



Steve Endsley
Assistant Executive Officer
Fort Ord Reuse Authority
920 2nd Ave., Suite A
Marina, CA 93933

March 1, 2019

RE: FORA Consistency Determination for the Veteran's Transition Center Permanent Supportive Housing at 229-239 Hayes Circle in Marina

Dear Mr. Endsley:

This letter is a formal request to the Fort Ord Reuse Authority (FORA) for a consistency determination for the Veteran's Transition Center Permanent Supportive Housing at 229-239 Hayes Circle in Marina

The provided package includes staff reports and City Council Resolutions needed to fully entitle the project and consists of the following:

- City Council Resolution No. 2018-139, adopting the Mitigated Negative Declaration;
- City Council Resolution No. 2018-140, approving a General Plan Map Amendment;
- City Council Resolution No. 2018-141, approving a Combined Development Permit; and,
- City Council Resolution No. 2019-07, finding the Veteran's Transition Center Permanent Supportive Housing at 229-239 Hayes Circle consistent with the Fort Ord Base Reuse Plan.

Advisory recommendation of the Planning Commission were considered during City Council review of the project.

Pursuant to California Environmental Quality Act (CEQA), an Initial Study – Mitigated Negative Declaration was prepared and a Notice of Determination was filed with the County Clerk.

All documents have been uploaded to FORA staff-provided Dropbox account and include the following:

- From the City Council meeting of November 20, 2018
 - City Council Staff Report
 - Resolution No. 2018-139 with Exhibit

- Resolution No. 2018-140 with Exhibit
- Resolution No. 2018-141 with Exhibit
- From the City Council meeting of February 5, 2019:
 - City Council Staff Report
 - Resolution No. 2019-07 with Exhibit
- FORA required documents:
 - RUDG Checklist
 - Consistency Determination Submittal Worksheet
 - FORA Consistency Determination Analysis Table (as Exhibit A to Resolution No. 2019-07)

Thank you in advance for your review and consideration. Please contact me at (831) 884-1238 if you have questions or if you need additional information.

Sincerely,



Christy Hopper
Planning Services Manager
Community Development Department
City of Marina

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of February 5, 2019

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2019-,
FINDING THE COMBINED DEVELOPMENT PERMIT FOR THE
VETERAN'S TRANSITION CENTER (VTC) PERMANENT
SUPPORTIVE HOUSING AT 229-239 HAYES CIRCLE CONSISTENT
WITH THE FORT ORD BASE REUSE PLAN.**

REQUEST:

It is requested that the City Council:

1. Consider Adopting Resolution No. 2019-, finding the previously approved (November 20, 2018) Combined Development Permit for the Veteran's Transition Center (VTC) Permanent Supportive Housing at 229-239 Hayes Circle consistent with the Fort Ord Base Reuse Plan.

BACKGROUND:

Chapter 8 of the Fort Ord Reuse Authority (FORA) Master Resolution requires that all legislative land use decision affecting property in Former Fort Ord be submitted to FORA for a determination of consistency with the Fort Ord Reuse Plan and Master Resolution.

On October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the environmental document (Mitigated Negative Declaration) prepared for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting. On this same date, the Planning Commission adopted resolutions recommending City Council consideration of the Combined Development Permit.

On November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing, adopted the Mitigated Negative Declaration prepared for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting, and approved the Combined Development Permit pursuant to Resolutions 2018-139, -140, and -141 (**Attachment 2, 3, and 4**).

A Resolution finding the Project consistent with the Fort Ord Base Reuse Plan was inadvertently not included in the November 20, 2019 City Council packet. A Resolution finding the Project consistent with the Fort Ord Base Reuse Plan is required prior to the FORA Board taking action on final consistency, therefore Staff has prepared the appropriate Resolution for City Council consideration. (**Attachment 1**)

FISCAL IMPACT:

None

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

David J. R. Mack, AICP
Senior Planner
City of Marina – Community Development Department

REVIEWED/CONCUR:

J. Fred Aegerter, AICP
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina

Attachments:

- Attachment 1 – FORA Consistency Chart
- Attachment 2 – City Council Resolution 2018-139
- Attachment 3, - City Council Resolution 2018-140
- Attachment 4 – City Council Resolution 2018-141.

RESOLUTION NO. 2019-07

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA FINDING THE COMBINED DEVELOPMENT PERMIT FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING AT 229-239 HAYES CIRCLE CONSISTENT WITH THE FORT ORD BASE REUSE PLAN.

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, Chapter 8 of the Fort Ord Reuse Authority (FORA) Master Resolution requires that all legislative land use decision affecting property in Former Fort Ord be submitted to FORA for a determination of consistency with the Fort Ord Reuse Plan and Master Resolution; and

WHEREAS, an analysis of consistency prepared in accordance with Master Resolution Chapters 8.02.010 and -.020 for determining consistency shows that the project is consistent with the Fort Ord Reuse Plan and Master Resolution; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing, adopted the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting, and approved the Combined Development Permit pursuant to Resolutions 2018-139, -140, and -141 (**Attachments 2, 3, and 4**).

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby finds the Combined Development Permit for the Veteran's Transition Center (VTC) Permanent Supportive Housing at 229-239 Hayes Circle consistent with the Fort Ord Base Reuse Plan as shown in "**Attachment 1**".

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 5th day of February 2019, by the following vote:

AYES, COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton, Delgado


NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

ATTEST:


Anita Sharp, Deputy City Clerk


Bruce Delgado, Mayor

**“ATTACHMENT 1”
FORA Consistency Determination Table**

Veterans Transition Center Permanent Supportive Housing 229-239 Hayes Circle, Marina, California February 5, 2019	
FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<i>Natural Resources</i>	
<p>(a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.</p>	<p>On May 22, 2001, by Resolution No. 01-5, the Fort Ord Reuse Authority certified that the amendments to the City of Marina General Plan are consistent with the Fort Ord Base Reuse Plan.</p> <p>The project has been developed to implement the policies of the Marina General Plan through project design, and therefore would also be consistent with the Fort Ord Base Reuse Plan.</p> <p>The subject property is not an open space or conservation parcel.</p>
<p>1. Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.</p>	<p>The subject property is designated Single Family Residential on the General Plan Land Use Map and Multi-family Residential on the Zoning Map. The General Plan Map amendment changes the land use to Multi-family Residential to align with the zoning designation.</p> <p>The project is located to the east of an open space parcel with the General Plan land use of Habitat Reserve. The project is set back from the open space parcel and the landscape plan includes many new trees that will be added to the existing trees that will provide an adequate buffer.</p>
<p>2. When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.</p>	<p>The project site is designated as a development parcel within the Installation-wide Multispecies HMP for Former Fort Ord.</p>
<p>(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.</p>	<p>The project is not within the Coastal Zone.</p>

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FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
(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.	The project is not within the East Garrison area of Monterey County.
(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>The proposed project is a reuse of property in the Army urbanized footprint.</p> <p>The project site is designated as a development parcel within the Installation-wide Multispecies HMP for Former Fort Ord. The potential project impacts on special status species have been mitigated to less than significant. The proposed realignment of the informal trail at the southwest edge of the property will comply with the ESA and CESA.</p> <p>The project has been developed to implement the City of Marina General Plan and will not change existing City of Marina General Plan policies relating to environmental protection and conservation in the Community Design and Development Element.</p>
<i>Historic Preservation</i>	
(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.	The proposed project is a reuse of property in the Army urbanized footprint and is part of a larger redevelopment project for the former Fort Ord. The project will provide permanent supportive housing for veterans in accordance with the land conveyance.
(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>The project has been developed to implement the General Plan and will not change City of Marina General Plan policies relating to cultural resources and historic preservation.</p> <p>According to the cultural resources survey prepared for the project, all of the buildings on the site were deemed ineligible for listing in the California Register of Historical Resources or the National Register of Historic Places because they lack significance and integrity (Rincon Consultants, Inc, February 2016).</p> <p>The cultural resources analysis prepared for the site (Rincon Consultants, Inc, February 2016) found that the project site is not sensitive for the</p>

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Chapter 8 Sections 8.02.020 (a) to (t)	
	presence of significant, intact pre-contact and/or historical archaeological resources.
(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.	The proposed project is not within the East Garrison area of Monterey County.
<i>Water, Sewer, Drainage & Waste</i>	
(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.	Wastewater treatment for the Marina Planning Area is provided by the Monterey Regional Water Pollution Control Agency (MRWPCA). Wastewater collection facilities within the City of Marina are operated and maintained by the MCWD. The project has been developed to implement the General Plan and does not alter existing City of Marina General Plan policies relating to wastewater treatment facilities.
(i) Each land use agency shall adopt the following policies and programs:	The project has been developed to implement the General Plan and does not alter existing City of Marina General Plan policies relating to solid waste reduction and recycling.
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 et seq.	Policy 3.61 identifies adequate capacity at the Monterey Regional Waste Management District landfill site sufficient to accommodate waste management needs in the service area to approximately 2090. Marina meets state-mandated waste diversion rates through a franchise agreement with a private waste hauler.
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.	The project will not have a water supply well. Water to the project site will be provided by the Marina Coast Water District.

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FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<p>3. A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.</p>	<p>Water to the project site will be provided by the Marina Coast Water District.</p> <p>The project has been developed to implement the General Plan and will not change water supply and management policies within the Community Infrastructure Element of the City of Marina General Plan.</p>
<p>(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:</p> <p>1. Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development.</p>	<p>The project is consistent with the existing City of Marina General Plan in that it implements the anticipated "Multi-family Residential" land use for a former Fort Ord development parcel and will not be used for a reservoir or for water impoundment.</p> <p>MCWD is the current water purveyor for former Fort Ord and is completing a study to evaluate water augmentation options, including water impoundment sites.</p>
<p>2. Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options.</p>	<p>The project will not alter existing City of Marina General Plan policies relating to water supply which identify the primary responsibility for water resource management as resting with the Marina Coast Water District and the Monterey County Water Resources Agency (MCWRA). The policies and programs of the City of Marina General Plan are designed to be consistent with the policies and objectives of these two agencies, and where within the legal authority of the City, promote these policies and objectives in land use and development decisions and in the adoption and enforcement of related development standards. The water supply and management policies within the Community Infrastructure Element of the City of Marina General Plan enumerate specific land use and development policies which address the City's roles and responsibilities in terms of assisting MCWD and MCWRA in managing the area's water resources.</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>The project includes landscape measures relating to the use of native and/or drought tolerant landscape installations and discouraging use of turf that will create the potential for the project to reduce its demand for potable water. In addition, the project is required to meet the State of California Model Water Efficiency Landscape Ordinance (MWELO)</p> <p>City of Marina General Plan Policy 3.53.3 also requires that the City of Marina and the Marina Coast Water District coordinate to ensure that all</p>

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	<p>new construction shall use low-flow water fixtures and ultra-low-flush toilets.</p> <p>The project has been developed to implement the City of Marina General Plan and does not alter existing General Plan policies relating to water demand and effluent generation.</p>
<p>4. Active participation in the 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>See (j) 3.</p> <p>The project has been developed to implement the General Plan does not alter existing City of Marina General Plan policies relating to recycled water.</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 has been developed to implement the City of Marina General Plan does not alter the General Plan as it pertains to on-site water collection.</p>
<p>6. Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development at territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.</p>	<p>Policy 3.3.14 of the City of Marina General Plan requires that the City support water resource programs, including desalinization and reclamation efforts, to provide an adequate water supply to accommodate General Plan-permitted growth.</p> <p>City of Marina General Plan Policy 3.42 notes that the policies and programs of the City of Marina General Plan are designed to promote both water conservation and the use of recycled water to protect water quality and to ensure that the demand of future community development does not exceed the capacity to provide water in an environmentally acceptable way.</p> <p>The project has been developed to implement the General Plan and does not alter existing City of Marina General Plan policies relating to water supply.</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 City of Marina has adequate water supply availability to meet anticipated demands for Marina-Ord and the proposed project.</p> <p>The City has received potable groundwater and non-potable reclaimed water allocations from Fort Ord of 1,340 AFY and 345 AFY, respectively. The Federal government of the United States has transferred the right to use 15 AFY of under-utilized government water rights to FORA and, subsequently, to Marina for this project. With approval of the IS/MND and project, Marina allocated 15 AFY of its available 80 AFY (including Federal government transfer of 15</p>

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	AFY). This allocation meets the requirements of this section.
8. Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	See (j) 2.
1. Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including: dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.	See (j) 3.
(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:	
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.	The City of Marina requires that 100 percent of stormwater is retained on-site. The project plans meet this requirement.
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.	Marina complies with the FORA's Storm Water Master Plan (2005) as it designs drainage facilities. Also, see (k) 1.
(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.	Prior to the demolition of the existing structures at the project site the buildings must be inspected by a qualified environmental specialist for the presence of Asbestos Containing Building Materials (ACBM) and lead based paints prior to obtaining a demolition permit from the City of Marina.

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	The project has been developed to implement the City of Marina General Plan and does not alter existing City of Marina General Plan Policies 4.103.1 & 4.103.3 relating to hazardous and toxic materials clean-up.
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.	According to the IS-MND for project site does not contain unexploded ordnance. The project is located in an area without soil movement restrictions and has been developed consistent with Chapter 15.56, Digging and Excavation on the Former Fort Ord, of the Marina Municipal Code.
<i>Traffic & Circulation</i>	
(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:	The project will pay its fair share of City of Marina and Fort Ord Reuse Authority Development Impact Fees.
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.	
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.	
(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:	The project has been developed to implement the City of Marina General Plan. Imjin Parkway will be widened and roundabouts installed to accommodate the anticipated development in former Fort Ord. Therefore, the project will not negatively impact transportation facilities. The City of Marina has not yet designated truck routes on former Fort Ord.
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.	

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Chapter 8 Sections 8.02.020 (a) to (t)	Consistency Finding
<p>2. Design and construction of an efficient system of arterials in order to connect to the regional transportation system.</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>(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.</p>	<p>The Veteran's Transition Center operates a shuttle service for its residents. In addition, Marina coordinates with MST, who operates bus lines along Imjin Parkway, which is adjacent to the VTC program building. There is a sheltered bus stop within one block of the VTC program building.</p>
<p>(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The project has been developed to implement the City of Marina General Plan and does not alter existing City of Marina General Plan policies within the Community Land Use Element of the City of Marina General Plan, including Policy 2.105 relating to regional emergency services.</p>
Fire Protection	
<p>(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<p>The project has been developed to implement the City of Marina General Plan and does not alter existing City of Marina General Plan policies within the Community Land Use Element of the City of Marina General Plan, including Policy 2.105 relating to regional emergency services.</p>
<p>(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord territory.</p>	<p>The City of Marina Citywide Design Standards and Guidelines require a minimum of 65 percent California native plantings of trees, shrubs and groundcovers, along with a selection of drought tolerant non-natives appropriate to the unique conditions within Marina. The project's preliminary plant palette includes some native plants to choose from for landscaping.</p>
Jobs/Housing Balance	
<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</p>	<p>The project has been developed to implement the City of Marina General Plan, including City of Marina General Plan Policies 5.7.1 and 5.7.2 whereby the City shall adopt an inclusionary housing ordinance with the goal of bringing affordable housing closer to jobs (in this case educational facilities) in Marina, thus reducing the</p>

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<p>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 would 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>effects of commuting in terms of traffic congestion, air pollution, energy consumption, and community life.</p> <p>According to Section 17.45.030 (D)(1) of the Inclusionary Housing Ordinance, the City Council may approve an alternative means to the construction of inclusionary units on-site where the proposed alternative supports Housing Element policies and goals and assists the City in meeting its State housing requirements. Section 17.45.030 (D)(2)(e) identifies, "... the construction of special needs housing meeting the housing needs for special needs groups as identified in the Housing Element..." as an alternative for meeting the inclusionary housing requirement. The City of Marina Housing Element identifies supportive housing as part of "special needs housing." This project will provide rental housing in the affordable and below market range.</p>
<i>Other Consistency Considerations</i>	
<p>Each land use agency shall ensure that its projects, programs, and policies are consistent with the Highway One Scenic Corridor design standards as such standards may be developed and approved by the Authority Board.</p>	<p>The project is within the 1,000-foot Planning Corridor east of Highway 1 established in the Highway 1 Design Corridor Design Guidelines. The height of the buildings does not exceed 42 feet, as shown in A3.0 of the architectural plans (attached). This is within building height restrictions of the Highway 1 Design Corridor Design Guidelines. The City of Marina will provide an evaluation of the project's consistency with the Regional Urban Design Guidelines.</p>
<p>Each land use agency shall ensure that its projects, programs, and policies are consistent with FORA's prevailing wage policy, Section 3.03.090 of the FORA Master Resolution.</p>	<p>The project applicants are required to pay a prevailing wage consistent with Section 3.03.090 of the FORA Master Resolution.</p>

RESOLUTION NO. 2018-139

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby adopts an Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02)

for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.
2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

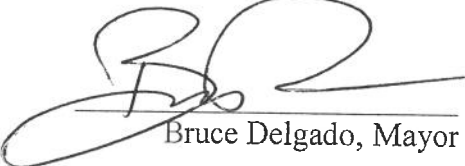
PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

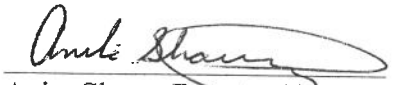
ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None



Bruce Delgado, Mayor

ATTEST:



Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2018-140

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “**EXHIBIT A**” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a ± 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.

- (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.
- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects.

