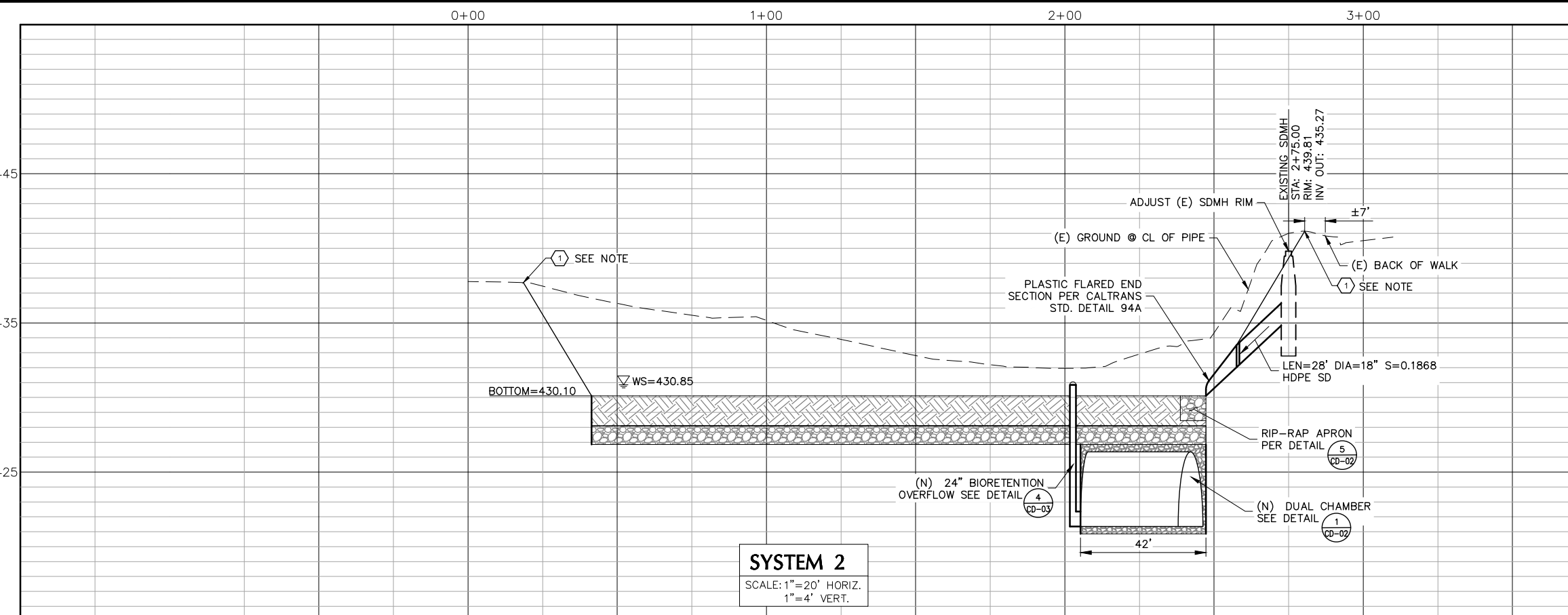
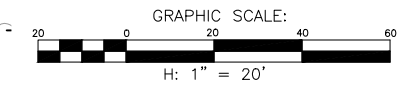
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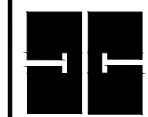
- CONSTRUCTION NOTES:**
- 1 LIMIT OF WORK. GRADE TO MATCH EXISTING GROUND
  - 2 REPAIR ERODED AREA BY FILLING WITH SOIL, COMPACTED TO 90% RELATIVE COMPACTION. SLOPE SHALL BE 3:1 MIN.
  - 3 ABANDON EXISTING INFILTRATION UNITS BY FILLING THE UNITS WITH A SAND SLURRY. EXCAVATED MATERIAL MAY BE WITH A MIXTURE OF 3-SACK CEMENT IS ALLOWED WITH WRITTEN APPROVAL OF THE CITY ENGINEER.
  - 4 CAUTION: OVERHEAD LINES
  - 5 REMOVE EXISTING VEGETATION AND DISC GROUND PRIOR TO GRADING.
  - 6 REMOVE (E) INFILTRATION UNIT AS NECESSARY FOR GRADING OF BASIN. CONTRACTOR SHALL PROVIDE A MINIMUM OF 3' OF COVER OVER EXISTING INFILTRATION UNITS TO ALLOW FOR INFILTRATION UNIT ABANDONMENT.
  - 7 DO NOT DRIVE ON THE AREA OVER PROPOSED INFILTRATION UNITS.

**DIRT QUANTITIES:**  
 CUT = 1,070 CY  
 FILL = 152 CY

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT. DOCUMENT EXEMPT FROM PUBLIC DISCLOSE UNTIL CONTRACT IS FULLY OBTAINED.



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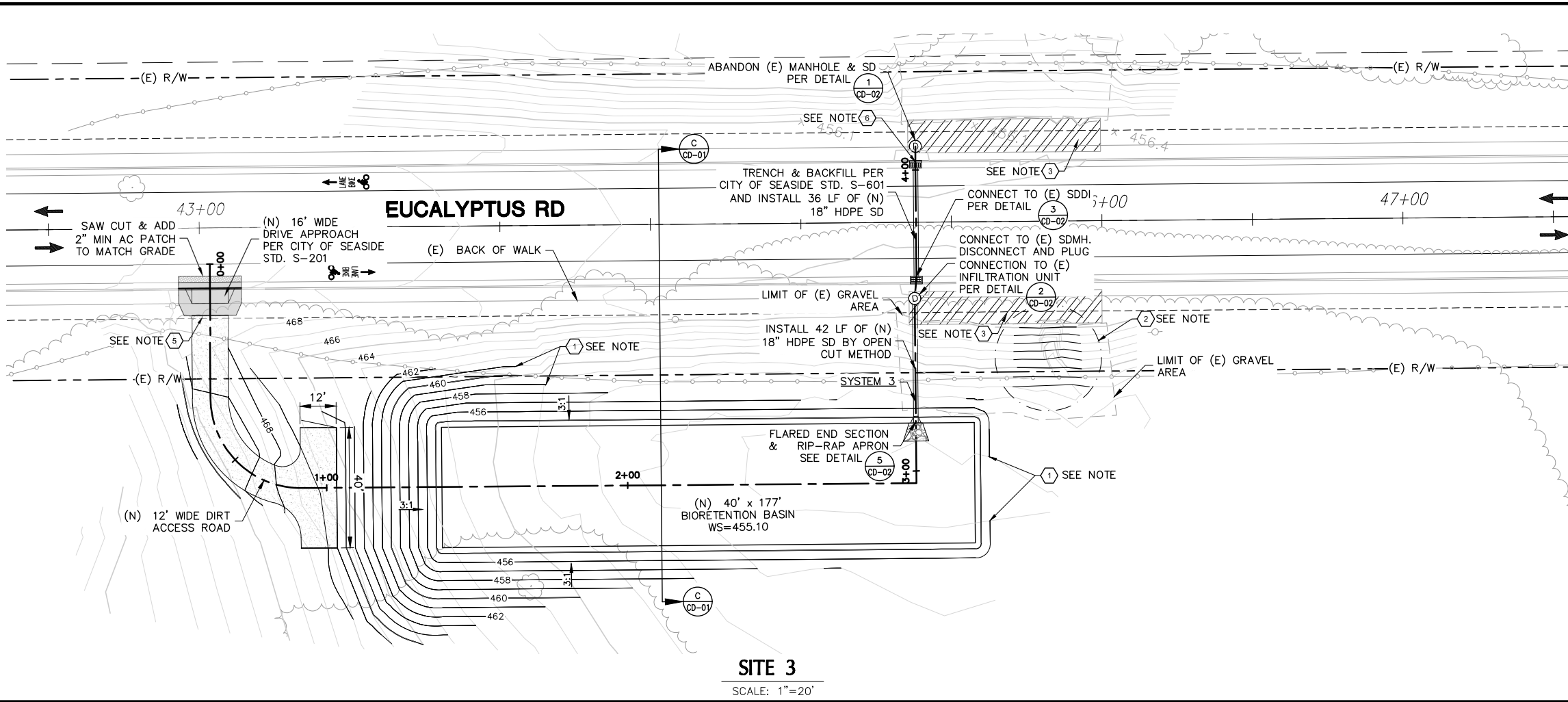


**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS**  
**SITE 2 - PLAN AND PROFILE**  
 CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

Revisions	No.	Date	By	Appr.

Date: 1/24/2020  
 Scale: 1"=20'  
 Design: DP  
 Drawn: HW  
 Approved: [Signature]  
 Job No: 1601201003

DRAWING NUMBER: **C-02**  
 SHEET NUMBER: **4 OF 9**



**SITE 3**  
SCALE: 1"=20'

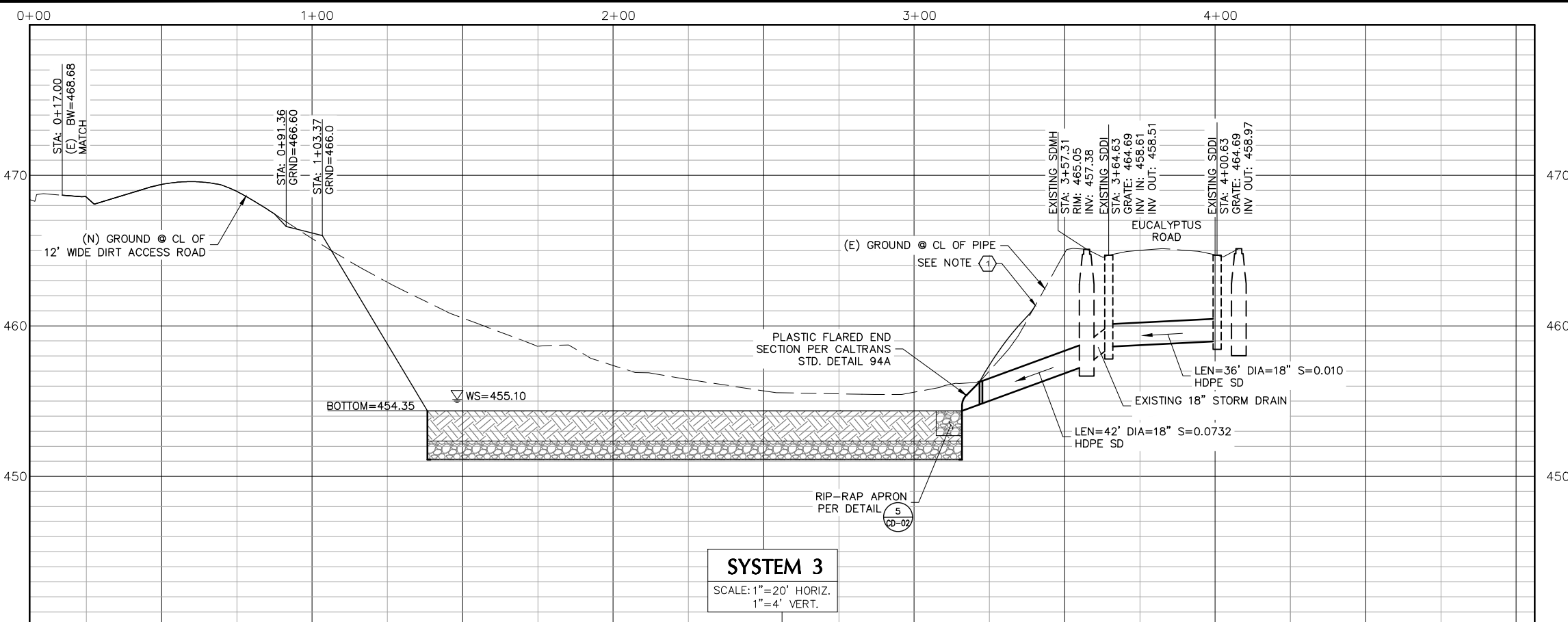
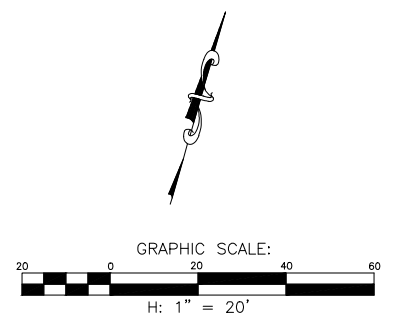
**CONSTRUCTION NOTES:**

- 1 LIMIT OF WORK. GRADE TO MATCH EXISTING GROUND
- 2 REPAIR ERODED AREA BY FILLING WITH SOIL, COMPACTED TO 90% RELATIVE COMPACTION. SLOPE SHALL BE 3:1 MIN.
- 3 ABANDON EXISTING INFILTRATION UNITS BY FILLING THE UNITS WITH A SAND SLURRY. EXCAVATED MATERIAL MAY BE WITH A MIXTURE OF 3-SACK CEMENT IS ALLOWED WITH WRITTEN APPROVAL OF THE CITY ENGINEER.
- 4 CAUTION: OVERHEAD LINES
- 5 REMOVE EXISTING VEGETATION AND DISC GROUND PRIOR TO GRADING.
- 6 DISCONNECT AND PLUG EXISTING STORM DRAIN CONNECTION AND CONNECT NEW STORM DRAIN PER DETAIL

**DIRT QUANTITIES:**

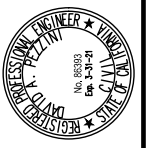
CUT = 1,427 CY  
FILL = 22 CY

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT. DOCUMENT EXEMPT FROM PUBLIC DISCLOSE UNTIL CONTRACT IS FULLY OBTAINED.



**SYSTEM 3**  
SCALE: 1"=20' HORIZ.  
1"=4' VERT.

**HARRIS & ASSOCIATES**  
450 Lincoln Avenue, Suite 103 Salinas, CA 93901



**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS**  
**SITE 3 - PLAN AND PROFILE**  
CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

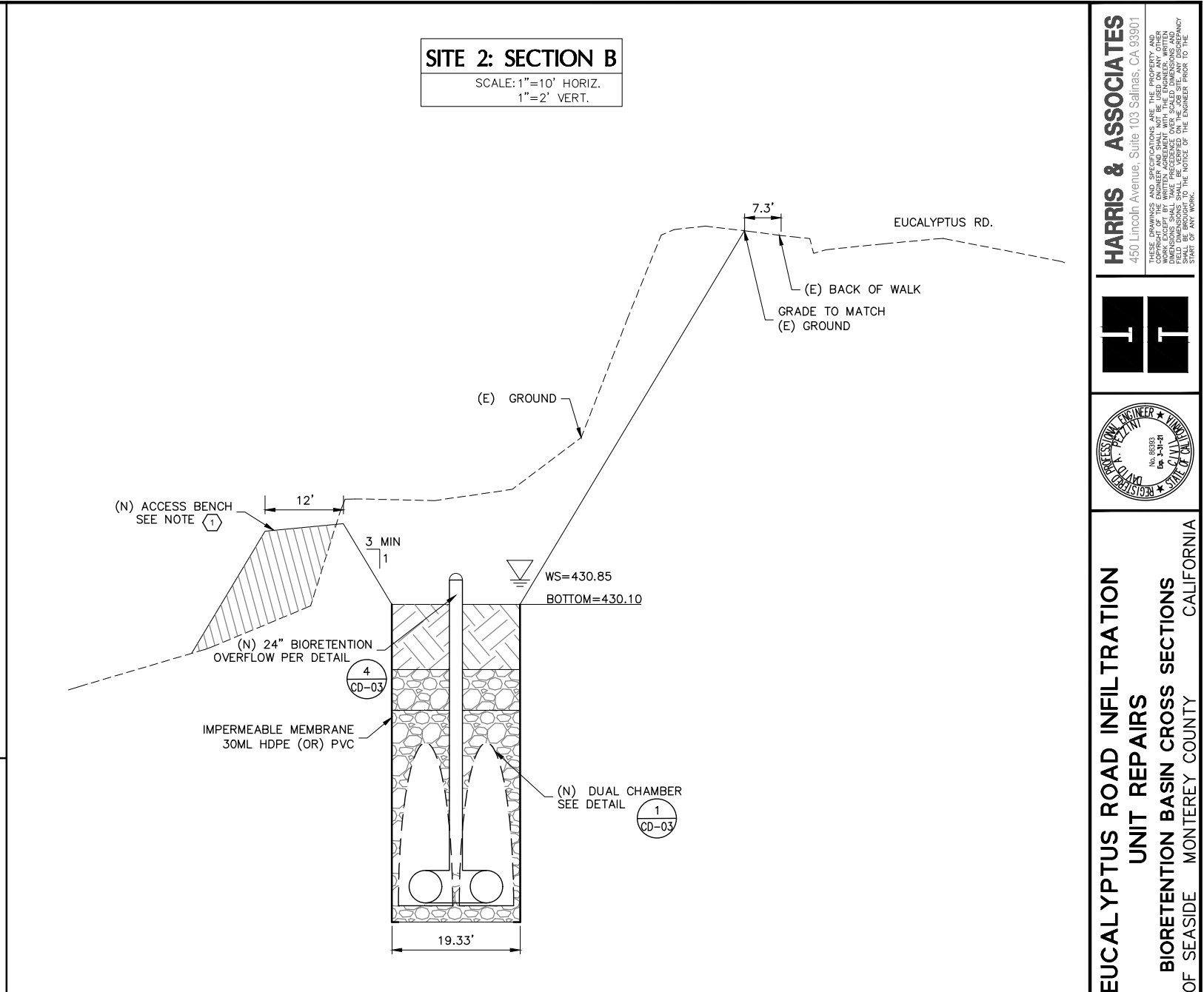
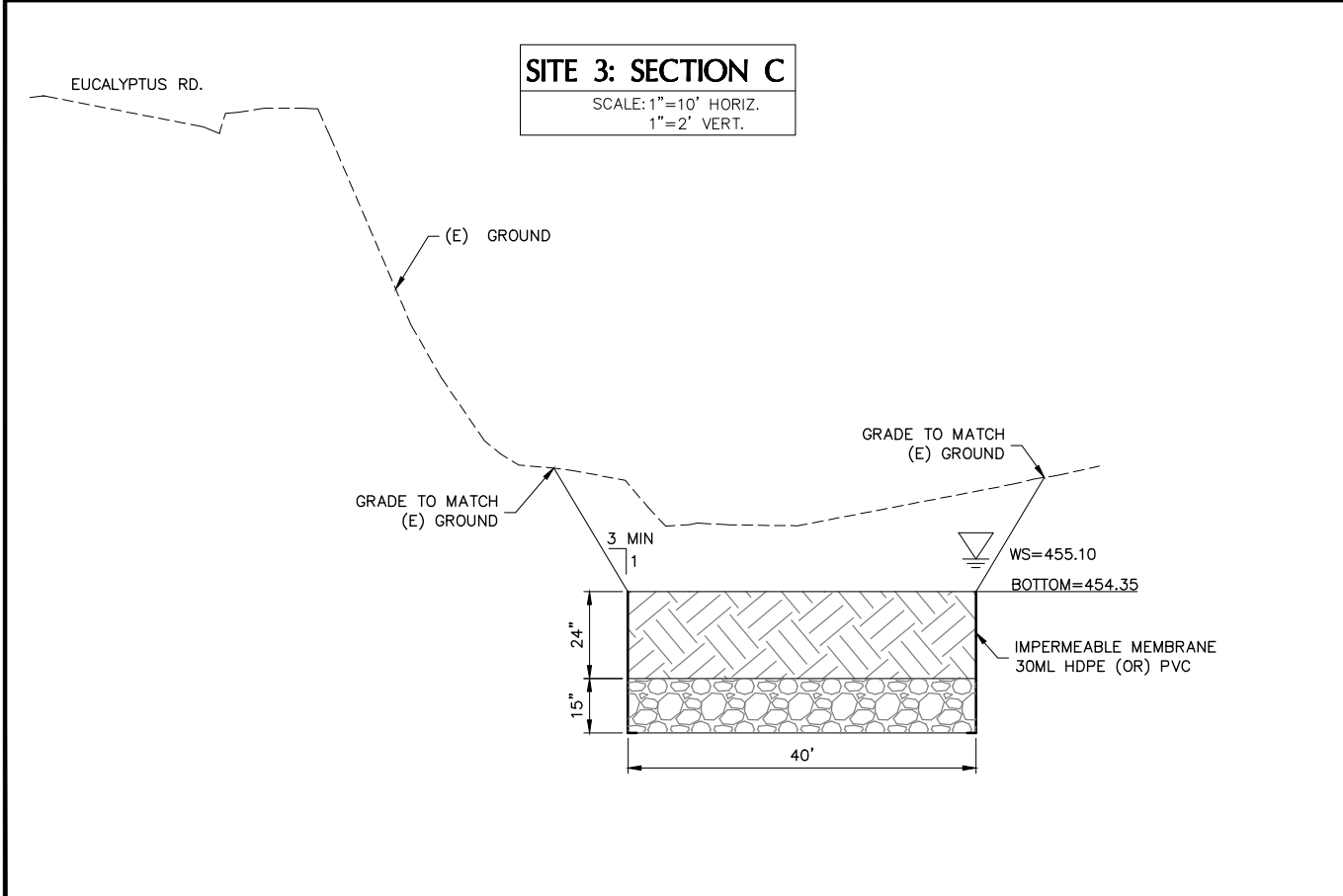
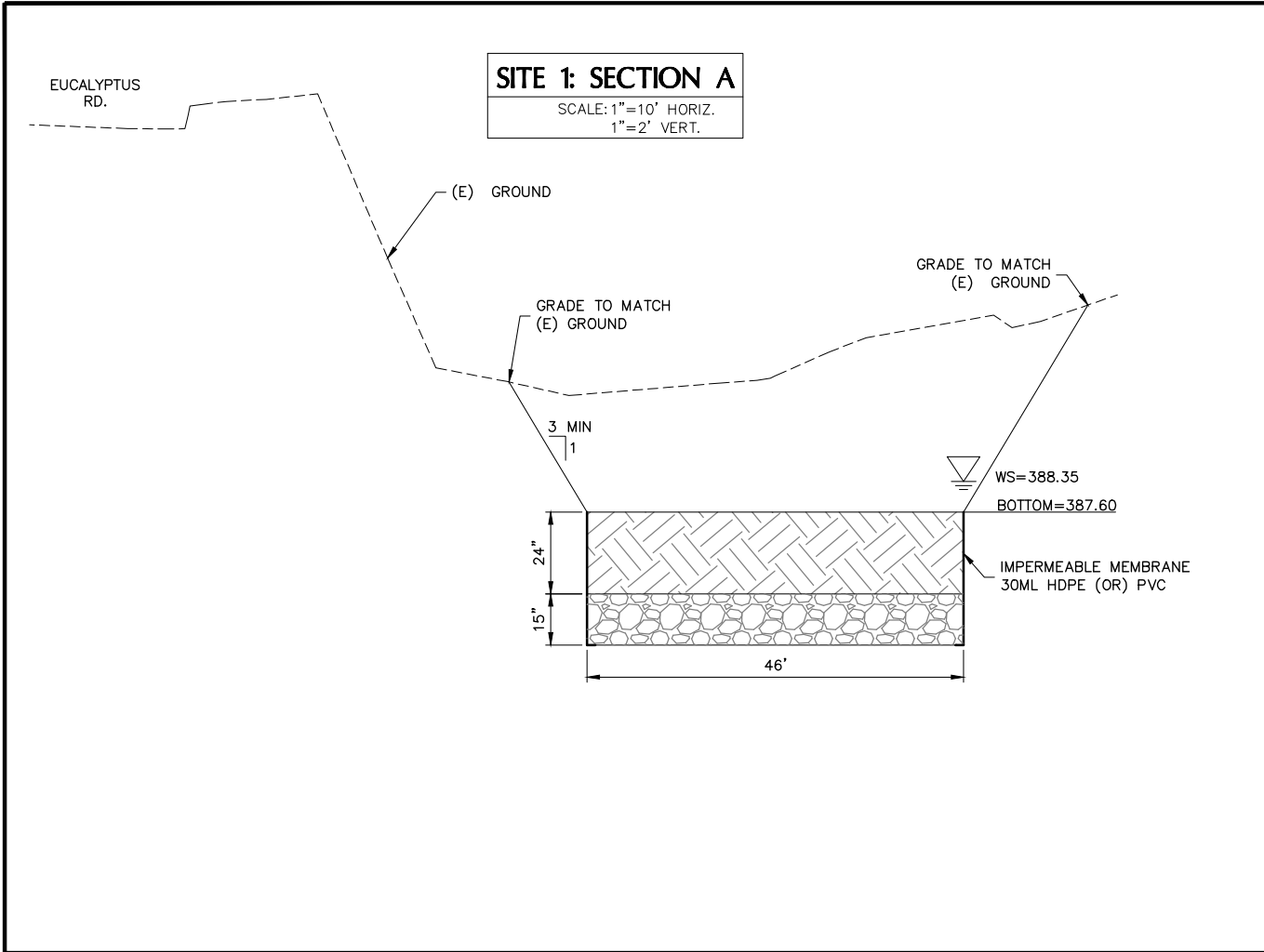
No.	Revisions

Date: 1/24/2020  
Scale: 1"=20'  
Design: DP  
Drawn: HW  
Approved:  
Job No: 1601201003

DRAWING NUMBER:  
**C-03**  
SHEET NUMBER:  
**5 OF 9**

Plotted - 1/24/2020 11:46:18 AM :: Saved - 1/24/2020 8:52:40 AM :: K:\Projects\Veri Ord Reuse Authority\Eucalyptus Road\12-cdip\Draw\CDL.dwg :: Hilary.Watson

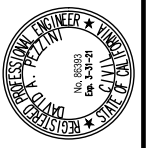
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**CONSTRUCTION NOTES:**

① ACCESS BENCH SHALL BE COMPACTED TO 90% RELATIVE COMPACTION WITH EXCAVATED MATERIAL.

**HARRIS & ASSOCIATES**  
 450 Lincoln Avenue, Suite 103 Salinas, CA 93901

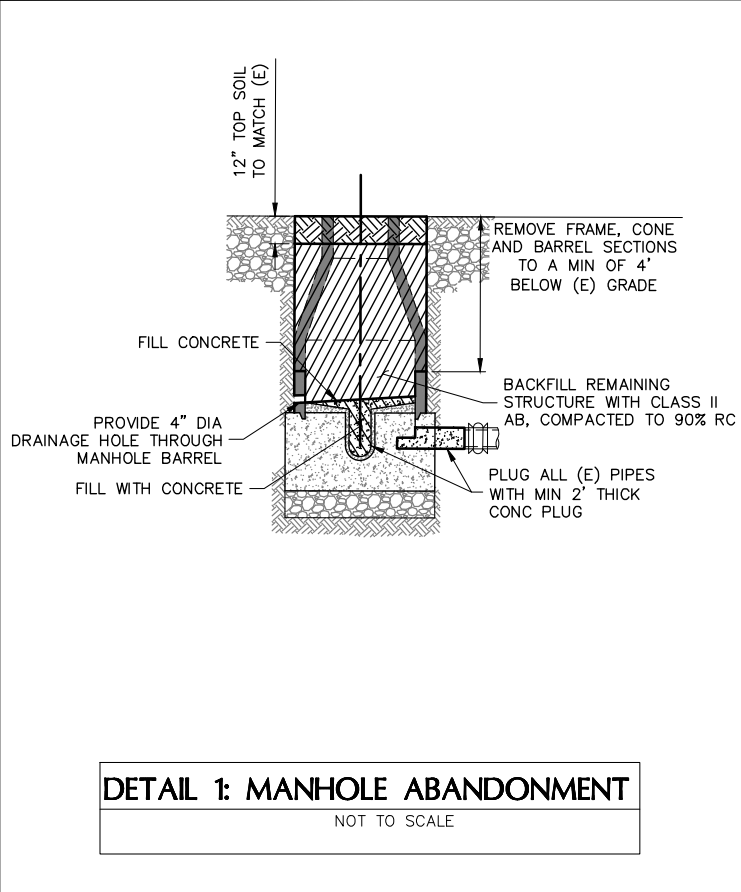


**EUCALYPTUS ROAD INFILTRATION  
 UNIT REPAIRS  
 BIORETENTION BASIN CROSS SECTIONS**  
 CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

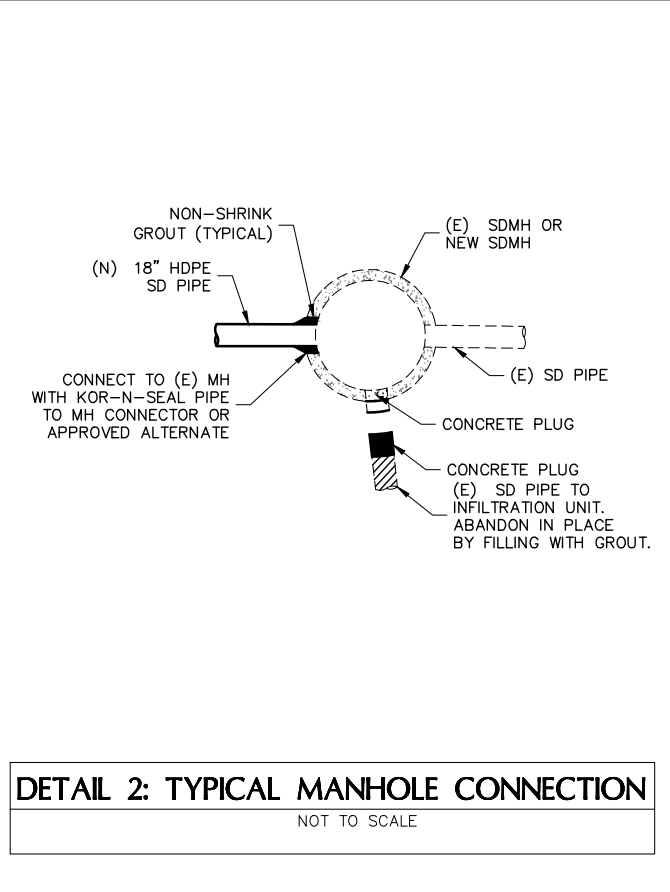
Revisions	No.	Date	By	Check

Date: 1/24/2020  
 Scale: AS SHOWN  
 Design: DP  
 Drawn: HW  
 Approved:  
 Job No: 1601201003

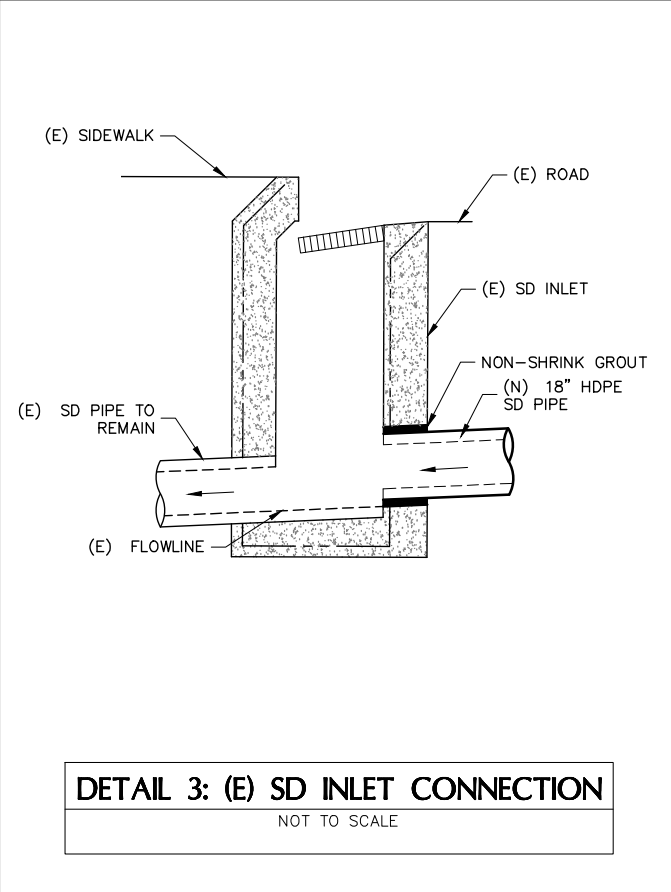
**DRAWING NUMBER:**  
**CD-01**  
**SHEET NUMBER:**  
**6 OF 9**



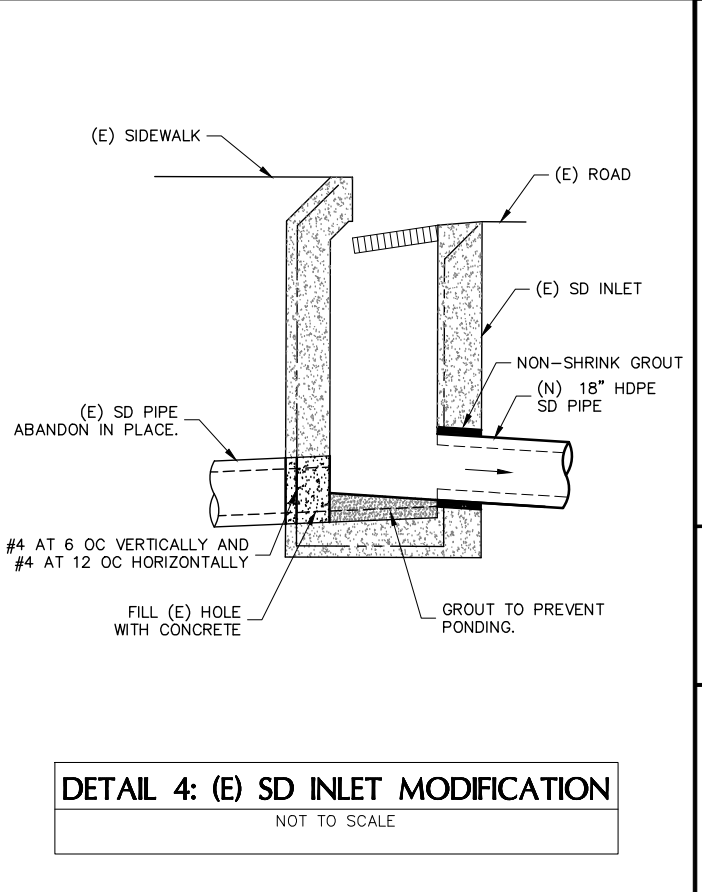
**DETAIL 1: MANHOLE ABANDONMENT**  
NOT TO SCALE



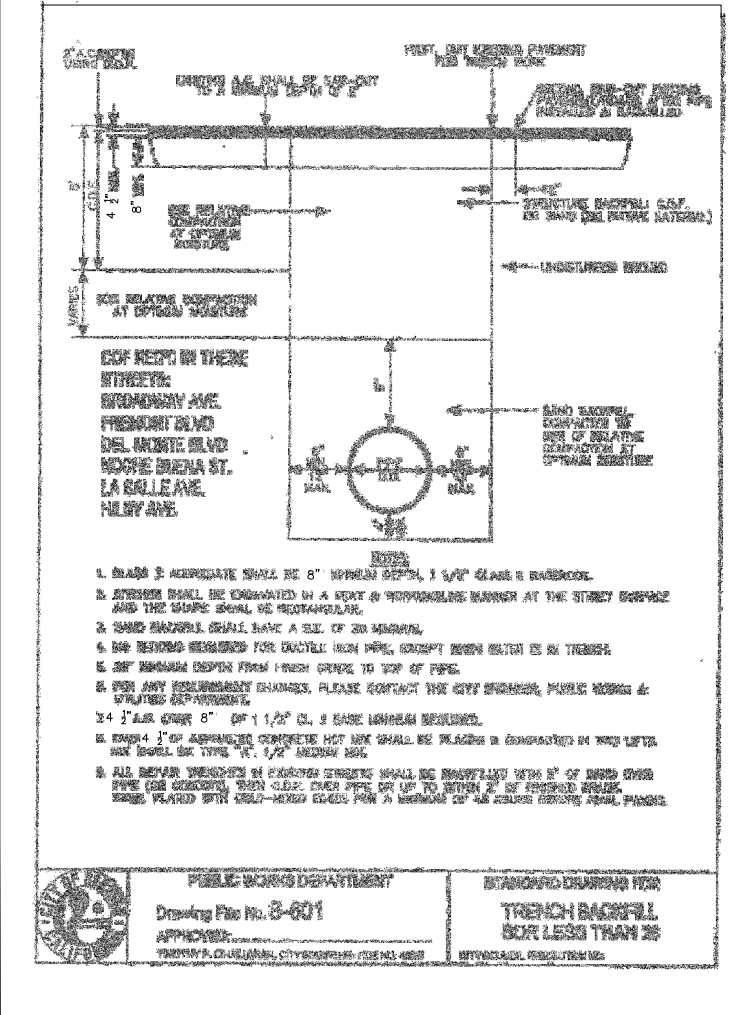
**DETAIL 2: TYPICAL MANHOLE CONNECTION**  
NOT TO SCALE



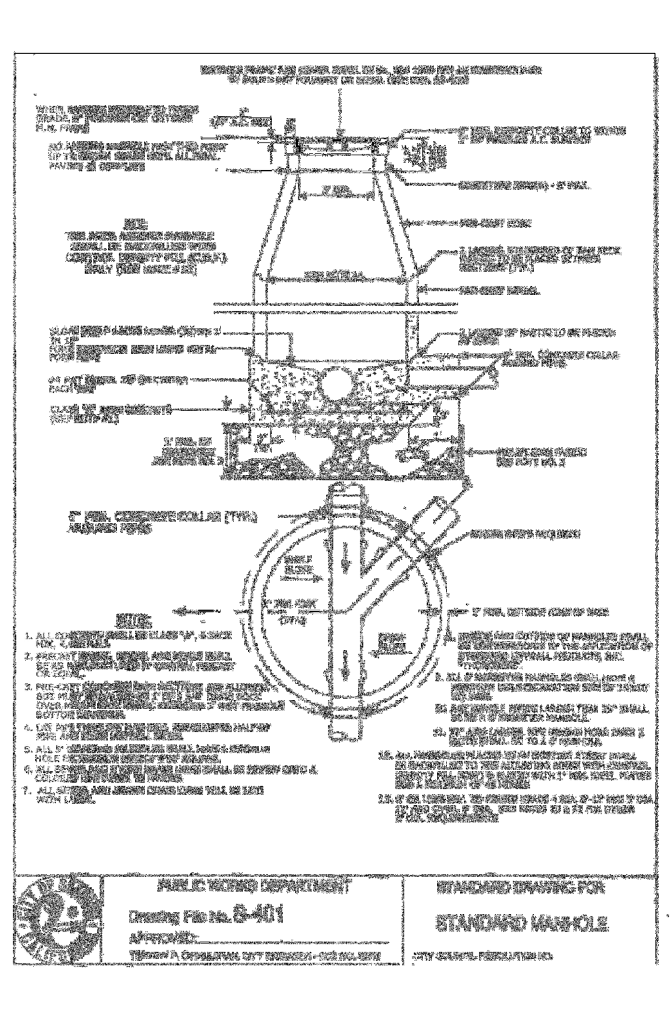
**DETAIL 3: (E) SD INLET CONNECTION**  
NOT TO SCALE



