

COUNTY OF MONTEREY: POST-REASSESSMENT “CATEGORY III” B.R.P. POLICY/PROGRAM COMPLETENESS

PART I (pp. 1-22): SUMMARY OF “STATUS: INCOMPLETE” B.R.P. PROGRAMS, PER THE 2012 REASSESSMENT REPORT

B.R.P. ELEMENTS		REASSESSMENT REPORT NOTES	JURISDICTION’S NOTES/COMMENTS
RESIDENTIAL LAND USE			<i>Notes from 4/23/14 County – FORA</i>
Program A-1.2: Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock.	Incomplete ●	The 2001 Monterey County General Plan/Fort Ord Master Plan has appropriate density; consistency determination for the 2010 General Plan pending. Monterey County has not adopted zoning for the CSUMB housing area.	<i>Pending:</i> Zoning Map Updates are in process. CSUMB property is currently zoned Public/Quasi-Public (PQP) which is the appropriate zoning for a school. Within the PQP zoning, CSUMB can carry out their Master Plan without County Zoning restrictions or permit requirements.
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.	Incomplete ●	The County’s East Garrison Specific Plan included a zoning amendment for the specific plan area. Consistency determination on 1/12/06. The County has not otherwise amended its zoning ordinance in regard to Fort Ord.	<i>Pending:</i> Zoning Ordinance updates that address this policy are on the County’s implementation program.
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.	Incomplete ●	The County’s East Garrison Specific Plan included a zoning amendment for the specific plan area, and provides the bluff area greenway as buffer for visual and biological purposes. The 2010 Fort Ord Master Plan includes development standards on pages F-7 through F-12. 2010 General Plan consistency determination is pending. The County has not otherwise amended its zoning ordinance in regard to	<i>Pending:</i> Zoning Ordinance updates that address this policy are on the County’s implementation program.

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		Fort Ord.	
Program C-1.1: The County of Monterey shall amend the Greater Monterey Peninsula Area Plan, zone and consider development of a significant new residential area in the County Eucalyptus Planning Area at the perimeter of the BLM land. The district is designated as SFD Low Density Residential (1 to 5 Du/Acre), and may be developed with a focal point of a golf course and visitor-serving hotel.	Incomplete ●	The Eucalyptus Road Planning Area is within the County’s Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The 2010 Fort Ord Master Plan shows this area as residential. 2010 General Plan consistency determination is pending. The County has not amended its zoning ordinance in regard to Fort Ord.	<i>Pending:</i> The area would be subject to the Fort Ord Master Plan and not the Greater Monterey Peninsula Area Plan. Zoning Map updates are on the County’s implementation program.
Program E-1.1: The County of Monterey shall prepare one or more specific plans for the UC MBEST Center Cooperative Planning District.	Incomplete ●	This specific plan has not been completed by the County. UC MBEST has completed a Master Plan for this area.	<i>Pending:</i> UC can prepare a plan and present a plan to Monterey County when ready.
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.	Incomplete ●	The County has approved only the East Garrison Specific Plan, which includes convenience commercial. The County has not amended its zoning ordinance in regard to Fort Ord. Consistency determination on 1/12/06.	<i>Pending:</i> Zoning Ordinance updates and Zoning Map updates that address this policy are on the County’s implementation program.
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.	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.	<i>Ongoing:</i> The County is willing to work with a coalition to enhance the working relationship with local homeless representatives.