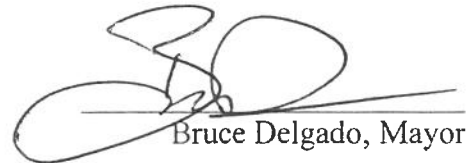
PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

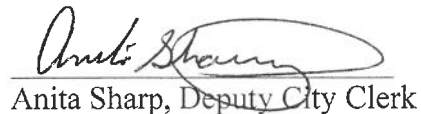
NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

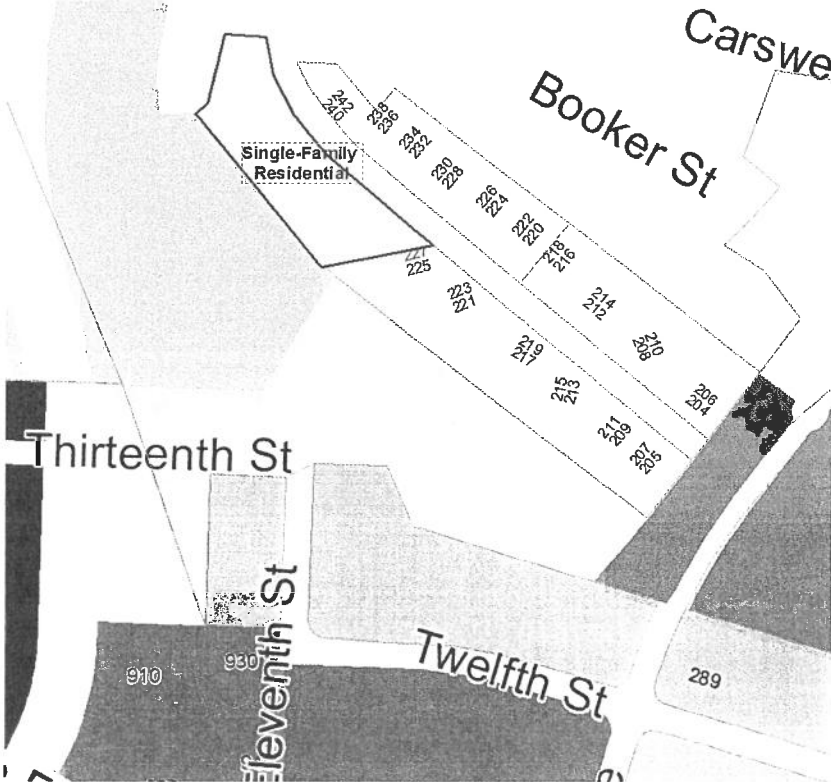
ABSTAIN, COUNCIL MEMBERS: None


Bruce Delgado, Mayor

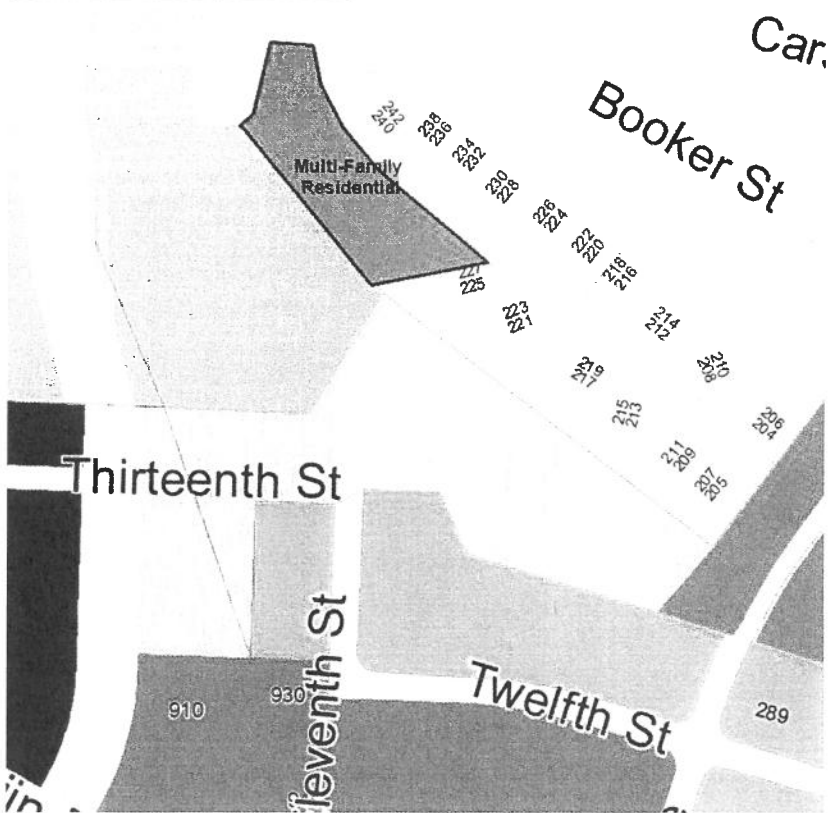
ATTEST:


Anita Sharp, Deputy City Clerk

Existing Land Use



Proposed Land Use



A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a ± 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”
- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

1. The project must be consistent with the Citywide Design Standards and Guidelines.

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

2. That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

3. The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photo-metric analysis) which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.
4. Utilities–Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associate with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.

8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall develop, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

16. (MM 1) AES-1 – Lighting Specifications. Any exterior lighting installed on the project site shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent residential parcels and open space. The lights shall be certified as Dark Sky Friendly by the International Dark Sky Association.
17. (MM 2) B-1 – Worker Environmental Awareness Training. Prior to the start of any construction activities, all construction personal shall attend a work environmental awareness training from a qualified biologist. The training shall include the identification of all special status plant and animal species with potential to occur on the project site, a description of their habitats, their regulatory statuses, and all measures being implemented to avoid and minimize impacts.
18. (MM 3) B-2 – Special Status Plant Avoidance. All special status plants that can be avoided shall be demarcated with highly visible orange construction fencing installed with a 30-foot buffer from construction activities. The fencing shall be inspected on a weekly basis during construction to ensure it is in good condition. If Monterey spineflower cannot be avoided, then mitigation measure “B-3” shall be implemented.
19. (MM 4) B-3 – Monterey Spineflower Mitigation. Impacts to Monterey spineflower shall be mitigated as follows:
 - ***Weed Management and Monitoring Plan.***
To avoid the introduction of and spread of invasive plant species, a weed management and monitoring plan shall be prepared and implemented during the first two years following construction. The plan shall be submitted to the USFWS for review and include methods to prevent establishment of invasive plant that could spread to adjacent native habitat.
 - ***Silt Fencing.***
Prior to construction activities, in areas where listed plants are adjacent to the proposed project construction footprint, silt fencing or similar barrier will be installed at the limits of work to prevent burial of plants.
 - ***Topsoil/Seed Salvage.***
Initial ground disturbance shall be timed to allow for collection of seed and/or topsoil with seed bank after seed has set for that year, as determined by a qualified botanist. A qualified botanist shall salvage seed and/or topsoil from occupied areas prior to ground disturbance in that area. The seed and/or topsoil shall be stored dry in a climate controlled environment appropriate for the storage of seed. To the extent feasible, seed and/or topsoil shall be applied back to the project site after construction in undeveloped open areas. Any excess seed and/or topsoil shall be made available to nearby sites that are suitable for restoration efforts, such as State Parks properties, the University of California Reserve, California State University Monterey Bay lands, or Bureau of Land Management lands. If suitable receivers are unwilling to participate in restoration efforts, the applicant shall fund permanent storage of the seed and/or topsoil at a qualified seed bank with appropriate credentials to store native plant seed for long-term conservation.

20. (MM 5) B-4 – Black Legless Lizard Preconstruction Survey. Preconstruction surveys for black legless lizard shall be conducted in areas of suitable habitat (central maritime chaparral and ruderal areas) within the project site. Surveys shall include visual inspections and raking/sifting as necessary to locate individuals prior to ground disturbance activities, and shall be conducted by a qualified biologist. The contractor and/or qualified biologist shall receive approval from the City, in consultation with CDFW as needed, to identify a relocation site that is nearby with habitat suitable for the species. If individuals are identified during surveys, the qualified biologist shall:
- Store all individuals in an appropriate container (insulated with lid);
 - Transfer individuals within four hours of capture;
 - Release in appropriate/comparable habitat (in coordination with the City, who may choose to consult with CDFW regarding release sites);
 - Document translocation effort through photos, GPS salvage and relocation sites, and standard measurements (temperature, time); and
 - Provide the City with a final report of translocation efforts once completed.
21. (MM 6) B-5 – Nesting Bird Surveys and Avoidance. Initial site disturbance shall be prohibited during the general avian nesting season (February 1 – August 30), if feasible. If nesting season avoidance is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer shall be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.
22. (MM 7) B-6 – Roosting Bats Impact Avoidance and Minimization. Prior to construction activities, a qualified biologist shall conduct a survey of existing structures and trees within the project site to determine if roosting bats are present. The survey shall be conducted during the non-breeding season (November through March). The biologist shall have access to all interior attics, as needed. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.) If the bats are not part of an active maternity colony, passive exclusion measures may be implemented in coordination with the City, who may choose to consult with CDFW regarding exclusion methodology. These exclusion measures may include one-way valves that allow bats to exit the structure but are designed so that the bats may not re-enter the structure.

Prior to demolition of any structure or removal of any trees, a survey shall be conducted by a qualified biologist to determine if any structures or trees proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, in close coordination with the City, who may choose to consult with CDFW regarding methodology, shall install one-way valves or other appropriate passive relocation method. Maternal bat colonies may not be disturbed. Other measures to avoid impacts to bats may necessary as determined by the City in consultation with CDFW.

23. (MM 8) C-1 – Worker’s Environmental Awareness Program. Prior to project construction, the project operator shall retain a qualified archaeologist meeting the Secretary of the Interior’s Standards for historic archaeology to conduct a Worker’s Environmental Awareness Program (WEAP) for all construction personnel working on the project. The training shall include an overview of potential cultural resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and notification to a qualified archaeologist in the event of unanticipated discoveries.
24. (MM 9) GEO-1 – Geotechnical Report. The project shall incorporate the recommendations made in the Geotechnical Engineering Investigation Report (Moore Twining Associates, Inc. 2015) including use of excavation of undocumented fill soils throughout the project site and placement of engineered fill soils throughout.
25. (MM 10) N-1 – Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers’ standards.
26. (MM 11) N-2 – Electrically Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
27. (MM 12) N-3 – Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.
28. (MM 13) N-4 – Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
29. (MM 14) TCR-1 – Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.

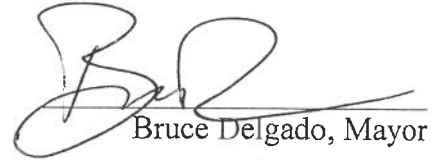
PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

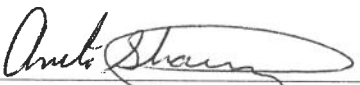
ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

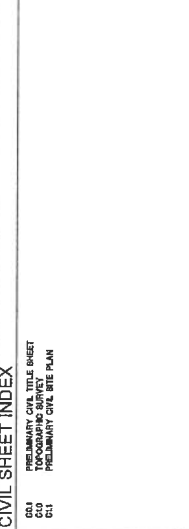


Bruce Delgado, Mayor

ATTEST:



Anita Sharp, Deputy City Clerk



PROJECT TEAM / DIRECTORY

DATELDER 518 E. TAYLOR ST. SAN FRANCISCO, CA 94102 (415) 738-1800	ARCHITECT HITT ARCHITECTS 230 NINTH STREET SUITE 200 OAKLAND, CA 94607 (510) 825-9800
CIVIL ENGINEER / SURVEYOR WHITSON ENGINEERS 9699 BLUE LAKESIDE LANE, SUITE 105 MONTEREY, CA 93940 (831) 384-2225	LANDSCAPE ARCHITECT LADWORTH ARCHITECTS 1715 TAYLOR STREET SAN FRANCISCO, CA 94102 (415) 264-1071
GEOTECHNICAL ENGINEER GEOTECHNICAL CONSULTANTS, INC. 2222 REDWOOD STREET REDWOOD CITY, CA 94063 (650) 308-1020	GENERAL CONTRACTOR TO BE DETERMINED

EARTHWORK SUMMARY

DESCRIPTION	CUY (CY)	FILL (CY)
FIRST FLOOR	5000	1500
SECOND FLOOR	1000	1000
GRADING (FIN)	1000	1000
TOTAL	7000	3500

NOTE: ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA GEOTECHNICAL SOCIETY'S (CGS) RECOMMENDATIONS FOR DESIGN OF FOUNDATIONS. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA GEOTECHNICAL SOCIETY'S (CGS) RECOMMENDATIONS FOR DESIGN OF FOUNDATIONS.



BENCHMARK
 LOCAL BENCHMARK WAS SET AT THE LOCATION SHOWN ON SHEET C0.0. ELEVATION: 74.10 (AS NOTED)

MARINA COAST WATER DISTRICT
 11000 CALIFORNIA ST., SUITE 100
 MARINA, CA 94940
 (415) 499-6700

APPROVED BY: [Signature]
 DATE: [Blank]

APPROVED BY CITY OF MARINA FIRE CHIEF: [Signature]
 DATE: [Blank]

APPROVED BY: [Signature]
 DATE: [Blank]

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING GRADE CONTROL
 - FINISHED GRADE
 - PROPOSED GRADE
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED FIRE SERVICE LINE
 - PROPOSED HYDRANT AND DATE WALK
 - GRADE BREAK
 - FLOORING
 - JOINT TRENCH
 - DECK MILL, TYPE NOTED
 - MARKET ELEVATION
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - ROCK RIP RAP DUFFAL
 - BLANKET PAVEMENT (SEE LANDSCAPE PLAN)
 - CURB PAVEMENT (SEE LANDSCAPE PLAN)
 - ASPH. PAVEMENT (SEE LANDSCAPE PLAN)

1. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

- GENERAL NOTES**
- CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

GRADING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

GENERAL NOTES (Continued)

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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GRADING NOTES (Continued)

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.



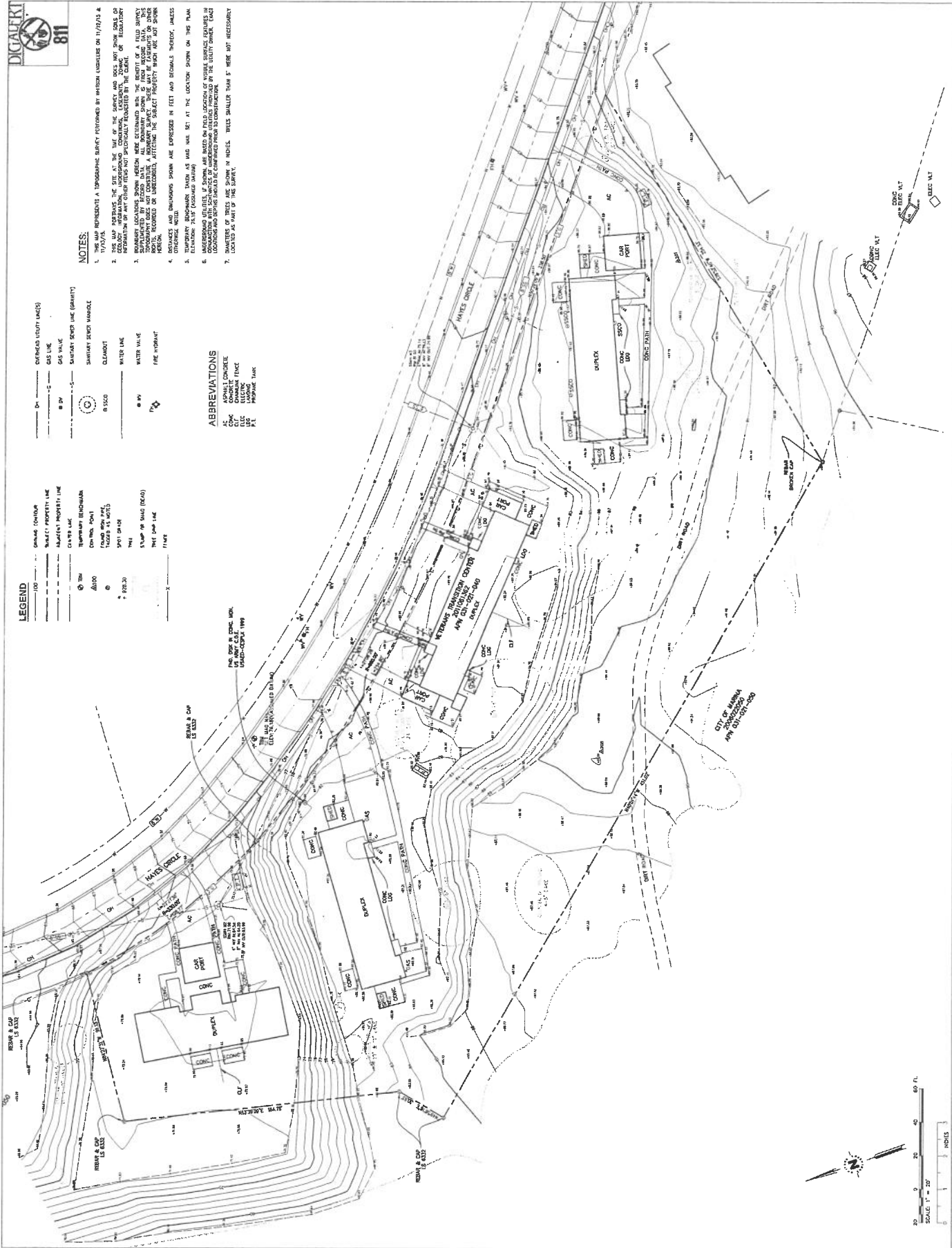


VETERANS SUPPORTIVE HOUSING
 MARINA, CALIFORNIA

JOB NO. 30041 | WJ230423
 DRAWN: RPH
 CHECKED: RPH
 JOB CAPTAIN
 DATE: 12/21/2015
 PROJECT NO. 2015-0047
 APPLICATION

DRAWING TITLE
 TOPOGRAPHIC SURVEY

SCALE AS NOTED
C1.0
 METERS OF SCALE IN INCHES



NOTES:

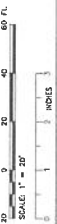
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 11/27/15 & 12/17/15.
2. THE MAP PORTIONS THE 1/4 SEC. 18, 19, 20, 21 OF THE SURVEY, AND ALSO THE CORNER MARKS OF ORIGINAL PATENT, AND SURROUNDING OWNERS, EXCEPT THE 20% OF ORIGINAL SURVEY WHICH ARE NOT SHOWN.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
4. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS, UNLESS OTHERWISE NOTED.
5. THE SURVEY WAS PERFORMED WITH A TRIPLE BEAM LEVEL, AND A LEVELING STAFF, UNLESS OTHERWISE NOTED.
6. BENCHMARKS WERE OBTAINED FROM THE NATIONAL GEODETIC SURVEY, AND ARE DESIGNATED AS BENCH MARKS.
7. LOCATIONS SHOWN ARE SUBJECT TO CHANGE, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- CONC CONCRETE
- CONC WOP CONCRETE WORK
- ELEC ELECTRIC
- TEL TELEPHONE
- GAS GAS
- PL PLUMBING