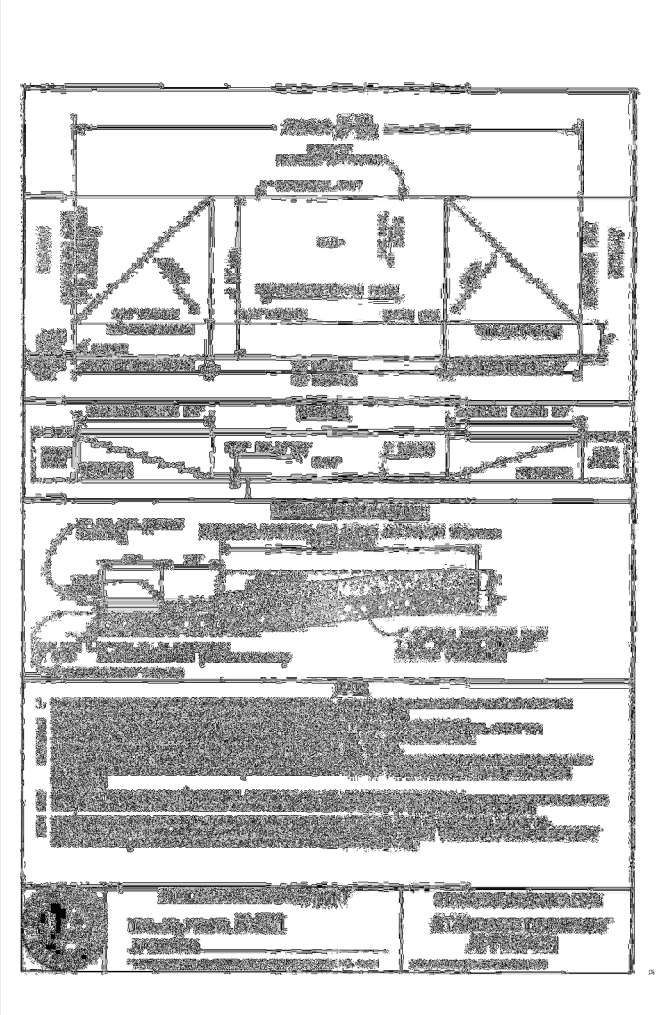
**DETAIL 4: (E) SD INLET MODIFICATION**  
NOT TO SCALE



**TRENCH BACKFILL**  
NOT TO SCALE



**STANDARD MANHOLE**  
NOT TO SCALE



**DETAIL 5: FLARED END SECTION**  
NOT TO SCALE

Project - 1/24/2020 11:51:25 AM :: Saved - 1/24/2020 11:46:27 AM :: K:\Projects\Ford Ore Reuse Authority\Eucalyptus Road\12-CAD\Drawings\SECTIONS AND DETAILS.dwg :: Hiley,William

**HARRIS & ASSOCIATES**  
450 Lincoln Avenue, Suite 103 Salinas, CA 93901

**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS CONSTRUCTION DETAILS**

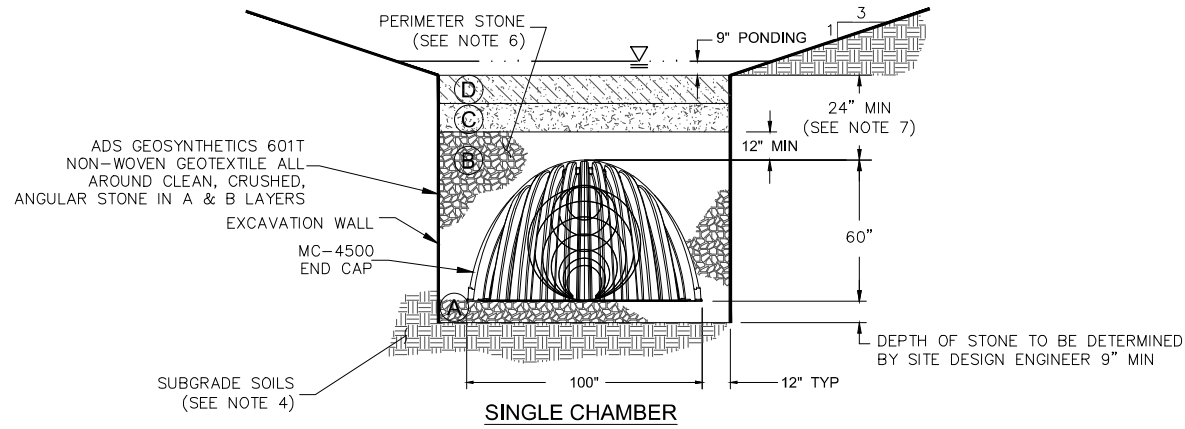
CITY OF SEASIDE MONTEREY COUNTY CALIFORNIA

No.	Revisions

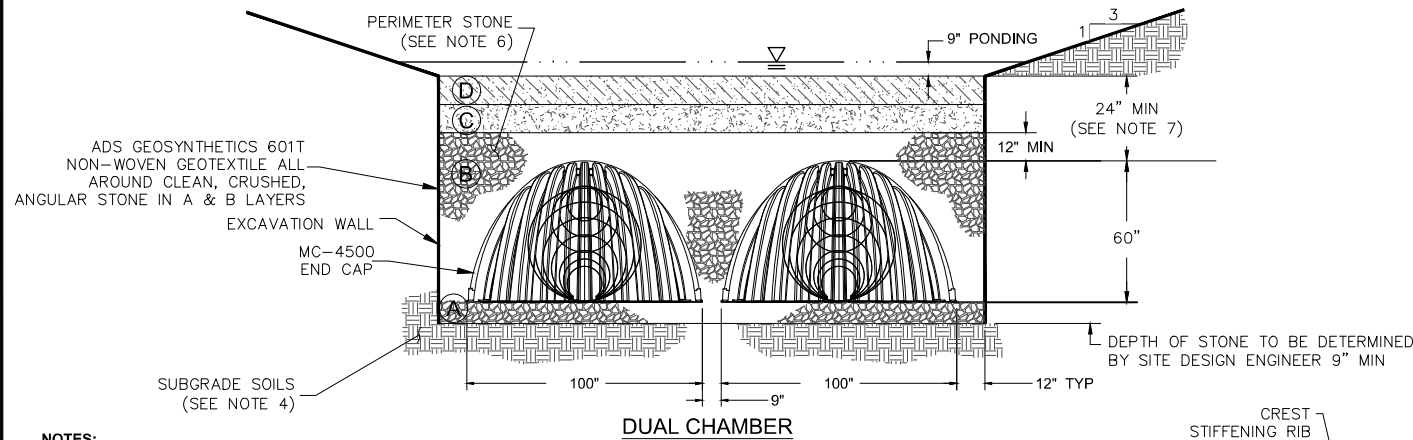
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 Approved: [Signature]  
 Job No: 1601201003

**CD-02**  
 SHEET NUMBER:  
**7 OF 9**

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**SINGLE CHAMBER**

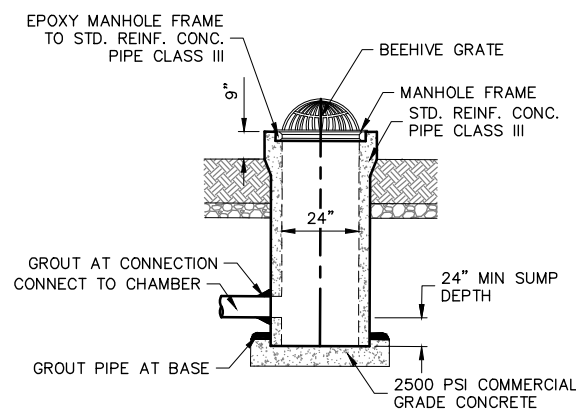


**DUAL CHAMBER**

**NOTES:**

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30".

**1 MC-4500 OR APPROVED EQUAL CROSS SECTION**



**4 BIO RETENTION OVERFLOW**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
<b>D</b> FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE UNPAVED FINISHED GRADE ABOVE	SOIL MIX (BSM); PER SPECIFICATIONS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
<b>C</b> INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER.	CALTRANS CLASS 2 PERMEABLE MATERIAL	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
<b>B</b> EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 4	NO COMPACTION REQUIRED.
<b>A</b> FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2, 3</sup>

**NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

**2 STORMTECH ACCEPTABLE FILL MATERIALS**

**NOMINAL CHAMBER SPECIFICATIONS**

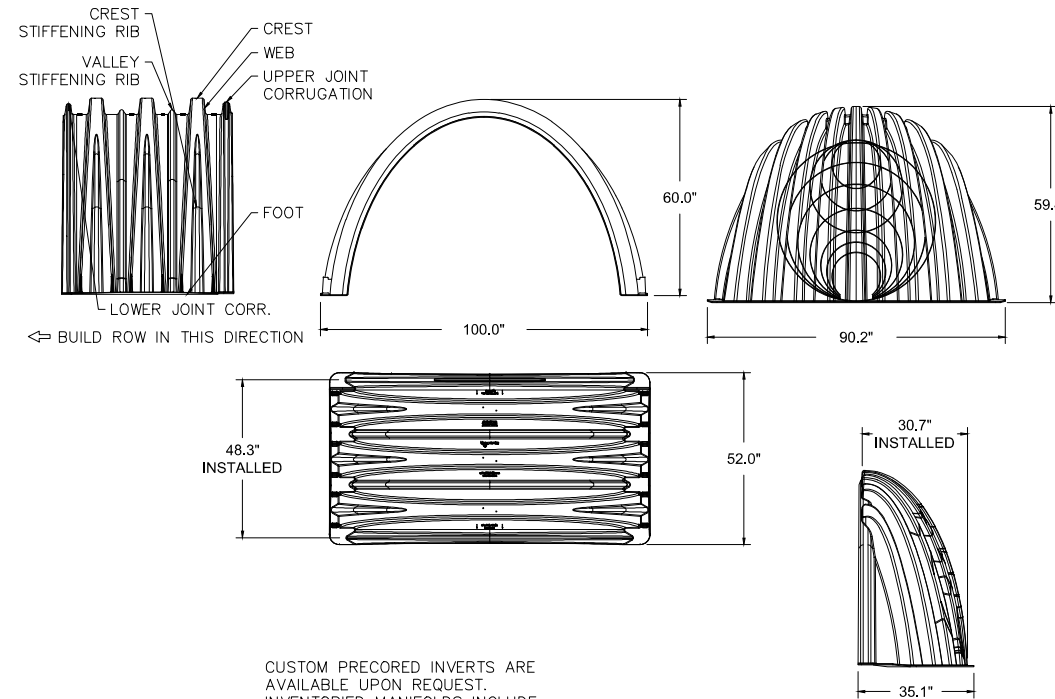
SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"
CHAMBER STORAGE	106.5 CUBIC FEET
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET
WEIGHT	130.0 lbs.

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"
END CAP STORAGE	35.7 CUBIC FEET
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET
WEIGHT	135.0 lbs.

\*ASSUMES 12" STONE ABOVE, 9" STONE FOUNDATION AND BETWEEN CHAMBERS, 12" STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"



CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

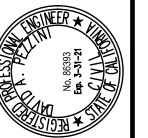
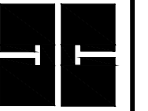
**3 TECHNICAL SPECIFICATIONS**

PART #	STUB	B	C
MC4500REPE06T	6"	42.54"	---
MC4500REPE06B	6"	---	0.86"
MC4500REPE08T	8"	40.50"	---
MC4500REPE08B	8"	---	1.01"
MC4500REPE10T	10"	38.37"	---
MC4500REPE10B	10"	---	1.33"
MC4500REPE12T	12"	35.69"	---
MC4500REPE12B	12"	---	1.55"
MC4500REPE15T	15"	32.72"	---
MC4500REPE15B	15"	---	1.70"
MC4500REPE18TC	18"	29.36"	---
MC4500REPE18TW	18"	---	---
MC4500REPE18BC	18"	---	1.97"
MC4500REPE18BW	18"	---	---
MC4500REPE24TC	24"	23.05"	---
MC4500REPE24TW	24"	---	---
MC4500REPE24BC	24"	---	2.26"
MC4500REPE24BW	24"	---	---
MC4500REPE30BC	30"	---	2.95"
MC4500REPE36BC	36"	---	3.25"
MC4500REPE42BC	42"	---	3.55"

NOTE: ALL DIMENSIONS ARE NOMINAL

NOTE: STORM CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.

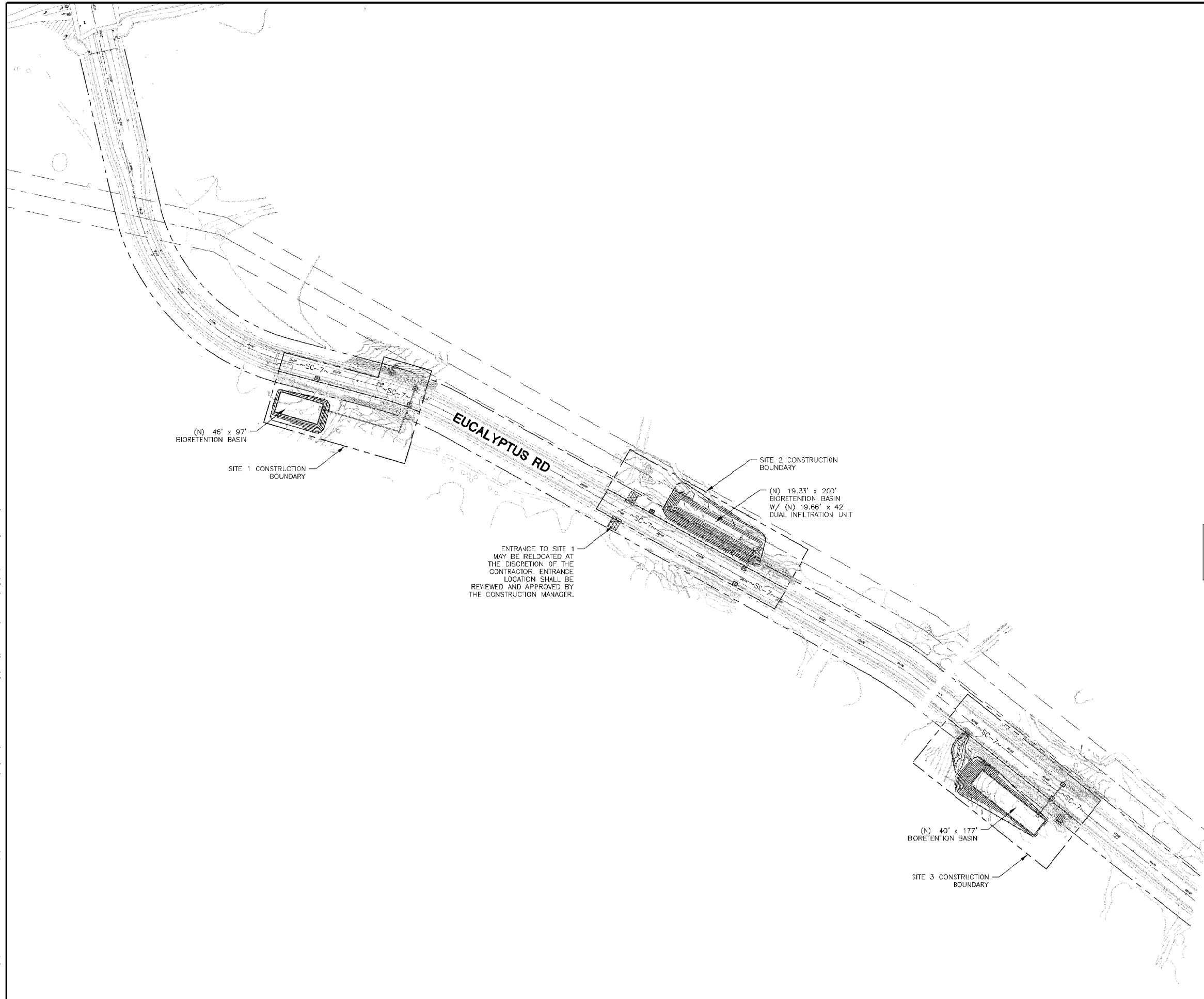
**HARRIS & ASSOCIATES**  
 4500 Lincoln Avenue, Suite 103 Salinas, CA 93901



**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS**  
**STORMTECH MC-4500 DETAILS**  
 CALIFORNIA  
 MONTEREY COUNTY  
 CITY OF SEASIDE

Date: 1/24/2020	Scale: NOT TO SCALE	Design: DP	Drawn: HW	Approved:	Job No: 1601201003
DRAWING NUMBER: <b>CD-03</b>					
SHEET NUMBER: <b>8 OF 9</b>					

Plotted - 1/6/2020 11:35:15 AM :: Saved - 1/6/2020 10:54:18 AM :: K:\Projects\Fort Ord Reuse Authority\Eucalyptus Road\12-CADD\DWG\IP\EROSION.dwg :: Hilary Wilson



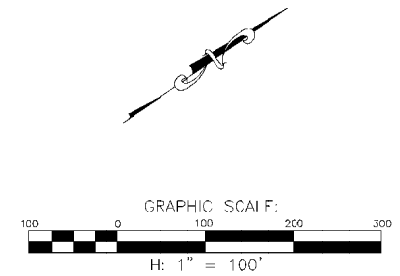
**LEGEND:**

SYMBOL	CALTRANS BMP #	DESCRIPTION
○	SC-1, SC-5, SC-6	FIBER ROLLS
—	SC-1	SILT FENCE
~SC-7~	SC-7	STREET SWEEPING
□	SC-10	INLET PROTECTION
▨	SC-10	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASHER

**EROSION CONTROL NOTES:**

1. EROSION CONTROL BMP'S SHOWN ON THIS PLAN ARE REPRESENTATIVE OF THE INTENT OF EROSION CONTROL PROTECTIVE MEASURES. INSTALLATION, LOCATION AND FREQUENCY OF BMP'S SHALL FOLLOW THE RECOMMENDATIONS OF THE CALTRANS BMP MANUAL AND SOUND JUDGEMENT.
2. UNDERGROUND INFILTRATION CHAMBERS: INSTALL SILT FABRIC ON THE CATCH BASIN IMMEDIATELY UPSTREAM OF INFILTRATION CHAMBERS SO THAT SEDIMENT DOES NOT ENTER CHAMBERS DURING CONSTRUCTION. REMOVE PLUG AFTER SITE HAS BEEN STABILIZED, AND NOT UNTIL WRITTEN APPROVAL BY THE ENGINEER IS RECEIVED.
3. IMMEDIATELY PRIOR TO THE FINAL CONTRACT ACCEPTANCE, INSPECT AND REMOVE ALL TRASH, DEBRIS, AND SEDIMENT WHICH HAS ACCUMULATED IN THE STORM WATER FACILITIES, INCLUDING CATCH BASINS.

ENGINEERING ESTIMATES & FEASIBILITY IN PREPARATION FOR PROCUREMENT OF A POTENTIAL CONSTRUCTION CONTRACT: DOCUMENT EXEMPT FROM PUBLIC DISCLOSURE UNTIL CONTRACT IS FULLY OBTAINED.



**HARRIS & ASSOCIATES**  
450 Lincoln Avenue, Suite 103 Salinas, CA 93901



**EUCALYPTUS ROAD INFILTRATION UNIT REPAIRS**  
**EROSION CONTROL PLAN**  
CITY OF SEASIDE, MONTEREY COUNTY, CALIFORNIA

Letter: 1/6/2020	No.	Notes:
Scale: 1" = 50'		
Design: DP		
Drawn: HW		
Approved:		
Job No: 1607201003		

**EC-01**  
**9 OF 9**

## EXHIBIT B

### to MOA REGARDING FUNDING TO BE PROVIDED FOR THE REPAIR OF STORM WATER INFILTRATION UNITS - EUCALYPTUS ROAD

#### Project Documents to Transfer from FORA to City of Seaside

Jurisdiction: City of Seaside

Project: Repair of Stormwater Infiltration Units - Eucalyptus Road

ELECTRONIC  
COPY  
AVAILABLE

CATEG	AUTHOR	DATE	TITLE	ELECTRONIC COPY AVAILABLE
<b>Original Design - Eucalyptus Roadway Improvement</b>				
C&D		Various	Design Drawings - Phase 1, 2, 3 (pdf versions)	✓
			Selected Sheets - Eucalyptus Roadway - Phase 3	
C&D		2011	Record Drawings - Sheets 6, 7 and 8	✓
<b>Environmental Documentation</b>				
The following documents are found on the FORA website <a href="https://www.fora.org/Board/2014/Packet/Additional/031414Item8a-AttachF11-1/Attachment%20H.pdf">https://www.fora.org/Board/2014/Packet/Additional/031414Item8a-AttachF11-1/Attachment%20H.pdf</a>				
FORA/PMC & C&I		2005	Environmental Assessment/Initial Study for General Jim Moore Boulevard and Eucalyptus Roadway Improvement	✓
			Appendix D: Finding of No Significant Impact	
FORA		2005	(FONSI) / Negative Declaration (ND)	✓
<b>Failure Analysis</b>				
Parikh		6/30/2017	Preliminary Geotechnical Memorandum for Eucalyptus Road Infiltrators	✓
<b>City of Seaside Communication</b>				
FORA		3/19/2019	Letter, Meeting Minutes of meeting between Seaside and FOR A on March 11, 2019 regarding Eucalyptus Road Infiltrator Repair Project	✓
Rick Riedl, City Seaside		11/6/2019	Letter: Eucalyptus Infiltrator Repair Project, Review of 60% Design Documents from Harris & Associates	✓
FORA		12/10/2019	Letter: Eucalyptus Roadway Infiltrator Repair Project, Response to Comments	✓



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<b>CATEG</b>	<b>AUTHOR</b>	<b>DATE</b>	<b>TITLE</b>	
			Power Point Presentation: Seaside Coordination Meeting on CIP Projects	✓
FORA		2/27/2020		

**General Background Info**

Various	Various		<a href="https://www.fortordcleanup.com/documents/search/">https://www.fortordcleanup.com/documents/search/</a>	
Arcadis/Weston Solutions			Final Programmatic On-Call Construction Support Plan, Roadways and Utilities, Seaside Munitions Response Area (CSP)	✓
DTSC		11/5/2019		
		11/16/2019	Approval of Programmatic Seaside MRA CSP	✓
FORA			PowerPoint Presentation to FORA Board, Eucalyptus Road Infiltrator Repair Project	✓
FORA		12/13/2019	FORA Board Report Item 8c	✓

**Stormwater Infiltrator Repair Design Background**

Harris & Associates			Recommendation Letter to FORA regarding Infiltrators	✓
		6/4/2018		
Harris & Associates			Memorandum to FORA regarding Design Basis for Infiltrator Repair	✓
		10/29/2019		
Harris &		Various	Storm Drain Flow/Capacity Evaluation	✓

**Repair Design Package, Bid Documents, & Specs**

Harris & Associates			60% Design Plans, Specifications, and Opinion of Probable Construction Cost	✓
		10/18/2019		
Harris & Associates			90% Design Plans, Specifications, and Opinion of Probable Construction Cost	✓
		12/1/2019		
Harris &		1/24/2020	Draft Final Design Plans	✓
Harris & Associates			Final Design and Bid Package, Stormwater Infiltrator Repair, Eucalyptus Road	
		TBD		
Whitson Engineer		12/6/2019	Peer Review by Whitson Engineers	✓

<b>Data</b>	Harris &	TBD	dwg CAD files	
	Whitson Engineer	5/8/2020	Topographic/Ortho Topo dwg CAD files	✓

**Other Information**

**MEMORANDUM OF AGREEMENT  
REGARDING FUNDING TO BE PROVIDED FOR  
THE SOUTH BOUNDARY ROADWAY AND THE INTERSECTION AT GENERAL  
JIM MOORE BOULEVARD IMPROVEMENTS**

This Memorandum of Agreement (“MOA”) is made and entered into effective as of \_\_\_\_\_, 2020, (the “Effective Date”) by and between the Fort Ord Reuse Authority (“FORA”), a California public agency, and the City of Del Rey Oaks (the “City”), a California general law city. FORA and the City are sometimes referred to herein in the singular as a “Party” and collectively as the “Parties.”

**Recitals**

A. The “Improvements” consist of (i) relocation and/or reconfiguration of the existing intersection of General Jim Moore Boulevard with South Boundary Road and (ii) an upgrade of that portion of South Boundary Road located between its intersection with General Jim Moore Boulevard to 200 feet east of its intersection with Rancho Saucito Road.

B. FORA entered into a professional services contract dated November 17, 2017 with Whitson Engineers, Inc. (“Whitson”) for engineering services in connection with the contemplated Improvements, which contract was subsequently amended four (4) times (and as so amended may be referred to herein as the “Contract”). Whitson’s work under the Contract has not yet been completed.

C. FORA is scheduled to terminate in accordance with state law on June 30, 2020 (“FORA’s Termination Date”). It is not possible to complete the Improvements before FORA’s Termination Date and accordingly FORA will not undertake the Improvements. However, the City wishes to undertake the Improvements following FORA’s sunset and FORA is willing to make the below-described funding available to the City, each on all of the terms and conditions set forth in this MOA.

D. FORA’s Capital Improvement Program for fiscal years 2018/2019 and 2019/2020 includes the Improvements. FORA’s Board of Directors (the “Board”) has recently approved and committed to reserving the amount of Seven Million Two Hundred Sixty-Nine Thousand Eight Hundred Thirteen Dollars (\$7,269,813) to be available to cover the currently estimated construction and related costs of the South Boundary Roadway elements of the Improvements (to be deposited into an escrow account established with Fidelity National Title, Inc. as escrow holder); One Million Fifty-Six Thousand One Hundred Sixty-Eight Dollars (\$1,056,168) to be available to cover the currently estimated construction and related costs of the Intersection at General Jim Moore Boulevard elements of the Improvements (to be deposited into a separate escrow account established with Fidelity National Title, Inc. as escrow holder); and Five Hundred Eighteen Thousand Five Hundred Sixty-Four Dollars (\$518,564) to be available to cover the combined design services estimate for the Improvements (to be transferred to the City). Accordingly, the Parties now wish to enter into this MOA to provide for the aggregate amount of Eight Million Eight Hundred Forty-Four Thousand Five Hundred Forty-Five Dollars

(\$8,844,545) to be deposited into escrow accounts and transferred to the City as outlined above (which funds may collectively be referred to as the “Improvement Funds”).

E. Inasmuch as FORA will not be carrying out the Improvements, but rather will only make the Improvement Funds available to the City as provided in this MOA, responsibility for any further necessary environmental analysis, review, or approvals, implementation and supervision of any mitigation measures or monitoring program adopted in connection with any environmental approvals for the Improvements, coordination with the City of Monterey or any other governmental entities, and defense of any action brought to challenge completion of the Improvements, environmental approvals relating thereto, or any failure of the City to timely and fully carry out all responsibilities as lead agency for the Improvements in compliance with all applicable laws shall be that of the City and not of FORA.

### Agreement

In consideration of the mutual terms, covenants and conditions contained herein the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this MOA by this reference.
2. **FORA’s Obligations.** Within seven (7) calendar days of the full signing of this MOA, FORA will deposit Seven Million Two Hundred Sixty-Nine Thousand Eight Hundred Thirteen Dollars (\$7,269,813) and One Million Fifty-Six Thousand One Hundred Sixty-Eight Dollars (\$1,056,168) into the escrow accounts described above and transfer and pay to the order of the City Five Hundred Eighteen Thousand Five Hundred Sixty-Four Dollars (\$518,564). The City agrees to accept from FORA, the aggregate amount of Eight Million Eight Hundred Forty-Four Thousand Five Hundred Forty-Five Dollars (\$8,844,545), as so deposited into escrow accounts and paid to the City in full satisfaction of any obligation of FORA to provide funding for the Improvements. With the consent of Whitson, FORA will assign the Contract to the City.
3. **City’s Obligations.** With the consent of Whitson, the City will accept assignment of the Contract from FORA. The City may in its discretion use the Improvement Funds to complete the Improvements or any portion thereof; provided, however, that the City may not use the Improvement Funds for any other purpose. If the City enters into any agreements for the completion of the Improvements or any portion thereof and uses any of the Improvement Funds to pay for such work, those agreements shall include requirements to pay prevailing wages in accordance with state law and the FORA Master Resolution. To the extent that the Improvement Funds are insufficient to fully cover completion of the Improvements, the City will be responsible for paying or arranging for the payment of any excess costs. From and after the full signing of this MOA, the City shall timely and fully carry out all responsibilities as lead agency for the Improvements in compliance with all applicable laws.

4. **Notification to State Clearinghouse.** Promptly following the full signing of this MOA, the Parties shall cooperate in providing appropriate notification to the California Office of Planning and Research's State Clearinghouse that FORA is not carrying out the Improvements and that the City has assumed the role of lead agency for the Improvements.

5. **Term.** The term of this MOA shall begin on the Effective Date and continue until FORA's Termination Date, unless terminated earlier as provided herein; provided, however, that the City's obligations to (a) use the Improvement Funds solely for completion of the Improvements or a portion thereof, as set forth in Section 3 above and (b) distribute unexpended funds in accordance with the terms of this MOA if the Improvements are not timely completed, as set forth in Section 10 below shall remain in full force and effect until final completion of the Improvements as evidenced by the recording of Notices of Completion in the Official Records of Monterey County.

6. **Accounting and Records.** FORA (until FORA's Termination Date) and the City shall each maintain and account for the funds related to the Improvements. Promptly following the full signing of this MOA, FORA will coordinate with the City to identify goals and needs with respect to information transfer and to develop a program to implement the same before FORA's Termination Date. FORA will exercise good faith and commercially reasonable efforts to provide the City with copies of available and appropriate documents and records pertaining to the Improvements which have reasonably been requested by the City in writing.

7. **Parties' Representatives.** This MOA shall be coordinated between the Parties through the City's Manager and FORA's Executive Officer.

8. **Reserved.**

9. **Indemnification.** Each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees) arising from or in connection with, or caused by any act, omission, or negligence of such indemnifying party or its agents, employees, contractors, subcontractors, or invitees.

10. **Termination.** If through any cause either Party fails to fulfill in a timely and proper manner its obligations under this MOA, or violates any of the terms or conditions of this MOA or applicable Federal or State laws and regulations, the non-breaching Party may terminate this MOA upon seven (7) calendar days written notice to the breaching Party. In the event that the Improvements have not been completed within ten (10) years after the Effective Date of this MOA, then any funds remaining unexpended as of that date shall be distributed as follows: Twenty percent (20%) may be retained by the City and twenty percent (20%) shall be distributed to each of the County of Monterey and the Cities of Marina, Monterey, and Seaside.

11. **Applicable Law.** This MOA shall be construed and interpreted under the laws of the State of California.

12. **Severability.** In the event any part of this MOA is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such part shall be deemed severed from the remainder of the MOA and the remaining provisions shall continue in full force without being impaired or invalidated in any way.

13. **Assignment.** Neither Party may assign this MOA or any part hereof, without written consent and prior approval of the other Party and any assignment without said consent shall be void and unenforceable.

14. **Amendment.** No amendment, modification, alteration, or variation of the terms of this MOA shall be valid unless made in writing and signed by authorized representatives for the Parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the Parties thereto.

15. **Time of the Essence.** Time is of the essence for each and every provision of this MOA.

16. **Notices.** Any notice required or permitted under this MOA, shall be in writing and shall be deemed served on the date personally delivered or three (3) business days after being sent by certified mail, return receipt requested, addressed as follows, unless otherwise notified in writing of a change of address:

To the City: City Manager  
City of Del Rey Oaks  
650 Canyon Del Rey Boulevard  
Del Rey Oaks, CA 93940

To FORA: Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

17. **Authority.** Each Party represents and warrants to the other Party that it is authorized to execute, deliver and perform this MOA, and the terms and conditions hereof are valid and binding obligations of the Party making this representation.

18. **Compliance with Laws.** The Parties agree to comply with all applicable local, state and federal laws and regulations. The City further agrees to comply with all applicable public works contracting requirements.

19. **Venue.** Both Parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought thereunder shall be Monterey County, California.

20. **Survival.** All rights and obligations hereunder that by their nature are to be performed after any expiration or termination of this MOA shall survive any such expiration or termination.

21. **Relationship of the Parties.** It is understood that this MOA is entered into by and between two public entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture, or any other similar association.

22. **Third-Party Beneficiaries.** In order to provide a mechanism for enforcement of the City's obligations set forth in clauses (a) and (b) of Section 5 above after FORA's Termination Date, the County of Monterey and the Cities of Marina, Monterey and Seaside are each hereby made an intended third-party beneficiary of this MOA.

23. **Reserved.**

24 **Interpretation.** This MOA, as well as its individual provisions, shall be deemed to have been prepared equally by both of the Parties hereto, and shall not be construed or interpreted more favorably for one Party on the basis that the other Party prepared it.

25. **Counterparts.** This MOA may be signed in counterparts, each of which shall constitute an original, but all of which shall constitute one and the same agreement. The signature page of this MOA or any Amendment may be executed by way of a manual or authorized signature. Delivery of an executed counterpart of a signature page to this MOA or an Amendment by electronic transmission scanned pages shall be deemed effective as a delivery of a manually or digitally executed counterpart to this MOA or any Amendment.

26. **Reserved.**

27. **Entire Agreement.** This MOA contains the entire understanding between the Parties and supersedes any prior written or oral understandings and agreements regarding the subject matter of this MOA. There are no representations, agreements, arrangements or understandings, or written, between the Parties relating to the subject matter of this MOA which are not fully expressed herein.

*[signatures appear on following page(s)]*

The Parties have executed this MOA on the date(s) written below:

FORT ORD REUSE AUTHORITY

CITY OF DEL REY OAKS

\_\_\_\_\_  
Joshua Metz  
Executive Officer

\_\_\_\_\_  
Dino Pick  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Authority Counsel

\_\_\_\_\_  
City Attorney

DRAFT

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEM

<b>Subject:</b>	Memorandum of Agreement (“MOA”) for General Fund Project Transfer	
<b>Meeting Date:</b>	May 22, 2020	<b>ACTION</b>
<b>Agenda Number:</b>	7b	

### **RECOMMENDATION:**

Approve Resolution 20-xx: Authorizing Executive Officer to execute MOA to support the transfer of one General Fund Project, in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.

1. Memorandum of Agreement Regarding Funding to be Provided to County of Monterey County for Oak Woodlands Project

### **BACKGROUND/DISCUSSION:**

Due to FORA’s pending sunset on June 30, 2020, coupled with FORA Staff reductions, several projects were unable to be completed. Meetings were held between FORA and the jurisdictions to discuss transfer of project responsibility and remaining funds in February and March 2020. FORA has worked with consultants to identify project close out requirements.

At the April 30, 2020 FORA Board Meeting, the Board received a report on the status of FORA’s efforts to transition three on-going CIP projects and one General Fund project to the underlying jurisdictions of the Cities of Del Rey Oaks, Marina and Seaside and Monterey County. During that meeting the funds approved in the 2019/2020 Mid-Year General and CIP Budget update were authorized for transfer. The approval and establishment of the 2019/2020 Mid-Year Budget was a critical step to facilitate the transfer of funds to support these projects.

As identified in the April 30, 2020 Board Report, a MOA between FORA and each recipient of funds is required to be executed prior to fund transfer. FORA has been working with each of the jurisdictions to identify the appropriate terms and conditions to be captured in each MOA. These MOAs will enable the transition of projects from FORA by: defining each party’s responsibilities; outlining the requirements for transfer of authorized funds; acknowledging the transition of lead agency status to the jurisdictions where applicable; coordinating the transfer of project related data, information and reporting; and closing out and/or reassigning contracts as appropriate. The MOAs for approval between FORA and the underlying jurisdictions have been provided as attachments to this Board Report; and a summary of the terms and status of each MOA is provided below.

**Memorandum of Agreement Regarding Funding to be Provided to County of Monterey for Oak Woodlands Project**



- a) Monterey County has requested, and FORA agrees to assign, the existing contract and transfer remaining contract dollars associated with the Oak Woodlands Project as established in the terms and conditions set forth in the MOA.
- b) Within seven (7) calendar days after signing the MOA, FORA will transfer and pay to the order of Monterey County, the amount of Eighteen Thousand Seven Hundred Thirteen Dollars (\$18,713) to complete the tasks and reporting outlined in the contract.
  - FORA intends to assign the existing and open contract work orders with Denise Duffy & Associates, Inc. associated with the Oak Woodland Project; and will make good faith and commercially reasonable efforts to arrange for the timely completion of services, delivery of work products, and transfer of information which FORA has authorized.
  - *MOA Status: a draft MOA has been submitted to County Counsel's office for review and approval; pending approval by Monterey County Board of Supervisors; execution pending FORA Board approval.*

**FISCAL IMPACT:**

Staff time and expenditures are included in the approved FY 19-20 Mid-Year Budget.

Reviewed by FORA Controller 

**COORDINATION:**

Authority Counsel, Administrative Committee, land use jurisdictions, Consultants.

Prepared by   
Kristie Reimer, RAC

Approved by   
Joshua Metz

**ATTACHMENTS:**

- A. Resolution 20-xx: Authorizing Executive Officer to execute MOA to support the transfer of one General Fund Project, in the forms attached hereto as exhibits or in substantially similar forms containing such modifications as the Executive Officer may deem necessary or appropriate to carry out the purposes of the MOAs.
- B. Memorandum of Agreement Regarding Funding to be Provided to County of Monterey County for Oak Woodlands Project

**FORT ORD REUSE AUTHORITY**  
**Resolution No. 20-\_\_\_\_\_**

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY**  
*Approving and Authorizing the Execution and Delivery of a Memorandum of Agreement  
for the Transfer of Funds and Assignment of Contract in support of Completion of Oak  
Woodland Conservation Plan and Approving Related Actions*

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

- A. The existence of the Fort Ord Reuse Authority (“FORA”) is scheduled to terminate in accordance with state law on June 30, 2020 (“FORA’s Termination Date”).
- B. It is not feasible for FORA to complete all of the plans, building removal work, repairs, and improvements originally conceived in connection with FORA’s General Fund and Capital Improvements Programs before FORA’s Termination Date.
- C. The County of Monterey is willing to undertake the completion of an Oak Woodland Conservation Plan covering certain lands in the City of Seaside and the unincorporated portion of the County of Monterey on the former Fort Ord. On May 13, 2016, FORA’s Board of Directors (the “Board”) awarded a professional services contract for environmental consulting (the “DDA Contract”) to Denise Duffy & Associates, Inc. (“DDA”) in connection with the Project. DDA’s work under the DDA Contract has not yet been completed.
- D. FORA is willing to make certain funding available to the County on all of the terms and conditions set forth in the form of the Memorandum of Agreement on file with the Secretary.
- E. With the consent of the contractor, FORA is willing to assign the DDA Contract to the County of Monterey.