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<p>Program I-1.1: The County of Monterey shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the Community Design Element of the Reuse Plan.</p>	<p>Incomplete ●</p>	<p>The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County has not otherwise adopted design guidelines.</p>	<p><i>Pending:</i> Updates that address this policy are on the County’s implantation program. FORA has not adopted the regional urban design guidelines that these guidelines would need to be consistent with.</p>
<p>Program I-1.2: The County of Monterey shall review each development proposal for consistency with the Community Design principles and the County’s design guidelines.</p>	<p>Incomplete ●</p>	<p>The County does not have design standards; the County does analyze projects for compliance with the Ridgeline Development standards.</p>	<p>Updates that address this policy are on the County’s implantation program. FOR A has not adopted the regional urban design guidelines that these guidelines would need to be consistent with.</p>
<p>Program J-1.1: The County shall amend the Monterey Peninsula Area Plan and provide zoning for appropriate housing consistent with CSUMB master plan.</p>	<p>Incomplete ●</p>	<p>The 2001 Fort Ord Master Plan has appropriate density. Other than for East Garrison, the County has not completed zoning amendments for the Fort Ord area.</p>	<p>Zoning Map Updates are in process. <i>Complete:</i> CSUMB property is currently zoned Public/Quasi-Public (PQP) which is the appropriate zoning for the school property. Within the PQP zoning, CSUMB can develop without County Zoning restrictions or permit requirements. The zoning will likely remain PQP.</p>
<p>COMMERCIAL LAND USE</p>			
<p>Program A-1.1 Amend the [jurisdiction’s] General Plan and Zoning Code to designate former Fort Ord land at the permissible commercial densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community.</p>	<p>Incomplete ●</p>	<p>The 2010 Monterey County General Plan designates a variety of commercial land uses, in a density approximately matching the policy’s list. Consistency determinations with County General Plan/Fort Ord Master Plan & zoning code: 1/18/02, 1/12/06, & 7/9/10. 2010 General Plan consistency determination pending.</p>	<p><i>Pending:</i> Zoning Map updates that address this policy are on the County's implementation program and are currently in progress.</p>

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<p>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.</p>	<p>Incomplete ●</p>	<p>County Code Chapter 11.24 regulates card rooms. The code does not prohibit gambling within Fort Ord.</p>	<p>The Fort Ord Master Plan (and the BRP) contain this restriction. <i>Pending:</i> Zoning Ordinance updates that address this policy are on the County’s implementation program.</p>
<p>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.</p>	<p>Incomplete ●</p>	<p>Except for the zoning associated with the East Garrison Specific Plan, Monterey County has not amended its zoning map for compliance with the BRP Land Use Concept.</p>	<p><i>Pending:</i> Zoning Ordinance updates and Zoning Map updates that address this policy are on the County’s implementation program.</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>Incomplete ●</p>	<p>The County has a Light Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.</p>	<p><i>Pending:</i> Zoning Ordinance updates and Zoning Map updates that address this policy are on the County’s implementation program.</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>Incomplete ●</p>	<p>The County has not adopted design guidelines.</p>	<p><i>Pending:</i> Updates that address this policy are on the County’s implementation program. FORA has not adopted the regional urban design guidelines that these guidelines would need to be consistent with.</p>

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RECREATION/OPEN SPACE LAND USE			
<p>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.</p>	<p>Incomplete ●</p>	<p>The 2010 General Plan/Fort Ord Master Plan consistency determination is pending.</p>	<p><i>Pending:</i> The General Plan (and BRP) designates open space and recreation areas within Fort Ord. Zoning Ordinance updates and Zoning Map updates that address this policy are on the County’s implementation program.</p>
<p>Program E-1.4: The proposed community park facility in the Recreation/HMP District in the CSUMB/Recreation Planning Area (Polygon 17a) will use about 30 acres of land currently dominated by oak woodland for an equestrian center and other recreational facilities. The park will serve as a gateway to trails in the Bureau of Land Management (BLM) area. The County of Monterey shall coordinate polygon and property boundary adjustments as needed to meet jurisdictional requirements of the County, the City of Marina and CSUMB.</p>	<p>Incomplete ●</p>	<p>Polygon 17a is located south of Inter-Garrison Road is not included within the HMP or the County’s draft trails plan; residential lots are shown in this area in the draft trails plan. 2010 General Plan/Fort Ord Master Plan consistency determination pending.</p>	<p><i>Obsolete:</i> Polygon 17a is designated as Open Space Recreation within the Fort Ord Master Plan. It has a recreation opportunity overlay and potential equestrian center overlay on it. The area is being analyzed as an area appropriate for a trail head leading to the Jerry Smith corridor in the County’s draft trails plan. An administrative draft of the trails and open space plan has been prepared. This Program assumed transfer of the property to the City of Marina which is no longer applicable.</p>