- Dashed line: DIMENSION (HORIZONTAL OR VERTICAL)
 Solid line: GAS LINE
 Solid line: WATER VALVE
 Dotted line: SURVEY POINT
 Circle with 'S': SURVEY POINT
 Circle with 'B': BENCHMARK
 Circle with 'E': ELECTRIC METER
 Circle with 'T': TELEPHONE METER
 Circle with 'G': GAS METER
 Circle with 'W': WATER METER
 Circle with 'F': FIRE HYDRANT

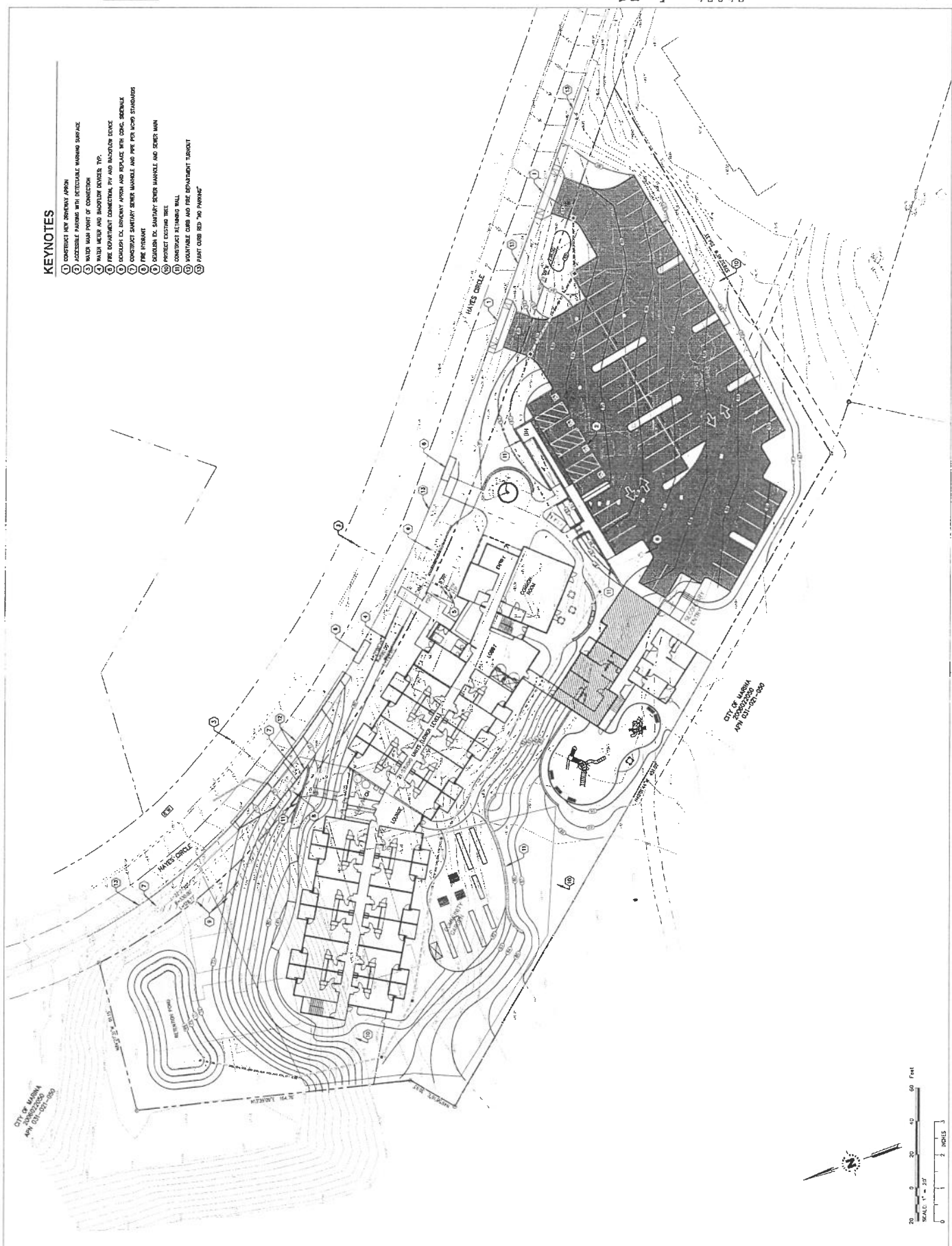
- Circle with 'S': SURVEY POINT
 Circle with 'B': BENCHMARK
 Circle with 'E': ELECTRIC METER
 Circle with 'T': TELEPHONE METER
 Circle with 'G': GAS METER
 Circle with 'W': WATER METER
 Circle with 'F': FIRE HYDRANT





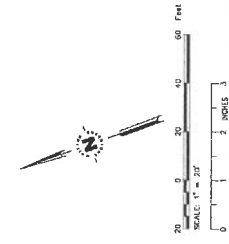
KEYNOTES

1. CONSTRUCT NEW DRENTRY APRON
2. ACCESSIBLE PARKING WITH DETECTABLE WARNING SURFACE
3. WATER MAIN PORT OF CONNECTION
4. WATER METER AND BACKFLOW DEVICES, TYP.
5. FIRE DEPARTMENT CONNECTION, PIV AND BACKFLOW DEVICE
6. ENOUGH D.C. DRENTRY APRON AND REPLACE WITH CONC. SIDEWALK
7. CONSTRUCT SANITARY SEWER MANHOLE AND PIPE PER LCMO STANDARDS
8. FIRE HYDRANT
9. EXHAUSTION D.C. SANITARY SEWER MANHOLE AND EXTER MAN
10. PROTECT EXISTING TREE
11. CONSTRUCT RETAINING WALL
12. MOUNTABLE CURB AND FIRE DEPARTMENT TURNOUT
13. PAINT CURB RED "NO PARKING"



CITY OF MARINA
 2006110129401

CITY OF MARINA
 2006110129401



VETERANS SUPPORTIVE HOUSING

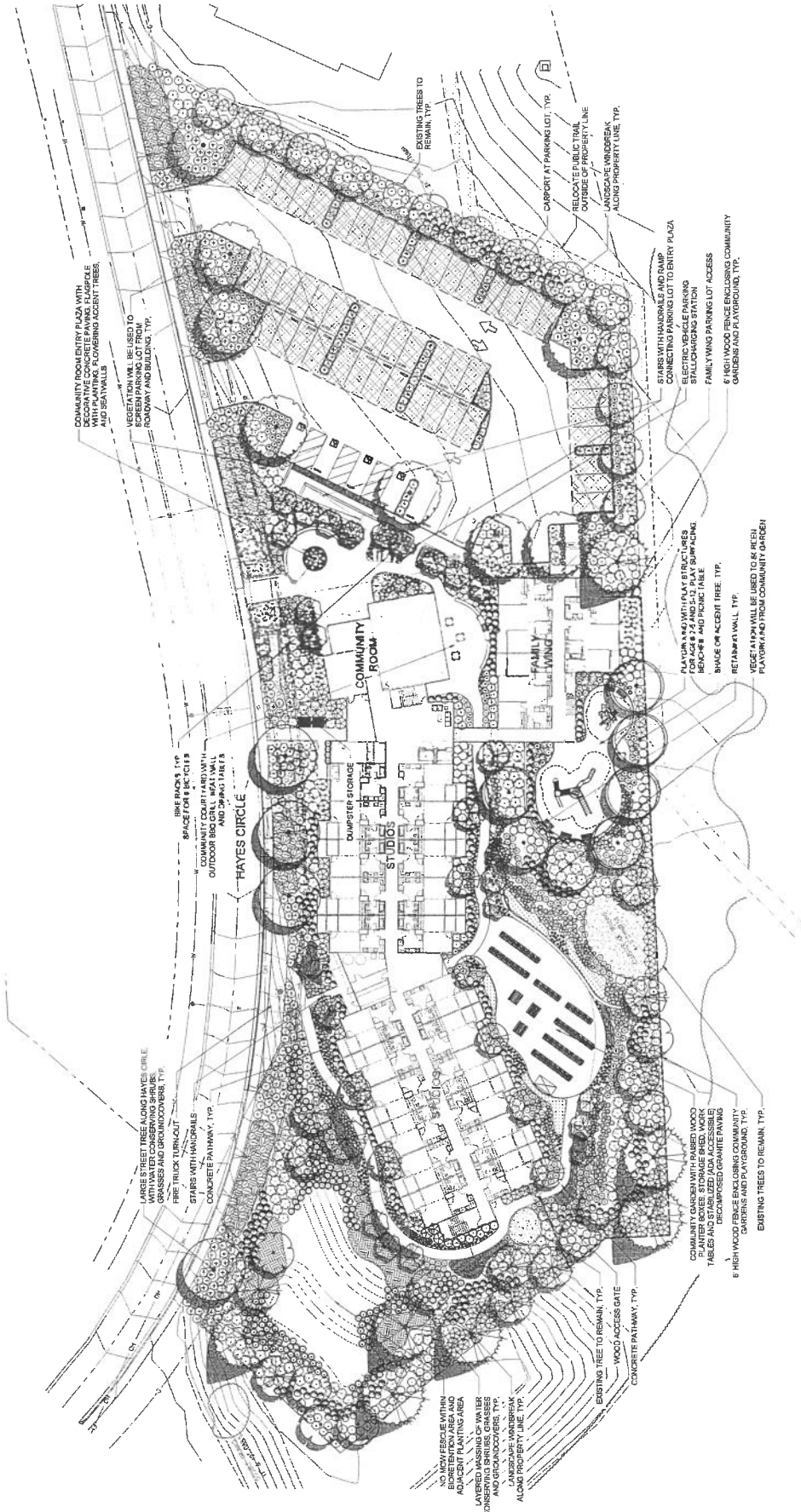
MARINA, CALIFORNIA

JOB NO. V1552
DRAWN: WJ
CHECKED: SVD
JOB COMPANY: WJ
DATE: 12/20/19
12/20/19
DESIGNER: WJ
APPLICATOR: WJ
DESIGNED BY: DR RESUBMITTAL
DRAWN BY: DR RESUBMITTAL
CHECKED BY: DR RESUBMITTAL

DRAWING TITLE: PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=10'-0"

11.1



PLANTING DESIGN INTENT STATEMENT

The planting design utilizes a variety of plants to create layers of color and texture to complement the architecture. Shade tolerant plants will be utilized on the North facing sides of the project and in covered spaces. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list and ET Calc water management computer software, as well as recommended plant species from the Marin Coast Water District. See Sheet L2.1 for Plant Palette.

WATER USE DESIGN INTENT STATEMENT

The irrigation system will be a fully automatic, low gallon use drip system. The system will be designed to connect to the city's recycled water supply, when available. The low, medium and high water use hydrozones will be on separate valve circuits. All new trees will have separate drip or bubbler circuits. The remote control valves will have integral pressure regulators to prevent fluctuations and ensure consistent application rates to minimize over or under watering. The system will be weather based and make automatic adjustments based on current site conditions. The system will be programmed to allow automatic shut off of any valve circuit or main line in the event of a pipe break to prevent water waste.



VETERANS SUPPORTIVE HOUSING

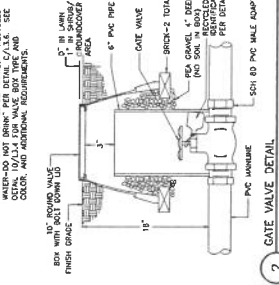
MARINA, CALIFORNIA

JOB NO. V158
DRAWN WK
CHECKED SW
JOB CAPTAIN WK
DATE 11/21/2016
APPLICATOR
1563455
1563455
DR RESUBMITTAL
1563455
OR RESUBMITTAL

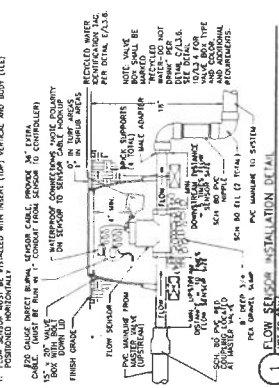
DRAWING TITLE
IRRIGATION EQUIPMENT LIST AND DETAILS

SCALE
L3.1

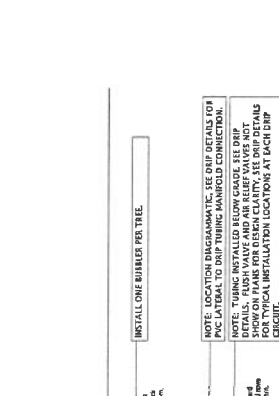
1. FLOW SENSOR INSTALLATION DETAIL



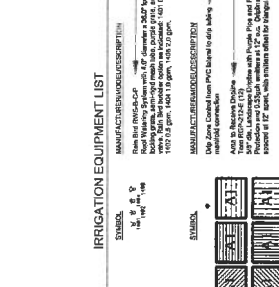
2. GATE VALVE DETAIL



3. MASTER REMOTE CONTROL VALVE DETAIL



4. REMOTE CONTROL VALVE & Y-FILTER DETAIL



5. REMOTE CONTROL VALVE DETAIL

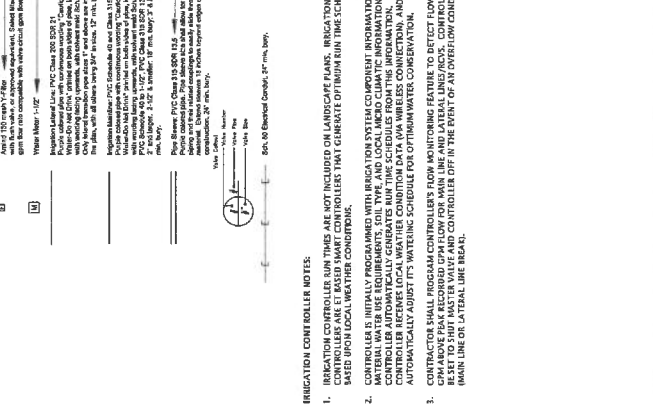
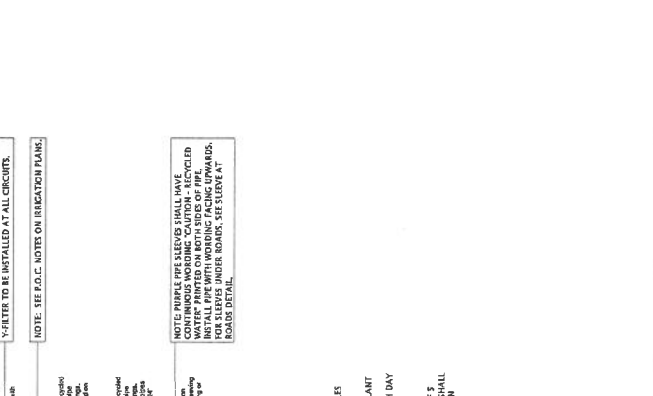
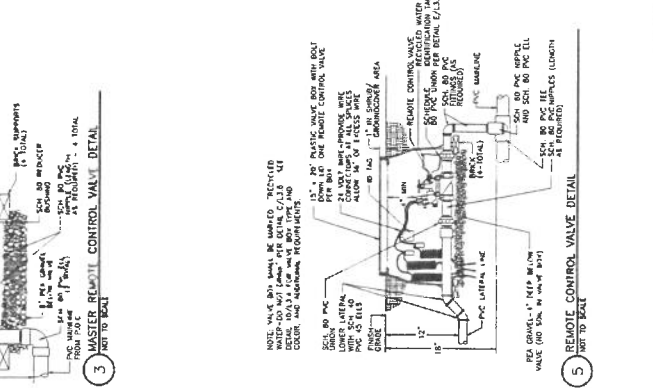
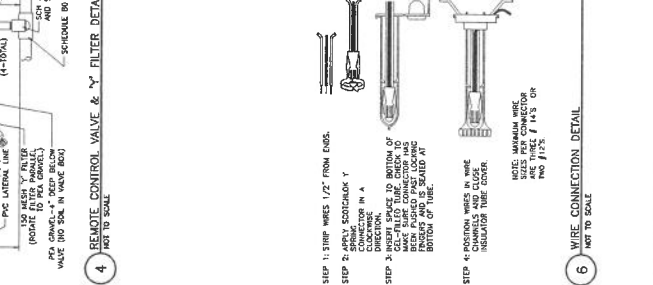


IRRIGATION EQUIPMENT LIST

SYMBOL	MANUFACTURER/DESCRIPTION/ITEM	NOTES
1	Flow Sensor Sola 500 Series 1/2" x 1/2" x 1/2"	INSTALL ONE BARRIER PER TIE.
2	Gate Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: GATE VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
3	Master Remote Control Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: MASTER REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
4	Remote Control Valve & Y-Filter Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
5	Remote Control Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
6	Pressure Regulator Sola 500 Series 1/2" x 1/2" x 1/2"	SET PRESSURE REGULATORS AT 1/2 PSI.
7	Y-Filter Sola 500 Series 1/2" x 1/2" x 1/2"	Y-FILTER TO BE INSTALLED ON MAIN LINE AS SHOWN. Y-FILTER TO BE INSTALLED AT ALL CIRCUITS. NOTE: SEE P.A.D.C. NOTES ON IRRIGATION PLANS.
8	Pressure Regulator Sola 500 Series 1/2" x 1/2" x 1/2"	SET PRESSURE REGULATORS AT 1/2 PSI.
9	Flow Sensor Sola 500 Series 1/2" x 1/2" x 1/2"	INSTALL ONE BARRIER PER TIE.
10	Gate Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: GATE VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
11	Master Remote Control Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: MASTER REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
12	Remote Control Valve & Y-Filter Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.
13	Remote Control Valve Sola 500 Series 1/2" x 1/2" x 1/2"	NOTE: REMOTE CONTROL VALVE SHALL BE MARKED 'RECYCLED WATER-DO NOT BURN PER DETAIL CALL'. SEE DETAIL FOR MARKING REQUIREMENTS. AND COLOR AND MATERIAL REQUIREMENTS.