NOW THEREFORE the Board hereby resolves that:

- 1. The foregoing recitals are true and correct.
- 2. The Board hereby approves the Memorandum of Agreement in the form on file with the Secretary. The Executive Officer, acting alone, is hereby authorized and directed to execute and deliver the Memorandum of Agreement for and in the name and on behalf of FORA in such form, or in a substantially similar form containing such modifications as the Executive Officer may approve as necessary or appropriate to carry out the purposes of the Memorandum of Agreement, such approval to be conclusively evidenced by the execution and delivery by the Executive Officer of the Memorandum of Agreement. Notwithstanding the foregoing, the dollar amount to be transferred as set forth in the form on file with the Secretary shall not be altered without the specific approval of the Board.

3. The Executive Officer is hereby authorized and directed, for and in the name and on behalf of FORA, to do any and all things and take any and all actions, which he may deem necessary or advisable as contemplated by the Memorandum of Agreement or otherwise in order to effectuate the transfer of the funds and the assignment of the contract as contemplated by the Memorandum of Agreement.

4. This Resolution shall take effect from and after the date of its passage and adoption.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this 22nd day of May, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
Jane Parker, Chair

ATTEST:

\_\_\_\_\_  
Joshua Metz, Secretary

**MEMORANDUM OF AGREEMENT  
REGARDING FUNDING TO BE PROVIDED TO COUNTY OF MONTEREY  
FOR OAK WOODLANDS PROJECT**

This Memorandum of Agreement (“MOA”) is made and entered into effective as of \_\_\_\_\_, 2020, (the “Effective Date”) by and between the Fort Ord Reuse Authority (“FORA”), a California public agency, and the County of Monterey (the “County”), a California general law county. FORA and the County are sometimes referred to herein in the singular as a “Party” and collectively as the “Parties.”

**Recitals**

A. FORA has undertaken the development of an Oak Woodland Conservation Plan covering certain lands in the City of Seaside and the unincorporated portion of the County of Monterey on the former Fort Ord (the “Project”). The main purpose of the Project is to designate oak woodlands conservation areas within the development parcels of the former Fort Ord that would help to link the Fort Ord National Monument, the Fort Ord landfill, and certain open space near the East Garrison area, as well as to set aside oak woodlands in a regionally mindful way that benefits the species while laying the groundwork for mitigation to allow for increased economic vitality.

B. On May 13, 2016, FORA’s Board of Directors (the “Board”) awarded a professional services contract for environmental consulting (the “Contract”) to Denise Duffy & Associates, Inc. (“DDA”) in connection with the Project. DDA’s work under the Contract has not yet been completed.

C. FORA’s general funds budget for fiscal year 2019/2020 includes the Project. The Board has recently approved and committed to reserving the amount of Eighteen Thousand Seven Hundred Thirteen Dollars (\$18,713) to cover payment for completion of the tasks and reporting outlined in the Contract.

D. FORA is scheduled to terminate in accordance with state law on June 30, 2020 (FORA’s Termination Date”).

E. FORA does not have sufficient time or management resources to successfully execute the completion of the Project by FORA’s Termination Date, but the County has such resources and desires to complete the Project. Accordingly, the Parties now wish to enter into this MOA to provide for the amount of Eighteen Thousand Seven Hundred Thirteen Dollars (\$18,713) to be transferred to the County as funds to carry out the Project.

F. Upon the full signing of this MOA, the County will (in coordination with the City of Seaside, as may be necessary) carry out the Project in compliance with applicable law, including by acting as lead agency if and to the extent that a lead agency for the Project may be required under the California Environmental Quality Act.

## Agreement

In consideration of the mutual terms, covenants and conditions contained herein the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into this MOA by this reference.
2. **FORA's Obligations.** Within seven (7) calendar days of the full signing of this MOA, FORA will transfer and pay to the order of the County, and the County agrees to accept from FORA, the amount of Eighteen Thousand Seven Hundred Thirteen Dollars (\$18,713) in full satisfaction of any obligation of FORA to provide funding for the Project. With the consent of DDA, FORA will assign the Contract to the County.
3. **County's Obligations.** With the consent of DDA, the County will accept assignment of the Contract from FORA. The County will use the funds received from FORA to promptly complete the Project. The County has entered into or will enter into any additional agreements necessary for the completion of the Project, will have final approval of all consultants employed on the Project, and will be responsible for paying all costs. The County shall timely and fully carry out all responsibilities, if any, as lead agency for the Project.
4. **Notification to State Clearinghouse.** Promptly following the full signing of this MOA, the Parties shall cooperate in providing appropriate notification to the California Office of Planning and Research's State Clearinghouse that FORA is not the lead agency for the Project and that, to the extent that a lead agency for the Project may be required under applicable law, the County has assumed that role.
5. **Term.** The term of this MOA shall begin on the Effective Date and continue until FORA's Termination Date, unless terminated earlier as provided herein; provided, however, that the County's obligations to complete the Project in accordance with the terms of this MOA shall remain in full force and effect until final completion of the Project.
6. **Accounting and Records.** FORA (until FORA's Termination Date) and the County shall each maintain and account for the funds related to the Project. Promptly following the execution of this MOA, FORA will exercise good faith and commercially reasonable efforts to provide the County with copies of available and appropriate documents and records pertaining to the Project which have reasonably been requested by the County in writing.
7. **Parties' Representatives.** This MOA shall be coordinated between the Parties through the County's Administrative Officer and FORA's Executive Officer.
8. **Reserved.**

9. **Indemnification.** Each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees) arising from or in connection with, or caused by any act, omission, or negligence of such indemnifying party or its agents, employees, contractors, subcontractors, or invitees.

10. **Termination.** If through any cause either Party fails to fulfill in a timely and proper manner its obligations under this MOA, or violates any of the terms or conditions of this MOA or applicable Federal or State laws and regulations, the non-breaching Party may terminate this MOA upon seven (7) calendar days written notice to the breaching Party. In the event that the Project has not been completed within ten (10) years after the Effective Date of this MOA, then any funds remaining unexpended as of that date shall be distributed as follows: Twenty percent (20%) may be retained by the County and twenty percent (20%) shall be distributed to each of the Cities of Del Rey Oaks, Marina, Monterey, and Seaside.

11. **Applicable Law.** This MOA shall be construed and interpreted under the laws of the State of California.

12. **Severability.** In the event any part of this MOA is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such part shall be deemed severed from the remainder of the MOA and the remaining provisions shall continue in full force without being impaired or invalidated in any way.

13. **Assignment.** Neither Party may assign this MOA or any part hereof, without written consent and prior approval of the other Party and any assignment without said consent shall be void and unenforceable.

14. **Amendment.** No amendment, modification, alteration, or variation of the terms of this MOA shall be valid unless made in writing and signed by authorized representatives for the Parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the Parties thereto.

15. **Time of the Essence.** Time is of the essence for each and every provision of this MOA.

16. **Notices.** Any notice required or permitted under this MOA, shall be in writing and shall be deemed served on the date personally delivered or three (3) business days after being sent by certified mail, return receipt requested, addressed as follows, unless otherwise notified in writing of a change of address:

To the County: County Administrative Officer  
County of Monterey  
168 West Alisal Street, 3rd Floor  
Salinas, CA 93901

To FORA: Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

17. **Authority.** Each Party represents and warrants to the other Party that it is authorized to execute, deliver and perform this MOA, and the terms and conditions hereof are valid and binding obligations of the Party making this representation.
18. **Compliance with Laws.** The Parties agree to comply with all applicable local, state and federal laws and regulations.
19. **Venue.** Both Parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought thereunder shall be Monterey County, California.
20. **Survival.** All rights and obligations hereunder that by their nature are to be performed after any expiration or termination of this MOA shall survive any such expiration or termination.
21. **Relationship of the Parties.** It is understood that this MOA is entered into by and between two public entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture, or any other similar association.
22. **Third-Party Beneficiaries.** In order to provide a mechanism for enforcement of the County's obligations under this MOA after FORA's Termination Date (including without limitation the obligation to distribute unexpended funds in the event that the Project is not timely completed), the Cities of Del Rey Oaks, Marina, Monterey and Seaside are each hereby made an intended third-party beneficiary of this MOA.
23. **Reserved.**
24. **Interpretation.** This MOA, as well as its individual provisions, shall be deemed to have been prepared equally by both of the Parties hereto, and shall not be construed or interpreted more favorably for one Party on the basis that the other Party prepared it.
25. **Counterparts.** This MOA may be signed in counterparts, each of which shall constitute an original, but all of which shall constitute one and the same agreement. The signature page of this MOA or any Amendment may be executed by way of a manual or authorized signature. Delivery of an executed counterpart of a signature page to this MOA or an Amendment by electronic transmission scanned pages shall be deemed effective as a delivery of a manually or digitally executed counterpart to this MOA or any Amendment.
26. **Reserved.**

27. **Entire Agreement.** This MOA contains the entire understanding between the Parties and supersedes any prior written or oral understandings and agreements regarding the subject matter of this MOA. There are no representations, agreements, arrangements or understandings, or written, between the Parties relating to the subject matter of this MOA which are not fully expressed herein.

*[signatures appear on following page(s)]*

DRAFT



The Parties have executed this MOA on the date(s) written below:

FORT ORD REUSE AUTHORITY

COUNTY OF MONTEREY

\_\_\_\_\_  
Joshua Metz  
Executive Officer

\_\_\_\_\_  
Charles McKee  
County Administrative Officer

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Deputy County Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Authority Counsel

\_\_\_\_\_  
County/Deputy County Counsel

DRAFT

# **Placeholder for Item 7c**

**[Bond Purchase Agreements,  
Preliminary Official Statement, and  
Indenture of Trust]**

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**This item will be included in the final Board packet.**

# **Placeholder for Item 7d**

**[2020 Transition Plan]**

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**This item will be included in the final Board packet.**

**- END -**

**DRAFT  
BOARD PACKET**

# FORT ORD REUSE AUTHORITY ADMINISTRATIVE COMMITTEE REPORT

## BUSINESS ITEMS

**Subject:** Campus Town Consistency Determination

**Meeting Date:** May 20, 2020

**Agenda Number:** 7a

**ACTION**

### **RECOMMENDATION(S):**

Recommend Board approval of Resolution 20-XX (**Attachment A**), Certifying the City of Seaside’s General Plan Circulation Element Amendments, Zoning Map and text amendments creating the “Campus Town Specific Plan” District, Campus Town Specific Plan, and development entitlements for the Campus Town Project are consistent with the Fort Ord Base Reuse Plan (“BRP”).

### **BACKGROUND:**

The City of Seaside (“Seaside”) submitted the Campus Town Project for consistency determination on April 30, 2020. Seaside’s cover letter is included as **Attachment B** and includes clickable weblinks to each of the listed items in their consistency determination submittal package. The package also included a Consistency Determination Review Matrix (**Attachment C**), a Regional Urban Design Guidelines (“RUDG”) Checklist (**Attachment D**), and a BRP Policies Consistency Worksheet (**Attachment E**).

The Campus Town Project involves the construction and operation of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space) and supporting infrastructure on approximately 122.23 acres.

This item is included on the Fort Order Reuse Authority (“FORA”) Board agenda because the Campus Town Project includes Legislative Land Use Decisions, including General Plan Circulation Element Amendments, Zoning Map and text amendments creating the “Campus Town Specific Plan” District, and Campus Town Specific Plan, which require FORA Board certification.<sup>1</sup> With its submittal, Seaside requested a Legislative Land Use Decision review of the Campus Town Project in accordance with Section 8.02.010 of the FORA Master Resolution. Under state law (as implemented through FORA’s Master Resolution),

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<sup>1</sup> Section 1.01.050(a) of FORA’s Master Resolution defines “Legislative Land Use Decisions” to mean “general plans, general plan amendments, redevelopment plans, redevelopment plan amendments, zoning ordinances, zone district maps or amendments to zone district maps, and zoning changes.” The Campus Town Development Agreement is not a “Legislative Land Use Decision” as defined in the Master Resolution, but is referenced where relevant herein.

Legislative Land Use Decisions must be scheduled for FORA Board review for consideration of certification under strict timeframes.

Seaside's Campus Town Project submission materials also include a Vesting Tentative Subdivision Map and Affordable Housing Agreement, which are Development Entitlements that may be reviewed for consistency by the FORA Board on its own initiative or may be appealed to the FORA Board. To streamline processing, the FORA Board's resolution (**Attachment A**) combines both Legislative Land Use Decision and Development Entitlement Consistency determination findings.

### **DISCUSSION:**

In all consistency determinations, the following additional considerations are made.

**Rationale for consistency determinations.** FORA staff finds that Seaside presented sufficient justification for making an affirmative consistency determination. Sometimes additional information is provided to bolster conclusions. In general, it is noted that the Reuse Plan is a framework for development, not a precise plan to be copied verbatim. However, the resource constrained Reuse Plan, Section 3.11.5 of FORA's Development and Resource Management Plan, sets thresholds that may not be exceeded without other actions, most notably 6,160 new residential housing units and a finite water allocation. More particularly, rationales for consistency analyzed are:

#### **LEGISLATIVE LAND USE DECISION CONSISTENCY FROM SECTIONS 8.02.010 AND 8.02.020 OF THE FORA MASTER RESOLUTION AND DEVELOPMENT ENTITLEMENT CONSISTENCY FROM SECTION 8.02.030 OF THE FORA MASTER RESOLUTION**

(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:

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory:

The Reuse Plan limits commercial uses to 0.25 FAR. FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment for the project does not change the permitted intensities.

The zoning map and text changes and Campus Town Specific Plan authorize 200,000 square feet of retail, dining and entertainment, office, flex, makerspace, and light industrial, as well as 250 hotel rooms and 75 youth hostel beds on 122.23 acres, resulting in an overall intensity of the project substantially below the Reuse Plan commercial FAR limit. The Seaside City Council found the Specific Plan to be consistent with the General Plan.

The Vesting Tentative Map authorizes 200,000 square feet of retail, dining and entertainment, office, flex, makerspace, and light industrial, as well as 250 hotel rooms and 75 youth hostel beds over 122.23 acres, resulting in an overall intensity of the project

substantially below the Reuse Plan commercial FAR limit. The Seaside City Council found the Specific Plan to be consistent with the General Plan and the Specific Plan.

The Campus Town Project does not provide land use designations that allow more intense land uses than permitted in the Reuse Plan for the Campus Town area.

(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;

The Reuse Plan residential density limit for the Campus Town area after adoption of the 2004 Seaside General Plan is 25 units per acre. FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change the permitted density.

The zoning map and text changes and Campus Town Specific Plan authorize 1,485 residential units over 122.23 acres, resulting in an overall density of the project of slightly more than 12 dwelling units per acre, substantially less than 25 units per acre. The Seaside City Council found the Specific Plan to be consistent with the General Plan.

The Vesting Tentative Map authorizes 1,485 residential units over 122.23 acres, resulting in an overall density of the project of less than 25 units per acre. The Seaside City Council found the Vesting Tentative Map to be consistent with the General Plan and the Specific Plan.

This housing density also remains consistent with the New Residential Unit Limit of FORA's Development Resource Management Plan.

Therefore, the Campus Town Project does not provide for a development more dense than the density of use permitted in the Reuse Plan for the Campus Town area.

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;

The Campus Town Project is in substantial conformance with applicable programs.

(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;

The Reuse Plan calls for a university-focused mixed-use development on the Campus Town site. The Campus Town General Plan amendment does not change the permitted uses of the Campus Town area. The uses permitted in the Campus Town Specific Plan, which establishes a mixed-use area for housing, shopping, services, jobs, office, and open space, are consistent with the Reuse Plan designation. The Campus Town Project also is not located within a habitat reserve or habitat corridor identified in the Fort Ord Habitat Management Plan (HMP). Rather, the project area is designated for development under the HMP. The Seaside City Council found the Specific Plan to be consistent with the General Plan. The Seaside City Council further found the Vesting Tentative Map to be consistent with the General Plan and the

Specific Plan. Therefore, the Campus Town Project does not provide uses that are in conflict or incompatible with uses permitted by the Reuse Plan on the Campus Town site or open space, recreational, or habitat management areas in FORA's jurisdiction.

(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

The Specific Plan and Vesting Tentative Map provide that all infrastructure required will be built as part of the development. Improvements include water, sewer, storm drain, electrical, natural gas, and communications infrastructure as well associated transportation connections necessary to serve Campus Town. It is anticipated that Seaside will form a Community Facilities District to fund the maintenance of the City public improvements within the Specific Plan Area, and that a master owner's association (with sub-associations for different portions of the Plan Area) will maintain private improvements within the Specific Plan Area. In addition, the Campus Town Project will pay applicable regional infrastructure fees, including FORA fees (if still in effect, and if not, then replacement fees pursuant to the Campus Town Development Agreement), TAMC fees, and MCWD fees. The Seaside City Council found the Development Agreement to be consistent with the General Plan. The Seaside City Council found the Vesting Tentative Map to be consistent with the General Plan and the Specific Plan. Therefore, the Campus Town Project is consistent with this provision.

(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.

The Campus Town Project is not located within a habitat reserve or habitat corridor identified in the HMP. Rather, the project area is designated for development under the HMP. The Campus Town Project also is subject to state and federal permitting requirements in the event special status species are found in the project area. The project will participate in funding of habitat management through either the FORA fee (if still in effect, and if not, then replacement fees or HCP fees pursuant to the Campus Town Development Agreement). Thus, the Campus Town Project will not conflict or otherwise interfere with the implementation of the Fort Ord HMP.

#### **Additional Considerations for Development Entitlements**

(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board:

The Campus Town Project is not located in the Highway 1 design corridor. Therefore, it is not subject to the Highway 1 Design Corridor Design Guidelines.

(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution:

FORA certified the 2004 Seaside General Plan and Seaside's Affordable Housing Ordinance (Seaside Municipal Code Ch. 17.32) as consistent with the Reuse Plan. The Campus Town General Plan amendment does not change any policies related to the jobs/housing balance



or affordable housing. The Seaside City Council found the Campus Town zoning map and text changes and Campus Town Specific Plan to be consistent with the General Plan.

The Campus Town Project provides a diverse mix of uses and housing types consistent with the General Plan, including single-family homes, multi-family homes, and affordable homes. Retail, dining, entertainment, office, and light industrial uses are expected to add approximately 751 new employees to the Specific Plan area.

The Campus Town Project would provide affordable housing consistent with the City's Affordable Housing Ordinance and consistent with the BRP. The Campus Town Affordable Housing Agreement requires the Campus Town Project to include 20 percent affordable housing unit equivalents as calculated pursuant to Seaside's Affordable Housing Ordinance. The Seaside City Council found the Campus Town Affordable Housing Agreement to be consistent with the City's Affordable Housing Ordinance. The Campus Town Project is therefore consistent with this provision.

(9) Is not consistent with FORA's prevailing wage policy, Section 3.03.090 of the FORA Master Resolution.

The Project Development Agreement requires the Developer to pay prevailing wages with respect to the Project to the extent required by Labor Code Sections 1720 et seq. and/or recorded covenants encumbering the Property. The Campus Town Project is therefore consistent with this provision.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

**COORDINATION:**

Authority Counsel, Administrative and Executive Committees, Planners Working Group, City of Seaside

**Prepared by Steve Flint**

**Approved by** \_\_\_\_\_  
Joshua Metz

**ATTACHMENTS:**

- A. Resolution 20-XX (Attachment A), Certifying the City of Seaside's General Plan Circulation Element Amendments, Zoning Map and text amendments creating the "Campus Town Specific Plan" District, Campus Town Specific Plan, and development entitlements for the Campus Town Project are consistent with the Fort Ord BRP.
- B. April 30, 2020 Campus Town Consistency Determination Request Letter
- C. Consistency Determination Review Matrix
- D. Regional Urban Design Guidelines Checklist
- E. BRP Policies Consistency Worksheet

**FORT ORD REUSE AUTHORITY**  
**Resolution No. 20-\_\_\_\_\_**

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE  
AUTHORITY**

*Certifying the City of Seaside's General Plan Circulation Element Amendments,  
Zoning Map and text amendments creating the "Campus Town Specific Plan"  
District, Campus Town Specific Plan, and development entitlements for the Campus  
Town Project are consistent with the Fort Ord Base Reuse Plan.*

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

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan ("BRP") under Government Code Section 67675, et seq.
- B. After FORA adopted the BRP, Government Code Section 67675, et seq. requires each county or city within the former Fort Ord to submit to FORA its general plan or amended general plan and zoning ordinances, and to submit project entitlements, and legislative land use decisions that satisfy the statutory requirements.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures implementing the requirements in Government Code 67675, et seq.
- D. The City of Seaside ("Seaside") is a member of FORA. Seaside has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After noticed public hearings on March 5 and March 19, 2020, Seaside adopted the General Plan Circulation Element Amendments, Zoning Map and text amendments creating the "Campus Town Specific Plan" District, Campus Town Specific Plan, Development Agreement, Vesting Tentative Subdivision Map, and Affordable Housing Agreement for the Campus Town Project (collectively, the "Campus Town Project"), affecting lands on the former Fort Ord. Seaside also found the Campus Town Project consistent with the Fort Ord BRP, FORA's plans and policies, and the FORA Act, and considered the Fort Ord BRP Environmental Impact Report ("FORA EIR") and the Campus Town Environmental Impact Report in its review and deliberations.
- F. On [date], Seaside recommended that FORA certify the Campus Town Project as consistent with FORA's Final Base Reuse Plan, certified by the Board on June 13, 1997. Seaside submitted to FORA its Campus Town Project together with the accompanying documentation.
- G. Consistent with the Implementation Agreements between FORA and Seaside, on April 30, 2020, Seaside provided FORA with a complete copy of the submittal for lands on the former Fort Ord, the resolutions and/or ordinances approving it, a staff report and materials relating to Seaside's action, and findings and evidence supporting its determination that the Campus Town Project is consistent with the BRP and the FORA Act (collectively, "Supporting Material"). Seaside requested that FORA certify the Campus Town Project as being consistent with the BRP for those portions of Seaside that lie within the jurisdiction of FORA.

- H. FORA's Executive Officer and the FORA Administrative Committee reviewed Seaside's application for consistency evaluation. The Executive Officer submitted a report recommending that the FORA Board find that the Campus Town Project is consistent with the BRP. The Administrative Committee reviewed the Supporting Material and concurred with the Executive Officer's recommendation. The Executive Officer set the matter for public hearing regarding consistency of the Campus Town Project before the FORA Board on [date].
- I. Master Resolution, Chapter 8, Section 8.01.020(e) reads in part: "(e) In the event the Authority Board refuses to certify the legislative land use decision in whole or in part, the Authority Board's resolution making findings shall include suggested modifications which, if adopted and transmitted to the Authority Board by the affected land use agency, will allow the legislative land use decision to be certified. If such modifications are adopted by the affected land use agency as suggested, and the Executive Officer confirms such modifications have been made, the legislative land use decision shall be deemed certified..."
- J. FORA's review, evaluation, and determination of consistency is based on six criteria identified in section 8.02.010 and eight criteria identified in section 8.02.030. Evaluation of these criteria form a basis for the Board's decision to certify or to refuse to certify the legislative land use decisions and development entitlements.
- K. The term "consistency" is defined in the General Plan Guidelines adopted by the State Office of Planning and Research as follows: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." This includes compliance with required procedures such as section 8.02.010 of the FORA Master Resolution.
- L. Master Resolution, Chapter 8, Section 8.02.010(a)(1-6) reads: "(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 (1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory; (2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory; (3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution; (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; (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 (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan."
- M. Master Resolution, Chapter 8, Section 8.02.030(a)(1-8) reads: "(a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall

withhold a finding of consistency for any development entitlement that: (1) Provides an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan; (2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan; (3) Is not 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 Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution; (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; (5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision; (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan; (7) Is not consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board; (8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution.”

NOW THEREFORE the Board hereby resolves that:

1. The FORA Board acknowledges Seaside’s recommendations and actions of [date] requesting that the FORA Board certify that the Campus Town Project and the BRP are consistent.
2. The FORA Board has reviewed and considered the Campus Town Project EIR and Seaside’s environmental documentation, and finds that these documents provide substantial additional information for purposes of FORA’s determination that the Campus Town Project and the BRP are consistent.
3. The FORA Board has considered all the materials submitted with this application for a consistency determination, the recommendations of the Executive Officer and the Administrative Committee, and the oral and written testimony presented at the hearings, all of which are hereby incorporated by reference.
4. The FORA Board certifies that the Campus Town Project is consistent with the BRP. The FORA Board further finds that the legislative land use decisions and development entitlements are based in part upon the substantial evidence submitted and a weighing of the BRP’s emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided.
5. The Campus Town Project will, considering all its aspects, further the objectives and policies of the BRP. The Seaside application is hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the BRP.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this

This 22nd day of May, 2020, by the following vote:

AYES:

NOES:

ABSENTIONS:

ABSENT:

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Jane Parker, Chair

ATTEST:

---

Joshua Metz, Secretary



**OFFICE OF THE CITY ATTORNEY**

440 Harcourt Avenue  
Seaside, CA 93955  
[www.ci.seaside.ca.us](http://www.ci.seaside.ca.us)

Telephone 831-899-6890  
Facsimile 831-718-8602

April 30, 2020

Fort Ord Reuse Agency  
Attn: Josh Metz, Executive Officer  
920 2nd Ave., Suite A  
Marina, CA 93933

RE: Campus Town Project Consistency Determination Request

In following up on the City of Seaside's email submittals of Campus Town documents for consistency review, the City of Seaside ("City") provides the augmented documents and organization below and requests that the Fort Ord Reuse Authority ("FORA") adopt a finding that the City's General Plan Circulation Element Amendments, Zoning Map and text amendments creating the "Campus Town Specific Plan" District, Campus Town Specific Plan, and development entitlements for the Campus Town Project are consistent with the Base Reuse Plan.

The Campus Town Project involves the construction and operation of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space) and supporting infrastructure on approximately 122.23 acres.

Based on the attached reports and consistency analysis matrix, the City finds the Campus Town Project consistent with the Fort Ord Base Reuse Plan and requests that FORA concur with this determination and certify the project.

Below is the submittal package that has been prepared in accordance with the instructions for a Legislative Land Use Decisions Consistency Determination and Development Entitlements Consistency Determination:

1. FORA Consistency Determination Analysis Table; Combined – Legislative Land Use Decisions and Development Entitlements (Sections 8.02.010, 8.02.020, 8.02.030, and 8.02.040 of the FORA Master Resolution)
2. Base Reuse Plan Policy and Program Checklist
3. Regional Urban Design Guidelines Compliance Checklist
4. [City Council Staff Report, March 5, 2020](#)

5. [City Council Resolution No. 20-09, Certifying the Environmental Impact Report for the Campus Town Specific Plan Project, Making California Environmental Quality Act Findings, and Adopting a Mitigation Monitoring and Reporting Program](#)
6. [Notice of Determination, March 5, 2020](#)
7. [Notice of Determination, March 19, 2020](#)
8. [City Council Resolution No. 20-10, Approving a General Plan Circulation Element Amendment for the Campus Town Project](#)
9. [Ordinance No. 1081, Creating the "Campus Town Specific Plan" Zoning District and Rezoning the Campus Town Project Area to the Campus Town Specific Plan Zoning District](#)
10. [Ordinance No. 1080, Approving the Campus Town Specific Plan](#)
11. [City Council Resolution No. 20-11, Approving a Vesting Tentative Map VTM-01 and an Affordable Housing Agreement for the Campus Town Project](#)
12. [Ordinance No. 1082, Approving a Development Agreement for the Campus Town Project](#)
13. [Planning Commission Resolution No. 20-04 PC, Recommending City Council Approve \(1\) the Campus Town Specific Plan, \(2\) General Plan Circulation Element Amendments, \(3\) Zoning Map and Text Amendments Creating the "Campus Town Specific Plan" District, \(4\) the Development Agreement, \(5\) Vesting Tentative Subdivision Map, and \(6\) Inclusionary \(Affordable\) Housing Agreement for the Campus Town Project](#)
14. [Campus Town Specific Plan](#)
15. [Development Agreement](#)
16. [Vesting Tentative Map](#)
17. [Affordable Housing Agreement](#)
18. [Campus Town Project Final Environmental Impact Report and Appendices](#)
19. [Campus Town Project Draft Environmental Impact Report, including Notices and Appendices](#)
20. [FORA Resolution No. 04-6, Determining Consistency of the City of Seaside General Plan with the Fort Ord Base Reuse Plan](#)
21. [FORA Resolution No.11-06, Determining Consistency of the City of Seaside Affordable Housing Ordinance with the Fort Ord Base Reuse Plan](#)
22. [City of Seaside 2019 Housing Element Update  
2019 Housing Element Appendices](#)

For your ease of analysis and use in your independent discretion, attached also please find a DRAFT background and Chapter 8.02 considerations analysis and DRAFT FORA Resolution

Additional background and materials may also be found at the following weblink <https://seasidecampustown.com>. Please do not hesitate to contact me at 831-899-6890 or [sdamon@ci.seaside.ca.us](mailto:sdamon@ci.seaside.ca.us) if you have any questions or need additional information.

Sincerely,

/s/

Sheri L. Damon  
City Attorney

Enc.(s)



FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

FORA Master Resolution criteria	Discussion
<b>LEGISLATIVE LAND USE DECISION CONSISTENCY</b>	
<i>Fill in Discussion cells below for all Legislative Land Use Decision consistency determinations (i.e. General Plan updates, Zoning amendments, etc)<sup>1</sup></i>	
<b>8.02.010 (a)</b> 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>(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>The Reuse Plan limits commercial uses to 0.25 FAR. FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment for the project does not change the permitted intensities.</p> <p>The zoning map and text changes and Campus Town Specific Plan authorize 200,000 square feet of retail, dining and entertainment, office, flex, makerspace, and light industrial, as well as 250 hotel rooms and 75 youth hostel beds over 122.23 acres, resulting in an overall intensity of the project substantially below the Reuse Plan commercial FAR limit. The City Council found the Specific Plan to be consistent with the General Plan (City Council Ordinance No. 1080 (Specific Plan), Finding No. 1).</p> <p>Therefore, the legislative land use approvals do not provide a land use designation that allows more intense land uses than permitted in the Reuse Plan for the Campus Town area. (See Specific Plan, page 112.)</p>
<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 Reuse Plan residential density limit for the Campus Town area after adoption of the 2004 Seaside General Plan is 25 units per acre. FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change the permitted density.</p> <p>The zoning map and text changes and Campus Town Specific Plan authorize 1,485 residential</p>

<sup>1</sup> “Legislative land use decisions” for Campus Town consist of a General Plan amendment, zoning map and text changes, and the Campus Town Specific Plan. The Campus Town Development Agreement is not a “legislative land use decision” as defined in the Master Resolution, but is referenced where relevant herein.

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>units over 122.23 acres, resulting in an overall density of the project of less than 25 units per acre. The City Council found the Specific Plan to be consistent with the General Plan (City Council Ordinance No. 1080 (Specific Plan), Finding No. 1).</p> <p>This housing density also remains consistent with the New Residential Unit Limit of FORA's Development Resource Management Plan. (FEIR, Response 10.4.)</p> <p>Therefore, the legislative land use approvals do not provide for a development more dense than the density of use permitted in the Reuse Plan for the Campus Town area. (See Specific Plan, page 112.)</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>	<p>See below and separate worksheet.</p>
<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 Reuse Plan calls for a university-focused mixed-use development on the Campus Town site. The Campus Town General Plan amendment does not change the permitted uses of the Campus Town area. The uses permitted in the Campus Town Specific Plan, which establishes a mixed-use area for housing, shopping, services, jobs, office, and open space, are consistent with the Reuse Plan designation. The project area also is not located within a habitat reserve or habitat corridor identified in the Fort Ord Habitat Management Plan (HMP). Rather, the project area is designated for development under the HMP. (See Specific Plan, Sections 1.4, 1.5, 1.7, 1.8, 1.9, 4.4, 4.5; Project EIR, ch. 4.3.3.) The City Council found the Specific Plan to be consistent with the General Plan (City Council Ordinance No. 1080 (Specific Plan), Finding No. 1). Therefore, the legislative land use approvals do not provide uses which are in conflict or incompatible with uses permitted by the Reuse Plan on the Campus Town site or open space, recreational, or habitat management areas in FORA's jurisdiction.</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<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 Specific Plan provides that all infrastructure required will be built as part of the development. (See Specific Plan, page 182.) Improvements include water, sewer, storm drain, electrical, natural gas, and communications infrastructure as well associated connections necessary to serve Campus Town. It is anticipated that the City will form a Community Facilities District to fund the maintenance of the City public improvements within the Specific Plan Area, and that a master owner’s association (with sub-associations for different portions of the Plan Area) will maintain private improvements within the Specific Plan Area. (See Specific Plan, pages 187 and 200) In addition, the Campus Town project will pay applicable regional infrastructure fees, including FORA fees (if still in effect, and if not, then replacement fees pursuant to the Campus Town Development Agreement), TAMC fees, and MCWD fees (See Development Agreement sections 9(i), 9(g)(iii)). Therefore, the legislative land use approvals are consistent with this provision.</p>
<p>(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.</p>	<p>The project area is not located within a habitat reserve or habitat corridor identified in the HMP. Rather, the project area is designated for development under the HMP. The project also is subject to state and federal permitting requirements in the event special status species are found in the project area. The project will participate in funding of habitat management through either FORA fee (if still in effect, and if not, then replacement fees or HCP fees pursuant to the Campus Town Development Agreement). Thus, the project will not conflict or otherwise interfere with the implementation of the Fort Ord HMP. (See Project EIR, ch. 4.3.3.)</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>The Campus Town project does not propose the transfer of intensity of land uses or density of development. This project will not conflict with this provision of the BRP.</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

(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.

**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.

(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.

FORA certified the 2004 Seaside General Plan as consistent with the Reuse Plan. (FORA Res. No. 04-6.) The General Plan amendment does not change open space and conservation policies. The zoning map and text changes and Campus Town Specific Plan are consistent with the General Plan. The project is an entirely infill project and does not encroach on any open space buffers. Further, the project provides for open space areas that serve as a transition to the natural open space areas surrounding certain portions of the project site. (See Specific Plan, Figure 2.6, sections 2.1.7 and 3.4.)

(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.

The project site is designated for development under the HMP and there are no habitat management areas adjacent to the project site. (See HMP Map, updated 2005.) Accordingly, no buffers to habitat management areas are required for the project. The project site is previously impacted and surrounded by existing roadways and institutional uses. (See Project EIR, ch. 4.3.3.)

(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

This project is not located within the coastal zone. This provision is not applicable.