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INSTITUTIONAL LAND USE			
<p>Program A-1.2: The County of Monterey shall review and, if necessary, revise its zoning ordinance regulations on the types of uses allowed in areas adjacent to the UC MBEST Center Cooperative Planning District and CSUMB Planning Area district so as to ensure compatibility of uses; the County will adopt zoning standards to ensure a suitable transition of land use, density, design, circulation, and roadways to the areas designated for university-related uses.</p>	<p>Incomplete ●</p>	<p>The County has not amended its zoning to address transition areas near UC MBEST or CSUMB.</p>	<p><i>Pending:</i> Zoning Ordinance updates and Zoning Map updates that address this policy are on the County’s implementation program.</p>
<p>Program A-1.4: The County of Monterey shall minimize the impacts of proposed land uses which may be incompatible with public lands, such as major roadways near residential or university areas, location of the York School expansion area adjacent to the habitat management area, and siting of the Monterey Peninsula College’s Military Operations Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area.</p>	<p>Incomplete ●</p>	<p>The County has not yet had the opportunity to take actions to minimize potential impacts resulting from major roadways or the MPC MOUT facility. FORA, the County, MPC and BLM have entered into an agreement that addresses coordination between MPC and BLM. The York School expansion was completed; most of the additional land is open space used for field study.</p>	<p><i>Complete:</i> The County has taken steps to minimize incompatible land uses at the MOUT facility. The County, MPC, BLM, and FORA entered into several agreements since 2002 to minimize impacts of originally proposed MPC public safety training facilities in East Garrison. Such minimization measures included relocating MPC training facilities to Parker Flats area (Eucalyptus Planning Area) of the former Fort Ord.</p> <p><i>Ongoing:</i> This program will be implemented on a project by project basis.</p>

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<p>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.</p>	<p>Incomplete ●</p>	<p>The County has not adopted design guidelines.</p>	<p><i>Pending:</i> Updates that address this policy are on the County’s implementation program.</p> <p>FORA has not adopted the regional urban design guidelines that these guidelines would need to be consistent with.</p>
<p>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.</p>	<p>Incomplete ●</p>	<p>The County analyzes projects only for compliance with the Ridgeline Development standards.</p>	<p><i>Ongoing:</i> This policy will be implemented on a project by project basis and should be characterized as ongoing.</p>
<p>CIRCULATION – STREETS AND HIGHWAYS</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 Fort Ord.</p>	<p>Incomplete ●</p>	<p>The County has not adopted truck routes.</p>	<p>Right now nothing in Fort Ord is set-up to be a truck route. Once the circulation network is complete, the County will designate County roadways accordingly.</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</p>	<p>Incomplete ●</p>	<p>The Monterey County General Plan/Fort Ord Master Plan does not classify roadways or provide design details..</p>	<p>Once the circulation network is complete, the County will designate roadways accordingly.</p>

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provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4).			
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.	Incomplete ●	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.	<i>Ongoing:</i> This policy will be implemented on a project by project basis and should be characterized as Ongoing.
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.	Incomplete ● Ongoing ▲	Local jurisdictions coordinate the location of transit stops with MST. The County does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.	<i>Ongoing:</i> This policy will be implemented on a project by project basis and should be characterized as Ongoing. The County will consult with MST when projects come forward.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	Incomplete ●	The County has not adopted truck routes.	The County does have designated arterials and truck routes outside of Fort Ord. Within Fort Ord the circulation network is not fully established. Once the circulation network is complete, the County will designate roadways accordingly.
RECREATION AND OPEN SPACE ELEMENT			
Recreation Policy C-1: The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system. Note: There are no associated Programs for this Policy.	Incomplete ●	This program has not been established.	<i>Partially Complete:</i> Updates that address this policy are on the County’s implementation program. The General Plan, the Zoning Ordinance, and State Law do already have policies that protect coast live oaks and oak woodlands. <u>General Plan:</u> (OS-5.3, OS-5.4, OS-5.10, OS-5.11, OS-5.4, OS-5.23, LU-1.6, and LU-1.7) <u>Zoning:</u> 21.64.260 and <u>M.C.C.:</u> 16.60