IRRIGATION CONTROLLER NOTES:

- IRRIGATION CONTROLLER RUN TIMES ARE NOT INCLUDED ON LANDSCAPE PLANS. IRRIGATION CONTROLLER RUN TIMES SHALL BE DETERMINED BY THE IRRIGATION CONTROLLER MANUFACTURER. RUN TIMES SHALL BE BASED UPON LOCAL WEATHER CONDITIONS.
- CONTROLLER IS INITIALLY PROGRAMMED WITH IRRIGATION SYSTEM CONTROL SCHEDULES. PLANT MATERIAL WATER USE REQUIREMENTS, SOIL TYPE, AND LOCAL MICRO CLIMATIC INFORMATION. CONTROLLER AUTOMATICALLY GENERATES RUN-TIME SCHEDULES FROM THE INFORMATION. EACH DAY CONTROLLER AUTOMATICALLY ADJUSTS IT'S WATERING SCHEDULE FOR OPTIMUM WATER CONSERVATION.
- CONTRACTOR SHALL PROGRAM CONTROLLER'S RUN MONITORING FEATURE TO DETECT FLOWS OF 5 GPM ABOVE THAT RECORDED GPM FLOW FOR MAIN LINE AND LATERAL LINE(S). CONTROLLER SHALL SHUT OFF MAIN LINE AND LATERAL LINE(S) CONTROLLER OFF IN THE EVENT OF AN OVERFLOW CONDITION (MAIN LINE OR LATERAL LINE BREAK).

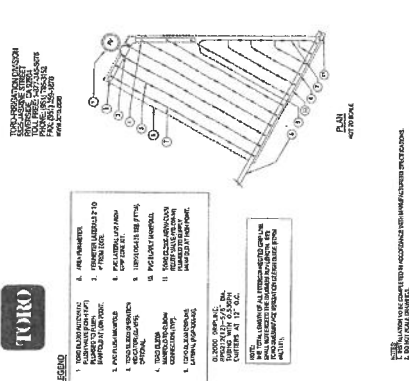


JOB NO. V1558
DRAWN: WNK
CHECKED: SWD
JOB OFFICE: WNK
DATE: 10/27/2005
DESIGNED: SWD
REVISIONS:
APPLICATION:
DR: RESUBMITTAL
10/20/05
10/20/05
DR: RESUBMITTAL

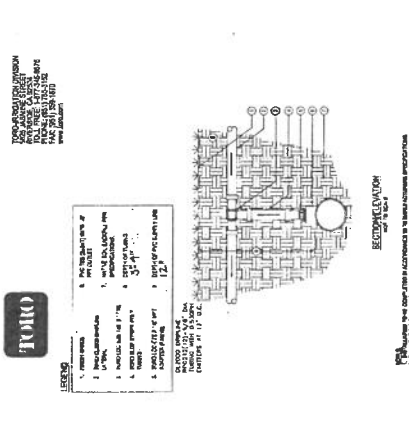
DRAWING TITLE
IRRIGATION
DETAILS

SCALE
RTS

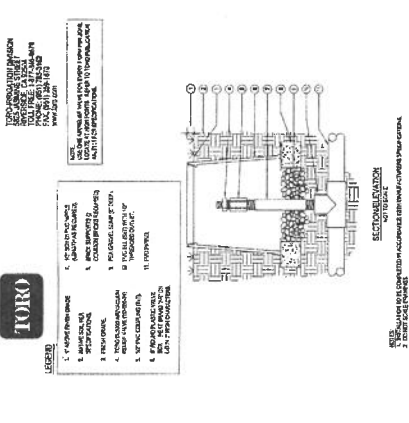
L3.2
PLEASE PRINT CLEARLY AND LEGIBLY



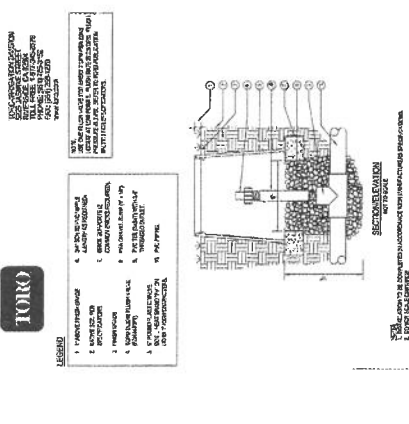
1 DRIP CIRCUIT FLUSH VALVE DETAIL
NOT TO SCALE



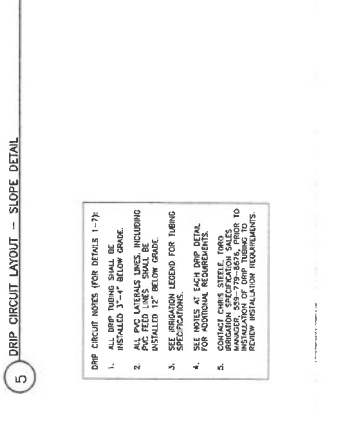
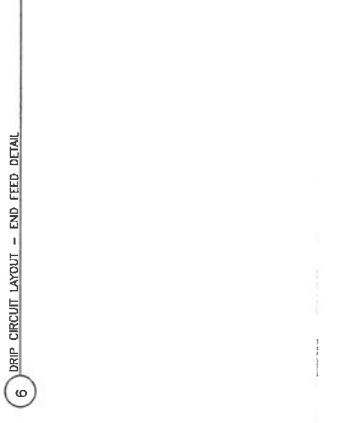
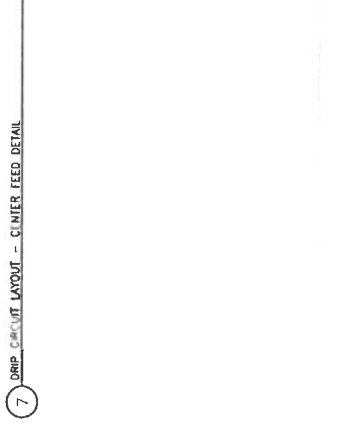
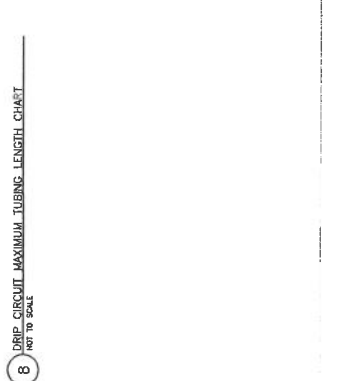
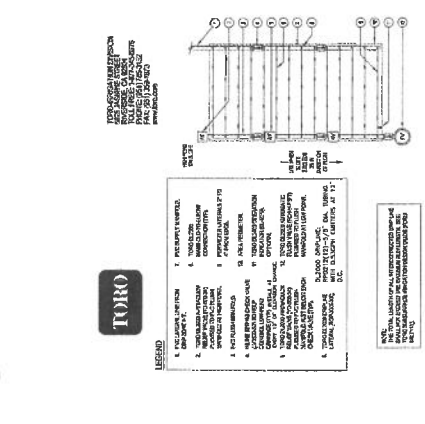
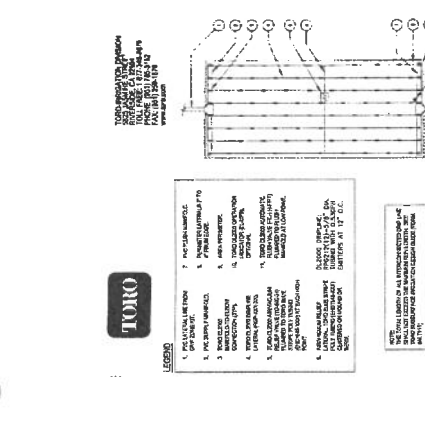
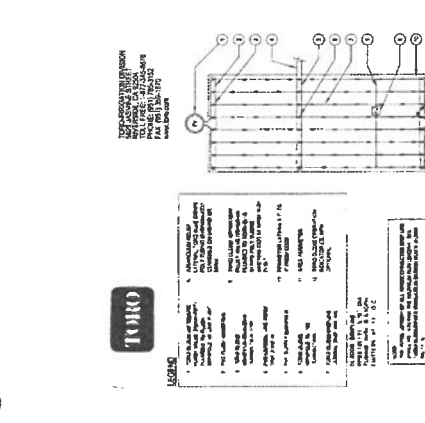
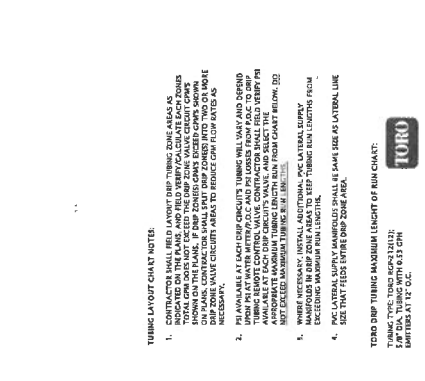
2 DRIP CIRCUIT AIR VACUUM RELIEF VALVE DETAIL
NOT TO SCALE



3 DRIP CIRCUIT FEED MANIFOLD CONNECTION DETAIL
NOT TO SCALE

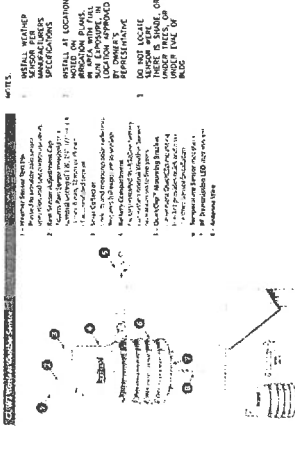


4 DRIP CIRCUIT ODD SHAPE LAYOUT - END FEED DETAIL
NOT TO SCALE

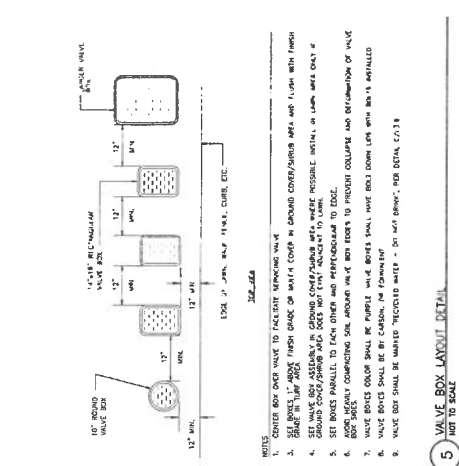


DRIP CIRCUIT NOTES (FOR DETAILS 1-7):

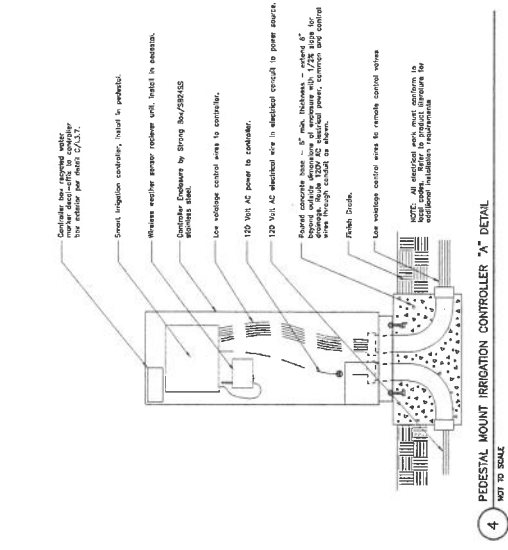
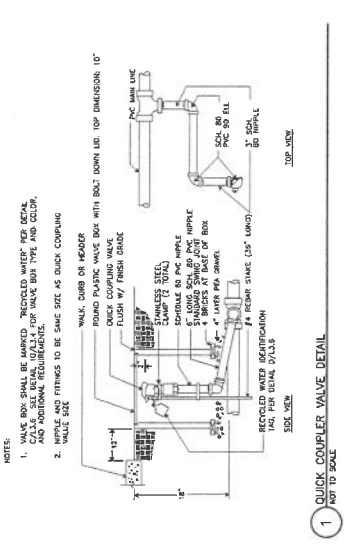
- ALL PIPING SHALL BE 1/2" COMP. BRASS.
- ALL PIPING SHALL BE 1/2" COMP. BRASS.
- REFER TO SECTION 02500 FOR PIPING INSTALLATION.
- TOPOGRAPHY INFORMATION: TOP SURFACE FINISH SHALL BE AT 2.0' FROM FINISH GRADE. VERTICAL ALIGNMENT SHALL BE AS SHOWN. MIN. COVER SHALL BE 2.0'.
- REFER TO SECTION 02500 FOR PIPING INSTALLATION.



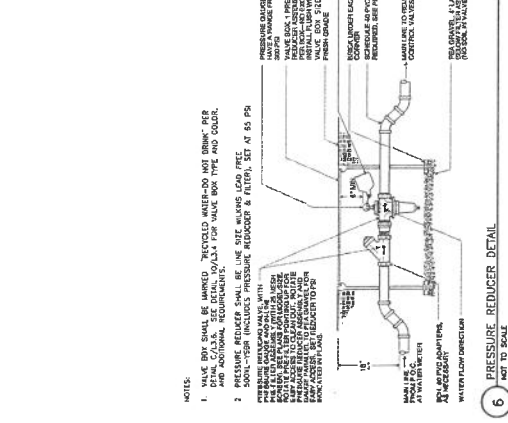
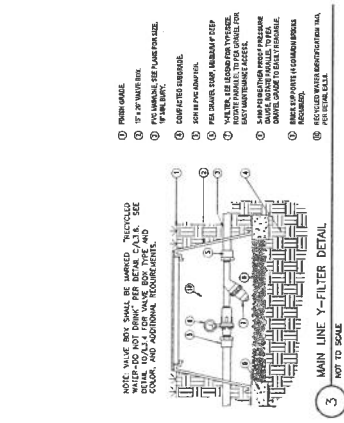
2 WEATHER SENSOR DETAIL
 NOT TO SCALE



5 VALVE BOX LAYOUT DETAIL
 NOT TO SCALE



4 PEDESTAL MOUNT IRRIGATION CONTROLLER "A" DETAIL
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6 PRESSURE REDUCER DETAIL
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VETERANS SUPPORTIVE
 HOUSING

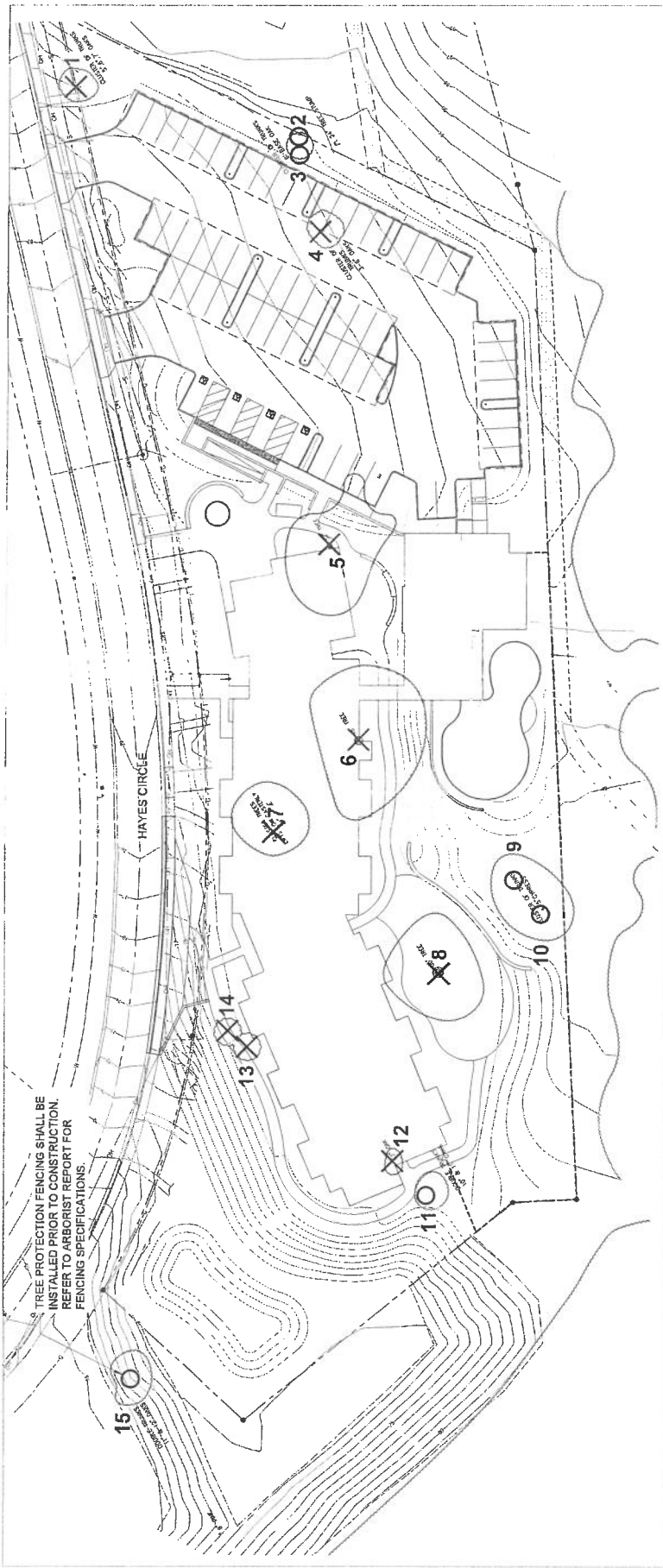
MARINA, CALIFORNIA

JOB NO. V1551
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 CHECKED: BVD
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 DESIGN REVIEW: DR REBRAMITVAL
 APPLICATION: DR REBRAMITVAL
 DATE: 2/27/2016
 DR REBRAMITVAL

DRAWN BY: TREE PRESERVATION AND REMOVAL PLAN

SCALE: 1"=20'-0"

L4.1



TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO ARBORIST REPORT FOR FENCING SPECIFICATIONS.

TREE DISPOSITION CHART

EXISTING TREES TO BE PRESERVED	9
NEW PLANTED TREES	91

LEGEND

- X TREE TO BE REMOVED
- O TREE TO REMAIN

NOTES

1. TREE STATUS DETERMINED BY MOCHNER AND ASSOCIATES LOCAL TREE INSPECTORS AND PERMIT SPECIALISTS.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION. ASSOCIATES DATED 2/23/16 FOR ADDITIONAL INFORMATION.