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>California Coastal Act and the coastal consistency determination process.</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>The project is not at East Garrison. This provision is not applicable.</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 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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to environmentally sensitive areas or recreation. The zoning map and text changes and Campus Town Specific Plan are consistent with the General Plan. The Specific Plan provides that the existing tree grove to the west of General Jim Moore Boulevard will be conserved to protect the natural landscape and local ecosystem. Limited interventions such as walking paths and minimal hardscape will ensure that the area is publicly accessible for recreation without adversely impacting native wildlife. (See Specific Plan Section 3.4.2.1.A.) Further, the Campus Town Specific Plan EIR found that no environmentally sensitive areas exist within the boundaries of the Specific Plan. Project development also is conditioned on pre-construction surveys and mitigation if special status species are identified. (See MMRP, BIO-1(a)-BIO-1(h).) Thus, there will be no impacts to any environmentally sensitive resources. (See Project EIR, ch. 4.3.3.)</p>
<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 Reuse Plan calls for a university focused mixed-use development on the Campus Town site. FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change the permitted uses of the Campus Town area. The uses permitted in the Campus Town Specific Plan, which establish a mixed-use area for housing, shopping, services, jobs, office, and open space, are consistent with the Reuse Plan designation. (See Specific Plan, Sections 1.4, 1.5, 1.7, 1.8, 1.9, 4.4, 4.5.) The City Council found the Specific Plan to be consistent with the</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>General Plan (City Council Ordinance No. 1080 (Specific Plan), Finding No. 1).</p> <p>The Specific Plan encourages reuse of property in the Army urbanized footprint. The Specific Plan provides that the existing tree grove to the west of General Jim Moore Boulevard will be conserved to protect the natural landscape and local ecosystem. (See Specific Plan Section 3.4.2.1.A.)</p> <p>Project uses permitted under the Specific Plan also are compatible with the California State University, Monterey Bay (CSUMB) campus and the approved Main Gate project, as the Specific Plan provides additional housing, retail, and services to the area. The project includes open space areas that serve as a transition to the natural open space areas surrounding certain portions of the project site. See Specific Plan, Figure 2.6, sections 1.5, 2.1.7, 2.3, 3.4, 4.3.)</p> <p>The Campus Town Specific Plan includes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. FORA has indicated that Specific Plan “does a thorough job aligning the proposed project with the Regional Urban Design Guidelines.” (See Specific Plan, Sections 2.2, 3.3-3.6, 4.6.2, 4.6.3, 4.7; Project Final EIR, comment 3.8.)</p>
<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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change the cultural resource policies and programs applicable to the Campus Town area. No resources listed on, or eligible for listing on, the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks list, or the California Points of Historical Interest list are located within the Campus Town Specific Plan area. Further, there are no known archaeological resources within the project site. All future development within the Campus Town Specific Plan area is subject to mandatory mitigation requirements in the event unknown resources are found. (See See MMRP, CUL-2(a), 2(b), GEO-5; Project EIR, ch. 4.4.3.)</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<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>Campus Town is not within the East Garrison Area. This provision does not apply.</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to sewage treatment. The zoning map and text changes and Campus Town Specific Plan include a Conceptual Sanitary Sewer System that will accommodate proposed development. (See Specific Plan, Section 5.4.) The Specific Plan requires that phasing plans for the project provide all infrastructure necessary to support each phase. (See Specific Plan, ch. 6.)</p> <p>Development of the Campus Town Specific Plan is estimated to produce up to approximately 0.34 million gallons per day (mgd) of wastewater. Based on the Monterey Regional Water Pollution Control Agency Sewer System Management Plan, as of 2013, the Regional Wastewater Treatment Plant had unused but permitted treatment capacity of approximately 8.6 mgd during dry weather and about 41.2 mgd during peak wet weather conditions. The project would therefore account for approximately 3.9 percent of the plant's 8.6 mgd remaining dry weather capacity and approximately 0.8 percent of the plant's 41.2 mgd remaining wet weather capacity. (See Project EIR, ch. 4.16.)</p> <p>The existing wastewater treatment capacity of the Regional Wastewater Treatment Plant would be sufficient to accommodate the project. Therefore, implementation of the project would not result in the need to expand the capacity of the Regional Wastewater Treatment Plant. (See City Council Resolution No. 20-09 (Certifying EIR); Project EIR, ch. 4.16.)</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

(i) Each land use agency shall adopt the following policies and programs:	
(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>	FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to solid waste reduction and recycling. The zoning map and text changes and Campus Town Specific Plan require that a detailed solid waste plan will be submitted concurrent with the final tract map and improvement plan for each phase of the project. The solid waste plan is required to comply with all federal, state, and local statutes and regulations for solid waste reduction and recycling. (See Specific Plan, Section 5.6, ch. 6; City Council Resolution No. 20-09 (Certifying EIR); Project EIR, ch. 4.16.)
(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	The Campus Town General Plan amendment and the Campus Town Specific Plan do not provide for the installation of any water supply wells. The Water Supply Assessment for the Specific Plan further ensures that Monterey County Environmental Health would have to approve any permits for the construction of groundwater wells. (See Project EIR, App. M.)
(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.	The Campus Town Specific Plan provides that all applicable state and federal standards and codes, which includes State Health Department regulations, apply to development within the Specific Plan Area. (See Specific Plan, Section 6.3.1.)
(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:	
(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;	The Campus Town Specific Plan area does not contain potential reservoir or water impoundment sites. Both MCWRA and MPWMD were contacted for comment on the EIR for the Specific Plan (See Project EIR, App. N.)
(2) Commence working with appropriate agencies to determine the feasibility of development additional water supply sources, such as water importation and	As provided in the Water Supply Assessment for the project, the Marina Coast Water District is working pursuant to the Regional Urban Water Augmentation Project and the Pure Water



FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>desalination, and actively participate in implementing the most viable option or options;</p>	<p>Monterey Groundwater Replenishment Project to develop recycled water and a larger desalination plant to meet the projected demands of the Ord Community. The RUWAP EIR includes a 1,500 AFY desalination facility for the District. The facility was sized to provide 1,200 AFY of new supply to the Ord Community and 300 AFY to Central Marina, allowing the District to retire the existing pilot desalination plant. (See Project EIR, App. M.)</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 Peninsula Water Management District, to reduce both water demand and effluent generation.</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to water conservation. The Campus Town Specific Plan provides for water conservation measures consistent with the 2004 Seaside General Plan, including the use of recycled water for irrigation and domestic (toilet) use. Development also must adhere to the requirements of Title 24, Part 6 of the California Code of Regulations, which includes standards for water-conserving plumbing and fixtures. (See Specific Plan, Section 5.2; Project EIR, chs. 4.5, 4.10.)</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 project as designed is projected to use up to 45.83 AFY of recycled water. In addition, several in-lieu storage and offset programs have been identified. Pursuant to Mitigation Measure UTIL-1, additional water supply will be ensured through the following programs:</p> <ul style="list-style-type: none"> <li>- Bayonet and Blackhorse Golf Courses in-lieu storage and recovery program, which would replace a minimum of 311.08 AFY of existing potable water use with recycled water (up to 450 AFY as recycled water supplies increase).</li> <li>- Seaside Highlands and Soper Field recycled water substitution program to offset 53.1 AFY of potable water use. The Seaside Highlands development was constructed with recycled water mains to supply the landscape irrigation systems. This system is currently fed with potable water, but recycled water will be available within the next few years. Providing recycled water for irrigation of that project would make up to 43.1 AFY of potable</li> </ul>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>supply available for reallocation from Seaside Highlands. An additional 10 AFY may be made available by converting the City's Soper Field sports complex (adjacent to Seaside Highlands) to recycled water.</p> <ul style="list-style-type: none"> <li>- Use of recycled water in the Main Gate project, which would require the previously approved Main-Gate project to utilize 42.99 AFY of recycled water in-lieu of previously allocated potable water supply.</li> <li>- The City may also require dual-plumbing of buildings to use recycled water for sanitary fixture flushing (toilets and urinals), which will offset potable water demand with recycled water.</li> </ul> <p>(See Project EIR, ch. 4.9.)</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 project will employ low impact development techniques to manage rainfall at the source by infiltrating stormwater as close to the source as practicable. Sandy dune soils with moderate to high percolation rates underlay most of the site and provide an opportunity to infiltrate on a lot by lot basis. Rainfall runoff up to the 100-year event can be infiltrated on each lot without producing runoff that would normally be tributary to a storm drain system. Nearly all public hardscape would be comprised of detached sidewalks that drain to landscape areas. Such measures would reduce the risk of erosion, siltation, polluted runoff, and flooding by capturing and recharging runoff on-site. Runoff generated from streets and public hardscape areas within the Specific Plan Area would be tributary to the on-site storm drain system. Drainage basins are proposed in the Plan Area's topographic low points, and the proposed storm drain pipe network would collect runoff from all internal residential streets and convey stormwater to these basin areas, which would be designed to provide retention up to the 100-year storm event. (See Project EIR, ch. 4.9.)</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</p>	<p>FORA's Development and Resource Management Plan sets forth that member agencies are provided an allocation of water supply that is subject to periodic review. (See DRMP, Section 3.11.5.4.) The water supply assessment for the project addresses this</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>does not exceed resource constraints posed by water supply.</p>	<p>allocation and describes how adequate supply from this and other water sources will be assured to meet project demand, consistent with the Land Use Jurisdiction Responsibility in the DRMP. (See Project EIR, App. M; DRMP, Section 3.11.5.4.)</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>The California Water Code (§10910 et. seq.), based on Senate Bill 610 of 2001 (SB 610), requires an assessment of whether the District's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, as part of the California Environmental Quality Act (CEQA) process. A Water Supply Assessment was prepared for the project to verify the long-term water supply. (See Project EIR, App. M.)</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 Seaside Basin Monitoring and Management Program ("M&amp;MP") monitors current overdraft conditions, as well as the threat of seawater intrusion into the coastal subarea. Since the entry of the Seaside Decision, Seaside Basin's groundwater levels have declined as expected (given the continued overdraft while production is gradually reduced over time to match safe yield), but no seawater intrusion has been detected. Moreover, the Water Supply Assessment for the project sets forth the plans to further reduce demand on the basin and thereby allow the basin's groundwater levels to recover. If seawater intrusion is detected by the M&amp;MP in the interim, the M&amp;MP prescribes an aggressive plan to address the problem (See Final EIR, 2-6, nn. 11 &amp; 12. M&amp;MP page 4).</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</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to water conservation. The Campus Town Specific Plan provides for water conservation measures consistent with the 2004 Seaside General Plan, including the use of recycled water for irrigation of public street landscape medians, public parks, and commercial/flex sites, as well as domestic (toilet) use. Development also must adhere to the requirements of Title 24, Part 6 of</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>reports disclosing water consumption by types of use.</p>	<p>the California Code of Regulations, which includes standards for water-conserving plumbing and fixtures. (See Specific Plan, Section 5.2; Project EIR, chs. 4.5, 4.10.)</p>
<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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to stormwater detention.</p> <p>The Campus Town Specific Plan provides for a Conceptual Storm Water System, which proposes a storm pipe network that would collect runoff from all internal residential streets and convey stormwater to basin areas located at low points of the Specific Plan area. The basins will be designed to provide retention up to the 100-year storm event. The Specific Plan further requires that parkways be designed as infiltration planters with appropriate plant material. (See Specific Plan, chs. 3 and Section 5.3; Project EIR, chs. 2, 4.9, 4.10, 4.16.)</p> <p>The Specific Plan requires that storm water runoff management adhere to the criteria identified in the Resolution No. R3-2013-0032 “Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region” dated July 12, 2013, as it may be amended for time to time. The Specific Plan further requires that Stormwater facilities be designed per the guidelines in FORA “Stormwater Master Plan” dated March 2005, as it may be amended from time to time, which stipulates runoff produced from the 100-year, 24-hour storm event shall be infiltrated. (See Specific Plan sec. 6.4.6.)</p> <p>In addition, the 2004 General Plan and Draft Seaside 2040 require new construction to use Low Impact Development techniques such as bioswales and permeable pavement. These techniques are designed to ensure that pervious surfaces are incorporated into the Proposed Project, thereby maintaining the ability to</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>percolate and recharge groundwater. (See Project EIR, ch. 4.9.)</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>The City has prepared and adopted a Stormwater Master Plan. Further, the project will manage rainfall at the source by infiltrating stormwater as close to the source as practicable. Sandy dune soils with moderate to high percolation rates underlay most of the site and provide an opportunity to infiltrate on a lot by lot basis. Rainfall runoff up to the 100-year event can be infiltrated on each lot without producing runoff that would normally be tributary to a storm drain system. Nearly all public hardscape would be comprised of detached sidewalks that drain to landscape areas. Such measures would reduce the risk of erosion, siltation, polluted runoff, and flooding by capturing and recharging runoff on-site. Runoff generated from streets and public hardscape areas within the Specific Plan Area would be tributary to the on-site storm drain system. Drainage basins are proposed in the Plan Area's topographic low points, and the proposed storm drain pipe network would collect runoff from all internal residential streets and convey stormwater to these basin areas, which would be designed to provide retention up to the 100-year storm event. (See Specific Plan, Sections 3.5, 5.6, ch. 6; Project EIR, ch. 4.9.)</p> <p>Consistent with the NPDES Construction General Permit, the project will be required to develop a Stormwater Pollution Prevention Plan. Pursuant to Title 8, Chapter 8.46 of the Seaside Municipal Code, the City requires Best Management Practices to control the volume, rate, and potential pollutant load of stormwater runoff from new development and redevelopment projects as required by the City's MS4 General Permit to minimize the generation, transport and discharge of pollutants. The City incorporates such requirements in any land use entitlement and construction or building-related permit to be issued relative to such development or redevelopment. (See Project EIR, ch. 4.9.)</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to hazardous materials.</p> <p>The Specific Plan Area has remnant hazardous materials from military uses at the former Fort Ord. In December 2018, the United States Army began demolition of 28 abandoned buildings containing hazardous materials in the Plan Area. Although hazardous materials are currently present in the remaining undemolished buildings in the Plan Area, the Army is required to remediate and safely dispose of them as part of the approved cleanup process, even though the land has already been transferred for project development. Demolition and remediation activity in the Plan Area have been previously approved pursuant to the FORA Capital Improvements Program. The USEPA oversees the remediation process, and the Army must also submit findings to the CalEPA. Remediation of hazardous materials, either by the Army or the project owner, will occur in accordance with approved cleanup process. Accordingly, concentrations of contaminants in the Plan Area will not exceed State regulatory limits after this remediation process is completed. (See Project EIR, ch. 4.8.)</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>Seaside Municipal Code Chapter 8.50 addresses hazardous materials transport and permits. The project is required to comply with all federal, state, and local regulations regarding toxic substances. All known munitions areas are located outside the Specific Plan area. (See Project EIR, ch. 4.8.)</p>
<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>	

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to funding of regional transportation system improvements. Likewise, the zoning map and text changes and Campus Town Specific Plan, which the City Council found to be consistent with the General Plan, do not change any such policies.</p> <p>Development in the Campus Town Specific Plan area is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund similar regional transportation improvements. Development also is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional transportation infrastructure improvements. (See Project Development Agreement Sections 9(i), 9(g)(iii).)</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to regional and state transportation planning and funding. The zoning map and text changes and Campus Town Specific Plan which the City Council found to be consistent with the General Plan, do not change any such policies.</p> <p>Development in the Campus Town Specific Plan area is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund similar regional transportation improvements. Development also is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional transportation infrastructure improvements. (See Project Development Agreement Sections 9(i), 9(g)(iii).)</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>	

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>(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:</p>	<p>In approving the Campus Town General Plan amendment, the City Council found that the amendment is intended to be carried out in a manner in conformity with the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority Act, the Fort Ord Reuse Authority's (FORA) plans and polices, the FORA Master Resolution, and the Regional Urban Design Guidelines (RUDG), as discussed in Section 4.10 of the Campus Town EIR. (See City Council Resolution No. 20-10 (General Plan amendment).</p> <p>The Campus Town General Plan amendment provides for the use of Vehicle Miles Travelled (VMT) analysis of the Campus Town Project, in order "to help reduce transportation-related greenhouse gas emissions and provide for multi-modal access." (See City Council Resolution No. 20-10 (General Plan amendment).</p> <p>Development in the Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards included in the Association of Monterey Bay Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, TAMC Regional Transportation Plan, Base Reuse Plan, or Seaside General Plan. The project also will implement new transit facilities in the Specific Plan area and likely result in new transit routes that will benefit transit ridership, circulation, and access. (See Specific Plan, Section 3.2; Project EIR, ch. 4.14.)</p> <p>Development of the project is anticipated to reduce VMT in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.14.)</p> <p>Development in the Campus Town Specific Plan area is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund roadway improvements and transit improvements and vehicles. Development also is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional transportation infrastructure improvements. (See Project Development Agreement Sections 9(i), 9(g)(iii).)</p>
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FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to the arterial system.</p> <p>The Specific Plan establishes an extensive Thoroughfare Network to allow safe travel by vehicles, bicycles, and pedestrians. (See Specific Pan, Sec. 3.2-3.3.) Planned improvements include complete streets, two roundabouts, and a new traffic signal at the intersection of General Jim Moore Boulevard and the proposed Central Street. The Specific Plan provides detailed design intent and requirements to ensure safe and efficient travel along the two designated arterials in the Specific Plan Area, Lightfighter Drive west of General Jim Moore Boulevard. (See Specific Plan, ch. 3; Project EIR, ch. 4.10.)</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to the truck routes. The City restricts truck traffic within the City to Hilby Avenue and San Pablo Avenue.</p> <p>State Route 1 is identified as part of the regional truck network. The freeway is intended to move goods efficiently in the cities of Marina and Seaside, between outlying agricultural uses, and packing/distribution centers. Additionally, the freeway serves to separate truck traffic from local streets where the larger vehicles may conflict with other uses. Access from the Campus Town area to State Route 1 is available via Lightfighter Drive. The City designates and describes streets that permit commercial vehicles exceeding three tons as truck routes with appropriate signage and is updating its General Plan to identify a truck route network to reduce impacts on residential neighborhoods. (See Specific Plan, sec. 1.9.4; Project EIR, ch. 4.14.)</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>Conditions of approval on the Project’s vesting tentative map (VTM) require preparation of a construction traffic management plan that must identify proposed truck routes. (See VTM COA M.)</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to bus service and facilities.</p> <p>The Specific Plan provides for “complete streets” that include multimodal facilities that allow for multiple modes to travel safely and comfortably along the thoroughfare, such as bike lanes, comfortable pedestrian sidewalks, transit stops with shelters, and multi-use paths. The Campus Town Specific Plan was designed to create a transit-oriented corridor at Lightfighter Drive and General Jim Moore Boulevard and at 6th Avenue and Gigling Road. Additionally, the Fort Ord Base Reuse Plan contemplates a transit center on the border of the City of Seaside and the City of Marina at Second Avenue near Lightfighter Drive. Between these Transit Oriented Development areas, the entirety of the Campus Town project meets the criteria outlined in California Public Resources Code Section 21155(a) as “high quality transit corridor.” (See Specific Plan, ch. 3.)</p> <p>Development in the Campus Town Specific Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards included in the Association of Monterey Bay Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, TAMC Regional Transportation Plan, Base Reuse Plan, or Seaside General Plan. The project also will implement new transit facilities in the Specific Plan area and likely result in new transit routes that will benefit transit ridership, circulation, and access. (See Specific Plan, Section 3.2; Project EIR, ch. 4.14.)</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</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to law enforcement.</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The Specific Plan anticipates that tax revenue generated as a result of development within the Specific Plan Area will support any police services that are necessary. (See Specific Plan, sec. 6.4.) In addition, Campus Town project remains subject to new City-wide taxes in accordance with the Development Agreement. (See Development Agreement, sec. 9(h).)</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to fire protection.</p> <p>The Specific Plan anticipates that tax revenue generated as a result of development within the Specific Plan Area will support any fire services that are necessary. (See Specific Plan, sec. 6.4.) In addition, Campus Town project remains subject to new City-wide taxes in accordance with the Development Agreement. (See Development Agreement, sec. 9(h).)</p> <p>The Specific Plan contemplates that the City may relocate the existing Presidio of Monterey Fire Station. The Development Agreement requires that the replacement fire station be completed and operational prior to closure of the Fire Station. (See Development Agreement Section 11(a) and Specific Plan Section 4.5.2.2)</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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The Campus Town General Plan amendment does not change any policies related to native plants.</p> <p>The Campus Town Specific Plan encourages a diversity of native grasses and shrubs and drought-tolerant plants and trees to enhance the landscape character of the Monterey Bay region. In addition, project development would remove non-native invasive species currently found within the Plan Area, including ice plant mats. (See Specific Plan, sections 3.4, 3.5.)</p> <p>The Specific Plan includes provisions for the replacement of Coast Live Oaks, which include a requirement that Coast Live Oaks replaced off-site be planted in open space areas for oak forest naturalization from tree pots propagated from the</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	Fort Ord/Marina area. (See Specific Plan, sec. 3.5.)
<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>FORA certified the 2004 Seaside General Plan and Seaside’s Affordable Housing Ordinance (Seaside Municipal Code Ch. 17.32) as consistent with the Reuse Plan. (FORA Res. Nos. 04-6, 18-07.) The Campus Town General Plan amendment does not change any policies related to the jobs/housing balance or affordable housing. The City Council found the Campus Town zoning map and text changes and Campus Town Specific Plan to be consistent with the General Plan. (City Council Ordinance 2020-XX (Zoning Text and Map Amendments and Specific Plan).)</p> <p>The project provides a diverse mix of uses and housing types consistent with the General Plan, including single-family homes, multi-family homes, and affordable homes. Retail, dining, entertainment, office, and light industrial uses are expected to add approximately 751 new employees to the Plan area. (See Project EIR, ch. 4.10).</p> <p>The project would provide affordable housing consistent with the City’s Inclusionary Housing Ordinance and consistent with the BRP. (See Affordable Housing Agreement.)</p>
<p><b>DEVELOPMENT ENTITLEMENT CONSISTENCY</b></p> <p><i>Fill in Discussion cells below for all Development Entitlement consistency determinations<sup>2</sup></i></p>	
<p><b>8.02.030</b> (a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall withhold a finding of consistency for any development entitlement that:</p>	<p>Section 8.01.030 of the Master Resolution provides that, “[a]fter the portion of a general plan applicable to Fort Ord Territory has become effective, development review authority within such portion of territory shall be exercised by the land use agency with jurisdiction lying within the area to which the general plan applies.” This consistency analysis is therefore provided for informational purposes only, in the event FORA chooses to review on its own initiative.</p>
<p>(1) Provides an intensity of land use which is more intense than that provided for in the applicable legislative land use decisions, which</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The City found the VTM to be</p>

<sup>2</sup> As defined by Master Resolution Section 1.01.050, “development entitlements” do not include “legislative land use permits.” The development entitlements for Campus Town include a Vesting Tentative Map and Affordable Housing Agreement.

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>the Authority Board has found consistent with the Reuse Plan;</p>	<p>consistent with the General Plan. (City Council Resolution 20-11 (VTM), Finding No. 1.) The Reuse Plan limit is 0.25 FAR for commercial uses. The VTM authorizes 200,000 square feet of retail, dining and entertainment, office, flex, makerspace, and light industrial, as well as 250 hotel rooms and 75 youth hostel beds over 122.23 acres, resulting in an overall intensity of the project substantially below the Reuse Plan commercial FAR limit. Therefore, the development entitlements do not provide more intense land uses than the applicable legislative land use decisions for the Campus Town area.</p>
<p>(2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan;</p>	<p>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The City found the VTM to be consistent with the General Plan. (City Council Resolution 20-11 (VTM), Finding No. 1.) The Reuse Plan density limit after adoption of the 2004 Seaside General Plan is 25 units per acre. The VTM authorizes 1,485 residential units over 122.23 acres, resulting in an overall density of the project of less than 25 units per acre. Therefore, the development entitlements do not provide more intense land uses than the applicable legislative land use decisions for the Campus Town area.</p>
<p>(3) Is not 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 Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution;</p>	<p>The development entitlements are conditioned to provide, perform, or fund all applicable programs. See analysis pursuant to Section 8.02.020 (above) and Section 8.02.040 (below).</p>
<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>FORA previously determined the General Plan to be consistent with the Reuse Plan. (FORA Res. No. 04-6.) The City found the VTM and Affordable Housing Agreement (AHA) to be consistent with the General Plan. (City Council Resolution 20-11 (VTM/AHA), Finding Nos. 1, 2.) The Reuse Plan calls for a university focused mixed use development on the Campus Town site. The VTM and AHA establish a mixed-use area for housing (including affordable housing), shopping, services, jobs, office, and open space. The project area also is not located within a habitat reserve or habitat corridor</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

	<p>identified in the HMP. Rather, the project area is designated for development under the HMP. (See HMP Map, updated 2005.) Therefore, the VTA and AHA do not conflict with uses permitted or allowed in the Reuse Plan or conflict with open space, recreational, or habitat management areas within the jurisdiction of the Authority.</p>
<p>(5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision;</p>	<p>The VTM provides that all infrastructure required will be built as part of the development. Improvements include water, sewer, storm drain, electrical, natural gas, and communications infrastructure as well associated connections necessary to serve Campus Town. (City Council Resolution XX (VTM), COA D; VTM sheets 53-73.) It is anticipated that the City will form a Community Facilities District to fund the maintenance of the City public improvements within the Specific Plan Area. (City Council Resolution 20-11 (VTM), COA E.) In addition, the Campus Town project will pay applicable regional infrastructure fees, including FORA fees (if still in effect, and if not, then replacement fees pursuant to the Campus Town Development Agreement), TAMC fees, and MCWD fees (See Development Agreement sections 9(i), 9(g)(iii)). Therefore, the VTM and AHA are consistent with this provision.</p>
<p>(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan;</p>	<p>The project area is not located within a habitat reserve or habitat corridor identified in the HMP. Rather, the project area is designated for development under the HMP. The project also is subject to state and federal permitting requirements in the event special status species are found in the project area. The project will participate in funding of habitat management through either FORA fees (if still in effect, and if not, then replacement fees or HCP fees pursuant to the Campus Town Development Agreement). Thus, the VTM will not conflict or otherwise interfere with the implementation of the Fort Ord HMP.</p>
<p>(7) Is not consistent with the Highway 1 Design Corridor Design Guidelines as such guidelines may be developed and approved by the Authority Board;</p>	<p>The project area is not located in the Highway 1 design corridor.</p>

FORA Consistency Determination Analysis Table  
 Combined – Legislative Land Use Decisions & Development Entitlements

<p>(8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution;</p>	<p>FORA certified the 2004 Seaside General Plan and Seaside’s Affordable Housing Ordinance (Seaside Municipal Code Ch. 17.32) as consistent with the Reuse Plan. (FORA Res. Nos. 04-6, 18-07.) The Campus Town General Plan amendment does not change any policies related to the jobs/housing balance or affordable housing. The City Council found the Campus Town zoning map and text changes and Campus Town Specific Plan to be consistent with the General Plan. (City Council Ordinance 2020-XX (Zoning Text and Map Amendments and Specific Plan).)</p> <p>The project provides a diverse mix of uses and housing types consistent with the General Plan, including single-family homes, multi-family homes, and affordable homes. Retail, dining, entertainment, office, and light industrial uses are expected to add approximately 751 new employees to the Plan area. (See Project EIR, ch. 4.10).</p> <p>The project would provide affordable housing consistent with the City’s Inclusionary Housing Ordinance and consistent with the BRP. (See City Council Resolution 20-11 (AHA), Finding No. 2; Affordable Housing Agreement.)</p>
<p><b>8.02.040.</b> No development entitlement shall be approved or conditionally approved within the jurisdiction of any land use agency until the land use agency has taken appropriate action, in the discretion of the land use agency, to adopt the programs specified in the Reuse Plan, the Habitat Management Plan, the Development and Resource Management Plan, the Reuse Plan Environmental Impact Report Mitigation and Monitoring Plan and this Master Resolution applicable to such development entitlement.</p>	<p>In approving the Campus Town Project and its implementing actions, the City Council found that the Project is intended to be carried out in a manner in conformity with the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority Act, the Fort Ord Reuse Authority’s plans and policies, the FORA Master Resolution, and the Regional Urban Design Guidelines (RUDG), as discussed in Section 4.10 of the Campus Town EIR. (See City Council Resolution 20-11 (VTM/AHA).) The City Council further found that the Project’s development entitlements were consistent with the General Plan and Zoning Ordinance. (City Council Resolution 20-11 (VTM/AHA), Findings No. 1, 2.) FORA has certified the 2004 Seaside General Plan and Seaside’s Zoning Ordinance as consistent with the Reuse Plan. (FORA Res. Nos. 04-6, 18-07.)</p>
<p><b>3.03.090 (Prevailing Wages)</b> (a) Not less than the general prevailing rate of wages for work of a similar character in Monterey County, as</p>	<p>The Project Development Agreement requires the Developer to pay prevailing wages with respect to the Project to the extent required by</p>

FORA Consistency Determination Analysis Table  
Combined – Legislative Land Use Decisions & Development Entitlements

<p>determined by the Director of the Department of Industrial Relations under Division 2, Part 7, Chapter 1 of the California Labor Code, will be paid to all workers employed on the First Generation Construction performed on parcels subject to the Fort Ord Base Reuse Plan. This subsection applies to work performed under Development Entitlements as defined in §1.01.050 of this Master Resolution and by contract with a FORA member or a FORA member agency including their transferees, agents, successors-in-interest, developers or building contractors.</p> <p>This policy is limited to “First Generation Construction” work, which is defined in §1.01.050 of this Master Resolution. In addition to the exceptions enumerated in the definition of Development Entitlements found in §1.01.050 of this Master Resolution, this policy does not apply to:</p> <ul style="list-style-type: none"><li>(1) construction work performed by the Authority or a member jurisdiction with its own workforce;</li><li>(2) construction work performed by paid, full-time employees of the developer, unless the developer is performing the work of a contractor as defined in California Business and Professions Code §7026;</li><li>(3) construction improvements following issuance of an occupancy permit;</li><li>(4) affordable housing when exempted under California state law; and</li><li>(5) construction of facilities to be used for eleemosynary non-commercial purposes when owned in fee by a non-profit organization operating under §501(c)(3) of the Internal Revenue Code.</li></ul>	<p>Labor Code Sections 1720 et seq. and/or recorded covenants encumbering the Property. (Development Agreement, sec, 9(i).)</p>
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# Regional Urban Design Guidelines

Interactive Website Online: <http://www.DesignFortOrd.org>

Compliance Checklist



FORT ORD REUSE AUTHORITY

6/10/2016

## Table of Contents

Purpose .....	3
How to Use This Checklist .....	3
Review Procedure .....	3
Project Information Form.....	4
Relevant Guidelines by Location .....	5
Town & Village Centers .....	5
Gateways.....	5
Regional Circulation Corridors.....	5
Trails.....	6
Highway 1 Design Corridor.....	6
Guidelines.....	7
Complete Streets.....	7
Connectivity.....	8
Trails.....	9
Transit Facilities.....	10
Highway 1 Design Corridor.....	11
Building Orientation, Types, Setbacks, & Heights .....	12
Landscaping: Palettes & Lighting.....	13
Signage: Gateways & Wayfinding.....	14
Public Spaces .....	15
Centers .....	16

## Purpose

This checklist provides a tool for FORA jurisdictions, developers, and the public to evaluate Legislative Land-use Decision (LLD) and Development Entitlement (DE) compliance with FORA Regional Urban Design Guidelines (RUDG) for Town & Village Centers, Gateways, Regional Circulation Corridor, Trails, and the Highway 1 Design Corridor Guidelines (2005).

## How to Use This Checklist

It is incumbent upon jurisdictional staff to represent that a project/plan and/or entitlement is consistent with the 1997 Base Reuse Plan (BRP). This checklist is one component of the complete set of evaluation criteria used to determine BRP consistency.

This checklist provides discrete Measures for each of the RUDG Objectives. While the Guidelines and accompanying Measures provide guidance to jurisdictions and developers, the RUDG Objectives convey BRP policies. As such if a plan can meet the Objectives with innovative design solutions use the Notes sections in this checklist to make that case. In order to increase planning efficiency, this checklist can be used at the earliest planning stages, as well as when to complete final consistency determination documents.

Use the RUDG Locations maps to locate your project/plan area and determine potential relevant guidelines. While not every relevant guideline will apply to every project, it is important each potentially relevant guideline is explicitly addressed in completing this checklist.

The Checklist includes Measures for each Guideline, and is the basis for explicit plan or project evaluation. If Measures are not implemented directly, describe how the Objectives are being met or if alternatives are required and why. For each Measure include a page reference to the plan/project document section that addresses that Measure. Indicate (using N/A) cases where the potential applicable guidelines are not applicable, and provide additional Notes for clarification.

Ensure the following components are included in the consistency determination submittal:

1. **Project Information Form** (*provided in next page*)
2. **Site Plan:** showing significant features including building locations (with heights identified in text), driveways, drive aisles, garage entrances, or parking areas. Site plans with more than one building, street or public space should label each building with a letter, number, or name.
3. **Preliminary Building Elevations:** showing heights, window and door locations, and any special appurtenances or details.
4. Other relevant information requested by FORA.

## Review Procedure

FORA staff will review each LLD and DE for RUDG compliance. Each Guideline sets forth Objectives and Measures. Objectives are implemented through the Measures (and/or other means) and are used, along with the Measures, by FORA to make consistency determinations. Measures are the quantitative basis for jurisdiction and FORA staff to evaluate projects for BRP consistency. Compliance scoring will help guide the decision making process, but is not intended as a regulatory, pass/fail program.

## Project Information Form

To be completed by the local jurisdiction/ applicant. Please include a detailed project map that shows surveyed boundaries and relevant public infrastructure with the completed submittal.

Applicant: KB Bakewell Seaside Venture II LLC

Jurisdiction: City of Seaside

Jurisdiction Contact Name: Kurt Overmeyer

Contact Phone: (831) 899-6839

Contact Email: kovermeyer@ci.seaside.ca.us

Project/Parcel # (APN and/or COE): APNs: 013-131-013 (partial), -018, -024, -029, -031, -032, -036 (portion), -037, -038, -039, -040, -041, -042, -043, -044, -054, -055, -056; 031-261-003, -004

Project/Parcel Location: Bounded by Gigling, Col. Durham, General Jim Moore and 7<sup>th</sup> Avenue

Size (sq. ft. /acres): 122 acres (including ROW)

Project Description and Attachments (maps, elevations, other diagrams):

The Campus Town Specific Plan will construct and operate up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space), and supporting infrastructure, on approximately 122.23 acres. Please see attached Campus Town Specific Plan and Vesting Tentative Tract Map.

FORA filed a letter with the City of Seaside regarding the Draft EIR for the project. In the letter, FOR A stated that the Specific Plan does a thorough job aligning the proposed project with the Regional Urban Design Guidelines (RUDG), specifically with respect to the following:

- Variety of block sizes, with smaller blocks with pedestrian connections breaking up larger blocks of development and surface parking with parks and plazas.
- Gateway element to the Fort Ord National Monument at a sports park.
- Numerous regulations to ensure high standards of visual character upon buildout, including:
  - Detailed standards and guidelines for thoroughfare designs, including landscaping and street trees, sidewalks, and setbacks (Specific Plan Section 3.3);
  - A network of open space and parks (Specific Plan Section 3.4);
  - Landscaping standards and guidelines (Specific Plan Section 3.5);
  - Streetscape standards and guidelines (Specific Plan Section 3.6);
  - Detailed Urban Standards and Guidelines, which address Building Type (Specific Plan Section 4.6.2) and Frontages (Specific Plan Section 4.6.3); and
  - Detailed Architectural Standards and Guidelines, including Building Composition, Roof

Guidelines, Building Facades, Colors and Materials, Entrances, Shopfronts, Encroachments and Projections, Passageways, Windows, Private Open Space, Walls, Hedges, and Fences, and regulations to block views of mechanical equipment and solid waste facilities, architectural lighting, and Sign Standards (Specific Plan Section 4.7).

- Planting new drought-tolerant street trees and high-quality landscaping where it is currently lacking.

## Relevant Guidelines by Location

Relevant guidelines vary depending on plan/project Location and scope of proposal. Use the lists below and the RUDG Locations maps to assess which guidelines may apply to a given plan/project area.

Town & Village Centers			
x	Complete Streets	x	Landscaping Palette
x	Connectivity	x	Lighting
x	Trails	x	Gateways
x	Transit Facilities		Wayfinding
	Highway 1 Design Corridor	x	Public Spaces
x	Building Orientation	x	Centers
x	Building Types, Setbacks, and Heights		

Gateways			
	Highway 1 Design Corridor		Gateways
	Landscaping Palette		Wayfinding
	Lighting		Centers

Regional Circulation Corridors			
	Complete Streets		Building Types, Setbacks, and Heights
	Connectivity		Landscaping Palette
	Trails		Lighting
	Transit Facilities		Gateways
	Highway 1 Design Corridor		Wayfinding
	Building Orientation		Public Spaces

<b>Trails</b>			
	Complete Streets		Landscaping Palette
	Connectivity		Lighting
	Trails		Gateways
	Transit Facilities		Wayfinding
	Highway 1 Design Corridor		Centers

<b>Highway 1 Design Corridor</b>			
	Complete Streets		Landscaping Palette
	Connectivity		Lighting
	Trails		Gateways
	Transit Facilities		Wayfinding
	Highway 1 Design Corridor		Public Spaces
	Building Orientation		Centers
	Building Types, Setbacks, and Heights		

## Guidelines

Complete Streets	Applicable?		Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Encourage scale and pattern of development which is appropriate to a village environment and friendly to pedestrians and cyclists (BRP p.65).</li> <li>Minimize street scale to facilitate pedestrian movement while providing adequate circulation and parking opportunities (BRP p.66).</li> <li>Promote a sense of community and connectedness in new neighborhoods by minimizing street widths, providing comfortable pedestrian environments, and encouraging housing design to embrace the public street (BRP p. 67).</li> </ul>				
Measures	YES	NO	NOTES	
1. <b>Bicycle</b> facilities (i.e. lanes, signs, & bike racks) provided on every street	x		See Specific Plan Sections 1.9.5, 2.1.7, 3.2.2, 3.3, 3.5.2, 3.6.2 and Figures 2.9 and Roadway definition	
2. FORA sample roadway <b>configurations</b> used	x		See Specific Plan Section 3.3 and VTM Sheet 13 and 14.	
3. Pedestrian-scaled ( $\leq 15'$ ) <b>lighting</b> fixtures used on all streets within walkable areas. Intersection-scaled (25'-40') fixtures may be used in addition to pedestrian-scaled lights as necessary on major thoroughfares	x		See Specific Plan Section 3.6.3, 4.7.17.	
4. On-street <b>parking</b> on both sides of streets	x		See Specific Plan Sections 1.9.5 and 3.3 and VTM Sheet 13.	
5. <b>Parking</b> lots, garages, or service bay openings not facing regional corridors	x		See Specific Plan Figures 2.12 and 4.3, Sections 3.3 and 4.7.15, and Policy 1.6.11.	
6. Continuous <b>sidewalks</b> on both sides of streets	x		See Specific Plan Section 3.3 and VTM Sheet 13.	
7. Space provided along <b>sidewalks</b> for a variety of activity zones on retail or mixed-use blocks. Sidewalks $\geq 10$ feet wide, maintain a minimum clear path of 5', on retail or mixed use blocks; Sidewalks $\geq 5$ feet wide on all other blocks, with furniture, trees, lighting at appropriate intervals	x		See Specific Plan Sections 3.3, 3.5 and 3.6 and VTM Sheet 13.	
8. Outer access lanes for slower <b>speeds</b> and through-lanes for faster speeds on multi-way boulevards with medians	x		See Specific Plan Section 3.3.	



<p>9. Low-<b>speed</b> street design, ≤ 25 mph in Centers, and pedestrian crosswalks installed at intervals &lt; 800 feet on multi-way boulevards</p>	<p>x</p>		<p>See Specific Plan Section 3.3.</p>
<p>10. Durable, noninvasive, drought-tolerant <b>street trees</b> to provide shade within 10 years</p>	<p>X</p>		<p>See Specific Plan Section 3.3 and Figure 3.25.</p>

*Describe additional actions used to meet Complete Streets Objectives (attach additional pages as needed):*

A Class IV bicycle lane will be provided on Malmedy Road. Roundabouts are proposed at General Jim Moore and Gigling Boulevard/Colonel Durham Street. A recreational trail will be provided adjacent to Gigling Road.

Connectivity	Applicable?		Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Link new neighborhoods with the surrounding cities’ development fabric (BRP p.62).</li> <li>• Maintain the fine-grained development pattern of existing areas of the Main Garrison (BRP p. 65).</li> <li>• Create strong physical linkages from villages to CSUMB and other major activity areas (BRP p.66).</li> <li>• Reinforce linkages among existing neighborhoods and establish linkages to new neighborhoods and village centers (BRP p. 67).</li> <li>• Connect new residential neighborhoods via continuous streets and/or open space linkages to surrounding neighborhoods and districts (BRP p. 67).</li> <li>• Connect individual open space parcels into an integrated system for movement and use of native plant and animal species and people (BRP p. 13).</li> <li>• Ensure open space connections link major recreation and open space resources (BRP p. 71).</li> </ul>				
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>	
1. New streets with minimal street <b>bends</b> to minimize block length/travel distances	x		See Specific Plan Section 3.3 and VTM Sheets 13-31.	
2. Maximum <b>block</b> perimeter 1,600 linear feet	x		See Specific Plan Sections 1.7.1 and 1.9.8 and Policy 1.6.8 and VTM Sheets 15-31.	
3. Street configuration responsive to local <b>context</b>	x		See Specific Plan Section 3.3 and VTM Sheets 15-31.	
4. <b>Dead-ends</b> and cul-de-sacs minimized	x		See Specific Plan Sections 3.3 and 4.6.1 D and VTM Sheets 15-31.	
5. Minimum of 140 <b>intersections</b> per square mile	x		See Specific Plan Policy 1.6.8.	
6. <b>New streets</b> connect to adjacent streets	x		See Specific Plan Section 3.3 and VTM Sheets 15-31.	
7. Streets end with street stubs to provide future <b>new street connections</b>	x		See Specific Plan Section 3.3 and VTM Sheets 15-31.	
<b>Non-vehicular Circulation:</b>				
8. Trail, pedestrian and transit facilities connect centers, public open spaces, educational institutions and other relevant locations	x		See Specific Plan Sections 1.9.5, 2.1.7 and 4.5.2.3 and Figures 2.9 and 2.13 and VTM 13-31.	
9. Open space areas connect to allow movement of native plants, animals, and people	x		See Specific Plan Sections 2.1.5 and 3.4 and Figure 3.17 and VTM Sheets 1 and 15-31.	
10. Major former Fort Ord recreation and open space assets connected to each other and adjacent regional resources	x		See Specific Plan Sections 2.1.5 and 3.4 and Figure 3.17.	