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<p>Recreation Policy G-1: The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhoods within the former Fort Ord to encourage recreation and the conservation of natural resources.</p>	<p>Incomplete ●</p>	<p>No park development incentives are known to have been developed.</p>	<p><i>Ongoing:</i> There are no incentives because the incorporation of parks and open space together with conservation of natural resources are <u>required</u> within each development.</p> <p>The East Garrison Specific Plan incorporated parks and open space.</p> <p>The County is in the process of drafting a trails and open space plan for Fort Ord.</p>
<p>Recreation Policy G-2: The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.</p>	<p>Incomplete ●</p>	<p>No programs to encourage private park development are known.</p>	<p><i>Ongoing:</i> There are no incentives because the incorporation of parks and open space together with conservation of natural resources are required within each development.</p> <p>The East Garrison Specific Plan incorporated parks and open space.</p> <p>This policy will be implemented on a project by project basis and should be characterized as Ongoing.</p>
<p>Recreation Policy G-3: The [jurisdiction] shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.</p>	<p>Incomplete ●</p>	<p>The County has not adopted landscape standards.</p>	<p><i>Pending:</i> The County is subject to the State Model Landscape Ordinance and is in the process of developing a local plan addressing landscaping.</p>
<p>Recreation Policy G-4: The [jurisdiction] shall coordinate the development of park and</p>	<p>Incomplete ●</p>	<p>There are no known programs for coordination of parklands.</p>	<p><i>Pending/Ongoing:</i> The County is in the process of drafting a trails and open space plan for Fort Ord that involves coordination with other</p>

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<p>recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management.</p>			<p>jurisdictions’. An Administrative Draft Plan has been prepared and the County is in the process of finalizing that Plan.</p>
<p>CONSERVATION - BIOLOGICAL RESOURCES</p>			
<p>Program A-1.1: The County shall submit to the USFWS and CDFG, through the CRMP program, a plan for implementation of both short-term and long-term habitat management and protection measures for this habitat corridor, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat:</p> <ul style="list-style-type: none"> ▪ Control of off-road vehicle use. ▪ Prevention of any unauthorized disturbance to the habitat. <p>Prevention of the spread of non-native, invasive species that may displace native habitat.</p>	<p>Incomplete ●</p>	<p>Implementation Plan for Polygon 11a (East Garrison North) has not been completed.</p>	<p><i>Pending:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress.</p>

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<p>Program A-1.2: Management of this habitat conservation area shall include:</p> <ul style="list-style-type: none"> ▪ Maintenance of areas with disturbed sandy soils to support sand gilia and Monterey spineflower. <p>Maintenance of north-south trending linear habitat, such as dirt roads or firebreaks and to retain and improve the area’s function as a corridor for sand gilia dispersal.</p>	<p>Incomplete ●</p>	<p>Management activities have not occurred; however, a Section 2081 incidental take permit was issued by CDFG for the East Garrison Project which requires management of a mitigation site for sand gilia within this polygon.</p>	<p><i>Pending:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress.</p>
<p>Program A-1.3: The County shall monitor, or cause to be monitored, the Monterey County Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program.</p>	<p><i>Ongoing:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress. The County has not accepted ownership of all HMP lands. This item requires yearly monitoring and reporting and should be ongoing.</p>
<p>Program A-2.3: The County shall prepare, or cause to be prepared, a management plan that addresses; special-status species monitoring, development and maintenance of fire breaks, controlled burning as appropriate, vehicle access controls, erosion control, and regular patrol to assure that passive public use and/or unauthorized action are not adversely affecting natural</p>	<p>Incomplete ●</p>	<p>A management plan has not been submitted.</p>	<p><i>Pending:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress.</p>

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<p>habitats. The management plan shall be submitted to the USFWS and CDFG, through the CRMP program.</p>			
<p>Program A-2.4: The County shall monitor, or cause to be monitored, the remaining natural areas within the parcel in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program.</p>	<p><i>Ongoing:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress. The County has not accepted ownership of all HMP lands.</p>
<p>Program A-2.5: The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.</p>	<p>Incomplete ●</p>	<p>The County has not contracted for the management of the East Garrison South habitat management area.</p>	<p><i>Ongoing:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress.</p>
<p>Program A-3.3: The County shall prepare, or cause to be prepared, a management plan for the parcel that addresses special-status species monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for</p>	<p>Incomplete ●</p>	<p>A management plan has not been prepared.</p>	<p><i>Pending:</i> The County is participating in the HCP process. FORA is the lead on the HCP. The Base-wide HCP is still in progress.</p>