TREE INVENTORY TABLE

TREE#	SPECIES	TRUNK DIAMETER AT 4.5'	HEALTH RATIO	COMMENTS/OBSERVATIONS	SUITABILITY FOR PRESERVATION (BASED UPON COMMENTS)	CONSTRUCTION IMPACT
1	BLACKOAK ALICHA (ALICHA MELANOXILO)	4'-2.75"	1.5	Small tree with trunk forming at grade. One trunk is prostrate. This tree is in moderate to very low vigor and extensive branch and leaf dieback.	POOR	REMOVE
2	COAST LIVE OAK (QUERCUS AGRIFOLIA)	3'-6.5"	3.0	Part of a two tree cluster. Low, dense structure with symmetrical crown extending to east. No significant structural defects. Vigor and foliage density are moderate.	GOOD	REMAIN
3	COAST LIVE OAK (QUERCUS AGRIFOLIA)	2'-9"	3.0	Low, multi-trunk tree growing next to tree #2. Trunks form at grade with deep leaf litter covering base. Possibly more than one potential tree.	GOOD	REMAIN
4	MONTEREY CYPRESS (MACROCARPA)	2'-5"	2.0	Dense, multiple trunk trees with trunk forming at grade. Trunk attachments are included at base. Vigor and foliage density are variable with significant branch and leaf dieback occurring.	SKETCHY	REMOVE
5	MONTEREY CYPRESS (MACROCARPA)	30.5"	2.5	Medium tree with closely spaced, multiple thin, unbranched forming at 12'. Condition in trees at 10'. Tree has history of pruning with heading cuts locations evident. Tree has history of limb failure. Upper crown has large diameter and extensive branch dieback occurring in lower crown. Possible structural defects occurring and some branch damage.	SKETCHY	REMOVE
6	MONTEREY CYPRESS (MACROCARPA)	26.5" - 28.6"	2.5	Medium tree with co-dominant trunks forming at 3.5'. Main trunk diameter weak. 20' trunk has closely spaced, multiple limb attachments forming at 4'-7" with upright limb, 26.2' trunk has three trunks forming at 6'-7" with generally acceptable distribution. Vigor and foliage density is variable with significant limb and trunk dieback occurring. Some crown on limb dieback.	SKETCHY	REMOVE
7	BUSHY YATE (RICALYPTUS LE-MANUI)	10"-11.5"	3.0	Low, multiple trunk tree with very dense, rounded crown extending to east. In addition to the three primary stems there are several smaller stems arising from the crown. Vigor and foliage density are moderate to good. Vigor and foliage density are moderate with limited branch dieback occurring.	SKETCHY	REMOVE
8	MONTEREY CYPRESS (MACROCARPA)	10"-11.5" - 12"-14.5"	3.0	Multiple trunk structure forming at 3' with limited foliage attachments. Symmetrical crown form and very dense branch and leaf dieback occurring. Vigor and foliage density are moderate to good. Vigor and foliage density are moderate. One large diameter surface root extends to the roadway. Root system is highly variable. Vigor and foliage density is moderate.	SKETCHY	REMOVE
9	MONTEREY CYPRESS (MACROCARPA)	3'-9"	3.0	Low, dense multi-trunk structure forming at grade. Low, open structure. Sky exposure widely present on limbs, although generally moderate vigor and foliage density.	SKETCHY	REMAIN
10	MONTEREY CYPRESS (MACROCARPA)	2'-3"	3.0	Low, open structure. Sky exposure widely present on limbs, although generally moderate vigor and foliage density.	SKETCHY	REMAIN
11	COAST LIVE OAK (QUERCUS AGRIFOLIA)	11"-13" (LOW)	3.0	Low, co-dominant trunk structure and then multiple trunks at 3'-5'. Trunks probably originated as basal sprouts. Symmetrical and dense crown form. Vigor is moderate.	GOOD	REMAIN
12	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5" (LOW)	1.5	Low, single trunk structure with symmetrical form. Very low vigor and foliage density with significant branch and leaf dieback occurring. Possible structural infirmities.	POOR	REMOVE
13	MYOPORUM (MYOPORUM LAELUM)	1'-3"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum limb foliage damage.	POOR	REMOVE
14	MYOPORUM (MYOPORUM LAELUM)	1'-4"	1.0	Tree is mostly dead with severe dieback occurring. Myoporum limb foliage damage.	POOR	REMOVE
15	COAST LIVE OAK (QUERCUS AGRIFOLIA)	6.5" - 8"	3.0	Low, multiple trunk structure with symmetrical crown form. Wide trunk attachments. No significant structural defects. Vigor and foliage density are moderate.	GOOD	OFFSITE



VETERANS SUPPORTIVE
 HOUSING
 VTC / EAH

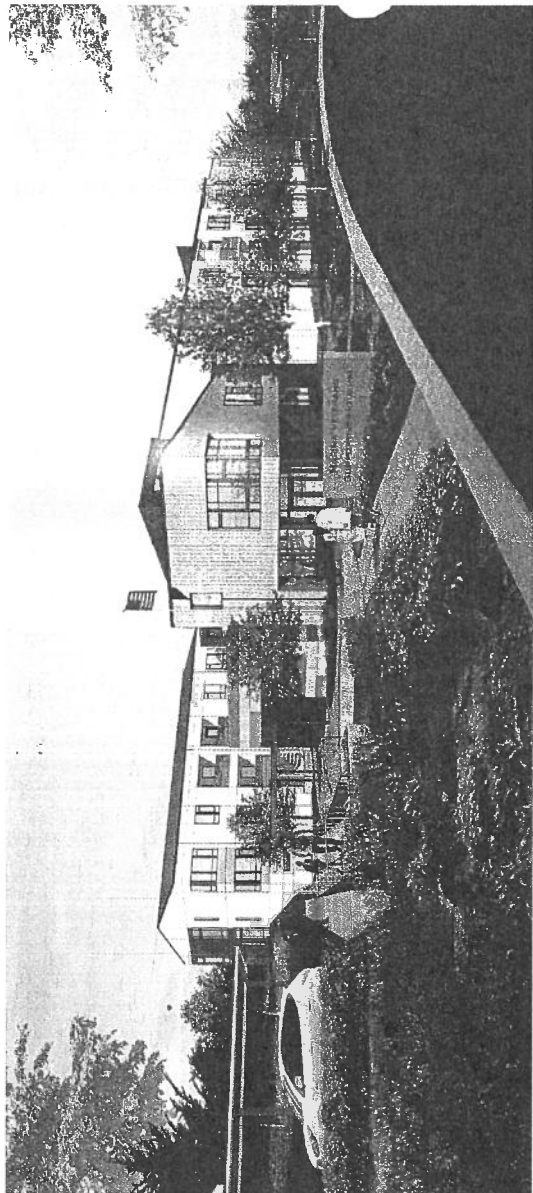
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 REVISIONS

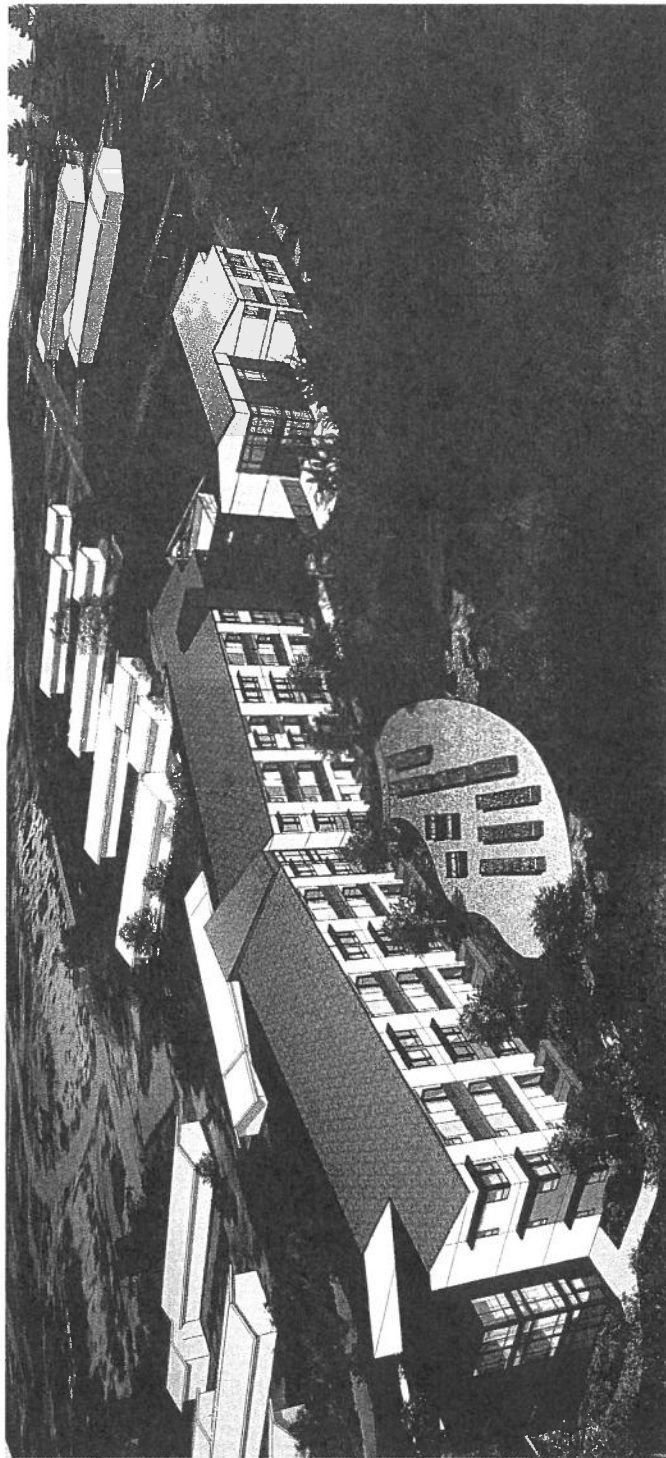
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 CONCEPTUAL
 RENDERINGS

SCALE AS NOTED

A0.1
CONCEPTUAL RENDERINGS



MAIN ENTRANCE FROM HAYES CIRCLE



AERIAL FROM WEST

VETERANS SUPPORTIVE
 HOUSING
 V.T.C/EAH

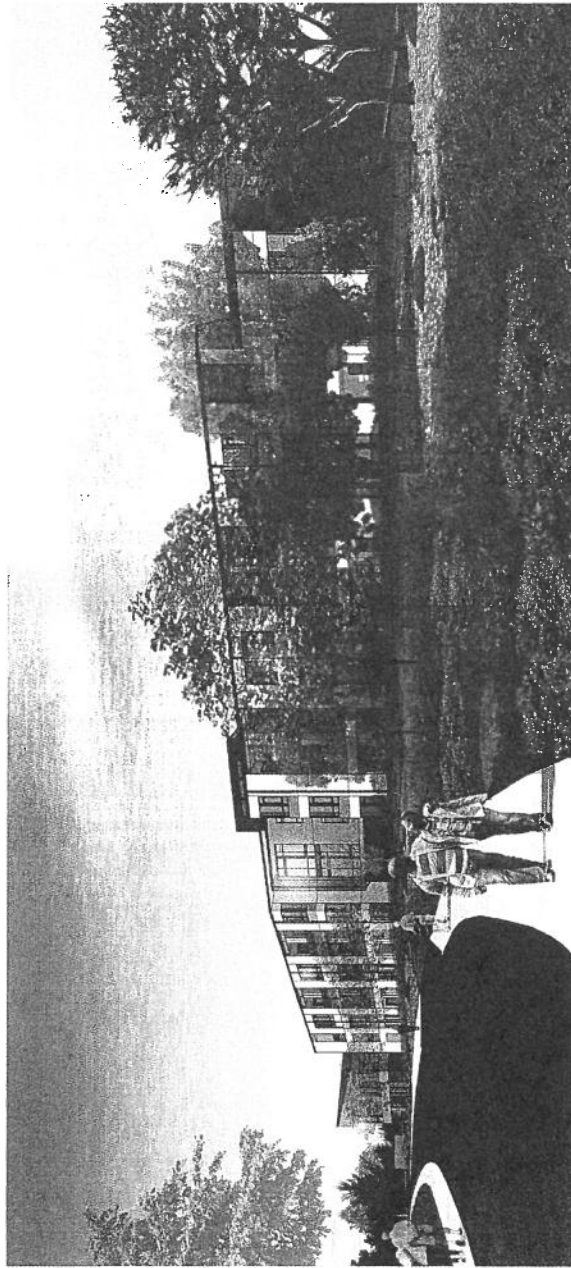
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 DATE 12/21/2016
 CONSULTANT
 APPLICATION
 3/15/2018
 DESIGN SOURCE
 RESIDENTIAL

DRAWING TITLE
 CONCEPTUAL
 RENDERINGS

SCALE A4 NOTED
A0.2
CONCEPTUAL RENDERING



VIEW ALONG HAYES CIRCLE LOOKING SOUTH WITH PLANTED TREES @ 1 DAY OLD



VIEW ALONG HAYES CIRCLE LOOKING SOUTH WITH PLANTED TREES @ 5 YEARS OLD

VETERANS SUPPORTIVE
 HOUSING
 V.T.C./E.A.H

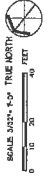
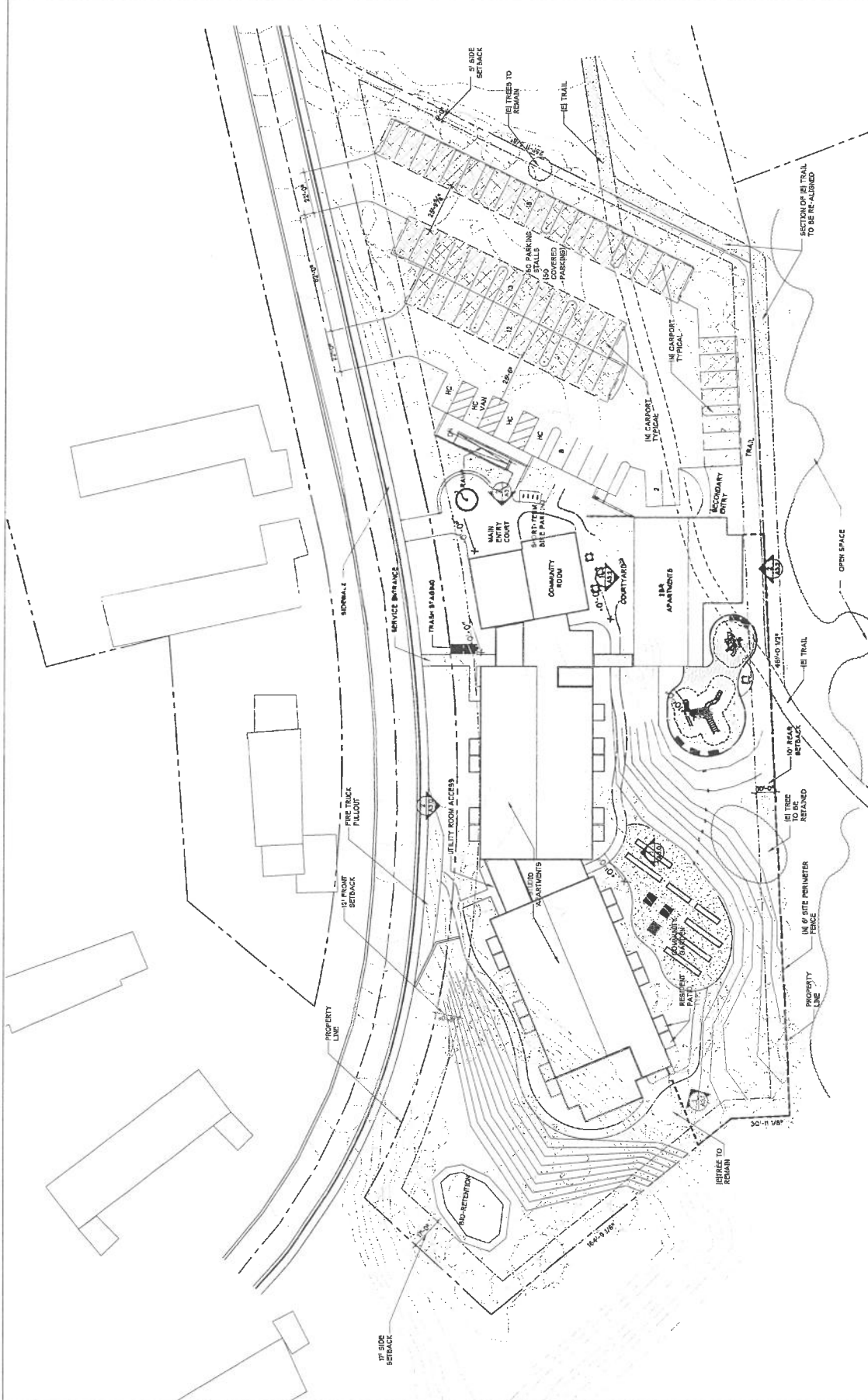
MARINA, CALIFORNIA

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 JOB NUMBER 74
 DATE
 12/20/08
 CONSULTANT
 APPLICATION
 SECTION
 DESIGN REVIEW
 REVISIONS

DRAWING TITLE
 SITE PLAN

SCALE AS NOTED

A1.1
 GENERAL NOTES



- GENERAL NOTES
1. REFER TO SURVEY FOR BOUNDARY ORIENTATION, UTILITIES AND EXISTING CONDITIONS.
 2. ARCHITECTURAL DATA (NOT TO SCALE) ABOVE SEA LEVEL. REFER ALSO TO GRADING PLANS.
 3. DIMENSIONS OF PLACEMENT STRUCTURES ARE APPROXIMATE.

VETERANS SUPPORTIVE
HOUSING
V.T.C./E.A.H.