*Describe additional actions used to meet Connectivity Objectives (attach additional pages as needed):*

Open space will provide important community gathering space and neighborhood living rooms, highly influencing the character and utility of the public realm within the Specific Plan area.

Trails	Applicable?		Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Establish trail systems for non-motorized transit alternatives to former Fort Ord neighborhoods (BRP p.136).</li> <li>Design trail systems to reinforce the BRP strategy of using recreation and open space assets to make the former Fort Ord attractive to potential users by interconnecting and increasing access (BRP p.137).</li> <li>Reserve adequate Right-of-Way (ROW) along planned transportation corridors to accommodate planned trails in addition to the entire planned road cross section (BRP p.137).</li> <li>Design the Fort Ord trails system as an integral part of a larger regional trails network which includes, but is not limited to, the Toro Regional Park trails, existing and proposed Carmel Valley trails, the existing Highway 68 corridor (used as a bike route) (BRP p.137).</li> <li>Link former Fort Ord trails to regional bike/pedestrian trails wherever possible (BRP p.137).</li> </ul>				
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>	
1. Former Fort Ord trails <b>connect</b> to regional networks and trail alignments pass through and link Town & Village Centers.	x		See Specific Plan Section 2.1.7 and Figure 2.9 and VTM Sheets 15-31.	
2. Trail character transitions with rural or urban <b>context</b> .	x		See Specific Plan Section 2.1.7 and Figures 2.9 and 2.14.	
3. New trails connect to existing networks as <b>coordinated</b> with local jurisdiction planning.	x		See Specific Plan Section 2.1.7 and Figure 2.9 and VTM Sheets 13-31.	
4. Trails separated from roads wherever feasible to maximize <b>protection</b> .	x		See Specific Plan Sections 2.1.7 and 3.3 and Figure 2.9 and VTM Sheet 13.	
5. Trails <b>surfaced</b> with asphalt, concrete, or other paving alternative with comparable performance; wood plank surface permitted on causeways or boardwalks. Equestrian trails surfaced with dirt, sand, or other comparable alternatives.	x		See Specific Plan Section 3.6.1.	
6. <b>Trailhead</b> facilities sited for key access points to the Fort Ord National Monument and Fort Ord Dunes State Park and other recreation and natural resource assets.	x		The Specific Plan includes a gateway feature to promote the Fort Ord National Monument and connections to FORTAG network of trails. See Specific Plan Section 2.1.7 and Chapter 3.	
7. <b>Multi-use</b> and segregated trails (i.e. <i>Equestrians and hiker/bikers</i> ) provided to accommodate variety of user types.	x		See Specific Plan Section 2.1.7 and Figure 2.9 and VTM Sheet 13.	

8. Regional <b>viewsheds</b> and nature experiences maximized.	x		See Specific Plan Section 3.4.
9. <b>Wayfinding</b> signage consistent with Monterey County Bike & Pedestrian Sign Design standards.	x		See Specific Plan Section 4.8.
10. Major Trails have a minimum <b>width</b> of 12'. Minor Trails have a minimum width of 10'. Equestrian trails have a minimum width of 20' including tread and physical elements such as trees/shrubs.	x		See Specific Plan Section 2.1.7 and Figure 2.9 and VTM Sheet 13.

*Describe additional actions used to meet Trails Objectives (attach additional pages as needed):*

Campus Town will be fully integrated into the overall trails network. Connections to existing and proposed trails will ensure that seamless connections to and through the Specific Plan Area effectively provide access to the greater community, FORTAG trail spurs and separately planned bicycle infrastructure improvements will connect with the proposed bikeways within the Specific Plan Area.

Transit Facilities	Applic	Yes	No
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>Sustain a transit and pedestrian friendly development pattern. The core of each village will consist of services and amenities for districts and neighborhood, from retail and service establishments to transit stops and parks (BRP p. 59).</li> <li>Link villages by transit routes and open space corridors suited for cycling and walking (BRP p. 59).</li> <li>Locate concentrations of activity and density along future transit rights-of-way (BRP p. 63).</li> <li>Provide transit accessibility at major development sites by orienting highest concentrations of activity along transit rights-of-way and providing easy pedestrian access to these points (BRP p. 70).</li> </ul>			
Measures	YES	NO	NOTES
1. Shelter, seating, route information and lighting <b>amenities</b> provided	x		See Specific Plan Sections 1.9.7, 3.2 and 3.6.2.
2. Transit hubs sited to <b>concentrate</b> transit-oriented <b>development</b>	x		See Specific Plan Section 3.2.5.
3. <b>Concentrated development</b> located along transit rights-of-way	x		See Specific Plan Sections 1.9.7 and 3.2.
4. New transit facilities (hubs, transfer points, and bus stops) and routes <b>coordinated</b> with Monterey-Salinas Transit (MST) design guidelines and Americans with Disabilities Act requirements	x		See Specific Plan Sections 1.9.7 and 3.2.
5. Routing and facilities planning <b>coordinated</b> with MST and jurisdictions	x		See Specific Plan Sections 1.9.7 and 3.2.
6. Academic and nature themes used for design <b>identity</b>	x		See Specific Plan Sections 2.2 and 4.7.
7. Regionally common architectural style applied to reinforce <b>identity</b>	x		See Specific Plan Section 4.7.
8. Transit stops <b>located</b> within ¼ mile of all homes for easy pedestrian access	x		See Specific Plan Sections 1.9.7, 3.2 and 3.6.2.
9. Transit stops <b>located</b> adjacent to mixed use, schools and commercial areas	x		See Specific Plan Sections 1.9.7, 3.2 and 3.6.2.
10. Transit stops <b>located</b> near neighborhoods, schools and commercial centers	x		See Specific Plan Sections 1.9.7, 3.2 and 3.6.2.

*Describe additional actions used to meet Regional Transit Facilities Objectives (attach additional pages as needed):*

Campus Town is designed to serve and induce multi-modal transit use. The Specific Plan will utilize and promote usage of the existing public transit opportunities with a walkable design and integration of architectural elements and street furniture to encourage use of transit.

Highway 1 Design Corridor		Applicable?	Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Establish specific design and signage standards for the State Highway 1 Scenic Corridor to minimize the visual impact of development (BRP p. 62).</li> <li>Signage is stationary and not changing, flashing or animated and signage support structures preserve views of sky, ocean, dunes and ridgelines. (Highway 1 Design Corridor Guidelines (HDGC) 2005)</li> <li>Prohibit the use of billboards in the Highway 1 Corridor (HDGC 2005).</li> <li>Preserve landscape character of the Highway 1 Design Corridor as a buffer between the Highway 1 right-of-way and development (HGDC 2005).</li> <li>Establish a maximum building height related to an identified mature landscape height to accommodate higher intensity land uses appropriate to this location without detracting from the regional landscape character of the State Highway 1 Scenic Corridor (HGDC 2005).</li> </ul>				
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>	
1. <u>Marina</u> : <b>Building</b> heights limited to 40' maximum, with exception of optional heights designated in the Marina General Plan <b>OR Seaside</b> : Buildings in excess of 40' tall may be built at the Main Gate, where regional retail use is permitted by the BRP and Seaside General Plan, if it is determined by the Seaside City Council that said taller buildings will serve as attractive landmarks and/or enhance the economic development prospects of this area.			N/A	
2. Buildings and signs <b>setback</b> 100' from Caltrans right-of-way			N/A	
3. Sign support structures for all freestanding signs located outside 100' Caltrans right-of-way <b>setback</b> and additional 100' off-ramp and on-ramp setback at Lightfighter Drive and Imjin Parkway.			N/A	
4. <b>Signage</b> is stationary and not changing, flashing or animated			N/A	
5. <b>Signs</b> mounted on buildings below 40' and eave or parapet line			N/A	
6. <b>Sign</b> illumination and glare minimized; down-lighting utilized			N/A	
7. Base of <b>signs</b> designed to blend with coastal dune character (i.e. earth-tone colors tan, brown, forest green, gray or dark blue)			N/A	
8. Average 25' landscape setback provided along Highway 1 to accommodate and protect mature <b>trees</b>			N/A	
9. <b>Trees</b> (≥ 6" trunk diameter and in reasonable condition) preserved within 25-feet of Caltrans right-of-way and at gateways			N/A	
<p><i>Describe additional actions used to meet Highway 1 Design Corridor Objectives (attach additional pages as needed): No part of the project is within the setback area.</i></p> <p>N/A</p>				



Building Orientation, Types, Setbacks, & Heights	Applicable?	Yes	No
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>• Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154).</li> <li>• Orient buildings to ensure public spaces have natural surveillance, enhance sociability where people know their neighbors, and promote walking by providing safe, appealing, and comfortable environments.</li> <li>• Encourage development patterns that mix uses horizontally and vertically for active streetscapes (BRP p.65).</li> <li>• Implement the BRP mixed-use development vision.</li> <li>• Encourage establishment of life-cycle or multi-generational neighborhoods with a variety of building types that allow residents to trade-up or downsize their homes.</li> </ul>			
Measures	YES	NO	NOTES
1. Building <b>backs</b> , parking lots, garage doors, service entrances and blank walls not facing street	x		See Specific Plan Figure 4.3, Sections 4.6.1 D, 4.6.2 D, 4.6.2.A-M D. Access, and 4.6.3.
2. Four or more of the following <b>building types</b> including but not limited to: <i>Single Family House, Accessory Dwelling Unit, Cottage, Duplex, Apartment House, Courtyard Apartment, Townhouse, Mixed-Use Building, Corner Store, Small Market/Gas Station, Park-Under Building, Large-Footprint Building</i>	x		See Specific Plan Section 4.5.2 and 4.6.
3. Building <b>fronts</b> face either street, public spaces, or thoroughfares designed to accommodate the most pedestrians; secondary entrances on sides or rear facades	x		See Specific Plan Figure 4.3, Sections 4.6.1 D, 4.6.2 D, 4.6.2.A-M D. Access, and 4.6.3.
4. <b>Fronts</b> of buildings face fronts or sides of other buildings	x		See Specific Plan Figure 4.3, Sections 4.6.1 D, 4.6.2 D, 4.6.2.A-M D. Access, and 4.6.3.
5. Principal building facades parallel or tangent to <b>front</b> lot lines	x		See Specific Plan Figure 4.3, Sections 4.6.1 D, 4.6.2 D, 4.6.2.A-M D. Access, and 4.6.3.
6. <b>Commercial heights</b> up to 5 stories (except as otherwise permitted); lot frontage at least 40 feet except for convenience store (20'-40')	x		See Specific Plan Section 4.6.2 C, 4.6.2.H-M C, Building Height and Massing.
7. <b>Residential heights</b> up to 2.5 stories except Park-Under Bldgs., Townhouses, and Apartment Bldgs. (≤ 5 stories); lot frontage under 80' except Apartment Houses, Apartment Buildings	x		See Specific Plan Section 4.6.2 C, 4.6.2.A-G C, Building Height and Massing.

<p>8. Multiple buildings clustered and design elements used to transition from large building <b>masses</b> to human scale</p>	<p>x</p>		<p>See Specific Plan Section 4.6.2 C, 4.6.2.A-G M, Building Height and Massing.</p>
<p>9. <u>Commercial</u> front <b>setbacks</b> vary: 25' and up large-footprint bldg., 5'-25' Park-Under Bldg., 0-5' all others; side and rear <b>setbacks</b> vary: 25' and up large-footprint bldg., 0 side and 18' rear Convenience Stores, 5' Park-Under Bldg., others variable</p>	<p>x</p>		<p>See Specific Plan Section 4.3.2 and Figure 4.2.</p>
<p>10. <u>Residential</u> front <b>setbacks</b> up to 25'; side <b>setbacks</b> 5' except Townhouses (0'), Courtyard Apartment Bldg. (15'); Single Family, Accessory Dwelling Unit, Duplex, Cottage setbacks variable; rear <b>setbacks</b> are set for Apartment House (65'), Courtyard Apartment Bldg. (15'), Park-Under Bldg. (5'); others variable.</p>	<p>x</p>		<p>See Specific Plan Section 4.3.2 and Figure 4.2.</p>
<p><i>Describe additional actions used to meet <u>Building Orientation, Types, Setbacks &amp; Heights Objectives</u> (attach additional pages as needed):</i></p> <p>In lieu of traditional zoning standards, the Campus Town Specific Plan utilizes a Form-Based Code, which provides a land development regulation that fosters predictable built results by using physical form rather than separation of uses as the organizing principle for the code.</p>			

Landscaping: Palettes & Lighting	Applicable?		Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>As the former Fort Ord will be developed over time, major vegetation and landscaping should be introduced or enhanced in development areas to create or strengthen an inviting and pedestrian scale environment, and to integrate the site as a whole into the larger Monterey Bay Region environment (BRP p. 71).</li> <li>Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community (BRP p. 71).</li> <li>Enhance physical appearance of existing neighborhoods with street and landscaping treatments (BRP p. 67).</li> <li>Provide appropriate illumination to meet community orientation and safety needs to compliment architectural aesthetics and the surrounding coastal environment.</li> <li>Maximize community sustainability by using energy efficient fixtures and programming.</li> </ul>				
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>	
1. Low-water plant species serving a variety of <b>functions</b> (i.e. shade, soil conservation, aesthetics) used and installed during winter.	x		See Specific Plan Section 3.5 and Table 3.3.	
2. <b>Native</b> vegetation used to fill in gaps (i.e. target 80% native plant composition along roadway right of ways for new development).	x		See Specific Plan Section 3.5 and Table 3.3.	
3. Consistent with FORA-RUDG plant <b>palette</b> recommendations and best management practices.	x		See Specific Plan Section 3.5 and Table 3.3.	
4. Native Coastal <b>topsoil</b> preserved during site grading or horticultural soils test obtained for amendment recommendations.	x		See Specific Plan Section 3.5.	
5. Existing healthy <b>trees</b> incorporated and retained on site and integrated into landscaping.	x		See Specific Plan Section 3.5 and VTM Sheets 2-12.	
6. <b>Consistent</b> lamp & fixture style within blocks, neighborhoods, and corridors	x		See Specific Plan Section 3.6.3.	
7. Placement of lighting fixtures <b>coordinated</b> with sidewalk organization, street furniture, landscaping, building entries, curb-cuts and signage	x		See Specific Plan Section 3.6.3.	
8. <b>Energy</b> -efficient lamps used and <b>light trespass</b> minimized	x		See Specific Plan Section 3.6.3.	
9. Centers, transit stops, edges, and focal points well-lit to maximize <b>safety</b> and highlight identity	x		See Specific Plan Section 3.6.	
10. Pedestrian- <b>scaled</b> fixtures in walkable areas, height ≤ 15'	x		See Specific Plan Section 3.6	

*Describe additional actions used to meet Landscaping Objectives (attach additional pages as needed):*

In order to effectively implement the community's vision for Campus Town, the Specific Plan includes Public Realm Standards and Guidelines in Chapter 3 to ensure that the Public Realm serves the needs of the various functions required of an enjoyable, efficient, and resilient infrastructure network. Composed of public rights of way and private front yards, the Public Realm is the communal social setting of urban life.

<b>Signage: Gateways &amp; Wayfinding</b>		<b>Applicable?</b>	<b>Yes</b>	<b>No</b>
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Establish a pattern of landscaping of major and minor streets, including continuous street tree plantings to define gateways to the former Fort Ord and enhance the visual quality and environmental comfort within the community (BRP p. 71).</li> <li>Assure that the 8th Street Bridge serves as a major gateway to the Fort Ord Dunes State Park (BRP p. 154).</li> <li>Coordinate development plans to provide for integrated, well-designed gateway design concepts to the former Fort Ord and CSUMB (BRP p 165).</li> <li>Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154).</li> <li>Establish regional wayfinding signage that supports for unique jurisdiction and community identities.</li> <li>Encourage connectivity to communities and regional destinations, such as parks, trails, educational institutions, employment centers, transit, park and ride lots, and tourist destinations.</li> <li>Create safer pedestrian and bicyclists facilities by using wayfinding signage to make bicycle and pedestrian routes more visible.</li> </ul>				
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>	
1. Gateway <b>character</b> and signage is welcoming and signifies former Fort Ord military history and academic reuse	x		See Specific Plan Section 3.4.2.3 and Figure 2.16.	
2. Gateway landscape and development plans are <b>coordinated</b> among relevant jurisdictions and agencies	x		See Specific Plan Section 3.5.	
3. Distinctive <b>design elements</b> mark monument signage, architectural features, roadway surface materials, and interpretive facilities	x		See Specific Plan Sections 3.5 and 3.6 and Figure 2.16.	
4. Gateways mark <b>edges</b> , boundaries, and transitions	x		See Specific Plan Section 3.4.2.3 and Figure 2.16.	
5. <b>Entryways</b> placed to inform transitions to and thru former Fort Ord lands	x		See Specific Plan Section 3.4.2.3 and Figure 2.16.	
6. Seamless <b>connection</b> between RUDG Locations provided	x		See Specific Plan Sections 2.1.7 and 3.4.2.3 and Figure 2.16.	
7. Signage is <b>coordinated</b> with regional agencies and other jurisdictions	x		See Specific Plan Section 3.4.2.3 and Figure 2.16.	
8. Signage is <b>consistent</b> with Monterey County Bicycle and Pedestrian Wayfinding Signage Design standards	x		See Specific Plan Sections 3.4.2.3 and 3.6 and Figure 2.16.	

9. Wayfinding signage clear and <b>legible</b> to the intended audience (i.e. pedestrians, cyclists, motorists, equestrians)	x	See Specific Plan Sections 3.4.2.3 and 3.6 and Figure 2.16.
10. Signage is <b>safely</b> placed in accordance with the California Manual on Uniform Traffic Control Devices standards	x	See Specific Plan Sections 3.4.2.3 and 3.6 and Figure 2.16.
<p><i>Describe additional actions used to meet <u>Signage Objectives</u> (attach additional pages as needed):</i></p> <p>The sports field at Gigling Road and 7<sup>th</sup> Avenue will include a distinctive gateway element to the National Monument.</p>		

Public Spaces	Applicable	Yes	No
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>Establish an open space system to preserve and enhance the natural environment and revitalize the former Fort Ord by adding a wide range of accessible recreational experiences for residents and visitors (BRP p. 17).</li> <li>Ensure that open space connections link major former Fort Ord recreation and open space amenities and adjacent regional resources (BRP p. 71).</li> <li>Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development (BRP p. 71).</li> <li>Use spaces between buildings to establish outdoor public uses.</li> <li>Coordinate public space development through specific plans or other planned development mechanisms to achieve integrated design between public and private spaces.</li> </ul>			
<b>Measures</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
1. <b>Civic buildings</b> in prominent locations near or in centers	x		See Specific Plan Section 3.4.2.4
2. <b>Civic buildings</b> in prominent location (i.e. ends of street, tops of hills, land adjacent to parks)	x		See Specific Plan Section 3.4.2.4
3. Rural- <b>context</b> public open spaces as well as community gardens, playing fields open and un-bounded by buildings	x		See Specific Plan Section 3.4.2.
4. Public open space opportunities provided in urbanized <b>contexts</b>	x		See Specific Plan Section 3.4.2
5. Landscaping, hardscaping, lighting, signage, furniture, and accessory architecture use <b>coordinated</b> palette and design elements	x		See Specific Plan Sections 3.5 and 3.6.
6. Access to public spaces facilitated through <b>coordinated</b> public facilities (parking, streets, transit)	x		See Specific Plan Chapter 3, Public Realm Standards and Guidelines.
7. Urban-type public open spaces (playground, plaza, square) <b>placed</b> in or close to Centers and/or enclosed by buildings	x		See Specific Plan Section 3.4.2.
8. Rural-type public open spaces (green, park) <b>placed</b> closer to the edge of development	x		See Specific Plan Section 3.4.2.4
9. Public spaces within walking <b>proximity</b> of every home: ¼ mile to plaza, ½ mile to square, green or park	x		See Specific Plan Section 3.4 and VTM Sheets 15-31.
10. Public open space in close <b>proximity</b> to transit centers and trails	x		See Specific Plan Section 3.4 and VTM Sheets 15-31.

*Describe additional actions used to meet Public Spaces Objectives (attach additional pages as needed):*

The Campus Town Specific Plan is based upon a “new urbanist” paradigm, characterized by pedestrian amenities, networked thoroughfares and well-designed public spaces.



Centers	Applicable?		Yes	No
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Former Fort Ord centers will feature concentrated activity and be located in the vicinity of the CSUMB campus, within the jurisdictions of Marina and Seaside, and capitalize on the inherent campus vitality (BRP p. 63).</li> <li>Centers should complement university amenities, such as performance and athletic facilities with cafes and restaurants, shops and other student and local-serving uses (BRP p. 64).</li> <li>Maintain the fine-grained development pattern of the existing areas of the Main Garrison (BRP p. 65).</li> <li>Locate the highest retail, office and housing density on the former Fort Ord in town and village centers with a pedestrian orientation and ready access to transit opportunities (BRP p. 65).</li> <li>Encourage a scale and pattern of development which is appropriate to a village environment and friendly to the pedestrian and cyclists (BRP p. 65).</li> </ul>				
Measures	YES	NO	NOTES	
1. Maximum average <b>block</b> perimeter ≤ 1,500' with street intervals ≤450' apart along any single stretch	x		See Specific Plan Sections 1.7.1 and 1.9.8 and Policy 1.6.8 and VTM Sheets 15-31.	
2. 50% of dwelling units within ¼ mile of at least 4 <b>building types</b>	x		See Specific Plan Section 4.5.2 and 4.6.	
3. <b>Civic buildings</b> located on high ground, adjacent to public spaces, within public spaces, or at the terminal axis of a street	x		See Specific Plan Section 3.4.2.4	
4. A mix (≥ 3) of <b>housing types</b> provided within ¼ mile of center and at least 15% of street frontage achieves minimum 1:3 building height to street width ratio.	x		See Specific Plan Section 4.5.2 and Section 4.6.2 C, 4.6.2.A-G C, Building Height and Massing.	
5. On-site <b>parking</b> minimized and shared between uses with different peak hours and bicycle parking provided	x		See Specific Plan Section 4.6.2 C, 4.6.2.A-M E, Parking and Service.	
6. Lighting, trees, street furniture provided to enhance <b>pedestrian comfort</b> and safety	x		See Specific Plan Section 3.6.	
7. At least one outdoor <b>public space</b> provided in Center	x		See Specific Plan Section 3.4 and VTM Sheets 15-31.	
8. Space provided along <b>sidewalks</b> for a variety of activity zones.	x		See Specific Plan Section 3.3.	
9. Functional and attractive retail <b>storefronts</b> with at least 80% of ground floor within 5' of front property line and façade facing street	x		See Specific Plan Section 4.6.3.C-F	
10. Provides routes for multiple modes of <b>transportation</b> including non-motorized alternatives	x		See Specific Plan Sections 1.9.7, 3.2 and 3.3.	

*Describe additional actions used to meet Centers Objectives (attach additional pages as needed):*

The Campus Town Specific Plan is guided by the key goal to develop a variety of building types and uses with sufficient resident population in proximity to commercial uses to support a viable mixed use urban village. In addition, a primary goal of the Specific Plan is to create a vibrant multimodal transportation network, including improvements to encourage pedestrian and bicycle activity.

## CAMPUS TOWN PROJECT CITY OF SEASIDE

### BASE REUSE PLAN – LAND USE ELEMENT

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			
	Is the policy/ program applicable to the subject action? (Y/N)	Completion status, per Reassess. Report	Notes from Reassessment Report
<b>Base Reuse Plan</b> <b>Objectives, Policies, &amp; Programs</b>			<b>Notes from Reassessment Report</b> ***If a BRP policy/program is applicable to your submittal and if the completion status is “Incomplete ●” then please provide additional notes explaining how and when completion is anticipated to be accomplished.***
<i>Objective A: Establish a range of permissible housing densities for the Fort Ord area.</i>			
<p><b>Residential Land Use Policy A-1:</b> 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> <p>See BRP Programs below</p>			

<p>Program A-1.1: Amend the [jurisdiction]’s General Plan and Zoning Code to designate 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>N – The General Plan amendment does not change permitted densities. The zoning map and text changes and Specific Plan authorize uses that are consistent and compatible with the General Plan and the Reuse Plan.</p>	<p>Complete ■</p>	<p>Consistency determinations with Seaside General Plan &amp; zoning code were made on the following dates: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, &amp; 11/18/11. Seaside General Plan consistency determination on 12/10/04 completed this program. Subsequent consistency determinations made refinements. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and altered the specific locations of residential uses.</p>
<p><b><i>Objective B: Ensure compatibility between residential development and surrounding land uses.</i></b></p>			
<p><b>Residential Land Use Policy B-1:</b> The [jurisdiction] 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.</p>		<p>See BRP Programs below</p>	
<p>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.</p>	<p>N – The zoning map and text changes and Specific Plan authorize uses that are consistent and compatible with the General</p>	<p>Complete ■</p>	<p>Consistency determinations with Seaside zoning code were made on the following dates: 12/11/98, 8/10/01, &amp; 9/13/02.</p>

	Plan and the Reuse Plan.		
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.	N – The zoning map and text changes and Specific Plan are consistent with the General Plan. The Campus Town project is an entirely infill project and does not encroach on any open space buffers	Complete ■	Municipal Code Section 17.30.020 addresses fences, walls, and screening, and additional standards apply to certain zoning districts. Additionally, the project provides for open space areas that serve as a transition to the natural open space areas surrounding certain portions of the project site. (See Specific Plan, Figure 2.6, sections 2.1.7 and 3.4.)
<b><i>Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.</i></b>			
<b>Residential Land Use Policy C-1:</b> The City of Marina shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.		See BRP Programs below	
Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of the POM Annex community.	N	Complete ■	The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City 11/15/07.
Program C-1.2: The City of Seaside shall zone and consider development of a golf course community in the New Golf Course Community District totaling 3,365 units. The district includes the existing 297-unit Sun Bay	N	Complete ■	POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road). Existing SunBay and Brostrom housing and

<p>apartment complex on Coe Road and 3,068 new housing units within the remainder of this District. The City of Seaside shall replace the remaining residential stock in the New Golf Course Community District with a range of market-responsive housing. Development of this area is contingent on the reconfiguration of the existing POM Annex so that the Army residential enclave is located totally to the east of North-South Road.</p>			<p>new Seaside Highlands and Seaside Resort subdivisions are within the New Golf Course Community. 2004 Seaside General Plan includes most housing east of the New Golf Course Community.</p>
<p>Program C-1.3: The City of Seaside shall assist the U.S. Army to reconfigure the POM Annex. The reconfigured POM Annex should include approximately 805 existing units on 344 acres east of General Jim Moore Boulevard and an additional 302 acres of surrounding, vacant land that is intended to be developed for housing to replace the existing POM Annex housing west of North-South Road.</p>	N	Complete ■	<p>POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road).</p>
<p>Program C-1.4: The City of Seaside shall prepare a specific plan to provide for market-responsive housing in the University Village District between the CSUMB campus and Gigling Road. This is designated a Planned Development Mixed Use District to encourage a vibrant village with significant retail, personal and business services mixed with housing.</p>	Y	<p>Incomplete ●  Now complete</p>	<p>The Specific Plan is now complete. The Campus Town Specific Plan provides for a diverse mix of uses and housing types, including single-family homes, multi-family homes, and affordable homes, as well as retail, dining, entertainment, light industrial, and open spaces uses. (See Specific Plan, chs. 1, 4.)</p>
<p>Program C-1.5: The City of Seaside shall amend its zoning ordinance to allow new residential development in the Planned Residential Extension Districts that provides a direct extension of the city's existing residential area west of the former Fort Ord properties.</p>	N	Complete ■	<p>The Planned Residential Extension areas are shown as R-8 on the Seaside Zoning Map, consistent with the areas immediately west of General Jim Moore Boulevard. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01 &amp; 9/13/02.</p>
<p><b><i>Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.</i></b></p>			
<p><b>Residential Land Use Policy D-1:</b> The [jurisdiction] shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to</p>	<p>See BRP Program below</p>		

support residential development.			
Program D-1.1: The [jurisdiction] shall cooperate with FORA and provide adequate public facilities and services that will support residential revitalization and new housing construction at the former Fort Ord.	Y	Ongoing ▲	FORA routinely coordinates with the jurisdictional agencies on provision of public infrastructure and services (e.g., water, wastewater, streets, transit, and emergency services) to meet current and future needs.  Development in the Campus Town Specific Plan area is subject to FORA CFD fees. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund public facilities. Further, the project provides a diverse mix of uses and housing types consistent with the General Plan, including single-family homes, multi-family homes, and affordable homes. (See Project Development Agreement, Sec. 9(i), 9(g)(iii); Project EIR, ch. 4.10.)
<b><i>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.</i></b>			
<b>Residential Land Use Policy E-1:</b> 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.		See BRP Programs below	
Program E-1.1: The City of Seaside shall prepare a specific plan for the University Village mixed-use planning district and incorporate provisions to support transportation alternatives to the automobile.	Y	Incomplete ●  Now complete	The Specific Plan is now complete. The Campus Town Specific Plan implements new transit facilities in the Specific Plan area and likely will result in new transit routes that will benefit transit ridership, circulation, and access. (See Project EIR, ch. 4.14.)  The Specific Plan also provides for expanded multi-modal connectivity by providing pedestrian and bicycle improvements. Wide sidewalks are planned on both sides of every

			<p>street, and additional pedestrian and bike trails are planned. Every street is designed to accommodate bike traffic. The majority of new streets are designed for slow-moving traffic with one travel lane in each direction. Bicycle lanes are also provided on certain key streets, while on other streets in the Plan Area bicycles and vehicles would share the roadway. (See Specific Plan, chs. 2, 3; Project EIR, chs. 4.10, 4.14.)</p> <p>The Campus Town Specific has been designed to create transit-oriented corridors. The Plan area meets the criteria in California Public Resources Code Section 21155(a) and qualifies as a “high quality transit corridor.” (See Specific Plan, ch. 3.)</p> <p>Development of the Specific Plan is anticipated to reduce vehicle miles traveled in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.14.)</p>
<p>Program E-1.2: The [jurisdiction] shall encourage CSUMB in the preparation of its master plan to designate high-density residential development near convenience corridors and public transportation routes.</p>	N	Complete ■	<p>CSUMB has completed a master plan that includes high density housing (for students and faculty) generally at the north edges of the campus. Much of the housing is near the University Villages (Dunes) Specific Plan area, which includes the intermodal corridor.</p>
<p>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.</p>	Y	Ongoing ▲	<p>The City has opened several streets that connect the established parts of the city to the Fort Ord lands, including Broadway Avenue after the base closed, and Hilby Avenue and San Pablo Avenue in 2012. Military Avenue is open for pedestrian and bicycle access to Coe</p>



			<p>Avenue. The Seaside Highlands subdivision included connecting streets with several connections to Coe Avenue.</p> <p>The Campus Town Specific Plan provides for a multimodal design that would allow vehicles, bicyclists, and pedestrians to travel safely through the Plan Area. Improvements include complete streets, roundabouts, traffic signals, multiuse paths, and pedestrian crossings. The project also results in improved street network connectivity, achieving a motorized intersection density of 235 intersections per square mile for motorized intersections, and 540 intersections per square mile for combined motorized and non-motorized intersections. (See Specific Plan, ch. 3; Project EIR, ch. 4.10.)</p>
<p><b>Residential Land Use Policy E-2:</b> The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.</p>		<p>See BRP Programs below</p>	
<p>Program E-2.1: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.</p>	<p>N – The zoning map and text changes and Specific Plan authorize uses that are consistent and compatible with the General Plan and the Reuse Plan.</p>	<p>Complete ■</p>	<p>The Seaside zoning map includes a Community Commercial designation at Monterey Road/Coe Avenue and Mixed Use Commercial along Lightfighter Drive and Gigling Road. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01 &amp; 9/13/02.</p>
<p><b>Residential Land Use Policy E-3:</b> In areas of residential development, the [jurisdiction] shall provide for designation of access routes, street and road rights-</p>		<p>See BRP Programs below</p>	

of-way, off-street and on-street parking, bike paths and pedestrian walkways.			
Program E-3.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.	N	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to residential areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.	Y	Incomplete ●	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The TAMC Bicycle and Pedestrian Master Plan includes planned pedestrian improvements in Seaside. However, the City of Seaside does not have its own pedestrian plan.  The Campus Town Specific Plan has a pedestrian and bikeways circulation plan. Wide sidewalks are planned on both sides of every street, and additional pedestrian and bike trails are planned. Every street is designed to accommodate bike traffic. The majority of new streets are designed for slow-moving traffic with one travel lane in each direction. Bicycle lanes are also provided on certain key streets, while on other streets in the Plan Area bicycles and vehicles would share the roadway. (See Specific Plan, chs. 2, 3; Project EIR, chs. 4.10, 4.14.)
<i>Objective F: Balance economic development needs with the needs of the homeless population in the community. The City of Marina shall proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Park housing areas.</i>			
Residential Land Use Policy F-1: The [jurisdiction] shall strive to meet the		See BRP Programs below	

needs of the homeless population in its redevelopment of the former Fort Ord.			
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.	N	Incomplete ●	A coalition for homeless services providers met periodically with FORA between 1998 and 2005 (approx.). However, the coalition no longer meets with FORA on a regular basis, and specific guidelines have not been developed.
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	N	Ongoing ▲	The City's Resource Management Services Department provides public information and liaisons with a variety of housing and homeless services groups.
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.	N	Incomplete ●	This document has not been developed.
<b><i>Objective G: Improve access for people with disabilities by creating a barrier-free environment.</i></b>			
<b>Residential Land Use Policy G-1:</b> The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.		See BRP Programs below	

<p>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.</p>	<p>Y</p>	<p>Complete ■</p>	<p>Municipal Code Chapter 17.31 and Chapter 17.32 establish the city’s affordable housing and inclusionary housing programs. <del>The city last adopted its Housing Element in 2011 and</del> the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 11/18/11.</p> <p>The City updated its 2011 Housing Element in December 2019. The updated Housing Element identifies the Campus Town Specific Plan as a housing site for purposes of satisfying the City’s RHNA obligations. (Housing Element, p. 14.)</p> <p>The Campus Town Specific Plan provides for a diverse mix of housing types, including single-family homes, multi-family homes, and affordable homes. (See Specific Plan, chs. 1, 4.)</p>
<p>Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.</p> <p>As part of its review of development plans within the Specific Plan Area, the City will ensure compliance with applicable laws, including the ADA. (Specific Plan, ch. 6)</p>
<p>Program G-1.3: The [jurisdiction] shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.</p>	<p>N</p>	<p>Complete ■</p>	<p>There are no known accessibility barriers at operational public facilities on the former Fort Ord.</p>

<i>Objective H: Provide General Plan consistency between land use and housing elements.</i>			
<b>Residential Land Use Policy H-1:</b> The [jurisdiction] shall incorporate policies in its Housing Element consistent with Fort Ord policies for residential lands.		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.	Y	Ongoing ▲	<p>The city last adopted its Housing Element in 2011 and the Housing Element addresses housing at Fort Ord. The Housing Element includes policies and programs to conserve existing affordable housing and homeless shelters. Consistency determination on 11/18/11.</p> <p>The City updated its Housing Element in December 2019. The updated Housing Element includes policies and programs to improve and expand the existing housing stock, increase affordable housing opportunities, and protect against housing displacement. (Housing Element, Goal H-1, H-2, H-3, H-5, H-6, H-8.)</p> <p>The Housing Element also identifies the Campus Town Specific Plan as a housing site for purposes of satisfying the City's RHNA obligations. (Housing Element, p. 14.)</p>
<i>Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.</i>			
<b>Residential Land Use Policy I-1:</b> 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.		See BRP Programs below	
Program I-1.1: The [jurisdiction] shall prepare design guidelines for implementing 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.	Y	Incomplete ●	<p>The City of Seaside has a design review process and a Highway 1 Design Overlay Zone but has not prepared generally-applicable guidelines.</p> <p>The Campus Town Specific Plan area is not located in the Highway 1 design corridor.</p> <p>The Campus Town Specific Plan includes a</p>

			Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. (See Specific Plan, ch. 3; Project EIR, ch. 4.1).
<b>Residential Land Use Policy I-2:</b> The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework	N	Ongoing ▲	The City of Seaside has a design review process that considers applicable standards and guidelines.

<b>COMMERCIAL LAND USE</b>			
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<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>			
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<p><b>Commercial Land Use Policy A-1:</b> The City of Seaside 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"> <li>• Regional Retail Gateway Regional Entertainment District (Polygon 15) 43.78 acres, .25 FAR, 476,764 square feet</li> <li>• Neighborhood Retail University Village District (Polygons 18, 20e, 20h) 27.85 acres, .25 FAR, 303,287 square feet Planned Residential Extension District (Polygon 23) 26.05 acres, .25 FAR, 283,685 square feet</li> <li>• Convenience/Specialty Retail University Village District (Polygons 18, 20e, 20h) 4 acres, .25 FAR, 43,560 square feet</li> </ul>		See BRP Program below	
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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	N – The General Plan amendment does not change	Complete ■	The 2004 Seaside General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. The 2004 amendment re-arranged land uses to
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<p>commercial activities desired for the community.</p>	<p>permitted commercial densities. The zoning map and text changes and Specific Plan are consistent with the General Plan and Reuse Plan.</p>		<p>recognize the Ord Community uses and U.S. Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan &amp; zoning code: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, &amp; 11/18/11.</p>
<p><b>Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.</b></p>			
<p><b>Commercial Land Use Policy B-1:</b> The City of Seaside 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:</p> <ul style="list-style-type: none"> <li>• Visitor-Serving Hotels and Golf Courses (Polygon 22): Hotel Opportunity Site, approximately 25 acres, 800 rooms; 36-Hole Golf Course Site, 350.14 acres.</li> </ul>	<p>See BRP Program below</p>		
<p>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 desired for the community.</p>	<p>N – The General Plan amendment does not change permitted commercial densities. The zoning map and text changes and Specific Plan are consistent with the General Plan and Reuse</p>	<p>Complete ■</p>	<p>The 2004 Seaside General Plan includes visitor-serving uses, including the existing golf courses and an approved hotel, consistent with the Fort Ord Reuse Plan land use concept. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan &amp; zoning code: 12/11/98 &amp; 12/10/04..</p>

	Plan.		
<b>Commercial Land Use Policy B-2:</b> The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.		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.	N	Incomplete ●	Seaside regulates bingo games (Municipal Code Chapter 5.16), but does not prohibit bingo or other gambling within Fort Ord.
<b>Commercial Land Use Policy B-3:</b> 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.		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.	Y	Ongoing ▲	The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to hotels. The City of Seaside has a design review process that considers a proposal's conformance to the applicable standards and guidelines. The design guidelines pre-date approvals for the Seaside Resort; however, the Seaside Resort was reviewed by the City's Board of Architectural Review and design quality enforced by the City.  The Campus Town Specific Plan includes a hotel site. The Specific Plan establishes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. (See Specific Plan, ch. 3; Project EIR, ch. 4.1).

*Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance*



<i>employment opportunities in and self-sufficiency of Fort Ord communities.</i>			
<b>Commercial Land Use Policy C-1:</b> 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.		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.	N – The General Plan amendment does not change permitted commercial land use types or densities. The zoning map and text changes and Specific Plan provide commercial land use types and densities that are consistent with the General Plan and Reuse Plan.	Complete ■	The Seaside zoning map designates a variety of commercial land uses, in a density approximately matching the BRP Land Use Concept. Consistency determinations with Seaside zoning code: 12/11/98, 8/10/01, & 9/13/02.
<i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i>			
<b>Commercial Land Use Policy D-1:</b> The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.		See BRP Programs below	
Program D-1.1: The City of Seaside shall allow for a	N	Complete ■	The 2004 Seaside General Plan includes a

<p>balance of neighborhood and convenience commercial designations in the University Village Planned Development Mixed Use District to serve the CSUMB population and Community Park in Polygon 18.</p>			<p>Mixed Use designation for this area. The community park has been relocated elsewhere.</p>
<p>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.</p>	<p>N –The zoning map and text changes and Specific Plan authorize uses that are consistent and compatible with the General Plan and Reuse Plan.</p>	<p>Complete ■</p>	<p>The City of Seaside includes a Community Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.</p>
<p><b>Objective E: Provide for adequate access to commercial developments.</b></p>			
<p><b>Commercial Land Use Policy E-1:</b> 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.</p>		<p>See BRP Program below</p>	
<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.</p> <p>Development in the Campus Town Specific Plan area is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund similar regional transportation improvements. Development also is subject to fees imposed by the Transportation Agency of Monterey County</p>

			(TAMC) for regional transportation infrastructure improvements. (See Project Development Agreement, Sec. 9(i), 9(g)(iii).)
<b>Commercial Land Use Policy E-2:</b> 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.		See BRP Programs below	
Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.	N	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to commercial areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.	Y	Incomplete ●	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. Seaside does not have a pedestrian plan. The Campus Town Specific Plan has a pedestrian and bikeways circulation plan. Wide sidewalks are planned on both sides of every street, and additional pedestrian and bike trails are planned. Every street is designed to accommodate bike traffic. The majority of new streets are designed for slow-moving traffic with one travel lane in each direction. Bicycle lanes are also provided on certain key streets, while on other streets in the Plan Area bicycles and vehicles would share the roadway. The bicycle network and facilities that will be implemented in the Plan Area will be connected to existing and planned bicycle routes in the surrounding area. (See Specific Plan, chs. 2, 3; Project EIR, chs. 4.10, 4.14.)

<p>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.</p>	<p>N</p>	<p>Complete ■</p>	<p>Preservation of adequate right-of-way to serve additional development in the future is verified through the consistency determination process.</p>
<p><b>Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.</b></p>			
<p><b>Commercial Land Use Policy F-1:</b> 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>	<p>See BRP Programs below (listed under Policy F-2)</p>		
<p><b>Commercial Land Use Policy F-2:</b> 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.</p>	<p>See BRP Programs below</p>		
<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to commercial areas outside the Highway 1 corridor.</p> <p>The Campus Town Specific Plan area is not located in the Highway 1 design corridor.</p> <p>The Campus Town Specific Plan includes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. (See Specific Plan, ch. 3; Project EIR, ch. 4.1).</p>
<p>Program F-1.2: The [jurisdiction] shall review each 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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The City of Seaside has a design review process that considers a project’s conformance to the applicable standards and guidelines.</p> <p>The Campus Town Specific Plan includes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. (See Specific Plan,</p>

			ch. 3; Project EIR, ch. 4.1).
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RECREATION/OPEN SPACE LAND USE			
<i>Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.</i>			
<b>Recreation/Open Space Land Use Policy A-1:</b> The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.		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.	N – The General Plan amendment does not change open space areas or policies. The zoning map and text changes and Specific Plan are consistent with the General Plan and Reuse Plan.	Complete ■	The Seaside General Plan includes open space areas. Consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04. Additionally, the Specific Plan identifies and incorporates open space areas, including a “tree save” area with live oak trees within the Plan Area (approximately 1.5 acres). The project provides for the incorporation of new trees, which include coast live oak, and requires replacement of removed coast live oak trees recommended for preservation at a ratio of 1:1 on site or 1:5 off site. (Specific Plan, ch. 3.)
<b>Recreation/Open Space Land Use Policy A-2:</b> The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.		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.	Y	Complete ■ / Ongoing ▲	The Seaside General Plan includes open space areas. Primary consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04. The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan

			<p>Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive strolling. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood and a family of spaces offering a variety of experiences. (See Specific Plan, ch. 3.)</p>
<p><i>Objective B: Use open space as a land use link and buffer.</i></p>			
<p><b>Recreation/Open Space Land Use Policy B-1:</b> The [jurisdiction] shall link open space areas to each other.</p>		<p>See BRP Program below</p>	
<p>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 open space and habitat areas outside [jurisdiction].</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>An Open Space Plan has not been completed to date.</p> <p>The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive</p>

			<p>strolling. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood and a family of spaces offering a variety of experiences.</p> <p>The Open Space system also provides linkages and connections to open natural space outside of the Plan area. The Specific Plan includes a gateway feature to promote the Fort Ord National Monument and connections to FORTAG network of trails. (See Specific Plan, sec. 2.1.7, ch. 3.)</p>
<p><b>Recreation/Open Space Land Use Policy B-2:</b> The [jurisdiction] shall use open space as a buffer between various types of land use.</p>		<p>See BRP Programs below</p>	
<p>Program B-2.1: The [jurisdiction] shall review each development project at the former Fort Ord with regard to the need for open space and buffers between land uses.</p>	<p>Y</p>	<p>Complete ■ / Ongoing ▲</p>	<p>Chapter 8 of the FORA Master Resolution section 8.02.030 (a)(4) and (a)(6), states that the FORA Board will withhold a finding of consistency if the underlying jurisdiction’s development entitlement conflicts or is incompatible with open space, recreational, or habitat management areas, or implementation of the 1997 Habitat Management Plan. Marina has implemented this program with the development entitlements submitted to FORA for consistency review to date. It is the jurisdiction’s responsibility to ensure consistency before submitting for a FORA entitlement-level determination of consistency.</p> <p>The Campus Town Specific Plan area is previously impacted and surrounded by existing roadways and institutional uses. Further, the project site is designated for development under the Habitat Management Plan. Accordingly, no buffers to habitat management areas are required for the project. The project is an</p>

			<p>entirely infill project and does not encroach on any open space buffers. Further, the project provides for open space areas that serve as a transition to the natural open space areas surrounding certain portions of the project site. (See Specific Plan, Figure 2.6, sections 2.1.7 and 3.4; Project EIR, ch. 4.3.)</p>
<p>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.</p>	<p>Y</p>	<p>Complete ■ / Ongoing ▲</p>	<p>The City of Seaside General Plan includes parks and recreation; habitat management; and recreational commercial designations, which are primarily open space uses. The Seaside Highlands and Seaside Resort projects both include open space areas with clustered development. At the Main Gate area, the City has concentrated commercial development north of Lightfighter Drive while designating the area to the south for open space. Primary FORA Consistency Determinations with Seaside General Plan &amp; zoning code: 12/11/98 &amp; 12/10/04.</p> <p>The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive strolling. The Open Space system is designed to</p>



			provide a high level of connectivity throughout the neighborhood and a family of spaces offering a variety of experiences. (See Specific Plan, ch. 3.)
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.	Y	Complete ■	Refer to Program B-2.2. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area and provides linkages and connections to open natural space outside of the Plan area. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood, including a near continuous perimeter along the southern boundary of the Plan area. The Specific Plan also includes a gateway feature to promote the Fort Ord National Monument. (See Specific Plan, sec. 2.1.5, ch. 3.)
Program B-2.4: The [jurisdiction] shall designate a fire-resistant buffer between BLM lands and residential land use.	N	Complete ■/ Ongoing ▲	FORA is signatory to the 1997 Habitat Management Plan (HMP). The HMP requires firebreaks between BLM and lands adjacent to BLM on former Fort Ord. FORA has complied with these HMP requirements and will ensure Seaside's compliance through the FORA Consistency Determination review process described in section 8.02.030 (a)(6) of the FORA Master Resolution.

**Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.**

**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.  
Seaside

See BRP Programs below

Program C-1.1: The [jurisdiction] shall amend its General 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.

Y

Complete ■

The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use. Seaside General Plan Policy COS-1.1 and related programs establish park and open space requirements. Primary consistency determinations with Seaside General Plan & zoning code: 12/11/98 & 12/10/04

The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive strolling. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood and a family of spaces

			offering a variety of experiences. (See Specific Plan, ch. 3.)
<p>Program C-1.2: The City of Seaside shall use the following recreation standards established for Fort Ord reuse and based on existing Seaside Community Standards:</p> <ul style="list-style-type: none"> <li>• Provide and equip neighborhood parks at the rate of two park acres per 1,000 people and community parks at the rate of one acre per 1,000 people.</li> <li>• 2015 demand for park area: 24 acres of neighborhood parks, 12 acres of community parks.</li> <li>• Full build-out demand for park area: 31 acres of neighborhood parks, 16 acres of community parks.</li> </ul>	<p>N – The General Plan amendment does not change recreation standards or policies.</p>	Ongoing ▲	<p>The Seaside General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development. FORA Consistency Determinations with Seaside General Plan: 12/11/98 &amp; 12/10/04.</p>
<p>Program C-1.3: The City of Seaside shall designate land uses for the following park locations and acreages:</p> <ul style="list-style-type: none"> <li>• Community Park in housing area (Polygon 18): 50 acres.</li> <li>• Neighborhood Park near new golf course community (Polygon 15): 10 acres.</li> <li>• Neighborhood Park serving University Village Area (Polygon 20e): 5 acres.</li> <li>• Neighborhood Park with Recreation Center (Polygon 20h): 10 acres.</li> <li>• Community Park with equestrian/trailhead access to BLM: (Polygon 24): 25 acres.</li> </ul>	<p>N – The General Plan amendment does not change park locations or acreages.</p>	Complete ■	<p>The City of Seaside has re-located some of its open space and recreation parcels compared to the BRP Land Use Concept and the specific designation in this program; some of these changes are related to the reconfiguration of the Ord Community and the land swap with the U.S. Army.</p> <p>The 2004 Seaside General Plan includes the following changes compared to the list in this Program: Polygon 18 is designated for a regional park; The 10 acres of Polygon 15 designated for park (the Drumstick parcel) is designated for Regional Commercial; Polygon 20h is now Military Enclave; and</p> <p>FORA Consistency Determinations with Seaside General Plan:12/11/98 &amp; 12/10/04. The 2004 consistency determination included the changes noted above.</p> <p>Seaside has provided parkland within Polygon</p>

			20g (Soper Park, 4 acres) and open space walking trails in Polygon 20a (Seaside Highlands) and expanded the park in Polygon 24, for an approximately equal amount of total parkland.
<b>Recreation/Open Space Land Use Policy C-2:</b> The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.		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 maintenance program when the population to be served by the park reaches one thousand residents.	Y	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, park improvements associated with Seaside Highlands have been completed.  Once constructed, the party responsible for long-term maintenance of improvements will vary depending on whether they are dedicated for public use or privately owned. Currently, it is anticipated that the City will form a Community Facilities District to fund the maintenance of the City public improvements within the Specific Plan Area, and that an owner's association will maintain private improvements within the Specific Plan Area. (Specific Plan, sec. 6.4.2.)
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.	Y	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed  The Specific Plan is designed to allow infrastructure to be built incrementally over time as the area develops. Certain public open space facilities that serve the entire Specific Plan Area will be constructed by the City and repaid

			through assessments or taxes over time. In connection with the subdivision of the Specific Plan Area, phasing plans will provide all infrastructure necessary to support each phase. As each phase of the Specific Plan with public infrastructure is built, the completed public infrastructure will be dedicated to the City or other applicable public agency or utility for ownership and maintenance.. (Specific Plan, sec. 6.4)
<b>Recreation/Open Space Land Use Policy C-3:</b> The City of Seaside shall coordinate land use designations for parks and recreation with adjacent uses and jurisdictions.		See BRP Programs below	
Program C-3.1: The City of Seaside shall include protection criteria in its plan for the community park in the Seaside Residential Planning Area (Polygon 24) for the neighboring habitat protection area in Polygon 25. Creation of this park will also require consideration of existing high-power electric lines and alignment of the proposed Highway 68 connector to General Jim Moore Boulevard.	N	Incomplete ●	Neither the park plan nor the protective criteria have been prepared to date.
Program C-3.2: The 50-acre community park in the University Planning Area (Polygon 18) should be sited, planned and managed in coordination with neighboring jurisdictions (CSUMB and County of Monterey).	N	Incomplete ●	Polygon 18 is now designated as High Density Residential. Seaside has provided other parkland within Polygon 20g (Soper Park, 4 acres) and open space walking trails in Polygon 20a (Seaside Highlands) and expanded the park in Polygon 24, for an equal amount of total parkland. Consistency determinations with Seaside General Plan 12/10/04.
Program C-3.3: The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB.	N	Incomplete ●	An agreement has not been prepared or approved.
<b><i>Objective D: Retain open space to enhance the appearance of special areas that serve as primary gateways to the Fort Ord area.</i></b>			

<p><b>Recreation/Open Space Land Use Policy D-1:</b> The [jurisdiction] shall protect the visual corridor along State Highway 1 to reinforce the character of the regional landscape at this primary gateway to the former Fort Ord and the Monterey Peninsula.</p>	<p>See BRP Programs below</p>		
<p>Program D-1.1: The [jurisdiction] shall designate the State Highway 1 corridor along the former Fort Ord as a special design district in its zoning code.</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA has prepared Highway 1 design guidelines. The City of Seaside has a design review process and a Highway 1 Design Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1. Buildings and building heights are restricted within 500 feet of the highway.</p>
<p>Program D-1.2: The [jurisdiction] shall develop special design standards for the State Highway 1 Special Design District textual (and not graphic) and establish a hierarchy of gateways as a part of these standards to help define the Fort Ord community and signify a sense of entry and threshold into the community.</p>	<p>N</p>	<p>Complete ■</p>	<p>See above</p>
<p>Program D-1.3: The City of Seaside shall designate the retail and open space areas along the Main Gate area (Polygon 15), the South Village mixed-use area (Polygon 20e), and a strip 500 feet wide (from the Caltrans Row) along State Highway 1 (Polygons 20a and 20h) as Special Design Districts to convey the commitment to high-quality development to residents and visitors.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>These areas have not been designated as Special Design Districts.</p> <p>The Campus Town Specific Plan includes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. FORA has indicated that Specific Plan “does a thorough job aligning the proposed project with the Regional Urban Design Guidelines.” (See Specific Plan, Sections 2.2, 3.3-3.6, 4.6.2, 4.6.3, 4.7; Project Final EIR, comment 3.8).</p>

<p>Program D-1.4: For this Special Design District, the [jurisdiction] shall provide for such features as setbacks and buffers, height limits, architectural quality, landscaping and pedestrian access, as well compatibility with surrounding areas as a part of the design standards.</p>	<p>Y – see Program D-1.3 above</p>	<p>Complete ■</p>	<p>See above. The Projects at Main Gate Specific Plan provides a 100 to 200 foot buffer area between the development and State Route 1, and limits heights to 40 feet within 300 feet of State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions.</p>
<p>Program D-1.5: The City of Seaside shall develop a coordinated building and landscape design plan in conjunction with FORA and CSUMB representatives to create a “grand entry” at the main gate entrance area and shall work with the State Department of Parks and Recreation to create a secondary entry. The landscape plan shall enhance and reinforce the regional character of the main entrance area.</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA Consistency Determination for The Projects at Main Gate Specific Plan: 10/08/10. The City coordinated with FORA and CSUMB in preparing the specific plan. The specific plan addresses the goals laid out in BRP Program D-1.5.</p>
<p><b>INSTITUTIONAL LAND USE</b></p>			
<p><i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i></p>			
<p><b>Institutional Land Use Policy A-1:</b> 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.</p>	<p>See BRP Programs below</p>		
<p>Program A-1.1: The City of Seaside shall request to be included in the master planning efforts undertaken by the California State University and shall take an active role to ensure compatible land uses into [sic] transition between university lands and non-university lands.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.  The Specific Plan was created in coordination with CSUMB during a public design charrette. CSUMB faculty, students, and administrative personnel participated in the public design charrette. Additionally, the proposed Specific Plan was presented to the University community at CSUMB’s Student Center to receive additional feedback.  The Specific Plan includes “sub-areas,” each of</p>

			<p>which exhibits a distinct character. At the intersection of Lightfighter Drive and Colonel Durham Street, the Campus Adjacent Sub-Area is a small residential block that abuts the CSUMB campus. Given its boundaries, this Sub-Area is envisioned as a residential liner with an internal alley so that both the street and campus Frontages are appropriately defined. A common walkway lines the natural reserve to the north at CSUMB and the adjoining homes to link the university with the amenities at the Commercial Center. The University Village Sub-Area is envisioned as primarily serving the CSUMB community. By focusing development on student, faculty, and staff amenities the increasingly important 6th Avenue spine on campus is extended off campus to engage and interact with the community at large. The development has the potential for student and faculty housing; office; and research and development space over ground-floor retail; eating establishments; and entertainment venues. The Central Plaza facilitates the engagement between the transitory student body and the local permanent residents to foster a spirit of neighborly cohesion and community pride. (Specific Plan, sec. 2.3.)</p>
<p>Program A-1.2: The City of Seaside shall designate the land surrounding the CSUMB Planning Area for compatible use, such as Planned Development Mixed Use Districts, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and</p>	<p>Y</p>	<p>Complete ■</p>	<p>The 2004 Seaside General Plan includes Mixed Use designations for the land to the south of CSUMB. FORA Consistency Determinations with Seaside General Plan &amp; zoning code occurred on 12/10/04.</p>



surrounding communities.			The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan establishes a mixed-use area for housing, shopping, services, jobs, office, and open space, which is compatible with the CSUMB campus. (See Specific Plan, chs. 1, 4.) See also response to Program A-1.1 above.
Program A-1.3: The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.	Y – see above	Complete ■	The City has adopted design and streetscape standards for the Mixed Use Commercial zone district to ensure pedestrian-oriented streetscapes in the areas near CSUMB. The zoning map and text changes and Specific Plan are consistent with the Seaside General Plan. The Specific Plan establishes a mixed-use area for housing, shopping, services, jobs, office, and open space, which is compatible with the CSUMB campus. (See Specific Plan, chs. 1, 4.) See also response to Program A-1.1 above.
Program A-1.4: The City of Seaside shall minimize the impacts of land uses which may be incompatible with public lands, such as a regional retail and entertainment use in the Gateway Regional Entertainment District located at the western entrance of the CSUMB campus. The City shall coordinate the planning of this site with CSUMB and the City of Marina.	N	Incomplete ●	The City adopted the Projects at Main Gate Specific Plan in August 2010. Coordination with Marina and CSUMB is not documented in the specific plan; however, both raised significant issues in comment letters on the EIR. FORA consistency determination has not been completed for the specific plan
<b>Objective B: Consider special needs of schools in developing land and infrastructure.</b>			
<b>Institutional Land Use Policy B-1:</b> The [jurisdiction] shall provide a (compatible and) safe environment for schools serving (former) Fort Ord areas when planning land use and infrastructure improvements.			See BRP Programs below
Program B-1.1: The [jurisdiction] shall review all planning	Y	Ongoing ▲	Projects are routed to appropriate agencies for

<p>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>			<p>review.</p> <p>The Specific Plan establishes a mixed-use area for housing, shopping, services, jobs, office, and open space, which is compatible with the CSUMB campus. Further, the Specific Plan features an urban form with a tightly woven and highly walkable gridded network of complete streets and paths that would improve pedestrian and bicycle mobility through the Plan Area. The Specific Plan would form an urban environment of streetscapes oriented and scaled to pedestrians and bicyclists. (See Specific Plan, chs. 1, 3, 4; Project EIR, ch. 4.10.)</p>
<p>Program B-1.2: The City of Seaside shall inform the Monterey Peninsula Unified School District of all proposed land use and infrastructure improvements which may impact school and college sites.</p>		<p>Ongoing ▲</p>	<p>Projects are routed to appropriate agencies for review.</p>
<p><b>Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.</b></p>			
<p><b>Institutional Land Use Policy C-1:</b> The City of Seaside shall encourage opportunities for developing market-responsive housing in the POM Annex Military Enclave District at the former Fort Ord.</p>		<p>See BRP Program below</p>	
<p>Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of institutional land use related to the POM Annex community.</p>	<p>N</p>	<p>Complete ■</p>	<p>The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City RDA 11/15/07.</p>
<p><b>Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.</b></p>			
<p><b>Institutional Land Use Policy D-1:</b> 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>		<p>See BRP Programs below, under Policy D-2</p>	
<p><b>Institutional Land Use Policy D-2:</b> The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan</p>		<p>See BRP Programs below</p>	

Framework for institutional development at the former Fort Ord.			
Program D-2.1: The [jurisdiction] shall prepare design guidelines for implementing institutional 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.	N – the Specific Plan does not include institutional uses	Ongoing ▲	The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to areas outside the Highway 1 corridor.
Program D-2.2: The [jurisdiction] shall review each institutional 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.	N	Complete ■	The City of Seaside has a design review process that considers a project's conformance to the applicable standards and guidelines.

**BASE REUSE PLAN - CIRCULATION ELEMENT**

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			
Base Reuse Plan Objectives, Policies, & Programs	Is the policy/ program applicable to the subject action? (Y/N)	Completion status, per Reassessment Report	Notes from Reassessment Report
<i>Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.</i>			
<p><b>Streets and Roads Policy A-1:</b> 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).</p>		See BRP Programs below	
<p>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.</p>	Y	Ongoing ▲	<p>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.</p> <p>Development in the Campus Town Specific Plan area is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund similar regional transportation improvements. Development also is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional transportation infrastructure improvements. (See Project</p>

			Development Agreement, Sec. 9(i), 9(g)(iii).)
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 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.	Y – see Program A-1.1 above		See above, for Program A-1.1.
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.	N	Ongoing ▲	Seaside provides annual development forecasts to FORA as part of FORA’s annual Capital Improvement Program preparation process.
<b>Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.</b>			
<b>Streets and Roads Policy B-1:</b> 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.			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.	Y	Complete ■	All arterial roadways planned or constructed at Fort Ord connect to the regional network. No arterial roadways are proposed that are not included in the Fort Ord Reuse Plan.  The General Plan amendment and zoning map and text changes do not change connections to the regional transportation network. Further, the Specific Plan establishes an extensive

			<p>Thoroughfare Network to allow safe travel by vehicles, bicycles, and pedestrians. (See Specific Plan, Sec. 3.2-3.3.) Planned improvements include complete streets, two roundabouts, and a new traffic signal at the intersection of General Jim Moore Boulevard and the proposed Central Street. The Specific Plan provides detailed design intent and requirements to ensure safe and efficient travel along the two designated arterials in the Specific Plan Area, Lightfighter Drive east of General Jim Moore Boulevard General Jim Moore Boulevard. (See Specific Plan, ch. 3; Project EIR, ch. 4.10.)</p>
<p>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.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery). The Campus Town General Plan amendment does not change any policies related to the truck routes.</p> <p>State Route 1 is identified as part of the regional truck network. The freeway is intended to move goods efficiently in the cities of Marina and Seaside, between outlying agricultural uses, and packing/distribution centers. Additionally, the freeway serves to separate truck traffic from local streets where the larger vehicles may conflict with other uses. Access from the Campus Town area to State Route 1 is available via Lightfighter Drive. The City designates and describes streets that permit commercial vehicles exceeding three tons as truck routes</p>

			<p>with appropriate signage and is updating its General Plan to identify a truck route network to reduce impacts on residential neighborhoods. (See Specific Plan, sec. 1.9.4; Project EIR, ch. 4.14.)</p> <p>Conditions of approval on the Project's vesting tentative map (VTM) require preparation of a construction traffic management plan that must identify proposed truck routes. (See VTM COA M.)</p>
<p><b>Objective C: Provide a safe and efficient street system at the former Fort Ord.</b></p>			
<p><b>Streets and Roads Policy C-1:</b> Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.</p>		<p>See BRP Programs below</p>	
<p>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).</p>	<p>Y</p>	<p>Complete ■</p>	<p>The 2004 Seaside General Plan designates the functional purpose of each street, and includes cross-sections for several typical streets.</p> <p>The Campus Town Specific Plan includes various thoroughfare classifications and sections that are designed to accommodate the expected volumes of traffic associated with new development in Campus Town; the Thoroughfares' posted speeds are also their design speed so that the built infrastructure itself contributes to the safety and efficiency of the network.</p> <p>Lightfighter Drive is a multi-lane arterial in the West End Sub-Area of Campus Town. It transitions to a neighborhood street with a bikeway at Malmedy Road. General Jim Moore Boulevard is a multi-lane Arterial Street that bisects the Specific Plan Area. In order to calm</p>

			<p>traffic and signal to drivers that this area of General Jim Moore Boulevard is intended as a slower-moving, urban Street, two roundabouts are proposed along the Street, one at the intersection with Gigling Road and the other at Lightfighter Drive. It includes bike lanes and on-street parallel parking. The Specific Plan further incorporates various local streets (“Main Streets”) to serve pedestrians, bicycles, and slow-moving vehicles. These Main Streets also are designed to accommodate specific uses within each sub-area of the Specific Plan. The Specific Plan includes detailed cross-sections of each street, depicting a multimodal design that allows vehicles, bicyclists, and pedestrians to safely travel from location to location. (Specific Plan, sec. 3.3.)</p>
<p>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.</p>	N	Complete ■	<p>The 2004 Seaside General Plan designates street rights-of-way anticipated to serve Fort Ord at build-out.</p>
<p>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.</p>	Y	Complete ■	<p>2004 Seaside General Plan Policy C-1.2 establishes an acceptable level of service of LOS C.</p> <p>The General Plan amendment provides that the Campus Town Specific Plan area and its associated transportation improvements shall utilize a vehicle miles traveled (“VMT”) approach (rather than an LOS approach) for transportation analysis to help reduce transportation-related greenhouse gas emissions and provide for multimodal access. Senate Bill (“SB”) 743 changes the way that public agencies</p>



			<p>evaluate the transportation impacts of projects under CEQA, recognizing that roadway congestion, while an inconvenience to drivers, is not itself an environmental impact (see Pub. Resource Code, Section 21099, subd. (b)(2)). The SB 743 guidelines replace congestion-based metrics, such as auto delay and level of service, with VMT as the basis for determining significant impacts.</p> <p>Development of the project is anticipated to reduce VMT in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.10, 4.14, Appx. K.)</p>
<p>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).</p>	N	Ongoing ▲	<p>Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.</p>
<p>Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.</p>	Y	Incomplete ●	<p>The City has not adopted truck routes. General Plan Implementation Plan C-1.7.1: discourages truck routes in residential area.</p> <p>The Campus Town General Plan amendment does not change any policies related to the truck routes.</p> <p>State Route 1 is identified as part of the regional truck network. The freeway is intended to move goods efficiently in the cities of Marina and Seaside, between outlying agricultural uses, and packing/distribution centers. Additionally, the freeway serves to separate truck traffic from local streets where the larger vehicles may conflict with other uses. Access from the Campus Town area to State Route 1 is available</p>

			<p>via Lightfighter Drive. The City designates and describes streets that permit commercial vehicles exceeding three tons as truck routes with appropriate signage and is updating its General Plan to identify a truck route network to reduce impacts on residential neighborhoods. (See Specific Plan, sec. 1.9.4; Project EIR, ch. 4.14.)</p> <p>Conditions of approval on the Project's vesting tentative map (VTM) require preparation of a construction traffic management plan that must identify proposed truck routes. (See VTM COA M.)</p>
<p><b>Streets and Roads Policy C-2:</b> Each jurisdiction shall provide improvements to the roadway network to address high accident locations.</p> <p>Seaside</p>		See BRP Program below	
<p>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.</p>	N	Ongoing ▲	Jurisdictions are required to implement this program under state law.
<p><b>Objective D: Provide an adequate supply of on-street parking.</b></p>			
<p><b>Streets and Roads Policy D-1:</b> Each jurisdiction shall provide a program of on-street parking.</p>		See BRP Programs below	
<p>Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.</p>	Y	Complete ■	<p>The typical street cross sections in the 2004 Seaside General Plan include room for parking on residential and collector streets.</p> <p>The Campus Town Specific Plan thoroughfare network includes detailed cross-sections of each street, depicting on-street parking for certain street classifications as appropriate to serve surrounding uses. (Specific Plan, sec. 3.3.)</p>

<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.</p> <p>As part of its review of development plans within the Specific Plan Area, the City will ensure compliance with applicable laws, including the ADA. (Specific Plan, ch. 6)</p>
<p>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.</p>	<p>Y – see Program D-1.1 above</p>	<p>Ongoing ▲</p>	<p>On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.</p>
<p><b>CIRCULATION – TRANSIT</b></p>			
<p><i>Objective A: Provide convenient and comprehensive bus service.</i></p>			
<p><b>Transit Policy A-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<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>Y</p>	<p>Complete ■/ Ongoing ▲</p>	<p>2004 Seaside General Plan Policy C-3.3 encourages transit-oriented development in key areas of the City where transit service is provided.</p> <p>Development in the Campus Town Specific Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards included in the Association of Monterey Bay Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, TAMC Regional Transportation Plan, Base Reuse Plan, or Seaside General Plan. The project also will implement new transit facilities in the Specific Plan area based on guidance from MST and</p>

			<p>likely result in new transit routes that will benefit transit ridership, circulation, and access. (See Project EIR, ch. 4.14.)</p> <p>The Specific Plan provides for “complete streets” that include multimodal facilities that allow for multiple modes to travel safely and comfortably along the thoroughfare, such as bike lanes, comfortable pedestrian sidewalks, transit stops with shelters, and multi-use paths. The Campus Town Specific Plan was designed to create a transit-oriented corridor at Lightfighter Drive and General Jim Moore Boulevard and at 6th Avenue and Gigling Road. Additionally, the Fort Ord Base Reuse Plan contemplates a transit center on the border of the City of Seaside and the City of Marina at Second Avenue near Lightfighter Drive. Between these Transit Oriented Development areas, the entirety of the Campus Town project meets the criteria outlined in California Public Resources Code Section 21155(a) as “high quality transit corridor.” (See Specific Plan, sec. 3.2.)</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>Y – see Program A-1.1 above</p>	<p>Incomplete ● Ongoing ▲</p>	<p>Local jurisdictions coordinate the location of transit stops with MST. The City does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.</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>Y</p>	<p>Ongoing ▲</p>	<p>Local jurisdictions coordinate the provision of special transit services with MST Seaside General Plan Implementation Plan C-3.2.1 encourages the provision of transit services for special needs populations..</p> <p>Development in the Campus Town Specific</p>

			Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards. The project also will implement new transit facilities in the Specific Plan area based on guidance from MST and likely result in new transit routes that will benefit transit ridership, circulation, and access. All transit users with physical and/or cognitive disabilities may have access to the MST para-transit service known as RIDES, which operates on a point-to-point basis. (See Project EIR, chs. 1.9, 4.14; Project EIR, ch. 4.14.)
<b><i>Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.</i></b>			
<b>Transit Policy B-1:</b> Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.		See BRP Program below	
Program B-1.1: Each jurisdiction shall support TAMC and 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.	N	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
<b><i>Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.</i></b>			
<b>Transit Policy C-1:</b> Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.		See BRP Program below	

<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Local agencies participate in this effort through their representation on the TAMC Board of Directors.</p> <p>Development in the Campus Town Specific Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards included in the Association of Monterey Bay Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, TAMC Regional Transportation Plan, Base Reuse Plan, or Seaside General Plan. The project also will implement new transit facilities in the Specific Plan area based on guidance from MST and likely result in new transit routes that will benefit transit ridership, circulation, and access. (See Project EIR, ch. 4.14.)</p> <p>The Specific Plan provides for “complete streets” that include multimodal facilities that allow for multiple modes to travel safely and comfortably along the thoroughfare, such as bike lanes, comfortable pedestrian sidewalks, transit stops with shelters, and multi-use paths. The Campus Town Specific Plan was designed to create a transit-oriented corridor at Lightfighter Drive and General Jim Moore Boulevard and at 6th Avenue and Gigling Road. Additionally, the Fort Ord Base Reuse Plan contemplates a transit center on the border of the City of Seaside and the City of Marina at Second Avenue near Lightfighter Drive. Between these Transit Oriented Development areas, the entirety of the Campus Town project meets the criteria outlined in California Public Resources Code Section 21155(a) as “high quality transit corridor.” (See Specific Plan, sec. 3.2.)</p>
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CIRCULATION – PEDESTRIAN AND BICYCLES		(Draft)	(Draft)
<i>Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
<b>Pedestrian and Bicycles Policy A-1:</b> Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.		See BRP Program below	
<p>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.</p>	Y	Incomplete ●	<p>The City of Seaside has not adopted a pedestrian plan. 2004 Seaside General Plan Implementation Plan C-3.4.2 calls for complete pedestrian facilities within the City, focusing on new development and key existing areas. The TAMC plan referenced below also identifies pedestrian improvement projects in Seaside.</p> <p>The Campus Town Specific Plan provides for a multimodal design that would allow vehicles, bicyclists, and pedestrians to travel safely through the Plan Area. Improvements include complete streets, roundabouts, traffic signals, multiuse paths, and pedestrian crossings. The project also results in improved street network connectivity, achieving a motorized intersection density of 235 intersections per square mile for motorized intersections, and 540 intersections per square mile for combined motorized and non-motorized intersections. (See Specific Plan, ch. 3; Project EIR, ch. 4.10.)</p>
<i>Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
<b>Pedestrian and Bicycles Policy B-1:</b> Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.		See BRP Programs below	
<p>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</p>	Y	Complete ■	<p>The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The plan meets state guidelines for bicycle plans.</p>

<p>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.</p>			<p>The Specific Plan provides for expanded multi-modal connectivity by providing pedestrian and bicycle improvements and facilities. Wide sidewalks are planned on both sides of every street, and additional pedestrian and bike trails are planned. Every street is designed to accommodate bike traffic. The majority of new streets are designed for slow-moving traffic with one travel lane in each direction. Bicycle lanes are also provided on certain key streets, while on other streets in the Plan Area bicycles and vehicles would share the roadway. (See Specific Plan, chs. 2, 3; Project EIR, chs. 4.10, 4.14.)</p>
<p>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.</p>	<p>Y – See Program B-1.1 above</p>	<p>Ongoing ▲</p>	<p>Local jurisdictions include a review of transportation improvements in their development review.</p>
<p><b>CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT</b></p>			
<p><i>Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.</i></p>			
<p><b>Transportation Demand Management Policy A-1:</b> TDM programs shall be encouraged.</p>		<p>See BRP Programs below</p>	
<p>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 parking pricing.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs. Development of the Campus Town Specific Plan is conditioned on development of a Greenhouse Gas Reduction Program that reduces GHG emissions to net zero over the operational life of the project. This condition includes various options that may be used singularly or in combination to accomplish</p>



			<p>reduction goals, including residential and commercial TDM programs that provide: guaranteed rides home from campus; TDM coordinator or website to provide transit information and/or coordinate ridesharing; additional bicycle parking and/or shower and changing facilities; bike share; priority parking for carpools and vanpools; and emergency ride home program. (MMRP, GHG-1(d).)</p> <p>The Greenhouse Gas Reduction Plan included in the Final EIR for the Project indicates that the Specific Plan's land use design encourages increased use of alternative modes of transportation such as biking and walking through complete street designs; construction of bikeways; increased transit; and proximity to jobs, shopping, and retail. Additionally, the Plan Area is entirely within the former Fort Ord area and is considered an infill development site. (Final EIR, Appendix 6, Greenhouse Gas Reduction Plan, p. 2)</p>
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.	Y – see Program A-1.1 above	Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.	Y – see Program A-1.1 above	Ongoing ▲	See above
Program A-1.4: Enforce CMP trip reduction programs.	Y	Ongoing ▲	<p>MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.</p> <p>See above</p>

CIRCULATION – LAND USE AND TRANSPORTATION			
<i>Objective A: A transportation system that supports the planned land use development patterns.</i>			
<b>Land Use and Transportation Policy A.1:</b> 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.		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.	N	Ongoing ▲	TAMC maintains a traffic model that local jurisdictions can utilize in their transportation planning.
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.	Y	Ongoing ▲	<p>Each jurisdiction has defined standards as to when a traffic impact analysis is required. Traffic impact analysis and mitigation, as needed, is also required for all applicable development projects under CEQA.</p> <p>The Campus Town EIR includes a full transportation analysis of the Specific Plan. Development of the Campus Town Specific Plan is anticipated to reduce vehicle miles traveled in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.14 and Appendix K.)</p> <p>Development also is subject to FORA CFD fees for roadway and transit improvements. In the event the FORA CFD is terminated, development in the Plan area is subject to a replacement fee to fund similar regional transportation improvements. Development also is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional transportation</p>

			<p>infrastructure improvements. (See Project Development Agreement, Sec. 9(i), 9(g)(iii).)</p> <p>Also see Program A-1.1 above</p>
<p><b>Land Use and Transportation Policy A.2:</b> 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.</p> <p>Seaside</p>		<p>See BRP Program below</p>	
<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>Y</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction’s public works department has design standards for transportation facilities. Local standards are typically based on the Caltrans Highway Design Manual, which incorporates standards and guidelines for all types of roadways and includes guidance for non-motorized access. TAMC also oversees regional facilities.</p> <p>The Campus Town Specific Plan provides for a multimodal design that would allow vehicles, bicyclists, and pedestrians to travel safely through the Plan Area. Improvements include complete streets, roundabouts, traffic signals, multiuse paths, and pedestrian crossings. The project also results in improved street network connectivity, achieving a motorized intersection density of 235 intersections per square mile for motorized intersections, and 540 intersections per square mile for combined motorized and non-motorized intersections. (See Specific Plan, ch. 3; Project EIR, ch. 4.10.)</p>