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<p>retaining and enhancing habitat values within the oak woodlands.</p>			
<p>Program A-3.4: The County shall require the preparation and installation of interpretive signs/displays that describe the importance of the area as a wildlife corridor and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, and discouraging capture or harassment of wildlife. The County shall also require that campers be notified not to collect any of the rare plants in the area. Interpretive signs/displays shall be installed at the RV park entrance and in selected locations throughout the park and camping areas.</p>	<p>Incomplete ●</p>	<p>Limited signage has been installed and completion of this program is expected to occur concurrently with youth camp planning and development activities.</p>	<p><i>Pending:</i> The County is in the process of drafting a trails and open space plan for Fort Ord that partially addresses this Program.</p>
<p>Program A-3.5: The County shall require surveys for the Monterey ornate shrew throughout the natural lands in the RV parcel. If found, the following management practices shall be implemented: wood collection for campfires shall not be permitted (wood shall be provided at the entrance to the campground); if trees or snags must be cut down for public</p>	<p>Incomplete ●</p>	<p>Surveys are expected to occur concurrently with youth camp planning and development activities.</p>	<p><i>Pending:</i> The County is participating in the HCP process. The Base-wide HCP is still in progress. Planning for operations and maintenance at the Youth Camp is underway.</p>

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safety reasons, the trunk shall be left on ground to provide potential habitat for the shrew.			
Program A-4.1: The County shall design the Community Park adjacent to the RV park/youth camp such that it does not impede the function of the habitat corridor in this area.	Incomplete ●	The design and planning for the Community Park has not occurred.	
Program A-4.2: The County shall control unauthorized vehicle access into the habitat corridor area from adjacent parcels by erecting appropriate barriers along the boundaries between the parcels and the corridor.	Incomplete ●	See Program A-4.1 above	There is no unauthorized vehicle access to the habitat areas currently.
Program A-4.3: The County shall direct all lighting in the Community Park and in the residential areas west of the RV parcel away from the natural lands in the habitat corridor.	Incomplete ●	See Program A-4.1 above	There is no lighting at the Community Park or west of the RV parcel currently.
Program A-4.4: Where possible, the County shall use vegetation native to the former Fort Ord in the landscaping for the Community Park.	Incomplete ●	See Program A-4.1 above	Vegetation is currently left in its natural state.
Program A-4.5: The County shall include permanent interpretive displays in the Community Park design that describe the natural	Incomplete ●	See Program A-4.1 above	

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resources within the former Fort Ord and their importance to the Monterey Bay region.			
<p>Program A-4.6: The County shall require the following measures of development in the residential lands adjacent to the habitat corridor to protect structures from wildfires and minimize the potential for erosion in the corridor.</p> <ul style="list-style-type: none"> ▪ No structures shall be constructed immediately along the boundary of the residential area and the habitat corridor. ▪ A non-flammable surface (parking lots, green belt) shall be constructed where development in the residential area abuts the natural lands. <p>Stormwater runoff and other drainage from the residential area shall be directed away from the corridor.</p>	Incomplete ●	See Program A-4.1 above	<i>Ongoing:</i> This program is contained in the General Plan and will be implemented on a project by project basis. This item should be Ongoing.
<p>Program A-4.7: The County shall use native plants from on-site stock in all landscaping except for turf areas.</p>	Incomplete ●	See Program A-4.1 above	<i>Ongoing:</i> This program is contained in the General Plan and will be implemented on a project by project basis. This item should be Ongoing.
<p>Program A-8.1: The direct discharge of storm water or other drainage from new impervious</p>	Incomplete ● (Compliance requirement)	The City of Del Rey Oaks now has jurisdiction over the office park parcel and is required to implement the water quality	<i>Ongoing:</i> This program is contained in the General Plan and will be implemented on a project by project basis.

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<p>surfaces created by development of the office park parcel into the ephemeral drainage in the natural area expansion parcel will be prohibited. No increase in the rate of flow of storm water runoff beyond pre-development quantities shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b.</p>	<p>not triggered)</p>	<p>requirements outlined in the MOA with FORA in accordance with the terms and conditions in the Biological Opinion issued by the USFWS on March 14, 2005. However, the office park parcel has not been developed so these requirements have not been implemented.</p>	<p><i>Complete:</i> The County has adopted Storm Water requirements consistent with the SWQCB mandates.</p>
<p>Program A-8.2: The County shall require installation of appropriate fuelbreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e., shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No building or roadway will be allowed in this buffer zone with the exception of picnic areas,</p>	<p>Incomplete ●</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. To date, no development adjacent to habitat areas is approved.</p>	<p><i>Obsolete:</i> Polygons 31a and 31b are now within City limits.</p>