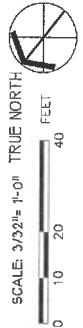
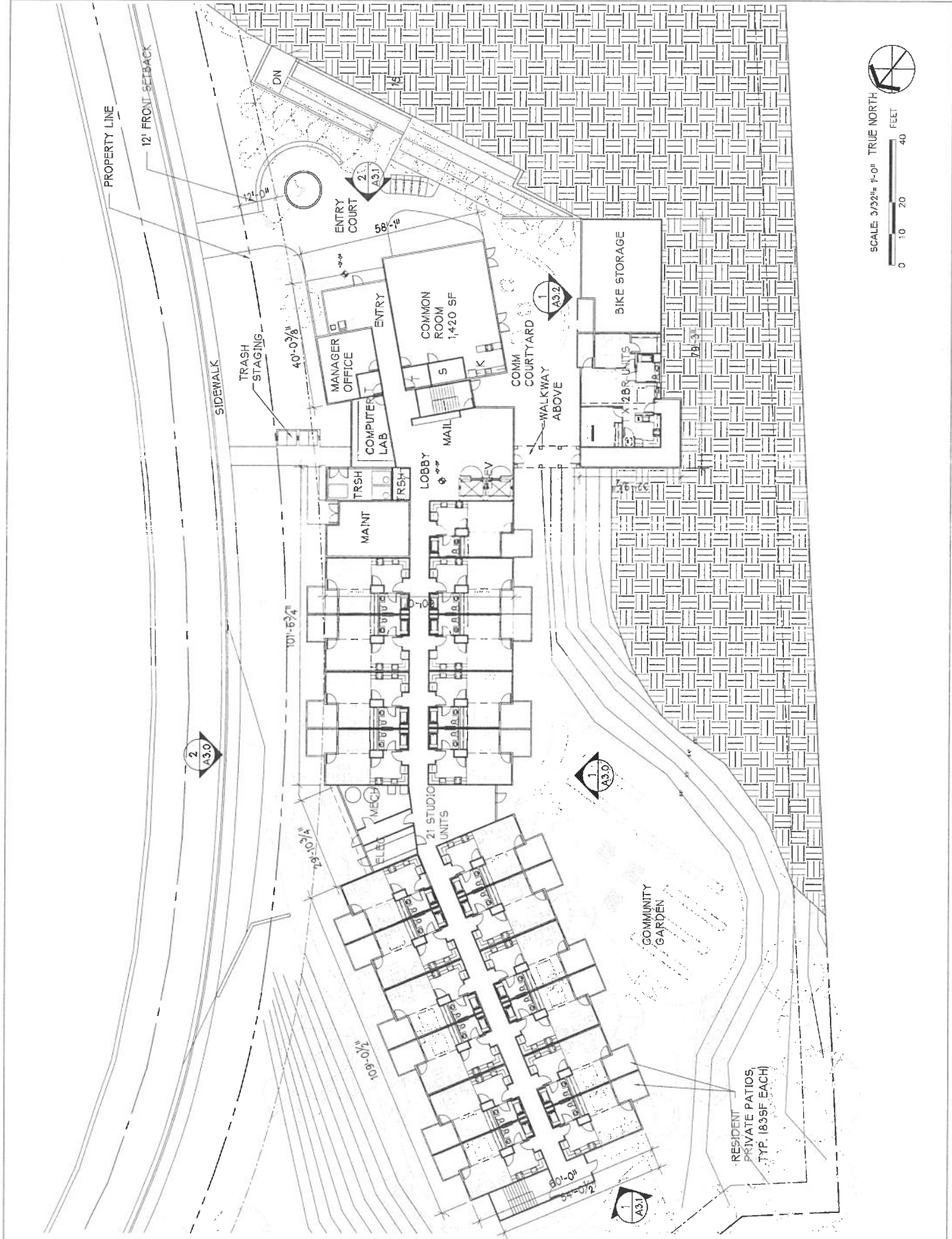
MAINA, CALIFORNIA

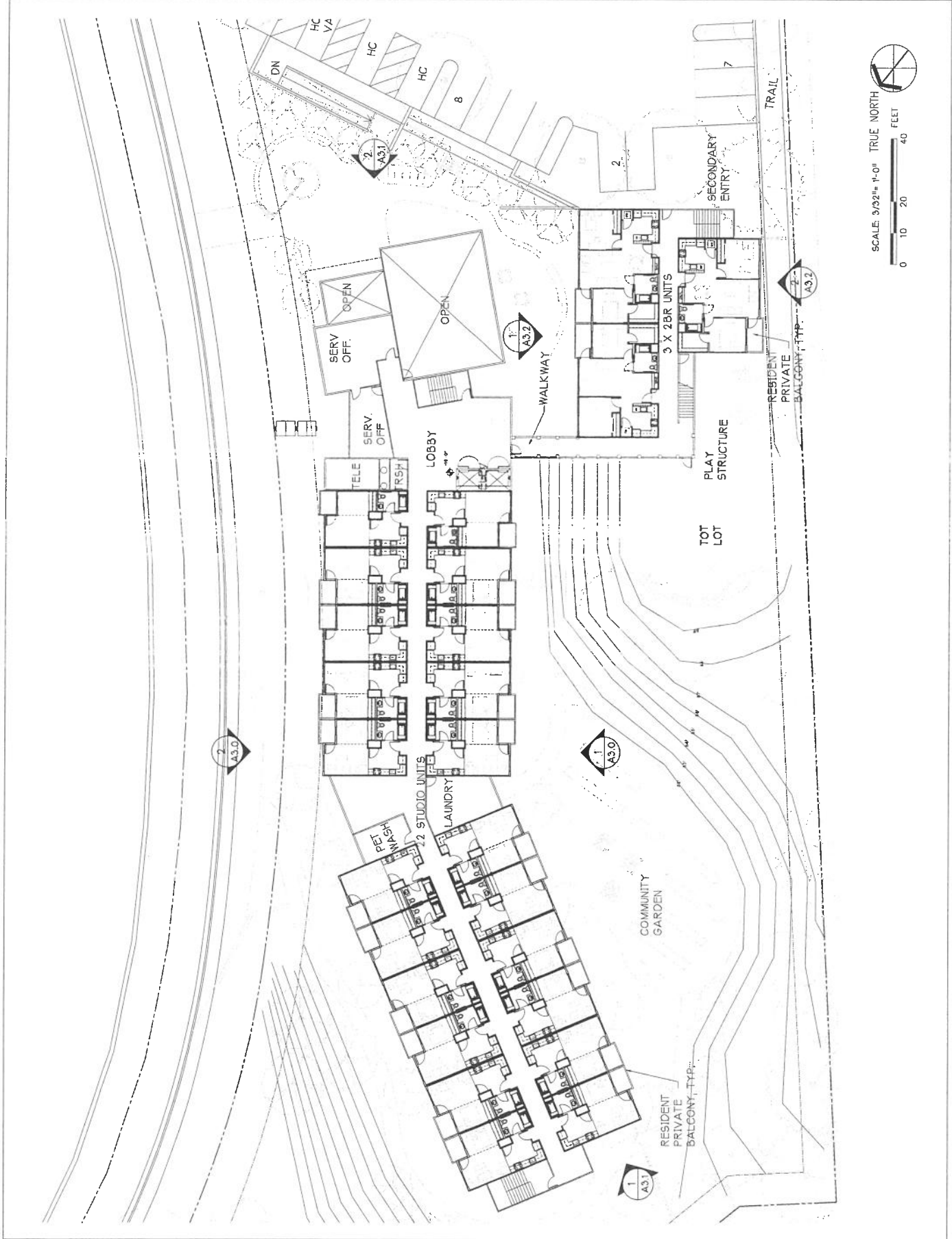
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APPROVED
PROJECT MANAGER
RESUBMITAL

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1ST FLOOR PLAN

SCALE AS NOTED

A2.1
CONTRACT DOCUMENTS





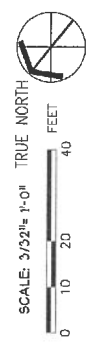
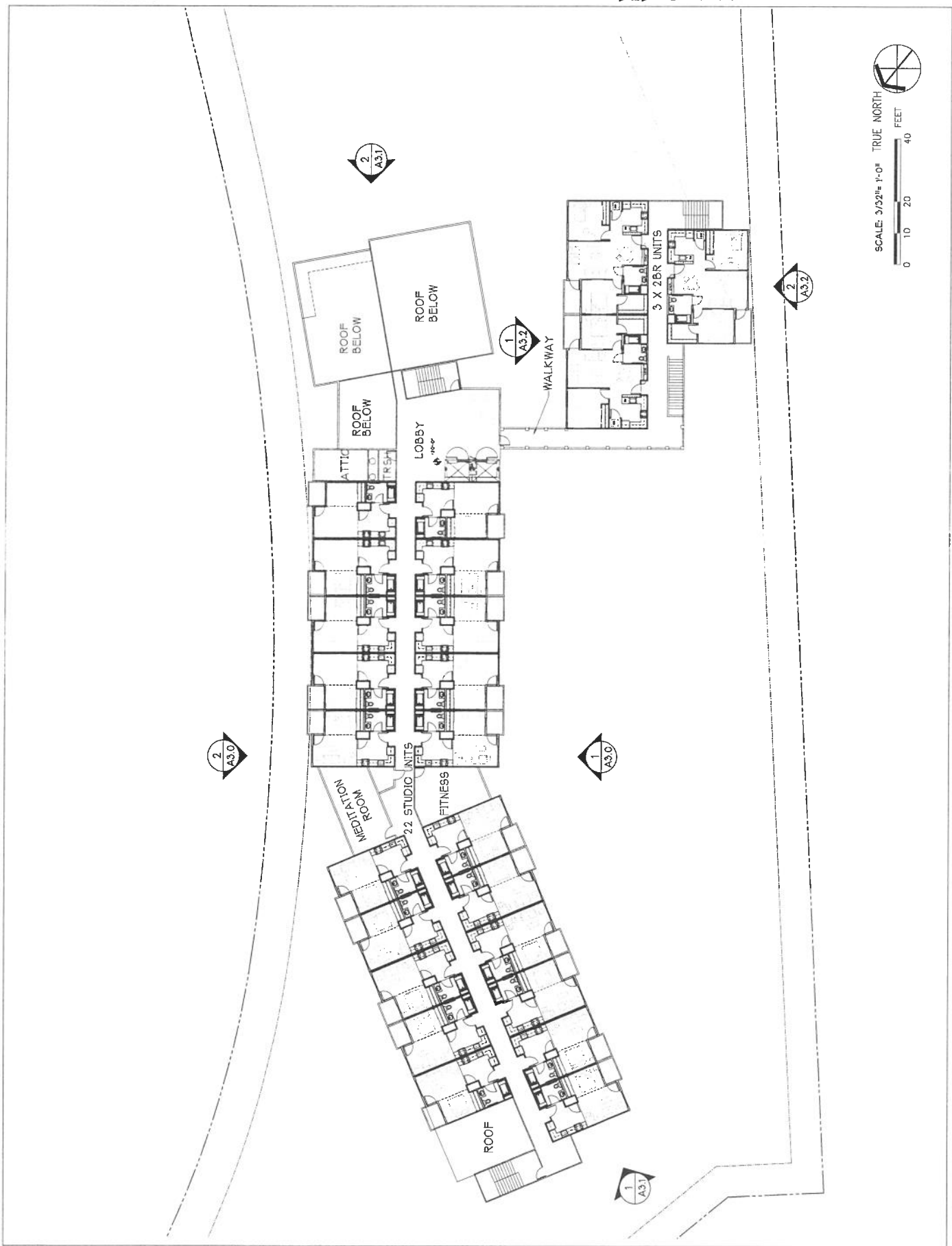
VETERANS SUPPORTIVE
 HOUSING
 V.T.C / E.A.H

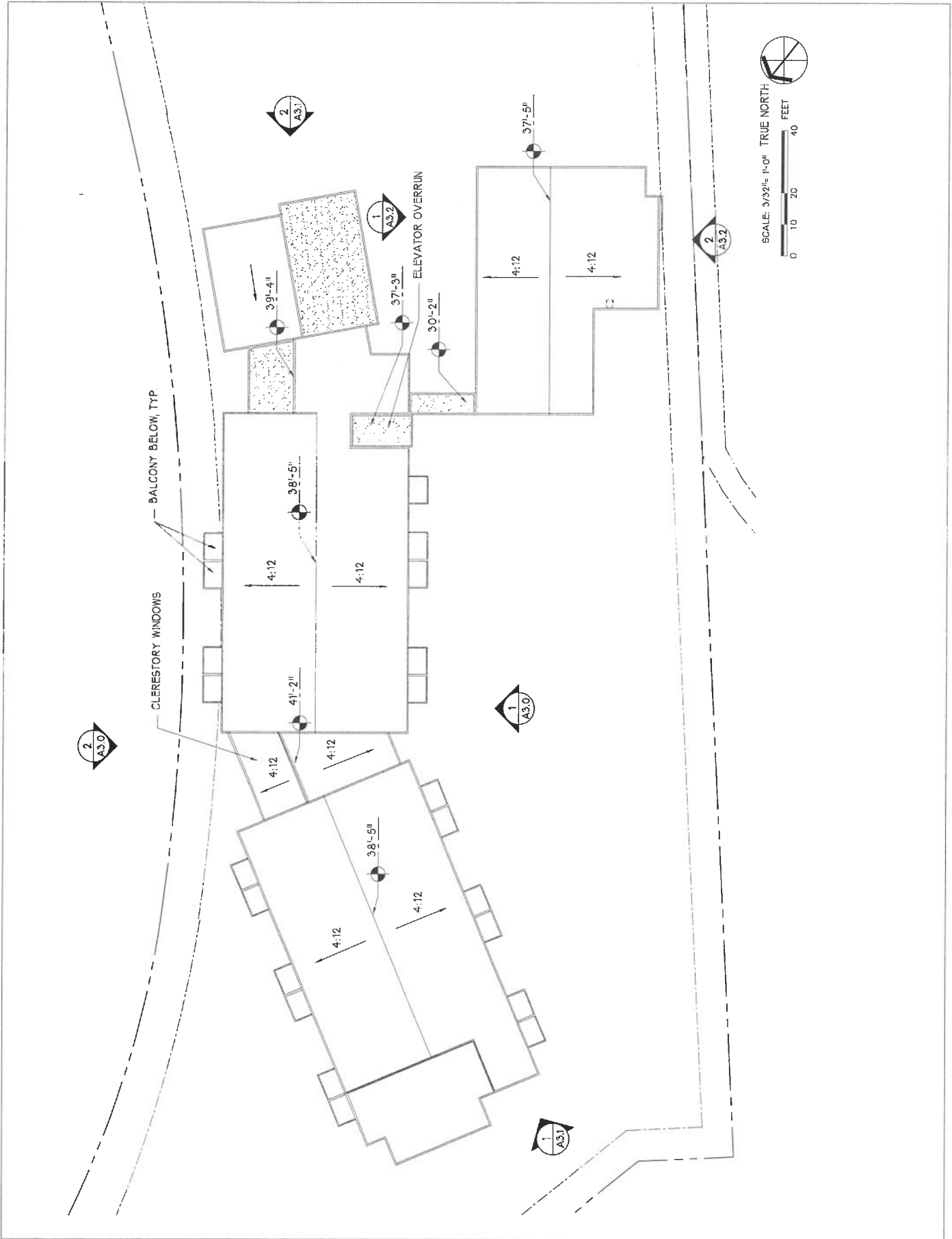
MARINA, CALIFORNIA

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 JOB LEADER PM
 DATE
 REVISIONS
 APPLICATION
 SCHEDULE
 DESIGN REVIEW
 PERMITTING

DRAWING TITLE
3RD FLOOR PLAN

SCALE AS NOTED
A2.3





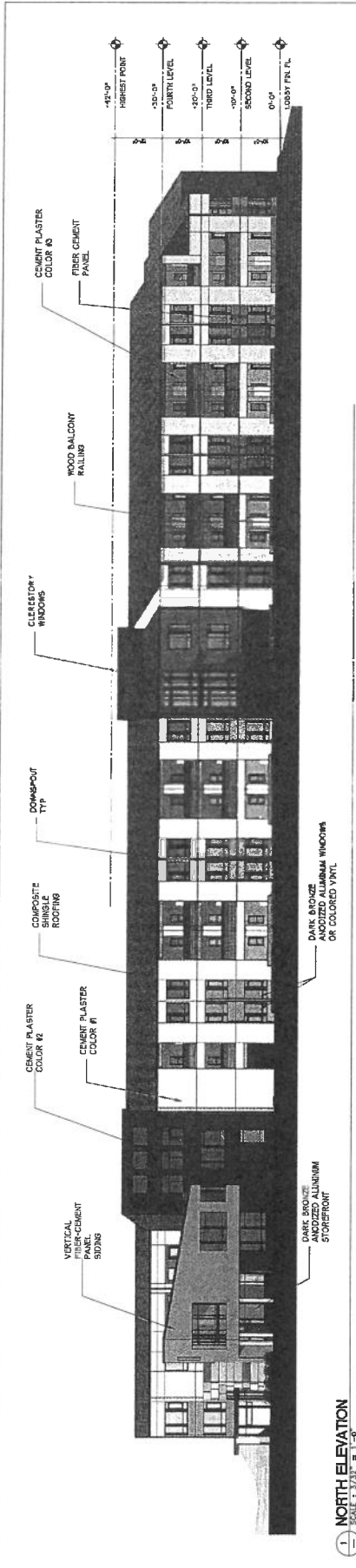
VETERANS SUPPORTIVE
 HOUSING
 V.T.C / E.A.H