**BASE REUSE PLAN - RECREATION AND OPEN SPACE ELEMENT**

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.			
Base Reuse Plan Objectives, Policies, & Programs	Is the policy/ program applicable to the subject action? (Y/N)	Completion status, per Reassessment Report	Notes from Reassessment Report
<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>			
Recreation Policy A-1: The [jurisdiction] shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.	N	Complete ■	The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.
<i>Objective B: Protect scenic views, and preserve and enhance visual quality.</i>			
Recreation Policy B-1: The [jurisdiction] shall designate a Scenic Corridor adjacent to Highway 1 to preserve and enhance the State Highway 1 viewshed.		See BRP Programs below	
Program B-1.1: The [jurisdiction] shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.	N – The Campus Town Specific Plan area is not located in the Highway 1 design corridor.	Complete ■	FORA has adopted Highway 1 design guidelines (see above). The City of Seaside has a design review process and a Highway 1 Design Overlay Zone.
Program B-1.2: The City of Seaside shall require that all development within the Regional Retail and Golf Course Housing Districts incorporate landscape buffers adequate to visual intrusion into the State Highway 1 Scenic Corridor.	N	Ongoing ▲	See above. FORA Consistency Determination with The Projects at Main Gate Specific Plan: 10/8/10 FORA’s development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program. This project

			has not yet been entitled at the development permit level.
<p><b>Recreation Policy B-2:</b> The City of Seaside shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The Seaside General Plan Urban Design Element shows City gateways at State Route 1 and Lightfighter Drive, and at the eastern end of Gigling Road. Implementation Plan UD-1.1.1 provides direction for gateway design. The Projects at Main Gate Specific Plan includes setbacks from State Route 1, height restrictions within the FORA scenic corridor, and tree preservation requirements along State Route 1. There are no specific gateway policies in the Specific Plan. The Seaside Highlands project pre-dates the FORA Highway 1 Design Guideline, however, the EIR required set-backs and landscape treatments along the Monterey Road gateway to Fort Ord.</p> <p>The Campus Town Specific Plan includes a Form-Based Code that sets goals and policies for future development. The Form-Based Code was based upon and is consistent with the provisions of the RUDG. (See Specific Plan, ch. 3; Project EIR, ch. 4.1).</p> <p>The Specific Plan also includes a conceptual street tree plan, which provides for the location and type of street trees that will be planted along different thoroughfares. Street trees have been selected for several features including higher canopies to provide visibility at the street level, ornamental or seasonal aesthetic value, shade and density, and climate suitability. (Specific Plan, figure 3.25, sec. 3.5.1.)</p>
<p><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></p>			

<p><b>Recreation Policy C-1:</b> 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.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>This program has not been established.</p> <p>The Campus Town Specific Plan sets aside a “tree save” area with live oak trees within the Plan Area (approximately 1.5 acres). The project provides for the incorporation of new trees, which include coast live oak, and requires replacement of removed coast live oak trees recommended for preservation at a ratio of 1:1 on site or 1:5 off site. (Specific Plan, ch. 3.)</p>
<p><i>Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.</i></p>			
<p><b>Recreation Policy D-1:</b> 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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The Seaside General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.</p> <p>The Campus Town Specific Plan is consistent with the Seaside General Plan. The Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive strolling. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood and a family of spaces offering a variety of experiences. (See Specific</p>

			Plan, ch. 3.)
<b>Recreation Policy D-2:</b> The City of Seaside shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the adopted City of Seaside standard of 2 acres of neighborhood parkland and 1 acre of community parkland per 1,000 population.	N – The General Plan amendment does not change recreation standards or policies.	Ongoing ▲	The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use. Seaside General Plan Policy COS-1.1 and related programs establish park and open space requirements. The Seaside General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development.
<b>Recreation Policy D-3:</b> The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities	N	Ongoing ▲	Seaside has refurbished the Soper Field park on Coe Avenue and reconstructed much of the Black Horse and Bayonet golf courses. All of these former U.S. Army facilities are in use.
<b>Recreation Policy D-4:</b> The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.	Y	Incomplete ●	The parks identified in the BRP have not been constructed.  Currently, it is anticipated that the City will form a Community Facilities District to fund the maintenance of the City public parks within the Specific Plan Area. (Specific Plan, sec. 6.4.2.)
<b>Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.</b>			
<b>Recreation Policy E-1:</b> The City of Seaside shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.		See BRP Program below	
Program E-1.1: The City of Seaside shall designate the	N	Complete ■	The Seaside General Plan includes two large

<p>existing golf course as a recreation opportunity site, and to be operated as a commercial venture.</p>			<p>commercial recreation sites. The golf courses are designated for commercial recreation and the City has a lease for operation of the golf courses.</p>
<p><b>Recreation Policy F-1:</b> The City of Seaside shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.</p> <p>Note: There are no associated Programs for this Policy.</p>	<p>Y</p>	<p>Complete ■</p>	<p>Pedestrian and bicycle trails have been accommodated within the General Jim Moore Boulevard right-of-way. There is ample room to accommodate a trail on the east side of Monterey Road. The trail shown on Military Avenue (outside Fort Ord) would need to be accommodated on the street/sidewalk, but the connection to Coe Avenue has been constructed.</p> <p>The Specific Plan provides for expanded multi-modal connectivity by providing pedestrian and bicycle improvements and facilities. Wide sidewalks are planned on both sides of every street, and additional pedestrian and bike trails are planned. Every street is designed to accommodate bike traffic. The majority of new streets are designed for slow-moving traffic with one travel lane in each direction. Bicycle lanes are also provided on certain key streets, while on other streets in the Plan Area bicycles and vehicles would share the roadway. (See Specific Plan, chs. 2, 3; Project EIR, chs. 4.10, 4.14.)</p>
<p><b>Recreation Policy F-2:</b> The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.</p>		<p>See BRP Programs below</p>	
<p>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</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>Seaside has a bicycle plan that includes some “Class I” (off-street) bicycle/pedestrian facilities. However, a Comprehensive Trails</p>



<p>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.</p>			<p>Plan responding to all the criteria outlined in this program has not been developed.</p> <p>The Specific Plan area will be fully integrated into the overall bicycle and trails network. Connections to existing and proposed trails will ensure that seamless connections to and through the Specific Plan Area effectively provide access to the greater community. FORTAG trail spurs and separately planned bicycle infrastructure improvements will connect with the proposed bikeways within the Specific Plan Area. (See Specific Plan, chs. 2, 3.)</p>
<p><b>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</b></p>			
<p><b>Recreation Policy G-1:</b> 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).</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>No park development incentives are known to have been developed.</p> <p>The Campus Town Specific Plan includes a series of open spaces and parks that form a green network that unites the Plan Area. The system of Open Spaces is categorized into seven types, ranging from verdant recreationally-activated parks to hardscaped civic plazas capable of hosting community events such as farmers markets and seasonal fairs. Open Spaces will contain a variety of programs, including playground areas for children, green expanses for sports fields, and linear park connections for passive strolling. The Open Space system is designed to provide a high level of connectivity throughout the neighborhood and a family of spaces offering a variety of experiences.</p>

			The Open Space system also provides linkages and connections to open natural space outside of the Plan area. The Specific Plan includes a gateway feature to promote the Fort Ord National Monument (See Specific Plan, ch. 3.)
<b>Recreation Policy G-2:</b> The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.	Y – see Policy G-1 above	Incomplete ●	No programs to encourage private park development are known.
<b>Recreation Policy G-3:</b> 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.	Y	Complete ■ / Ongoing ▲	The City of Seaside has a design review process and a Highway 1 Design Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1.  The Campus Town Specific Plan requires specific street trees and landscape planting types, the location of which would be determined by their location and function. In accordance with RUDG landscape palettes, the appropriate incorporation of suitable street trees and vegetation were selected to provide visibility at the street level, ornamental or seasonal aesthetic value, shade and density, and climate suitability. Minor street trees have been selected for their drought tolerance, growth rate, and low maintenance. (Specific Plan, ch. 3.)
<b>Recreation Policy G-4:</b> 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	N	Incomplete ●	There are no known programs for coordination of parklands.

Management.			
<i>Objective H: Promote environmental education.</i>			
<b>Recreation Policy H-1:</b> The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.	N	Ongoing ▲	The jurisdictions are required through deed restrictions to implement the HMP, which includes educational programs. At this point no specific programs are in place.

**BASE REUSE PLAN – CONSERVATION ELEMENT**

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)
Base Reuse Plan Objectives, Policies, & Programs	Is the policy/ program applicable to the subject action? (Y/N)	Completion status, per Reassessment Report	Notes from Reassessment Report
<i>Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.</i>			
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.	Y	Ongoing ▲	<p>As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. Review of soils is also a required component of CEQA.</p> <p>Construction activities in the Specific Plan area that disturb one or more acres of land surface are subject to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities adopted by the SWRCB. Permit conditions require the development of a SWPPP, which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, maintenance responsibilities,</p>

		<p>and non-stormwater management controls. Inspection of construction sites before and after storms is also required to identify stormwater discharge from the construction activity and to identify and implement erosion controls, where necessary.</p> <p>Additionally, the Monterey Regional Stormwater Management Program has developed BMPs for Construction Site Best Management Practices within the City of Seaside. Such construction BMPs include material storage including covering of stockpiles during the day, and particularly during rain and wind events, silt fencing, straw wattles, stabilized construction entrances, routine cleaning, equipment lubricant drip pans, dust control measures including water trucks. These measures would be incorporated into the SWPPP BMP requirements. Compliance with the Construction General Permit is reinforced through Seaside Municipal Code Chapter 15-32, Standards to Control Excavation, Grading, Clearing and Erosion. Seaside Municipal Code Section 15.32.180 contains design standards for erosion and sediment control related to slopes, runoff control, building site runoff, vegetation removal, vegetation disposal, topsoil, temporary vegetation, winter operations, dust, erosion control coordination with project installation, livestock, and maintenance; and Section 15.32.070 requires permit applications to include vegetation erosion control and revegetation measures for all surfaces exposed</p>
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			or expected to be exposed during grading activities as part of overall erosion and sediment control plans. (Project EIR, ch. 4.6.)
<p><b>Soils and Geology Policy A-2:</b> 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>		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>	<p>Y – see Policy A-1 above</p>	Ongoing ▲	<p>This list has not been developed. However, similar lists and guidance are available from regulatory agencies such as State Water Resources Control Board, and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction’s project approval.</p>
<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>	<p>Y</p>	Ongoing ▲	<p>This has not been developed, but similar lists and procedures are available.</p> <p>The Campus Town Specific Plan encourages a diversity of native grasses and shrubs and drought-tolerant plants and trees. The Specific Plan includes a specific planting list for street trees, other trees and shrubs, and groundcovers and grasses. The type of planting is determined by its location and function. For example, in typical residential Streets, traditional parkways with native grasses and shrubs should enhance</p>

			the landscape character of the Monterey Bay region environment. In addition, project development would remove non-native invasive species currently found within the Plan Area, including ice plant mats. (See Specific Plan, ch. 3.5.)
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 limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.	Y – see Policy A-1 above	Ongoing ▲	This list has not been developed. However, in general standard engineering solutions are available to the types of soil conditions encountered at the former Fort Ord. Additionally, Plan Area and surrounding areas are underlain by one soil type, Oceano loamy sand 2 to 15 percent slope. Compliance with existing State and local laws, regulations, and policies such as the CBC and City Municipal Code will ensure that the impacts from implementation of the Project on potentially expansive soil would be minimized by requiring the submittal and review of detailed soils and/or geologic reports prior to construction. Such evaluations must contain recommendations for ground preparation and earthwork specific to the Proposed Project, which become an integral part of the construction design. (Project EIR, ch. 4.6.)
<b>Soils and Geology Policy A-3:</b> Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer’s erosion control and landscape plans are properly implemented.	Y – see Policy A-1 above	Ongoing ▲	The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.
<b>Soils and Geology Policy A-4:</b> The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.	Y – see Policy A-1 above	Ongoing ▲	The Uniform Building Code has been replaced by the California Building Code. The jurisdictions enforce codes through the

			permitting and inspection processes, as well as enforcement of conditions of approval and CEQA monitoring.
<p><b>Soils and Geology Policy A-5:</b> 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.</p>		See BRP Programs below	
Program A-5.1: See Program A-2.3 above.			
<p>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.</p>	<p>N – The site does not include areas with severe soil limitations</p>	Complete ■	<p>As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. For most development projects, a soils report or geotechnical report is required on which to base engineering designs. Review of soils is also a required component of CEQA.</p> <p>The United States Department of Agriculture, Natural Resource Conservation Service has mapped soils in the Plan Area as having low potential for shrink-swell (USDA SCS 1978). Areas characterized by low shrink-swell potential do not pose a geologic hazard.</p>
<p><b>Soils and Geology Policy A-6:</b> The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.</p>		See BRP Programs below	
<p>Program A-6.1: The [jurisdiction] shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.</p>	<p>N – the site does not contain severe slopes</p>	Ongoing ▲	<p>The jurisdictions establish policies for development on slopes and grading standards, which entail the development of topographic data for the sites of proposed development projects.</p>



<p>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.</p>	<p>N – the site does not contain severe slopes</p>	<p>Ongoing ▲</p>	<p>See Program A-6.1 above</p>
<p><b>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.</b></p>			
<p><b>Soils and Geology Policy B-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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.</p>	<p>N – the site does not contain important mineral resources</p>	<p>Ongoing ▲</p>	<p>No valuable mineral resources warranting protection are known to have been discovered. In the event they are discovered, the requirements of this program will remain in effect.</p>
<p>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.</p>	<p>N – the site does not contain important mineral resources</p>	<p>Ongoing ▲</p>	<p>Not applicable at present (see Program B-1.1 above)</p>
<p><b>Soils and Geology Policy B-2:</b> The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.</p>		<p>See BRP Programs below</p>	
<p>Program B-2.1: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible land uses.</p>	<p>N – the site does not contain important mineral resources</p>	<p>Ongoing ▲</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>

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.	N – the site does not contain important mineral resources	Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
<b>Soils and Geology Policy B-3:</b> Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.			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.	N	Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
<b>Soils and Geology Policy B-4:</b> 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.		Ongoing ▲	Not applicable at present, but could occur in the future (see Program B-1.1 above)
<b><i>Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i></b>			
<b>Soils and Geology Policy C-1:</b> The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders.	Y – see Policy A-1 above	Ongoing ▲	The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.
<b>Soils and Geology Policy C-2:</b> The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].			See BRP Program below
Program C-2.1: The [jurisdiction] shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.	Y	Ongoing ▲	Deed restrictions require implementation and compliance with HMP habitat management requirements. Marina is a signatory to the 1997 HMP. FORA reviews legislative land use decisions and development entitlements for conflicts and compliance with the 1997 as part

			<p>of its Consistency Determination process described in Chapter 8 of its Master Resolution.</p> <p>The project area is not located within a habitat reserve or habitat corridor identified in the HMP. Rather, the project area is designated for development under the HMP. The project also is subject to state and federal permitting requirements in the event special status species are found in the project area. Thus, the project will not conflict or otherwise interfere with the implementation of the Fort Ord HMP. (See Project EIR, ch. 4.3.)</p>
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<b>CONSERVATION - HYDROLOGY AND WATER QUALITY</b>			
<i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i>			
<p><b>Hydrology and Water Quality Policy A-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.</p> <p>The project will employ low impact development techniques to manage rainfall at</p>

			<p>the source by infiltrating stormwater as close to the source as practicable. Sandy dune soils with moderate to high percolation rates underlay most of the site and provide an opportunity to infiltrate on a lot by lot basis. Rainfall runoff up to the 100-year event can be infiltrated on each lot without producing runoff that would normally be tributary to a storm drain system. Nearly all public hardscape would be comprised of detached sidewalks that drain to landscape areas. Such measures would reduce the risk of erosion, siltation, polluted runoff, and flooding by capturing and recharging runoff on-site. Runoff generated from streets and public hardscape areas within the Specific Plan Area would be tributary to the on-site storm drain system. Drainage basins are proposed in the Plan Area's topographic low points, and the proposed storm drain pipe network would collect runoff from all internal residential streets and convey stormwater to these basin areas, which would be designed to provide retention up to the 100-year storm event. (See Project EIR, ch. 4.9.)</p>
<p>Program A-1.2: A Master Drainage Plan should be developed for the Fort Ord property 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, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by the FORA with funding for the plan to be obtained from future development. All Fort Ord property</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA prepared a Storm Water Master Plan in 2005.</p>

<p>owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e., development), the assessment of existing facilities shall be completed first and by the year 2001. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003.</p>			
<p><b>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</b></p>			
<p><b>Hydrology and Water Quality Policy B-1:</b> The [jurisdiction] shall ensure additional water to critically deficient areas.</p>		<p>See BRP Programs below</p>	
<p>Program B-1.1: [This program was removed based on the listing of modifications to the Reuse Plan approved by the FORA Board on June 13, 1997].</p>	<p>N/A</p>	<p>Not Applicable</p>	<p>Program Removed</p>
<p>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).</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The local jurisdictions are participating in Marina Coast Water District's development of the Fort Ord Water Augmentation project, a component of the Regional Urban Water Augmentation Program (RUWAP). The Monterey County Water Resources Agency has an oversight role in the protection of groundwater resources. As provided in the Water Supply Assessment for the project, the Marina Coast Water District is working pursuant to the Regional Urban Water Augmentation Project and the Pure Water Monterey Groundwater Replenishment Project to develop recycled water and a larger desalination plant to meet the projected demands of the Ord Community. The RUWAP EIR includes a 1,500 AFY desalination facility for the District. The facility was sized to provide 1,200 AFY of new supply to the Ord</p>

			Community and 300 AFY to Central Marina, allowing the District to retire the existing pilot desalination plant. (See Project EIR, App. M.)
Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.	Y	Complete ■/ Ongoing ▲	Chapter 13.18 of the municipal code is a water conservation ordinance based on the Monterey Peninsula Water Management District. In addition, Chapter 13.11 is a municipal water system conservation program. Like the Marina Coast Water District water conservation ordinance, the code addresses water waste, enforcement and administration, violations and notices, and nuisances, abatement and injunctive relief.
Program B-1.4: The [jurisdiction] shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.	Y	Ongoing ▲	Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; <del>agency agreements are not yet in place.</del> The project under the Campus Town Specific Plan is projected to use up to 45.83 AFY of recycled water. In addition, several in-lieu storage and offset programs have been identified. Pursuant to Mitigation Measure UTIL-1, additional water supply will be ensured through the following programs: <ul style="list-style-type: none"> <li>- Bayonet and Blackhorse Golf Courses in-lieu storage and recovery program, which would replace a minimum of 311.08 AFY of existing potable water use with recycled water (up to 450 AFY as recycled water supplies increase).</li> <li>- Seaside Highlands and Soper Field recycled water substitution program to offset 53.1 AFY of potable water use. The Seaside</li> </ul>

			<p>Highlands development was constructed with recycled water mains to supply the landscape irrigation systems. This system is currently fed with potable water, but recycled water will be available within the next few years. Providing recycled water for irrigation of that project would make up to 43.1 AFY of potable supply available for reallocation from Seaside Highlands. An additional 10 AFY may be made available by converting the City's Soper Field sports complex (adjacent to Seaside Highlands) to recycled water.</p> <ul style="list-style-type: none"> <li>- Use of recycled water in the Main Gate project, which would require the previously approved Main-Gate project to utilize 42.99 AFY of recycled water in-lieu of previously allocated potable water supply.</li> <li>- The City may also require dual-plumbing of buildings to use recycled water for sanitary fixture flushing (toilets and urinals), which will offset potable water demand with recycled water.</li> </ul> <p>(See Project EIR, ch. 4.9.)</p>
<p>Program B-1.5: The [jurisdiction] shall promote 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>Y</p>	<p>Incomplete ●</p>	<p>Seaside's water conservation ordinances do not include these measures.</p> <p>The Campus Town Specific Plan provides for water conservation measures consistent with the 2004 Seaside General Plan. Recycled water will be used to irrigate public street landscape medians, public open space, landscaping for commercial/flex sites and landscaping for residential front yards. Recycled water may be</p>

			provided for toilets, floor sinks, and other applicable recycled water use(s) allowed under the California Building Code. Development also must adhere to the requirements of Title 24, Part 6 of the California Code of Regulations, which includes standards for water-conserving plumbing and fixtures. (See Specific Plan, ch. 5.2; Project EIR, chs. 4.5, 4.10.)
Program B-1.6: The [jurisdiction] shall work with FORA to assure the long-range water supply for the needs and place for the reuse of the former Fort Ord.	Y	Ongoing ▲	The local jurisdictions are participating in the development of a regional water project. As provided in the Water Supply Assessment for the project, the Marina Coast Water District is working pursuant to the Regional Urban Water Augmentation Project and the Pure Water Monterey Groundwater Replenishment Project to develop recycled water and a larger desalination plant to meet the projected demands of the Ord Community. The RUWAP EIR includes a 1,500 AFY desalination facility for the District. The facility was sized to provide 1,200 AFY of new supply to the Ord Community and 300 AFY to Central Marina, allowing the District to retire the existing pilot desalination plant. (See Project EIR, App. M.)
Program B-1.7: The [jurisdiction], in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential project, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units	Y	Ongoing ▲	FORA requests this information from the jurisdictions as part of its annual development forecast. FORA's Development and Resource Management Plan provides that member agencies are provided an allocation of water supply that is subject to periodic review. (See



<p>served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.</p>			<p>DRMP, Section 3.11.5.4.) The water supply assessment for the project addresses this allocation and describes how adequate supply from this and other water sources will be assured to meet project demand, consistent with the Land Use Jurisdiction Responsibility in the DRMP. (See Project EIR, App. M; DRMP, Section 3.11.5.4.)</p>
<p><b>Hydrology and Water Quality Policy B-2:</b> The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Annual use of up to 6,600 acre-feet of water is considered sustainable at the former Fort Ord. At present, annual water use is about 2,200 acre-feet. Each jurisdiction’s development review process (including mandatory water supply assessment under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement. In addition, the California Water Code (§10910 et. seq.), based on Senate Bill 610 of 2001 (SB 610), requires an assessment of whether the District’s total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system’s existing and planned future uses, as part of the California Environmental Quality Act (CEQA) process. A Water Supply Assessment was prepared for the project to verify the long-term water supply. (See Project EIR, App. M.)</p>

<b>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</b>			
<b>Hydrology and Water Quality Policy C-1:</b> The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.		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 the ocean.	N	Ongoing ▲	Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.
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.	N	Ongoing ▲	See Program C-1.1 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.	N	Ongoing ▲	See Program C-1.1 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.	N	Ongoing ▲	This program has not been developed by the jurisdictions; however, the Marina Coast Water District, the water purveyor for the former Fort Ord, monitors water quality, including drinking water.
Program C-1.5: The [jurisdiction] shall support the County in implementing a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities	Y	Complete ■	Chapter 8.50 of the municipal code addresses hazardous waste. <b>The Specific Plan Area has remnant hazardous materials from military uses at the former Fort</b>

<p>involving the handling, storing, transport, or disposal of hazardous waste materials.</p>			<p>Ord. In December 2018, the United States Army began demolition of 28 abandoned buildings containing hazardous materials in the Plan Area. Although hazardous materials are currently present in the remaining undemolished buildings in the Plan Area, the Army is required to remediate and safely dispose of them as part of the approved cleanup process, even though the land has already been transferred for project development. Demolition and remediation activity in the Plan Area have been previously approved pursuant to the FORA Capital Improvements Program. The USEPA oversees the remediation process, and the Army must also submit findings to the CalEPA. Remediation of hazardous materials, either by the Army or the project owner, will occur in accordance with the approved cleanup process. Accordingly, concentrations of contaminants in the Plan Area will not exceed State regulatory limits after this remediation process is completed. (See Project EIR, ch. 4.8.)</p>
<p>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).</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The Marina Coast Water District monitors wells and coordinates with the local jurisdictions to repair and destroy wells in accordance with state standards.</p>
<p><b>Hydrology and Water Quality Policy C-2:</b> At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will</p>		<p>See BRP Programs below</p>	

<p>be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.</p>	
<p>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.</p>	<p>Y</p> <p>Ongoing ▲</p> <p>Descriptions of feasible and effective measures have not been developed. However, similar lists and guidance are available from regulatory agencies such as the State Water Resources Control Board, and updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.</p> <p>The project will employ low impact development techniques to manage rainfall at the source by infiltrating stormwater as close to the source as practicable. Sandy dune soils with moderate to high percolation rates underlay most of the site and provide an opportunity to infiltrate on a lot by lot basis. Rainfall runoff up to the 100-year event can be infiltrated on each lot without producing runoff that would normally be tributary to a storm drain system. Nearly all public hardscape would be comprised of detached sidewalks that drain to landscape areas. Such measures would reduce the risk of erosion, siltation, polluted runoff, and flooding by capturing and recharging runoff on-site. Runoff generated from streets and public hardscape areas within the Specific Plan Area would be tributary to the on-site storm drain system. Drainage basins are proposed in the Plan Area's topographic low points, and the</p>

			proposed storm drain pipe network would collect runoff from all internal residential streets and convey stormwater to these basin areas, which would be designed to provide retention up to the 100-year storm event. (See Project EIR, ch. 4.9.)
<b>Hydrology and Water Quality Policy C-3:</b> The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.		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.		Ongoing ▲	The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.
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.	N	Ongoing ▲	Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.  The Seaside Basin Monitoring and Management Program (“M&MP”) monitors current overdraft conditions, as well as the threat of seawater intrusion into the coastal subarea. Since the entry by the court of the Seaside Decision in the Seaside Adjudication, Seaside Basin’s groundwater levels have declined as expected (given the continued overdraft while production is gradually reduced over time to match safe yield), but no seawater intrusion has been detected. Moreover, the Water Supply Assessment for the project sets forth the plans to further reduce demand on the basin and

			<p>thereby allow the basin's groundwater levels to recover. If seawater intrusion is detected by the M&amp;MP in the interim, the M&amp;MP prescribes an aggressive plan to address the problem (See Final EIR, 2-6, nn. 11 &amp; 12. M&amp;MP page 4).</p>
<p><b>Hydrology and Water Quality Policy C-4:</b> The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.</p>		<p>See BRP Programs below</p>	
<p>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 downstream of the former Fort Ord.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>This program has not been developed.</p> <p>The project will manage rainfall at the source by infiltrating stormwater as close to the source as practicable. Sandy dune soils with moderate to high percolation rates underlay most of the site and provide an opportunity to infiltrate on a lot by lot basis. Rainfall runoff up to the 100-year event can be infiltrated on each lot without producing runoff that would normally be tributary to a storm drain system. Nearly all public hardscape would be comprised of detached sidewalks that drain to landscape areas. Such measures would reduce the risk of erosion, siltation, polluted runoff, and flooding by capturing and recharging runoff on-site. Runoff generated from streets and public hardscape areas within the Specific Plan Area would be tributary to the on-site storm drain system. Drainage basins are proposed in the Plan Area's topographic low points, and the proposed storm drain pipe network would collect runoff from all internal residential streets and convey stormwater to these basin areas, which would be designed to provide retention up to the 100-year storm event. (See Project</p>

<p><b>Hydrology and Water Quality Policy C-5:</b> 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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>EIR, ch. 4.9.)</p> <p>The jurisdictions construct and operate much of the wastewater conveyance infrastructure that leads to the regional wastewater treatment plant, and coordinate with the Monterey Regional Water Pollution Control Agency regarding system capacity and demands.</p> <p>The Campus Town Specific Plan includes a Conceptual Sanitary Sewer System that will accommodate proposed development. (See Specific Plan, ch. 5.)</p> <p>Development of the Specific Plan is estimated to produce up to approximately 0.34 million gallons per day (mgd) of wastewater. Based on the Monterey Regional Water Pollution Control Agency Sewer System Management Plan, as of 2013, the Regional Wastewater Treatment Plant had unused but permitted treatment capacity of approximately 8.6 mgd during dry weather and about 41.2 mgd during peak wet weather conditions. The project would therefore account for approximately 3.9 percent of the plant's 8.6 mgd remaining dry weather capacity and approximately 0.8 percent of the plant's 41.2 mgd remaining wet weather capacity. (See Project EIR, ch. 4.16.)</p> <p>The existing wastewater treatment capacity of the Regional Wastewater Treatment Plant would be sufficient to accommodate the project. Therefore, implementation of the project would not result in the need to expand the capacity of the Regional Wastewater</p>
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			Treatment Plant. (See Project EIR, ch. 4.16.)
<b>Hydrology and Water Quality Policy C-6:</b> In support of Monterey Bay’s national marine sanctuary designation, the [jurisdiction] shall support all actions required to ensure that the bay and intertidal environmental will not be adversely affected, even if such actions would exceed state and federal water quality requirements.			See BRP Programs below
Program C-6.1: The [jurisdiction] shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean and outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.	N	Complete ■	FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.
<b>Hydrology and Water Quality Policy C-7:</b> The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity.	Y – see Policy C-5 above	Ongoing ▲	Each jurisdiction’s development review process (including mandatory assessment of public services availability under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.
<b>CONSERVATION - BIOLOGICAL RESOURCES</b>		(Draft)	(Draft)
<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>			
<b>Biological Resources Policy A-1:</b> The [jurisdiction] shall ensure that the habitat management areas are protected from degradation due to development in, or use of, adjacent parcels within its jurisdiction			See BRP Programs below



<p>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.</p>	<p>N – The project area is designated for development under the HMP and is not adjacent to any habitat management areas (see HMP Map, updated 2005)</p>	<p>Ongoing ▲</p>	<p>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.</p>
<p>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.</p>	<p>N – see Program A-1.2 above</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction’s development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA’s development entitlement consistency determination process, provide additional levels of oversight for this requirement.</p>
<p><b>Biological Resources Policy A-2:</b> The City shall ensure that measures are taken to prevent degradation and siltation of the ephemeral drainage that passes through the Planned Residential Extension District and Community Park in Polygon 24.</p>		<p>See BRP Programs below</p>	
<p>Program A-2.1: The City shall require preparation of erosion control plans for proposed developments in vicinity of the ephemeral drainage that specifically address measures for protecting the drainage.</p>	<p>N</p>	<p>Complete ■</p>	<p>Seaside’s development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Program to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA’s development</p>

			entitlement consistency determination process, provide additional levels of oversight for this requirement.
<b>Biological Resources Policy A-3:</b> The City shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.		See BRP Programs below	
Program A-3.1: The City shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.	N	Complete ■	The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004. The City obtained the “Drumstick” parcel from State Parks and has designated it for commercial development. The City does not have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.
<b>Biological Resources Policy A-4:</b> Where possible, the [jurisdiction] shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.		See BRP Programs below	
Program A-4.1: 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 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.	Y	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process. The project EIR presents site information based on reconnaissance-level surveys. Project development is conditioned on pre-construction surveys for special status species and plants. In the event special status species and plants are found in the project area, project development is further conditioned on avoidance, minimization, mitigation, and state and federal permitting requirements. (MMRP, BIO-1(a)-1(f); Project EIR, ch. 4.3.)

<p>Program A-4.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.</p>	<p>N – The project area designated for development under the HMP</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction’s development review process provides a mechanism for this Program to be pursued. FORA’s development entitlement consistency determination process for each individual project provides an additional level of oversight for this requirement. The Seaside Resort project has provided mitigation for an area of Monterey Spineflower.</p> <p>Additionally, the Specific Plan identifies and incorporates open space areas, including a “tree save” area with live oak trees within the Plan Area (approximately 1.5 acres). The project provides for the incorporation of new trees, which include coast live oak, and requires replacement of removed coast live oak trees recommended for preservation at a ratio of 1:1 on site or 1:5 off site. (Specific Plan, ch. 3.)</p>
<p>Program A-4.3: 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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>See above</p> <p>Project development is conditioned on pre-construction surveys for special status plants. In the event listed species are found, avoidance, minimization, and mitigation at a minimum 1:1 ratio are required. Mitigation may be higher based on consultation with CDFW and USFWS. A restoration plan also is required for restoration areas, which must include maintenance activities, monitoring, and adaptive management, among other requirements. (MMRP, BIO-1(a)-1(c); Project EIR, ch. 4.3.)</p>
<p><b>Biological Resources Policy A-8:</b> The [jurisdiction] shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.</p>		<p>See BRP Programs below</p>	
<p>Program A-8.1: The [jurisdiction] shall abide by the habitat</p>	<p>N</p>	<p>Complete ■</p>	<p>The California Department of Parks and</p>

<p>protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.</p>			<p>Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004. The City obtained the “Drumstick” parcel from State Parks and has designated it for commercial development. The City does not have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.</p>
<p><b>Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.</b></p>			
<p><b>Biological Resources Policy B-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>Program B-1.1: Where the City has reason to suspect that they may occur on a proposed development site, the [jurisdiction] shall require directed, seasonally-timed surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.</p> <p>The project EIR presents site information based on reconnaissance-level surveys. Project development is conditioned on pre-construction surveys for special status species and plants. In the event special status species and plants are found in the project area, project development is further conditioned on avoidance, minimization, mitigation, and state and federal permitting requirements. (MMRP, BIO-1(a)-1(f); Project EIR, ch. 4.3.)</p>
<p>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</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>See Program B-1.1 above</p> <p>Project development is conditioned on pre-construction surveys for special status species, with specific requirements for certain species, including Monterey dusky-footed woodrat, northern California legless lizard, coast horned lizard, American badger, burrowing owl,</p>

<p>these species should be coordinated through the CRMP.</p>			<p>Smith's blue butterfly, bats, and nesting birds. In the event listed species are found, project development is conditioned on avoidance, minimization, and relocation based on CDFW and USFWS permitting requirements. (MMRP, BIO-1(d)-1(f); Project EIR, ch. 4.3.) See also Program A-4.3 above.</p>
<p><b>Biological Resources Policy B-2:</b> As site-specific development plans for a portion of the Reconfigured POM Annex Community (Polygon 20c) and the Community Park in the University Planning Area (Polygon 18) are formulated, the City shall coordinate with Monterey County, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south of the landfill polygon (8a) in the north.</p>		<p>See BRP Programs below</p>	
<p>Program B-2.1: For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the range of sensitive species known or expected to use these oak woodland environments. Management measures shall include, but not limited to maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control and non-native species eradication. Specific management measures should be coordinated through the CRMP.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>An oak woodland conservation area has not been designated. The Campus Town Specific Plan sets aside a "tree save" area with live oak trees within the Plan Area (approximately 1.5 acres). The project provides for the incorporation of new trees, which include coast live oak, and requires replacement of removed coast live oak trees recommended for preservation at a ratio of 1:1 on site and 1:5 off site. (Specific Plan, ch. 3.)</p>
<p>Program B-2.2: For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management</p>	<p>N</p>	<p>Incomplete ●</p>	<p>An oak woodland conservation area has not been designated and, therefore, no monitoring has occurred.</p>

Agreement and shall submit annual monitoring reports to the CRMP.			
<b>Biological Resources Policy B-3:</b> The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.		See BRP Programs below	
Program B-3.1: The [jurisdiction] 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.	N – there are no jurisdictional wetlands or waters, riparian habitats, or vernal pools in the Plan area	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at development sites approved by Seaside within the former Fort Ord.
Program B-3.2: The [jurisdiction] shall evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event wetlands are present, the [jurisdiction] shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plan should be coordinated through the CRMP.	N	Ongoing ▲	See above
<b><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></b>			
<b>Biological Resources Policy C-1:</b> The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.		See BRP Programs below	
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 several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4)	Y	Ongoing ▲	Each jurisdiction’s development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides

<p>projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.</p>			<p>additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential impacts on geology, aesthetics, and biological resources, among others. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>
<p><b>Biological Resources Policy C-2:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>Program C-2.1: The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, requirements for obtaining permits for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed.</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>The City’s tree ordinance, Chapter 8.54 of the municipal code, does not specifically address oak trees or oak woodland.</p> <p>The Campus Town Specific Plan sets aside a “tree save” area with live oak trees within the Plan Area (approximately 1.5 acres). The project provides for the incorporation of new trees, which include coast live oak, and requires replacement of removed coast live oak trees recommended for preservation at a ratio of 1:1 on site and 1:5 off site. (Specific Plan, sec. 3.5)</p>
<p>Program C-2.2: When reviewing project plans for developments within oak woodlands, the [jurisdiction] shall cluster development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.</p>	<p>Y – see Program C-2.1 above</p>	<p>Ongoing ▲</p>	<p>See Program C-2.1. The Seaside Resort project clustered residential development and positioned lots and streets to minimize oak removal</p>
<p>Program C-2.3: The City shall require project applicants to submit a plot plan of the proposed development which: 1) clearly shows all existing trees (noting location, species, age, health, and diameter, 2) notes whether existing trees will be</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>This is a routine component of the submittal package for proposed development projects. FORA’s development entitlement consistency determination process supplies an additional</p>

<p>retained, removed or relocated, and 3) notes the size, species, and location of any proposed replacement trees.</p>			<p>level of oversight for this requirement.</p> <p>The project arborist report and VTM have identified all existing trees in the Plan area and whether they will be retained, removed, or replaced. The VTM also is conditioned on the preservation and/or replacement of existing oak trees and cypress trees (with specific size and planting requirements), the protection of existing trees during project construction, necessary remedial repairs, and ongoing maintenance. Additionally, individual project development applications are required to provide a schematic site plan identifying existing trees with accurate canopies and overlap between proposed building footprints and canopy/root system of existing street trees. Development applications also must specify any tree to be removed or altered and shall demonstrate compliance with the Coast Live Oak and Monterey Cypress tree replacement policies in the Specific Plan. Applications must identify the lot or off-site location on which the tree is located, or to be planted, provide a perimeter outline of an existing or proposed building on the lot, specify the location of the tree, and furnish a brief statement of the reason for the request. (See Project Arborist Report, Appx O to Project EIR; VTM sheets 4-12; VTM COA B; Specific Plan, secs. 6.3.1, 6.3.3.)</p>
<p>Program C-2.4: The [jurisdiction] shall require the use of oaks and other native plant species for project landscaping. To that end, the [jurisdiction] shall require collection and</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>The City's tree ordinance, Chapter 17.51 of the municipal code, does not specifically address oak trees or oak woodland.</p>



<p>propagation of acorns and other plant material from former Fort Ord oak woodlands be used for restoration areas or as landscape plants. However, this program does not exclude the use of non-native plant species.</p>			<p>The Campus Town Specific Plan encourages a diversity of native grasses and shrubs and drought-tolerant plants and trees to enhance the landscape character of the Monterey Bay region. In addition, project development would remove non-native invasive species currently found within the Plan Area, including ice plant mats. (See Specific Plan, sections 3.4, 3.5.)</p> <p>The Specific Plan includes provisions for the replacement of Coast Live Oaks, which include a requirement that Coast Live Oaks replaced off-site be planted in open space areas for oak forest naturalization from tree pots propagated from the Fort Ord/Marina area. (See Specific Plan, sec. 3.5.)</p>
<p>Program C-2.5: The [jurisdiction] shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the dripline of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oaks Foundation (see Compatible Plants Under and Around Oaks).</p>	<p>Y</p>	<p>Incomplete ●</p>	<p>See Program C-2.1</p> <p>Project development is conditioned on construction buffers for oak trees. Any work done within the dripline of native trees shall be done under the direction of a Certified Arborist. Mulching within the dripline also is encouraged. (MMRP, BIO-1(g); Project Arborist Report, Appx O to Project EIR; VTM COA B.)</p>
<p>Program C-2.6: The [jurisdiction] shall require that paving within the dripline of preserved oak trees be avoided whenever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction's development review process (including design review for consistency with applicable adopted landscape guidelines and other design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures</p>