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<p>trailheads, interpretive signs, drainage facilities, and park district parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers should be designed to prohibit unauthorized access into Polygon 31a.</p>			
<p>Program B-2.1: For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County 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 those oak woodland environments. Management measures shall include, but not be limited to maintenance of 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>Incomplete ●</p>	<p>An oak woodland conservation area has not been designated. HMP habitat/development designations were revised for some of these polygons as part of the East Garrison/Parker Flats Land Swap Agreement (LSA). The LSA was an approved amendment to the HMP and was also determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project.</p>	<p><i>Pending.</i> The County is participating in the HCP process. <i>Pending.</i> Part of the long range work plan. County, Seaside, FORA, and other land owners have started an Oak Woodlands Conservation Area working group to coordinate completion of this program.</p>
<p>Program B-2.2: For lands within</p>	<p>Incomplete ●</p>	<p>See above</p>	<p><i>Ongoing.</i> The County is participating in the HCP</p>

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<p>the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/ Management Agreement and shall submit annual monitoring reports to the CRMP.</p>			<p>process. Ongoing monitoring will be address once the woodlands are designated, the County accepts designated lands and the basewide HCP is adopted.</p>
<p>Program C-2.4: The County 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>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><i>Pending:</i> The County is in the process of developing Landscaping requirements consistent with the State Model Ordinance.</p> <p>The County is also working with FORA and neighboring Cities on an oak woodlands conservation program.</p> <p><i>Ongoing:</i> This program will be implemented on a project by project basis.</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</p>	<p>Incomplete ●</p>	<p>Interpretive signs have not been installed.</p>	<p><i>Pending:</i> The County is in the process of developing an open space and trails plan.</p>

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<p>Ord, and ways in which these resources are or can be protected.</p>			
<p>Program E-1.2: For natural lands areas under [jurisdiction] responsibility with partial or no HMP resource conservation or management requirements, the [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1.</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to BLM.</p>	
<p>Program E-2.1: The [jurisdiction] shall conduct Land Use Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for Fort Ord land under [jurisdiction] responsibility that has any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural lands (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect.</p>	<p>Incomplete ●</p>	<p>Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.</p>	<p>Ongoing: The County has provided FORA with development information for their annual reports. Areas not developed remain “natural lands.”</p>

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NOISE			
Program A-1.1: The [jurisdiction] shall adopt the land use compatibility criteria for exterior community noise shown in Table 4.5-3 for application in the former Fort Ord.	Incomplete ●	General Plan Table S-2 presents the County’s noise criteria. The City’s noise criteria are 5 to 10 dBA higher for two categories of land use (residential, schools) compared to Fort Ord Reuse Plan Table 4.5-3.	<i>Pending:</i> Updates that address this policy are on the County’s implementation program.
Program A-1.2: The City shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise, that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord.	Incomplete ●	County Code Chapter 10.60 controls noise in the County. The Chapter does not include the specific noise performance standards in Fort Ord Reuse Plan Table 4.5-4.	<i>Pending:</i> Updates that address this policy are on the County’s implementation program.
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.	Incomplete ●	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.	<i>Ongoing:</i> With the exception of East Garrison, where this policy has been addressed, the County does not have developed areas that are adversely affected by noise on Fort Ord that are subject to County regulations.
Noise Policy B-3: The [jurisdiction] 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	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	<i>Ongoing:</i> This Policy is contained in the County’s General Plan and will be addressed on a project-by-project basis.

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<p>acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.</p>		<p>General Plan.</p>	
<p>SAFETY -- SEISMIC AND GEOLOGIC HAZARDS</p>			
<p>Program A-1.2: The [jurisdiction] shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.</p>	<p>Incomplete ●</p>	<p>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 County has not adopted a fault zone setback requirement.</p>	<p><i>Complete/Ongoing.</i> The County requires Geotechnical and Geological analysis for new development.</p> <p>Appropriate setbacks, building design, and engineering are considered pursuant to the General Plan Policies, Building Code requirements, and CEQA to ensure that risks to loss of life or damage to structures from seismic events are avoided or minimized to an acceptable level.</p>

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<p>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.</p>	<p>Incomplete ●</p>	<p>The County has not prepared an inventory or operations plan for critical facilities.</p>	<p><i>Complete:</i> The County has a Hazard Mitigation Plan that identifies evacuation routes and critical facilities. We are in the process of updating that plan.</p>
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