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 DATE 02/20/2018
 APPROVALS:
 ARCHITECT
 DESIGN REVIEW
 RESIDENTIAL

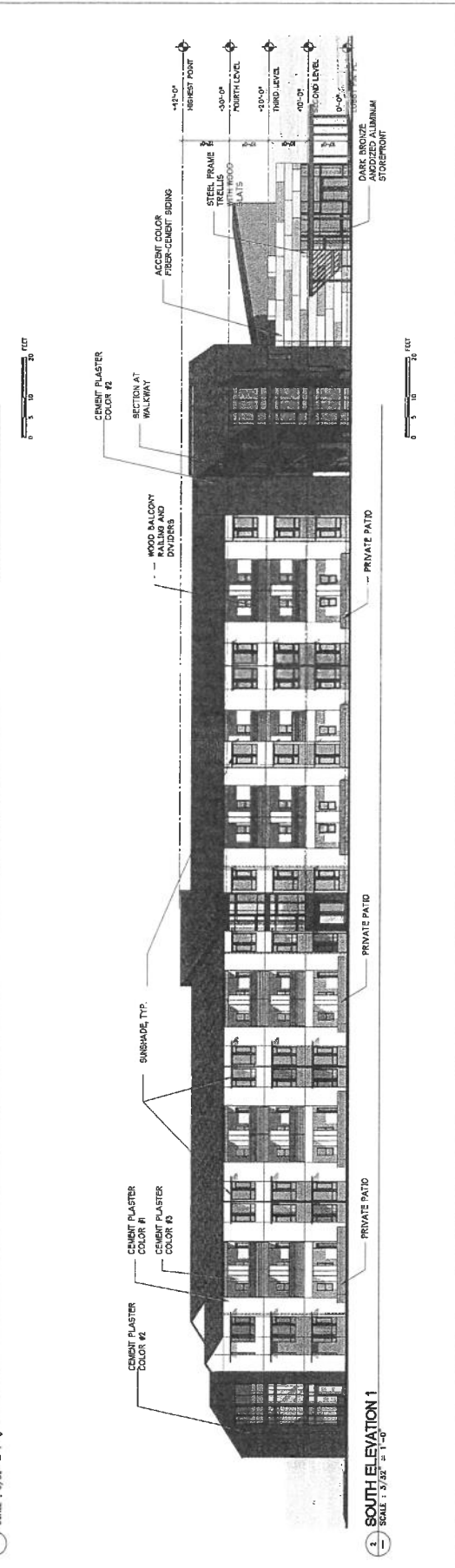
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SCALE AS NOTED

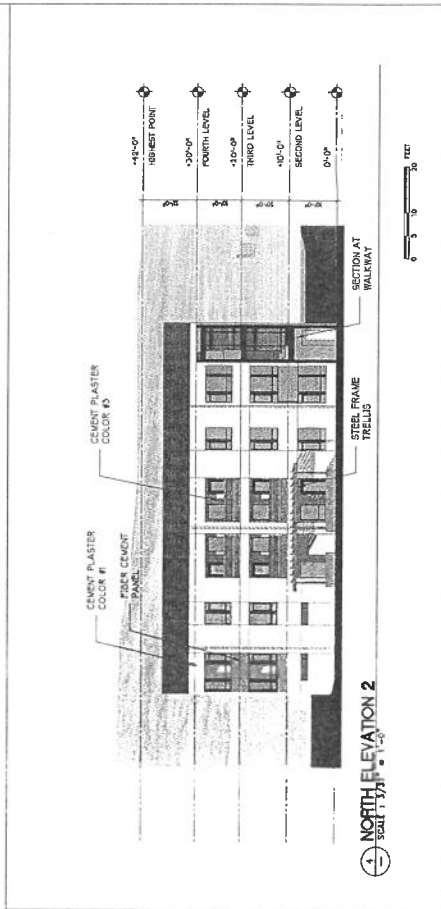
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 SHEET INFORMATION



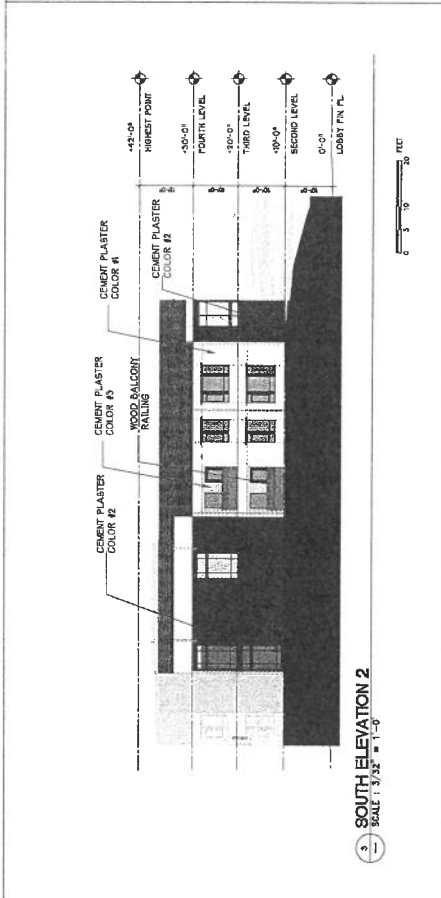
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 SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION 1
 SCALE: 1/32" = 1'-0"



3 NORTH ELEVATION 2
 SCALE: 1/32" = 1'-0"



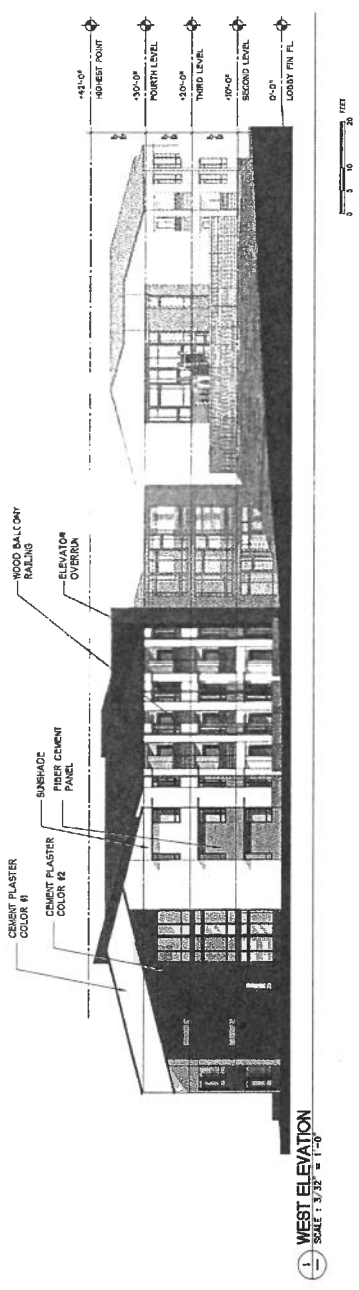
4 SOUTH ELEVATION 2
 SCALE: 1/32" = 1'-0"

VETERANS SUPPORTIVE
 HOUSING
 V.T.C / E.A.H

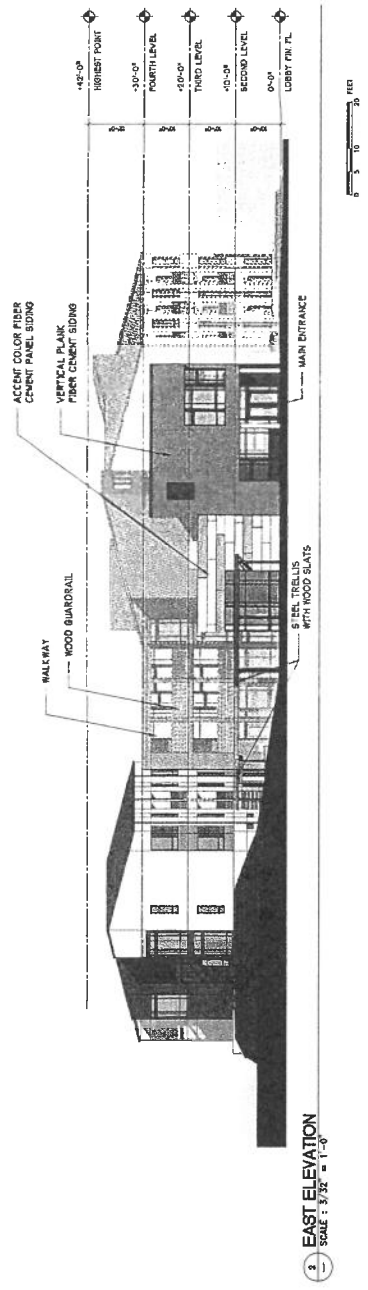
MARK, CALIFORNIA
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 JOB CAPTAIN
 DATE 12/21/2016
 DESIGN REVIEW
 APPROVED
 SUPERVISOR
 RESUBMITTAL

DRAWING TITLE
 EXTERIOR ELEVATIONS

SCALE AS NOTED
A3.1
 General Requirements



1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"

RESOLUTION NO. 2016-05

A RESOLUTION OF THE CITY OF MARINA SITE AND
ARCHITECTURAL DESIGN REVIEW BOARD
RECOMMENDING PLANNING COMMISSION APPROVAL OF SITE AND
ARCHITECTURAL DESIGN REVIEW DR 2016-05 FOR THE SITE PLAN,
BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPE PLAN, AND
COLORS AND MATERIALS FOR THE VETERANS TRANSITION CENTER'S
(VTC) VETERAN'S SUPPORTIVE HOUSING PROJECT
THAT INCLUDES THE DEMOLITION OF 4 DUPLEXES (8 UNITS) AND
THE CONSTRUCTION OF A THREE-STORY, 71-UNIT MULTI-FAMILY
RESIDENTIAL STRUCTURE ON A 2.4 ACRE PROJECT SITE LOCATED AT
180 HAYES CIRCLE (APN 031-021-040),
SUBJECT TO CONDITIONS

WHEREAS, on April 20, 2016, the Site and Architectural Design Review Board conducted a duly noticed public meeting to consider DR 2016-05 for the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for the Veterans Transition Center Permanent Supportive Housing Proposal that includes the demolition of 4 duplexes (8 units) and the construction of a three-story, 71-unit multi-family residential structure on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, the subject property is developed with 4 duplexes (8-units), and;

WHEREAS, the proposed development, includes the construction of a three-story 71-unit multi-family residential structure on a 2.4 acre project site including a community garden, community room, office, lobby, laundry facility, fitness studio, two lounges, a rear semi-private patio area, and a front entry semi-public patio area leading to a 60 parking space lot with two drive access points to Hayes Circle, and;

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project. On November 6, 2015 a guidance letter, draft fee agreement and tentative processing schedule was sent to the applicant. On November 16th an initial fee agreement was executed with the City, and;

WHEREAS, on December 9, 2015 EAH submitted a complete application for entitlements including a General Plan Amendment (GP 2016-01) to change the General Plan Land Use Map from 'Single Family Residential' to 'Multiple Family Residential', a Conditional Use Permit to exceed 25 units per acre in the R-4 Zoning District, Site and Architectural Design Review (DR 2016-05-01) for the Site Plan, Building Elevations, Landscape Plan and colors and materials for the project, including demolition of four duplexes and the construction of the three-story 71-unit multifamily structure, and Tree Removal Permit (TP 2016-02) for removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, aside from the additional density and reduced parking to be requested of the Planning Commission and City Council through a Conditional Use Permit, the project meets the Development Standards of the R-4 Multiple Family Residential District, and;

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study and Negative Declaration (ND) or Mitigated Negative Declaration (MND) is being prepared for review and consideration by the Planning Commission and City Council simultaneous with the legislative actions. Presently, the applicant is still trying to secure a permanent long-term water supply for the project. Until this is secured by the applicant, the environmental documentation for the project will remain incomplete and the project will not proceed, and;

WHEREAS, this resolution is for Site and Architectural Design Review only (Design). For the project to be constructed it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby recommends Planning Commission approval of Site and Architectural Design Review DR 2016-05 for the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for a project that includes the demolition of 4 duplexes and the construction of a three-story, 71-unit multi-family residential structure on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-04), making the following findings and subject to the following conditions of approval:

Findings

1. Consistency with City Policies and Plans – That, as noted within the staff report dated April 20, 2016, Site and Architectural Design Review DR 2016-05 has been designed consistent with the Marina General Plan and the Development Standards of the R-4 Multiple Family Residential District, subject to obtaining full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, an environmental determination and consistency with the Fort Ord Base Reuse Plan.
2. Site and Architectural Design Review DR 2016-05 - That Site and Architectural Design Review DR 2016-05 has been designed and will be constructed, and so located, that the project, as conditioned, will not:
 - (a) Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the City, in that the addition of the new facility will set a positive tone and modern design for the neighborhood, including new landscaping that will beautify the site and improve the look of Hayes Circle.
 - (b) Impair the desirability of tenancy or investment or occupation in the City, in that the proposed Veterans Supportive Housing Project at this location will add value to the surrounding area and to the City as a whole through efficient use of land within the City's existing urban footprint.
 - (c) Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is an appropriate and efficient use of land that is consistent with the mission of the Veterans Transition Center, and is compatible with nearby VTC land

holdings and residential programs, and whereby the developer will contribute through development impact fees and property taxes to the financial well being of the community.

- (d) Impair the desirability of tenancy or conditions on or adjacent to the subject site, in that the investment in the community may spur additional redevelopment of the neighborhood and lead to further improvements in the area.
- (e) Otherwise adversely affect the general welfare of the community, in that the project, for the reasons provided above, will have an overall positive effect on the general welfare of the community.

Conditions of Approval

1. Substantial Compliance - The project shall be accomplished in substantial accordance with the details as specified on “**EXHIBIT A**” attached to this Resolution.
 - Use of color at the main entry point shall be incorporated in a complementary fashion throughout the building façade.
 - The white color should be toned down to not be “paper white” but to be richer, creamier.
2. Permits - The applicant shall obtain all required building permits and public improvement permits prior to initiating construction.
3. Indemnification - That the applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
4. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
5. Police Department – Marina Police Department CPTED conditions shall be implemented to the Satisfaction of the Police Chief.
6. Final Landscape Plan – A Final Landscape Plan, substantially consistent with the Conceptual Landscape Plan shall be submitted for staff review and approval with Board Member Boynton and shall show the numbers of each plant species to be planted and shall address the following:
 - (a) The Final Landscape Plan shall show no less than the currently proposed number of trees, grasses, shrubs and groundcover with at least 65% California native plantings.
 - (b) Minimum plant sizes for the Final Landscape Plan shall be consistent with landscaping standards for other developments within Marina:
 - (i) The box size for planted trees shall be a minimum of 15 gallons with a minimum box size of 24-inch to be planted at key focal points, such as at the main entry to the Promontory.

- (ii) Trees shall be spaced at about 30 feet on-center for larger varieties and about 20 feet on-center for smaller varieties. In addition, trees shall be a minimum of: 10 feet away from driveways; 15 feet from streetlights and traffic control signals; 5 feet from water, gas and fire service laterals; and 10 feet from sewer and gas laterals.
 - (iii) The minimum size to plant shrubs is at 5 gallons for 50% of the shrubs and at 1 gallon for the other 50% of the shrubs.
7. All remaining trees in the vicinity of the proposed construction shall be protected during all construction activities.
 8. Irrigation Plan – Prior to the issuance of building permits, a Final Irrigation Plan shall be submitted for staff review and approval that addresses any changes to the plant materials and locations.
 9. Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
 10. Lighting – Building and construction plans shall include a Photometric Analysis and lighting specifications showing white light only, consistent with standards set by the Illuminating Engineers Society for open parking, sidewalks and grounds with a minimum variation in foot-candles across the site. The Lighting Plan and Lighting Levels shall be submitted for staff review and approval.
 11. Trash Enclosures - Prior to the issuance of building permits the applicant shall coordinate with the waste hauler for the site.
 12. Fencing - Wrought iron fencing to secure the rear and side yards of the property shall be submitted for staff review and approval, prior to construction. The wrought iron shall be unadorned, without stone columns/pillars or stone/brick bases, and screened by landscaping as potentially viewed from Hayes Circle.
 13. Signs - A main identification sign has been approved conceptually with this review. The applicant shall prepare a formal application for all signs to be placed on property for review and approval by staff in substantial compliance and theme as shown in the sign on **Exhibit A**, Sheet G0.0.

Resolution No. 2016-05

Page 5.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 20th day of April 2016, by the following vote:

AYES, BOARD MEMBERS: Marquard, Boynton, Rinehart

NOES, BOARD MEMBERS: Biala

ABSENT, BOARD MEMBERS: Askew

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

Taven M. Kinison Brown
Acting, Planning Services Manager
City of Marina

RESOLUTION NO. 2016-02

TREE COMMITTEE CONSIDER ADOPTING RESOLUTION NO.
2016- , RECOMMENDING PLANNING COMMISSION APPROVAL
OF TREE REMOVAL AND RELOCATION PERMIT TP 2016-02
FOR THE REMOVAL OF NINE (9) TREES ON A 2.4 ACRE
PROJECT SITE LOCATED AT 180 HAYES CIRCLE,
(APN 031-021-040), SUBJECT TO CONDITIONS

WHEREAS, on April 20, 2016, the Marina Tree Committee conducted a duly noticed public meeting to consider adopting Resolution No. 2016-02, recommending Planning Commission approval of Tree Removal Permit TP 2016-02 for the removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), and;

WHEREAS, an arborist report was initially prepared by McNair and Associates on behalf of the applicant EAH for the Veterans Supportive Housing Proposal, (12/13/2015) (“**EXHIBIT B**” to the April 20, 2016 staff report). While all trees were evaluated, all 14 onsite trees were proposed for removal. . and;

WHEREAS, using the City’s new contract arborist services, the City utilized Mr. Ken Fouts, to provide an independent analysis of the on-site trees, their health, the context of the development proposal, and for a recommendations in light of the findings for tree removal as required by City Code, and;

WHEREAS, This independent objective arborist report (“**EXHIBIT C**” to the April 20, 2016 staff report) indicated that 5 of the existing trees could and should be retained, while still allowing the applicant’s proposed building and development foot print. The trees include three Coast Live oaks and two Monterey cypress, and;

WHEREAS, upon reviewing the City’s arborist report, the applicant then returned a revised Tree Preservation and Removal Plan saving the 5 trees indicated for retention by the City’s on-call arborist. The nine trees proposed for removal (Trees #1, #4, #5, #6, #7, #8, #12, #13, and #14) are identified as being in poor and moderate health or within the development impact area, and;

WHEREAS, The applicant has offered a landscaping and replanting plan in excess of the City’s customary 2:1 replacement ratio as it exceeds an 11:1 ratio. The landscaping plan for the project shows roughly 107 trees, meaning a net addition of 102 trees to the site, and;

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study and Negative Declaration (ND) or Mitigated Negative Declaration (MND) is being prepared for review and consideration by the Planning Commission and City Council simultaneous with the legislative actions. Presently, the applicant is still trying to secure a permanent long-term water supply for the project. Until this is secured by the applicant, the environmental documentation for the project will remain incomplete and the project will not proceed, and;

WHEREAS, this resolution is for Tree Removal and Replanting only should the project proceed to obtain subsequent entitlements. Prior to site disturbance and for the project to be constructed, it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse

Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.