			<p>regarding potential impacts on biological resources such as trees, among others. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p> <p>The Campus Town Specific Plan provides for limited interventions (such as walking paths) and minimal hardscape in the “tree save” areas to ensure that the area is publicly accessible for recreation without adversely impacting native wildlife. Mulching within the dripline also is encouraged. (Project Arborist Report, Appx O to Project EIR; VTM COA B; Specific Plan Section 3.4.2.1.A.)</p>
<p><b>Biological Resources Policy C-3:</b> 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.</p>		<p>See BRP Program below</p>	
<p>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 incorporates natural lands to ensure consistency with Policy C-3.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction’s development review process (including design review for consistency with applicable adopted outdoor lighting guidelines and other design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential lighting impacts on sensitive receptors. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>

			The Proposed Project would minimize the effect of new lighting on nighttime ambient light levels and open space areas by the design of light fixtures and by adherence to the development standards set forth in the City's Municipal Code regarding lighting. (Project EIR, chs. 4.1, 4.3.)
<b>Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.</b>			
<b>Biological Resources Policy D-1:</b> 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.		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.	Y	Ongoing ▲	Contractor education programs are frequently required as a condition of approval or for compliance with CEQA mitigation measures. Project development is conditioned on a worker environmental awareness program. Prior to initiation of construction activities (including staging and mobilization) for each construction phase, the project proponent shall arrange for all personnel associated with project construction for the applicable phase to attend WEAP training, conducted by a City-approved biologist, to aid workers in recognizing special status resources that may occur in the construction area. (MMRP, BIO-1(h).)
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.	Y	Ongoing ▲	This requirement is routinely addressed through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these

			<p>elements are required to be understood and agreed-to by project proponents.</p> <p>In the event listed plant species are found, avoidance, minimization, and mitigation at a minimum 1:1 ratio are required. Mitigation may be higher based on consultation with CDFW and USFWS. A restoration plan also is required for restoration areas, which must include maintenance activities, monitoring, and adaptive management, among other requirements. (MMRP, BIO-1(a)-1(c).)</p> <p>In the event listed wildlife species are found, project development is conditioned on avoidance, minimization, and relocation based on CDFW and USFWS permitting requirements. (MMRP, BIO-1(d)-1(f); Project EIR, ch. 4.3.)</p>
<p><b>Biological Resources Policy D-2:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>Program D-2.1: The [jurisdiction] shall develop interpretive 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.</p>	<p>N – the site does not contain habitat management areas</p>	<p>Incomplete ●</p>	<p>Interpretive signs have not been installed.</p>
<p>Program D-2.2: The [jurisdiction] shall coordinate production of educational materials through the CRMP process.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The BLM has posted educational materials on its Fort Ord National Monument website.</p>

<p>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.)</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Public information or brochures are frequently required as a condition of approval or for compliance with CEQA mitigation measures.</p>
<p><b>Objective E: Develop strategies for interim management of undeveloped natural land areas.</b></p>			
<p><b>Biological Resources Policy E-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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:</p> <ul style="list-style-type: none"> <li>▪ Control of off-road vehicle use in all undeveloped natural land areas.</li> <li>▪ Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors.</li> <li>▪ Prevent the spread of non-native, invasive species that may displace native habitat.</li> </ul>	<p>N</p>	<p>Incomplete ●</p>	<p>An implementation plan has not been completed.</p>
<p>Program E-1.2: For natural lands areas under [jurisdiction] responsibility with partial or no HMP resource conservation or management requirements, the</p>	<p>N</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to BLM.</p>

[jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1.			
<b>Biological Resources Policy E-2:</b> 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.		See BRP Programs below	
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.	N	Incomplete ●	Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.
<b>CONSERVATION - AIR QUALITY</b>			
<b>Objectives, Policies, &amp; Programs</b>	<b>Resp. Entity</b>	<b>Status</b>	<b>Notes</b>
<i>Objective A: Protect and improve air quality.</i>			
<b>Air Quality Policy A-1:</b> Each jurisdiction shall participate in regional planning efforts to improve air quality.		See BRP Programs below	
Program A-1.1: Each jurisdiction shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.	Y	Ongoing ▲	Each jurisdiction is in communication with the Air District. Development of the Campus Town Specific Plan will not conflict with or obstruct implementation of the regional air quality management plan. (Project EIR, ch. 4.2.)
Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.	Y	Ongoing ▲	The jurisdictions coordinate with TAMC on an ongoing basis. Development of the Specific Plan is subject to fees imposed by the Transportation Agency of Monterey County (TAMC) for regional

			<p>transportation infrastructure improvements. Development of the project also is anticipated to reduce vehicle miles traveled in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.14; Project Development Agreement.)</p>
<b>Air Quality Policy A-2:</b> Each jurisdiction shall promote local efforts to improve air quality.		See BRP Programs below	
<p>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.</p>	Y	Ongoing ▲	<p>Identification, avoidance, and mitigation (as needed) of air quality impacts is a mandatory element of all projects that are subject to CEQA. This applies to General Plan and zoning changes as well as individual development projects.</p> <p>Pursuant to the project EIR, development of the Campus Town Specific Plan will have less than significant air quality impacts (and would not have a cumulatively considerable contribution) without the imposition of mitigation measures. (See City Council Resolution No. 20-09 (Certifying EIR); Project EIR, ch. 4.2.)</p>
<p>Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.</p>	Y	Ongoing ▲	<p>2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs.</p> <p>Development of the Campus Town Specific Plan is conditioned on development of a Greenhouse Gas Reduction Program that reduces GHG emissions to net zero over the operational life of the project. This condition includes various options that may be used singularly or in combination to accomplish reduction goals, including residential and</p>

			<p>commercial TDM programs that provide: guaranteed rides home from campus; TDM coordinator or website to provide transit information and/or coordinate ridesharing; additional bicycle parking and/or shower and changing facilities; bike share; priority parking for carpools and vanpools; and emergency ride home program. (MMRP, GHG-1(d).)</p>
<p><b>Air Quality Policy A-3:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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.</p>	<p>Y</p>	<p>Complete ■</p>	<p>The jurisdictions prepare and adopt general plan policies, specific plans, and design guidelines that support land use patterns consistent with this Program. Each jurisdiction’s development review process (including design review for consistency with applicable adopted policies, specific plans, and design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding air quality impacts. FORA’s consistency determination process supplies an additional level of oversight for this requirement, particularly at the legislative action stage before development entitlements for individual projects are considered.</p> <p>The Campus Town Specific Plan creates a mixed-use urban village with a variety of housing opportunities and retail, entertainment,</p>



			<p>and employment opportunities in close proximity to one another and the CSUMB campus to reduce per capita vehicle miles traveled. The Specific Plan also implements a multi-modal transportation network on-site through the design of complete streets and pedestrian-oriented streetscapes, which will encourage walkability. Every street in the Plan Area is designed to accommodate bicycle traffic, and the on-site bicycle network would be connected to existing and planned bicycle routes in the surrounding area and would include bicycle parking facilities. The Campus Town Specific has been designed to create transit-oriented corridors. The Plan area meets the criteria in California Public Resources Code Section 21155(a) and qualifies as a “high quality transit corridor.” (Specific Plan, chs. 3, 4; Project EIR, chs. 4.7, 4.10.)</p> <p>Development of the Specific Plan also is anticipated to reduce vehicle miles traveled in the Plan area, therefore reducing regional transportation impacts. (See Project EIR, ch. 4.14.)</p>
<p>Program A-3.2: Each jurisdiction shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.</p>	<p>Y</p>	<p>Complete ■</p>	<p>See Program A-3.1 above.</p> <p>Further, development in the Campus Town Specific Plan area will not interfere with existing transit facilities or conflict with planned transit facilities or adopted transit system plans, guidelines, policies, or standards included in the Association of Monterey Bay Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, TAMC Regional</p>

			Transportation Plan, Base Reuse Plan, or Seaside General Plan. The project also will implement new transit facilities in the Specific Plan area and likely result in new transit routes that will benefit transit ridership, circulation, and access. (See Project EIR, ch. 4.14.)
<b>CONSERVATION - Cultural Resources</b>			
<i>Objective A: Identify and protect all cultural resources at the former Fort Ord.</i>			
<b>Cultural Resources Policy A-1:</b> The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.		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.	Y	Ongoing ▲	A project's impacts on archaeological resources are a required subject area under CEQA. This Program's requirement is covered through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.  There are no known archaeological resources within the project site. However, all future development with the Campus Town Specific Plan area is subject to mandatory mitigation requirements in the event unknown resources are found, including paleontological monitoring, a worker's environmental awareness program, and treatment plans prepared in consultation with a tribal representative. (See MMRP, CUL-2(a), 2(b), GEO-5; Project EIR, ch. 4.4.)
Program A-1.2: The [jurisdiction] shall require that all known and discovered sites on the former Fort Ord with	Y – see Program A-1.1	Ongoing ▲	See Program A-1.1 above.

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.	above		
Program A-1.3: As a contractor work specification for all new construction projects, the [jurisdiction] shall include 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.	Y – see Program A-1.1 above	Ongoing ▲	In order for a development project to be in compliance with CEQA during the construction phase, all construction-relevant mitigation measures (including those relating to avoiding and minimizing impacts on archaeological resources) must be conveyed to, and carried out by, construction personnel.
<b>Cultural Resources Policy A-2:</b> The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.		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.	Y	Ongoing ▲	Consultation with tribal representatives is required for general plan amendments and is performed by jurisdictional staff or their consultants as needed to avoid or minimize potential impacts to cultural resources. Notification of the California Native American Heritage Commission and a cultural resources investigation is typically required as part of the CEQA process. These processes screen for the presence of sacred lands.  In connection with preparation of the EIR, the City consulted with local Native American tribes in accordance with state law. (See Project EIR, ch. 4.15.)
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	N	Ongoing ▲	The Esselen Nation did not receive Federal recognition or lands through the PBC process conducted for Former Fort Ord lands. No traditional cultural lands have been officially

<p>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.</p>			<p>identified to date.</p>
<p><b>Objective B: Preserve and protect historically significant resources at the former Fort Ord.</b></p>			
<p><b>Cultural Resources Policy B-1:</b> The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord’s historically and architecturally significant resources.</p>		<p>See BRP Programs below</p>	
<p>Program B-1.1: The [jurisdiction] shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.</p>	<p>N – no historic resources are located within the Campus Town Specific Plan area. (See Project EIR, ch. 4.4, Appx S (Historic Resources Evaluation).)</p>	<p>Ongoing ▲</p>	<p>The jurisdictions seek grant funding for a variety of purposes, including the preservation of structures.</p>
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Buildings proposed for demolition are required to be screened for historic significance in accordance with Department of Parks and Recreation guidelines.</p>
<p>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</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The CEQA process (State law) requires impact avoidance and mitigation--including possible relocation of historic buildings-- to occur, or to</p>

<p>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.</p>		<p>be determined infeasible, before demolition can be approved by a jurisdiction. CEQA also requires public notification of proposed projects and, in the case of significant impacts such as demolition of historic buildings, requires an Environmental Impact Report with associated public hearings. Each jurisdiction's development review process provides additional mechanisms requiring public notice and hearings. First is the determination of the structure being an eligible historic resource.</p>
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## BASE REUSE PLAN – NOISE ELEMENT

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			
Base Reuse Plan Objectives, Policies, & Programs	Is the policy/ program applicable to the subject action? (Y/N)	Completion status, per Reassessment Report	Notes from Reassessment Report
<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 controlling noise.		See BRP Programs below	
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.	Y	Incomplete ●	2004 Seaside General Plan Table N-2 presents the City’s noise criteria. The City’s noise criteria are 5 to 10 dBA higher for three categories of land use (residential, schools, industrial) compared to Fort Ord Reuse Plan Table 4.5-3. <b>Development of the Campus Town Specific Plan is conditioned on detailed analyses of exposure to ambient noise and the inclusion of sufficient noise insulation features in development design, pursuant to FORA and California Building Code standards. (City Council Resolution No. 20-09 (Certifying EIR); Project EIR, ch. 4.11.)</b>
Program A-1.2: The City shall adopt a noise ordinance to control noise from non-transportation sources, including	Y	Incomplete ●	Seaside Municipal Code Chapter 9.12 controls noise in Seaside. The Chapter does not include

<p>construction noise, that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord.</p>			<p>specific noise performance standards.  <b>Construction of the Campus Town Specific Plan is conditioned on standard measures to mitigate construction noise. (MMRP, N-1, N-1; Project EIR, ch. 4.11.)</b></p>
<p><b><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></b></p>			
<p><b>Noise Policy B-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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.</p>	<p><b>Y – see Programs A-1.1 and A-1.2 above</b></p>	<p>Incomplete ●</p>	<p>The jurisdictions investigate noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but do not proactively address existing noise issues at existing developments.</p>
<p>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.</p>	<p><b>Y</b></p>	<p>Complete ■</p>	<p>The 2004 Seaside General Plan land use map places most residential uses at a distance from State Route 1. Future/new residential land uses adjacent to General Jim Moore Boulevard could experience street noise above desirable levels, but it is expected noise attenuation would be identified and required at the project design phase. No noise-generating land uses are adjacent to schools or residential areas.  <b>Development of the Specific Plan and the resulting addition of traffic will only incrementally increase noise levels at existing sensitive receptors. Further, traffic noise will not exceed roadway noise thresholds. New development is conditioned on detailed</b></p>

			analyses of exposure to ambient noise and the inclusion of sufficient noise insulation features in development design, pursuant to FORA and California Building Code standards. (City Council Resolution No. 20-09 (Certifying EIR); Project EIR, ch. 4.11.)
<b>Noise Policy B-2:</b> 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.		See BRP Programs below	
Program B-2.1: See description of Program A-1.1 above.			
Program B-2.2: See description of Program A-1.2 above.			
<b>Noise Policy B-3:</b> The City shall require that acoustical 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.	Y – see Programs A-1.1 and A-1.2 above	Incomplete ●	The jurisdictions prepare noise studies as part of the environmental review of projects. The noise studies are based on each jurisdiction’s noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and A-1.2 above), however, found to be consistent under the General Plan.
<b>Noise Policy B-4:</b> 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.	Y – see Program A-1.1 above	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn (a 24-hour weighted average that is a commonly used noise metric). This standard is typically enforced through standard design measures at the plan check (building permit) stage.  Development of the Campus Town Specific Plan will comply with all relevant state laws.
<b>Noise Policy B-5:</b> 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,	Y – see Programs A-1.1 and A-1.2	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn.



<p>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>	<p>above</p>		
<p><b>Noise Policy B-6:</b> 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 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.</p>	<p>Y – see Programs A-1.1, A-1.2, and B-1.2 above</p>	<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>
<p><b>Noise Policy B-7:</b> 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.</p>	<p>Y – see Programs A-1.1 and A-1.2 above</p>	<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>
<p><b>Noise Policy B-8:</b> 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.</p>	<p>Y – see Programs A-1.1, A-1.2, and B-1.2 above</p>	<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>
<p><b>Noise Policy B-9:</b> The City shall require construction contractors to employ noise-reducing construction practices.</p>	<p>Y – see Programs A-1.1</p>	<p>Ongoing ▲</p>	<p>Seaside Municipal Code Chapter 9.12 controls noise in Seaside, including construction noise.</p>

	and A-1.2 above		
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**BASE REUSE PLAN – SAFETY ELEMENT**

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)
<p><b>Base Reuse Plan</b> <b>Objectives, Policies, &amp; Programs</b></p>	<p><b>Is the policy/ program applicable to the subject action? (Y/N)</b></p>	<p><b>Completion status, per Reassessment Report</b></p>	<p><b>Notes from Reassessment Report</b></p>
<p><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></p>			
<p><b>Seismic and Geologic Hazards Policy A-1:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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 failure and landslides susceptibility, liquefaction and tsunamis.</p>	<p><b>Y</b></p>	<p>Ongoing ▲</p>	<p>Each jurisdiction 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, 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 style="background-color: yellow;">The Specific Plan Area is not located within an Alquist-Priolo Earthquake Fault Zone, as delineated by the State Geologist, and there are</p>

			no known active faults crossing or trending toward the Plan Area. Additionally, the Preliminary Geotechnical Investigation report concluded that the potential for fault-related ground-rupture at the site is considered low. Further, development of the Plan area will conform with California Building Code standards related to seismic activity, and final design geotechnical reports are required to confirm geotechnical criteria for design and construction proposed improvements. If potential geologic impacts are identified, project applicants may be required to mitigate the impacts per the recommendations contained within the soil and geologic (geotechnical) studies. (Project EIR, ch. 4.6.)
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.	N	Incomplete ●	The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of Fort Ord, but are not included within the Alquist-Priolo program. The City of Seaside has not adopted a fault zone setback requirement.
<b>Seismic and Geologic Hazards Policy A-2:</b> 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.		See BRP Programs below	
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	N – The Specific Plan Area is not located within	Ongoing ▲	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

<p>certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Marina.</p>	<p>an Alquist-Priolo Earthquake Fault Zone, as delineated by the State Geologist, and there are no known active faults crossing or trending toward the Plan Area. See also Program A-1.1 above</p>		<p>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>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.</p>	<p>Y – see Program A-1.1 above</p>	<p>Ongoing ▲</p>	<p>See above</p>
<p>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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The jurisdictions enforce building codes through their plan check and building inspection processes. UBC and the California Building Code (CBC) are updated from time to time, and may be enhanced with local amendments to meet each jurisdiction's individual circumstances.</p> <p>Development of the Specific Plan is subject to the provisions of the City's building, mechanical, plumbing, electrical regulations and similar uniform construction regulations,</p>

			including, but not limited to, the California Building Code and other similar or related uniform construction codes. (Development Agreement, sec. 9(b).)
<p><b>Seismic and Geologic Hazards Policy A-3:</b> 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.</p>		See BRP Programs below	
<p>Program A-3.1: As appropriate, the City should amend its 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.</p>	<p>N – The Specific Plan Area is not located within an Alquist-Priolo Earthquake Fault Zone, as delineated by the State Geologist, and there are no known active faults crossing or trending toward the Plan Area</p>	Incomplete ●	<p>The Ord Terrace and Seaside faults extend into Fort Ord at General Jim Moore Boulevard. These areas are designated for Medium Density Residential Development. See above.</p>
<p><b>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.</b></p>			
<p><b>Seismic and Geologic Hazards Policy B-1:</b> 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.</p>		See BRP Program below	

<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction’s building department assesses the structural integrity of the buildings at Fort Ord prior to re-use and occupancy or issuance of permits for renovation. Note that the Uniform Building Code is superseded by the California Building Code.</p>
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***Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.***

<p><b>Seismic and Geologic Hazards Policy C-1:</b> 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.</p>	<p>See BRP Program below</p>		
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<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The jurisdictions provide a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.</p>
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**SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT**

***Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.***

<p><b>Fire, Flood, and Emergency Management Policy A-2:</b> 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.</p>	<p>See BRP Programs below</p>		
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<p>Program A-1.1: The [jurisdiction] shall incorporate the</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction includes the appropriate fire</p>
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<p>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>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>Though the Specific Plan area is not within a CAL FIRE-designated very high fire hazard zone, the eastern portion of the Plan area is designated as a high fire hazard zone.</p> <p>Accordingly, development of new roadways in the Plan Area would be required to comply with Fire Code Chapter 10, which addresses fire related Means of Egress, including Fire Apparatus Access Road width requirements. The Plan Area is also in proximity to several evacuation routes, including General Jim Moore Boulevard, Lightfighter Drive, and Gigling Road.</p> <p>Prior to construction of new dwellings that require a building permit, California Government Code 51182 would require that the developer obtain certification from the local building official that the building complies with all applicable state and local fire standards. New development also would be subject to statewide standards for fire safety in the California Fire Code, as incorporated by reference in Seaside Municipal Code Section 15.04.170. (Project EIR, ch. 4.17.)</p>
<p><b>Fire, Flood, and Emergency Management Policy A-2:</b> The [jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction includes the appropriate fire department in the review of development and building proposals.</p>



<p>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>Development of the Project would be consistent with 2004 General Plan Implementation Plan S-1.3.2, which requires coordination with the Seaside Fire Department to ensure adequate water pressure from existing developed areas and sites to be developed are adequate for firefighting purposes; conformance of the Project to Fire Department requirements; and fire sprinklers in all new buildings. Development of the project will also be consistent with Seaside policies requiring fire protection for former Fort Ord by providing fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands. (Project EIR, ch. 4.17.)</p>
<p><b>Fire, Flood, and Emergency Management Policy A-3:</b> 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>See BRP Programs below</p>	
<p>Program A-3.1: 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>N</p>	<p>Ongoing ▲</p>	<p>The jurisdictions are participants in the State Master Mutual Aid Agreement and/or the Monterey County Fire Chiefs Association In County Mutual Aid Plan.</p>
<p>Program A-3.2: The [jurisdiction] shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The City’s Fire Department presents fire safety, fire prevention, and other safety programs to schools and organizations.</p>

<p>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.</p>			
<p><b>Fire, Flood, and Emergency Management Policy A-4:</b> 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.</p>	<p>Y</p>	<p>Ongoing ▲</p>	<p>The City's Broadway fire station and the Presidio of Monterey's fire station on General Jim Moore Boulevard provide adequate first response for most areas of Fort Ord within the City. The Main Gate Specific Plan notes the need for a new fire station in north Seaside. The environmental review of development projects will include an assessment of the need for additional fire suppression facilities.</p> <p>In order to provide the required fire station staffing to meet the Seaside General Plan standards, expansion of the either the existing SFD fire station or the Presidio of Monterey Fire Department station or construction of a new fire station could be required. With the expansion of fire department facilities and employees to serve the Plan Area and existing needs of the City, SFD response times would be maintained.</p> <p>The Plan Area currently includes the Presidio of Monterey fire station located on the east side General Jim Moore Blvd between Lightfighter Drive and Gigling Road. The Specific Plan contemplates that the City may relocate the existing Presidio of Monterey Fire Station, with a new fire station being constructed at another location. The new facility would be a shared-use facility between the Presidio of Monterey, the</p>

			<p>City of Seaside, and the City of Marina, all of whom share a mutual aid agreement. The joint peninsula fire services are currently analyzing the best location for a new fire station. It is anticipated that the new fire station will be approximately 15,000 square feet and operational before the closure of the existing fire station. It will be located on an approximately two-acre site in proximity to the Plan Area. (Project EIR, ch. 4.13.)</p> <p>Additionally, the Specific Plan requires that the replacement fire station be completed and operational prior to closure of the Fire Station. (See Development Agreement Section 11(a) and Specific Plan Section 4.5.2.2.)</p>
<p><b><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></b></p>			
<p><b>Fire, Flood, and Emergency Management Policy B-1:</b> 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.</p>	N	Complete ■	No parts of Seaside within Fort Ord are designated as 100-year flood zones.
<p><b><i>Objective C: Promote public safety through effective and efficient emergency management preparedness.</i></b></p>			
<p><b>Fire, Flood, and Emergency Management Policy C-1:</b> 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.</p>			See BRP Programs below
<p>Program C-1.1: The [jurisdiction] shall identify city emergency evacuation routes and emergency response</p>	N – the project will not	Complete ■	2004 Seaside General Plan Figure S-6 is consistent with the evacuation Routes shown in

staging areas with those of the (City of Seaside, City of Marina, and the County of Monterey), and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the [jurisdiction’s] emergency response plans.	interfere with adopted emergency response plans (Project EIR, ch. 4.8)		Fort Ord Reuse Plan Figure 4.6-2.
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.	N	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.	N	Incomplete ●	The City of Seaside has not prepared an inventory or operations plan for critical facilities.

<b>SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY</b>		(Draft)	(Draft)
<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>			
<b>Hazardous and Toxic Materials Safety Policy A-1:</b> The [jurisdiction] shall monitor and report to the public all progress made on the RA-ROD.		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.	Y	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.  The Specific Plan Area has remnant hazardous materials from military uses at the former Fort Ord. In December 2018, the United States Army began demolition of 28 abandoned buildings containing hazardous materials in the

			<p>Plan Area. Although hazardous materials are currently present in the remaining undemolished buildings in the Plan Area, the Army is required to remediate and safely dispose of them as part of the approved cleanup process, even though the land has already been transferred for project development. Demolition and remediation activity in the Plan Area have been previously approved pursuant to the FORA Capital Improvements Program. The USEPA oversees the remediation process, and the Army must also submit findings to the CalEPA. Remediation of hazardous materials, either by the Army or the project owner, will occur in accordance with the approved cleanup process. Accordingly, concentrations of contaminants in the Plan Area will not exceed State regulatory limits after this remediation process is completed. (See Project EIR, ch. 4.8.)</p>
<p>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.</p>	N	Ongoing ▲	<p>This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.</p>
<p>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</p>	Y	Ongoing ▲	<p>The jurisdictions coordinate with the DENR for review of plans within Fort Ord.  Note: "OE" refers to ordnance and explosives.  Seaside has adopted an ordinance to control and restrict excavation of contaminated soil.  The project is required to comply with all</p>

DENR.			federal, state, and local regulations regarding toxic and hazardous substances. All known munitions areas are located outside the Specific Plan area. (See Project EIR, ch. 4.8.)
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. 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.	Y – see Program A-1.3 above	Complete ■	Municipal Code Chapter 15.34 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
<b><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></b>			
<b>Hazardous and Toxic Materials Safety Policy B-1:</b> 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.		See BRP Programs below	
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.	N	Ongoing ▲	The jurisdictions do not maintain a list or timetable for remediation of such buildings. However, levels of asbestos and lead-based paint in buildings that are anticipated to be rehabilitated for reuse are relatively low in comparison to the WWII-era buildings, most of which will be demolished.
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.	Y – see Program A-1.1 above	Ongoing ▲	Lead removal is subject to regulations overseen by DTSC and asbestos removal is subject to permitting by the Air District. Jurisdictional building departments ensure compliance through permit conditions.

<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 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.</p>	<p>Y – see Program A-1.3 above</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 BRAC office.</p>
<p>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.</p>	<p>N</p>	<p>Complete ■</p>	<p>Seaside Municipal Code Chapter 8.50 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).</p>
<p><b>Hazardous and Toxic Materials Safety Policy B-2:</b> 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.</p>		<p>See BRP Programs below</p>	
<p>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 post-closure activities.</p>	<p>N</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 BRAC office.</p>
<p>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</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>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.</p>

covenants and all post closure activities.			
<b><i>Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.</i></b>			
<b>Hazardous and Toxic Materials Safety Policy C-1:</b> The [jurisdiction] shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.	See BRP Programs below		
<p>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.</p>	<p>Y – see Programs A-1.1 and A-1.3 above</p>	<p>Ongoing ▲</p>	<p>The City reviews the use of hazardous materials in its permit review and environmental review processes.</p> <p>As discussed in Program A-1.1, remediation of hazardous materials, either by the Army or the project owner, will occur in accordance with the approved cleanup process. Further, lead-based paint and other lead-containing materials, friable ACMs, and asbestos associated with the Project will be handled in compliance with Cal/OSHA and Monterey Bay Air Resources District regulations.</p> <p>Additionally, all new development that handles or uses hazardous materials would be required to comply with the regulations, standards, and guidelines established by the USEPA, State, Monterey County, and the City of Seaside related to storage, use, and disposal of hazardous materials. (Project EIR, ch. 4.8.)</p>



## TRANSITION PLAN IMPLEMENTING AGREEMENT

This Transition Plan Implementing Agreement (this “Agreement”) is dated for reference purposes \_\_\_\_\_, 2020 and is entered into by and among:

- (a) County of Monterey (“County”),
- (b) City of Marina (“Marina”),
- (c) City of Seaside (“Seaside”),
- (d) City of Del Rey Oaks (“Del Rey Oaks”),
- (e) City of Monterey (“Monterey”),
- (f) Fort Ord Reuse Authority (“FORA”),
- (g) California Department of Parks and Recreation (“State Parks”),
- (h) Regents of the University of California (“UC”), and
- (i) Board of Trustees of the California State University on behalf of the Monterey Bay campus (“CSUMB” and collectively with County, Marina, Seaside, Del Rey Oaks, Monterey, State Parks, and UC, the “Parties”).

### RECITALS

**A.** FORA was established pursuant to the Fort Ord Reuse Authority Act (California Government Code Section 67650 *et seq.* and referred to herein as the “FORA Act”) as a regional agency to, among other things, plan, facilitate, and manage the transfer of former Fort Ord property from the United States Army (the “Army”) to various municipalities and other public entities or their designees.

**B.** FORA acquired portions of the former Fort Ord from the Army under an Economic Development Conveyance Memorandum of Agreement between FORA and the Army dated June 20, 2000 (the “EDC Agreement”). FORA has delivered to each of the Parties a complete copy of the EDC Agreement as executed and including all amendments and attachments.

**C.** In 2001, FORA entered into certain implementation agreements with the County of Monterey and the Cities of Del Rey Oaks, Marina, Monterey, and Seaside, each more particularly identified in Section 1 below (collectively, the “Implementation Agreements”).

**D.** Section 67700(a) of the FORA Act provides that the FORA Act will become inoperative, at the latest, on June 30, 2020. Concurrently with the FORA Act becoming inoperative, FORA will dissolve.

**E.** Pursuant to the requirement expressed in Section 67700(b)(2) of the FORA Act, FORA’s Board of Directors approved and on December 27, 2018 submitted to the Local Agency Formation Commission of Monterey County (“LAFCO”) a transition plan (the “2018 Transition Plan”). As required by Section 67700(b)(2) of the FORA Act, the 2018 Transition Plan assigned assets and liabilities, designated responsible successor agencies, and provided a schedule of remaining obligations.

**F.** Pursuant to the requirement expressed in Section 67700(b)(1) of the FORA Act, LAFCO is required to provide for the orderly dissolution of FORA (the “Dissolution”), including ensuring that all contracts, agreements, and pledges to pay or repay money entered into by FORA are honored and properly administered, and that all assets of FORA are appropriately transferred. LAFCO has not taken any action to approve or accept the 2018 Transition Plan, but rather has acknowledged receiving it.

**G.** Many of the assignments and designations of successors set forth in the 2018 Transition Plan were predicated and dependent upon the exercise by LAFCO of powers to impose and enforce such assignments and designations in the event that contracts relating to such assignments and designations were not arranged between FORA and the assignees and designees. LAFCO has taken the position that (i) the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the “Reorganization Act”) does not apply to the Dissolution and (ii) that LAFCO lacks any power under the Reorganization Act, the FORA Act, or any other applicable law to impose or enforce such assignments and designations in the absence of contracts voluntarily entered into with the assignees and designees. This Agreement is being entered into in connection with an effort to update the 2018 Transition Plan to more closely align with the limited role being taken by LAFCO in the Dissolution.

**H.** Although FORA has successfully negotiated the assignment of certain other contracts, FORA has not found any assignee willing and able to accept assignment of FORA’s rights and responsibilities under the Implementation Agreements. Because LAFCO will not impose any assignment of the Implementation Agreements, after the Dissolution there may be no party still in existence with the power to enforce the Implementation Agreements against the county and respective cities.

**I.** By its entry into this Agreement, FORA neither intends to (i) terminate the Implementation Agreements nor (ii) contend that the Implementation Agreements remain enforceable. Further, FORA does not by its entry into this Agreement intend to alter the meaning or effect of any of the Implementation Agreements to the extent, if any, that they may remain enforceable after the Dissolution.

## **AGREEMENT**

NOW, THEREFORE, based on the foregoing and in consideration of the mutual terms, covenants, and conditions contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

### **1.0 2001 IMPLEMENTATION AGREEMENTS.**

FORA acknowledges that after the Dissolution it will have no power to enforce the following agreements:

Implementation Agreement between FORA and County dated May 8, 2001 and recorded October 18, 2001 as Document 2001088380 in the Official Records of the Recorder of the County of Monterey

Implementation Agreement between FORA and Del Rey Oaks dated May 31, 2001 and recorded October 18, 2001 as Document 2001088379 in the Official Records of the Recorder of the County of Monterey

Implementation Agreement between FORA and Marina dated May 1, 2001 and recorded October 18, 2001 as Document 2001088377 in the Official Records of the Recorder of the County of Monterey as amended by Amendment #1 dated September 13, 2012 and recorded September 14, 2012 as Document 2012054071 in the Official Records of the Recorder of the County of Monterey

Implementation Agreement between FORA and Monterey dated August 10, 2001 and recorded October 18, 2001 as Document 2001088378 in the Official Records of the Recorder of the County of Monterey

Implementation Agreement between FORA and Seaside dated May 31, 2001 and recorded October 18, 2001 as Document 2001088381 in the Official Records of the Recorder of the County of Monterey.

## **2.0 WATER ALLOCATIONS**

Each of the Parties listed may meet and confer in good faith and cooperatively develop one or more agreements between the Parties and/or MCWD regarding the provision of potable water and recycled water services. The Parties acknowledge that FORA and the Marina Coast Water District have agreed to the water allocations in Exhibit A.

## **3.0 RECORDS RETENTION AND MANAGEMENT**

Except for records transferred to (a) FORA's successor-in-interest under Environmental Services Cooperative Agreement W9128F 07 2-0162, as amended, entered into between FORA and the Army or (b) to the local redevelopment authority designated as FORA's successor in connection with that economic development conveyance Memorandum of Agreement entered into between FORA and the Army dated June 23, 2000, as amended, all FORA records, including personnel files, documents, and meeting records will be transferred to County for retention and management.

## **4.0 SEVERABILITY**

If any term of this Agreement is held in a final disposition by a court of competent jurisdiction to be invalid, then the remaining terms shall continue in full force unless the rights and obligations of the Parties have been materially altered by such holding of invalidity.

## 5.0 MISCELLANEOUS

**5.1 Entire Agreement.** This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof. No other statement or representation by any employee, officer, or agent of any Party, which is not contained in this Agreement, shall be binding or valid.

**5.2 Multiple Originals; Counterparts.** This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

**5.3 Modifications.** This Agreement shall not be modified except by written instrument executed by and between the Parties.

**5.4 Interpretation.** This Agreement has been negotiated by and between the representatives of all Parties, all being knowledgeable in the subject matter of this Agreement, and each Party had the opportunity to have the Agreement reviewed and drafted by their respective legal counsel. Accordingly, any rule of law (including Civil Code Section. 1654) or legal decision that would require interpretation of any ambiguities in this Agreement against the Party that has drafted it is not applicable and is waived. The provisions of this Agreement shall be interpreted in a reasonable manner to effectuate the purpose of the Parties and this Agreement.

**5.5 Relationship of the Parties.** Nothing in this Agreement shall create a joint venture, partnership or principal-agent relationship between the Parties. Nothing in this Agreement is intended to or shall be interpreted to confer or extend the powers and duties of the Fort Ord Reuse Authority Act, set forth in Government Code Section 67650 et seq., to any party or parties.

**5.6 Waiver.** No waiver of any right or obligation of any Parties hereto shall be effective unless in writing, specifying such waiver, executed by the Party against whom such waiver is sought to be enforced. A waiver by any Party of any of its rights under this Agreement on any occasion shall not be a bar to the exercise of the same right on any subsequent occasion or of any other right at any time.

**5.7 Further Assurances.** The Parties shall make, execute, and deliver such other documents, and shall undertake such other and further acts, as may be reasonably necessary to carry out the intent of this Agreement.

**5.8 Days.** As used in this Agreement, the term “days” means calendar days unless otherwise specified.

*[signatures appear on following pages]*

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date set forth beside the signature of each, the latest of which shall be deemed to be the effective date of this Agreement.

Dated: \_\_\_\_\_, 2020

COUNTY OF MONTEREY

By: \_\_\_\_\_  
County Administrative Officer

Approved as to form:

By: \_\_\_\_\_  
County/Deputy County Counsel

Dated: \_\_\_\_\_, 2020

CITY OF MARINA

By: \_\_\_\_\_  
City Manager

Approved as to form:

By: \_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_, 2020

CITY OF SEASIDE

By: \_\_\_\_\_  
City Manager

Approved as to form:

By: \_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_, 2020

CITY OF DEL REY OAKS

By: \_\_\_\_\_  
City Manager

Approved as to form:

By: \_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_, 2020

CITY OF MONTEREY

By: \_\_\_\_\_  
City Manager

Approved as to form:

By: \_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_, 2020

UNIVERSITY OF CALIFORNIA

By: \_\_\_\_\_  
Secretary to the Regents

Approved as to form:

By: \_\_\_\_\_  
General Counsel

Dated: \_\_\_\_\_, 2020

CALIFORNIA STATE UNIVERSITY

By: \_\_\_\_\_  
President

Approved as to form:

By: \_\_\_\_\_  
General Counsel

Dated: \_\_\_\_\_, 2020

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

By: \_\_\_\_\_  
Regional Manager

Approved as to form:

By: \_\_\_\_\_  
General Counsel

Dated: \_\_\_\_\_, 2020

FORT ORD REUSE AUTHORITY

By: \_\_\_\_\_  
Executive Officer

Approved as to form:

By: \_\_\_\_\_  
Authority Counsel

## EXHIBIT A

### Water Allocations by Percentage for Additional Army Supply\*

	Current Potable Water Allocation in Acre Feet	Future Water Allocation Based on Percentage of Current Water Allocation	Current Recycled Water in Acre Feet	Future Recycled Water Allocation Based on Percentage of Current Recycled Water Allocation
City of Marina	1340	29%	345	25%
City of Monterey	65	1%	0	0%
City of Seaside	1012.5	22%	453	33%
County of Monterey	720	15%	134	10%
CSUMB	1035	22%	87	6%
City of Del Rey Oaks	242.5	5%	280	21%
CA State Parks	44.5	1%	0	0%
UCMBEST	230	5%	60	4%

\*In the unlikely event of availability of additional water from the US Army it would be distributed following the percentage-based allocation provide above. These allocations reflect previously agreed water distribution as per FORA Board Resolution No. 07-1 (potable water) and No. 07-10 (recycled water) (2007) and are consistent with the Marina Coast Water District Urban Water Management Plan (2105). They also incorporate the Memorandum of Understanding between the County of Monterey, the City of Seaside, and the FORA allocating 10 acre-feet (af) to the Central Coast Veterans Cemetery (2009), and includes the transference of 15 af to the City of Marina for Veterans Transition Center housing (effective Nov 20, 2017).