NOW, THEREFORE BE IT RESOLVED by the Tree Committee of the City of Marina that it hereby recommends Planning Commission approval of Tree Removal and Relocation Permit TP 2016-02 for the removal of nine (9) trees on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), as recommended in the independent objective arborist report (“**EXHIBIT C**” to the April 20, 2016 staff report), attached hereto, based upon the following findings and subject to the following conditions of approval:

Findings

The granting of the Tree Removal Permit as proposed achieves the spirit, purpose and intent of Chapter 17.51 of the City of Marina Municipal Code in that:

1. The applicant has clearly documented and compelling reasons for the removal of trees at the subject property. In particular, the removal of nine trees will allow for the construction of the 3-story 71 unit Veterans Supportive Housing Project, thus improving land use efficiency, while retaining the maximum number of existing trees on the subject site.
2. All trees proposed for relocation (Trees #1, #4, #5, #6, #7, #8, #12, #13, and #14) are identified as being in poor and moderate health or within the development impact area.
3. The trees proposed for removal do not serve as part of a windbreak system or otherwise play a prominent role in maintaining the existing urban forest.
4. Due to the tree’s contribution to the aesthetic beauty of the area, the removals and relocations would not have a substantial detrimental effect on neighboring property values. Removal of the nine trees will allow for development of the site, including enhanced site landscaping, and improve the beauty of the area.
6. The removal request is concurrent with development plans for the property and project plans indicate that it is necessary to remove the nine trees to enable reasonable and conforming use of the property which is otherwise prevented by the location of the trees.

Conditions of Approval

1. Prior to site disturbance and for the project to be constructed, it will need full entitlements from the Planning Commission, City Council and Fort Ord Reuse Authority for land use, density, parking, environmental determination and consistency with the Fort Ord Base Reuse Plan.
2. That removal of the trees shall be consistent with the recommendations within the Mr. Ken Fouts, independent arborist report dated January 16, 2016 (“**EXHIBIT C**” to the April 20, 2016 staff report).
3. That the Final Landscape Plan shall show replacement of the nine removed trees at a ratio of 11:1 consistent with the Conceptual Landscape Plan offered and submitted by the applicant. (“**Exhibit A**” Sheet L1.1)

4. That all remaining trees in the vicinity of the proposed construction shall be protected during all construction activities.

PASSED AND ADOPTED by the Tree Committee of the City of Marina at a special meeting duly held on the 20th day of April, 2016, by the following vote:

AYES, BOARD MEMBERS: Owen, Boynton, Morris

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS: Youngblood

ABSTAIN, BOARD MEMBERS:

Michael Owen (Chairperson)

ATTEST:

Taven M. Kinison Brown
Acting Planning Services Manager
City of Marina

RESOLUTION NO. 2018-16

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council adoption of the Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple

Veterans Transition Center

Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02) for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.

2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

RESOLUTION NO. 2018-17

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “EXHIBIT A” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council approval of the requested General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a ± 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.
 - (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.

- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

RESOLUTION NO. 2018-18

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of

Veterans Transition Center

30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby recommends City Council approval of the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a \pm 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”
- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall... be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

2. The project must be consistent with the Citywide Design Standards and Guidelines.

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

3. *That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

4. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photo-metric analysis) which shall indicate the location, type, and wattage of all light

fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.

4. Utilities-Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associate with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.
8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall development, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning

Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.

11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 25th day of October 2018, by the following vote:

AYES, BOARD MEMBERS: Berkley, Biala, Bielsker, Burnett, Mann, Urrutia (6)

NOES, BOARD MEMBERS: None (0)

ABSENT, BOARD MEMBERS: None (0)

ABSTAIN, BOARD MEMBERS: None (0)

David Burnett, Chair

ATTEST:

David J. R. Mack, AICP
Senior Planner
City of Marina

Veterans Transition Center

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of November 20, 2018

REQUEST TO OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTIONS FOR: 1) ADOPTION OF A MITIGATED NEGATIVE DECLARATION; 2) A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; AND 3) A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 2) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 3) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

RECOMMENDATION:

The City Council takes the following actions:

- 1) Adopt Resolution No. 2018-, adopting a Mitigated Negative Declaration;
- 2) Adopt Resolution No. 2018-, to approve a General Plan Amendment (GP 2016-01) to change the land use designation from “Single Family” to “Multiple Family Residential”; and
- 3) Adopt Resolution No. 2018-, a Combined Development Permit consisting of 1) Conditional Use Permit (UP 2016-02) for a multiple-family residential development exceeding 25 units per acre; 2) Site and Architectural Design Review (DR 2016-05) for the site plan, elevations and landscape plan for a new three-story seventy-one (71) unit multi-family residential apartment complex; and 3) Tree Removal permit (TP 2016-02) to allow the removal of nine (9) trees on the project site at 229 – 239 Hayes Circle (APN: 031-021-040).

BACKGROUND:

Hearing History

On April 20, 2016, the City of Marina held a joint meeting of the Design Review Board (DRB) and the Tree Committee (TC) to consider the Site and Architectural Design Review (DR 2016-05) and Tree Removal (TP 2016-02) portions of the Combined Development Permit.

Consequently, the DRB adopted a resolution recommending Planning Commission and subsequent City Council approval of the site plan design and overall building layout (DRB Resolution No. 2016-05, Attachment 4). The DRB resolution included 13 conditions of approval, all of which have been incorporated in to the Combined Development Permit.

Additionally, the Tree Committee adopted a resolution recommending Planning Commission and subsequent City Council approval of the of the removal of nine (9) trees to allow development of the VTC project (TC Resolution No. 2016-02, Attachment 5). The Tree Committee resolution

included 4 conditions of approval, all of which have been incorporated into the Combined Development Permit.

On October 25, 2018, the Planning Commission considered the project and recommended City Council consideration of the Mitigated Negative Declaration, General Plan Amendment, and Combined Development Permit via a 6-0 vote [PC Resolution No. 2018-16 (Mitigated Negative Declaration), No. 2018-17 (General Plan Amendment) ,and No. 2018-18 (Combined Development Permit) – Attachments 6, 7, and 8 respectively].

Environmental Determination

The City of Marina Planning Division prepared a Draft Initial Study/Mitigated Negative Declaration for the proposed project. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the Draft Initial Study/Mitigated Negative Declaration was circulated for public review for a period of at least 30 days (June 13, 2018 through July 12, 2018). The Draft Initial Study/ Mitigated Negative Declaration has been placed on the City’s website at the following address: <https://www.cityofmarina.org/DocumentCenter/View/7852/VTC-Final-IS-MND>.

FISCAL IMPACT:

All development application fees have been paid by the application and were included in the 2017-2018 FY budge. Actual construction permit fees, construction costs, and associated impact fees will also be paid by the developer and included in associated in associated departments for the 2018-2019 FY.

ANALYSIS

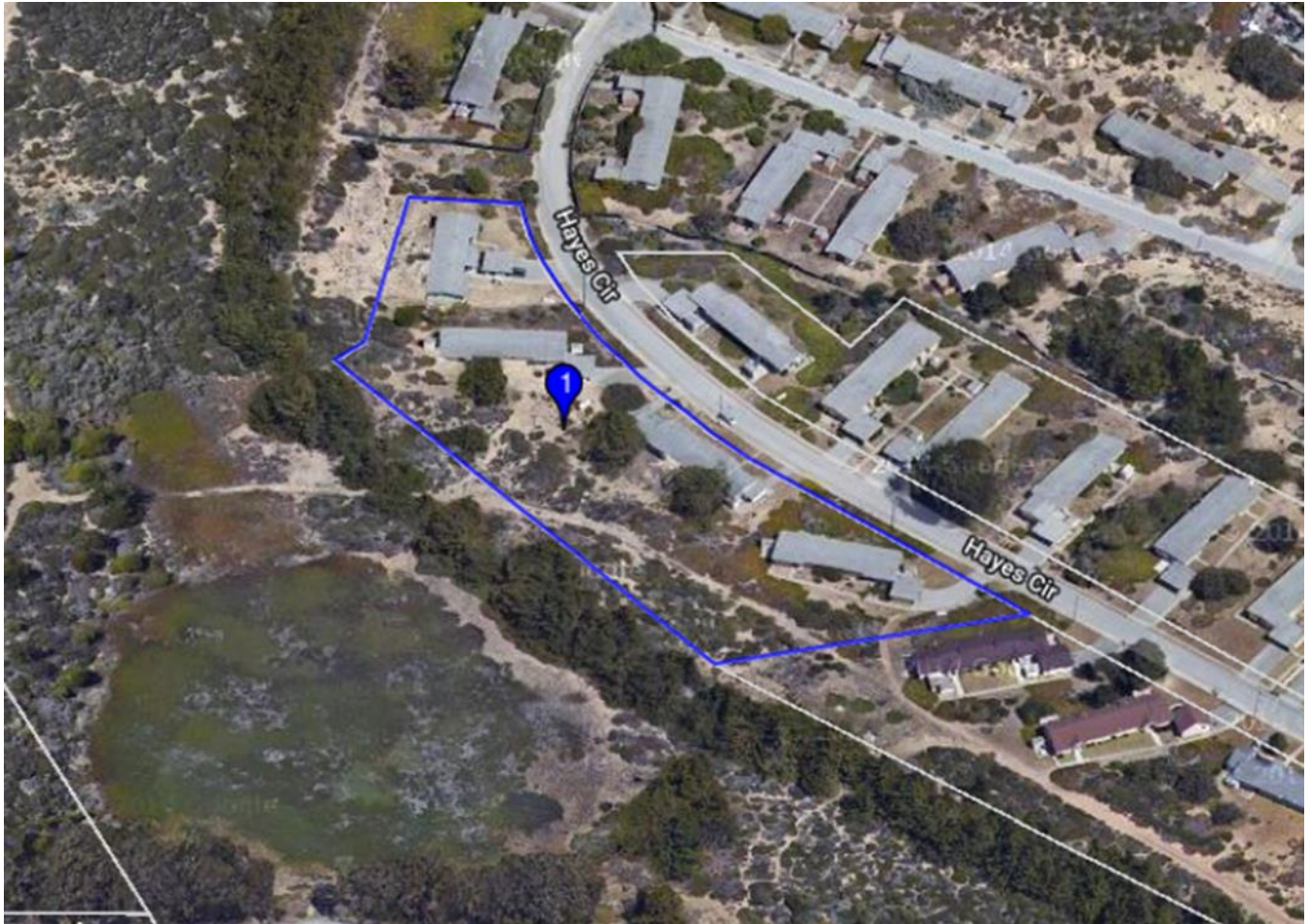
The overall project application is a Combined Development Permit application consisting of:

- A General Plan Amendment (GP 2016-01) to change the land use designation from “Single Family” to “Multiple-Family Residential”;
- A Conditional Use Permit (UP 2016-02) for a multiple-family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR 2016-05) for the site plan, elevations and landscape plan for a new three-story seventy-one (71) unit multi-family residential apartment complex; and
- Tree Removal permit (TP 2016-02) to allow the removal of nine (9) trees on the project site.

The project also includes the demolition of four (4) existing duplex units, totaling eight (8) units on the project site.

PROJECT LOCATION

The project site is a 2.4-acre parcel located at 229-239 Hayes Circle on the former Fort Ord, which is currently developed with four duplex structures and minor accessory structures (sheds, waste bin enclosures, etc.). Land immediately west of the site is vacant open space, land to the north, east, and south is comprised of single-story duplex structures constructed in the mid-20th century as army barracks. Most of these existing structures are vacant and fenced off; however, the areas of the north, east, and south are part of the “Cypress Knolls” senior development, which has been entitled but not yet constructed. The VTC project site is immediate adjacent to but located outside of Cypress Knolls.



The project site has a current General Plan Land Use Designation of “Single-Family Residential”, and a zoning designation of “R-4” or “Multiple-Family Residential District”. These designations are not consistent with each other and therefore the project requires a General Plan Amendment to change the Land Use Designation to “Multiple-Family Residential” to allow development of the project.

From a low elevation of approximately 72 MSL (mean sea level) on the western end of the property, the elevations rise to 93 MSL on the south eastern end of the property for difference of 21 feet. The site topography varies from flat to graded slopes, with sandy soils.

Five (5) Monterey Cypress and five (5) Coast Live Oaks have been planted in the past and have since matured on the property. Other vegetation on the property includes two (2) myoporum, one (1) Blackwood acacia and one (1) bush yate eucalyptus.

PROJECT DESIGN/LAYOUT

The proposed project is a three-story, seven-one (71) unit apartment structure intended to provide supportive housing for veterans, with a priority on homeless veterans. The facility will allow veterans to reside at the service-based property in perpetuity, as opposed to transitional housing which limits the tenure of tenants. Therefore, the project is defined with the Marina Municipal Code (MMC), Section 17.04.698, as supportive housing, which is permitted in all residential zones.

The project involves the demolition of the existing four on-site vacant duplex structures and construction of 54,480 square foot, three-story, 71-unit apartment complex organized into a main

building and family wing, connected via a covered walkway. Seventy (70) units will be rented and one (1) unit is reserved for the onsite manager.

Based on the 2.4-acre parcel size, the construction of 71 units, equates to a residential density of approximately 30 units per acre. Each component of the facility is detailed below.

Main Building

The main building is proposed to be situated on the front of the property along Hayes Circle and will include sixty-four (64) studio apartments. The main building also includes the following facilities:

- Ground Floor
 - Entry Area
 - Common room
 - Manager's Office
 - Computer Room
 - Utility Room
- Second Floor
 - Pet wash
 - Laundry facilities
 - Services office
- Third Floor
 - Mediation room
 - Fitness room

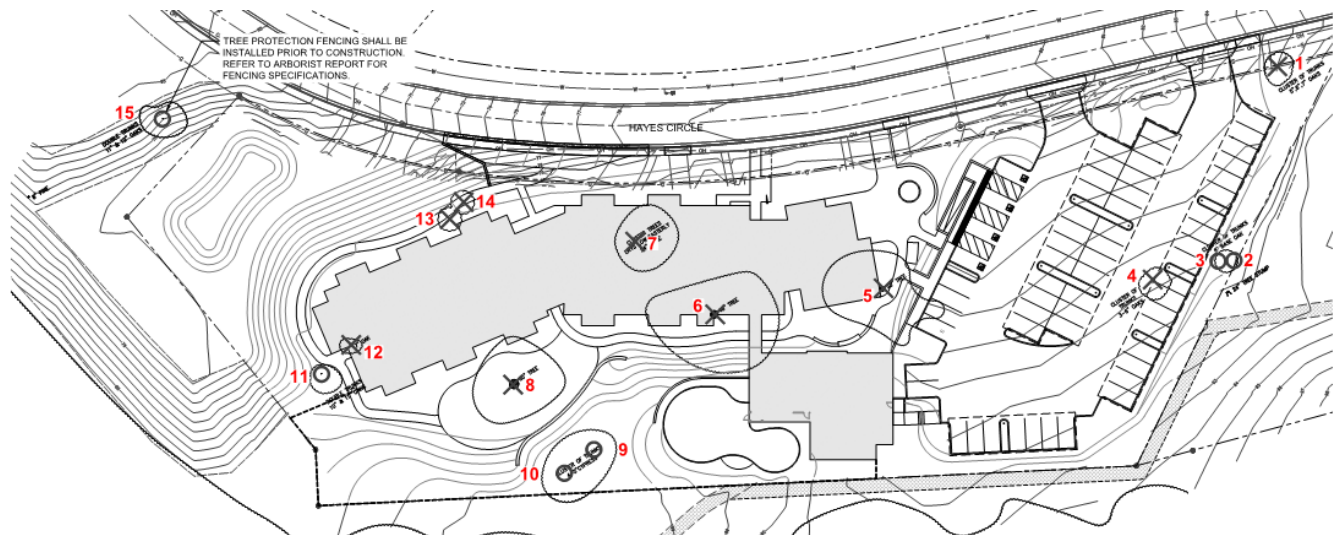
Family Wing

The family wing will be situated at the rear of the project site, behind the main building and adjacent to the proposed parking lot. The family wing will have seven (7) two-bedroom apartments and will include covered bike storage on the ground floor. Each unit will measure 950 square feet and have a private entry off an interior hallway and private outdoor patio.

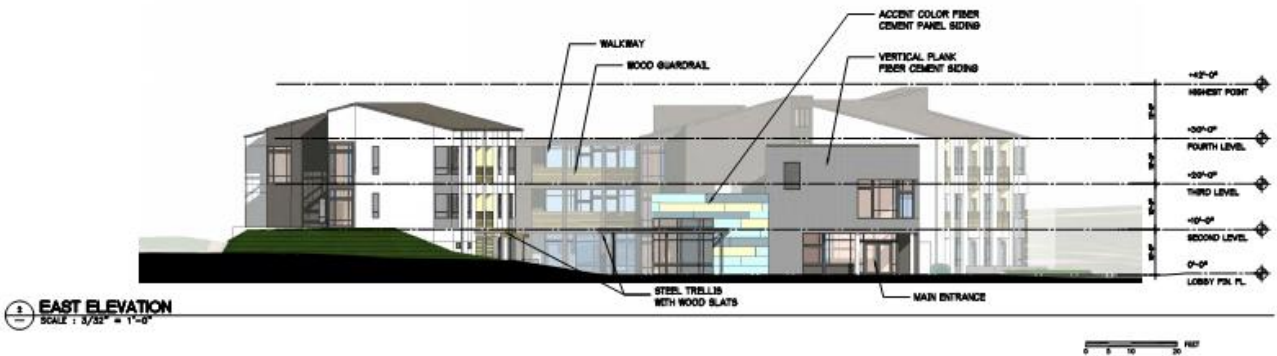
The family wing will be connected to the main building via covered walkways (one on each level) and have a separate entry off the parking lot.



Site Plan showing the proposed Main Building (64 studios), Family Wing (7 two-bedroom units), and parking area (60 total spaces – 50 covered/10 uncovered)



Site Plan showing proposed tree removal (Trees 1, 4, 5, 6, 7, 8, 12, 13, and 14)



Proposed Structure as Viewed from the East and West.



Proposed Structure(s) as viewed from the North and South.

Parking and Site Access

Onsite parking will be provided in the southeast portion of the property, with access coming from two entrances off Hayes Circle. Sixty (60) parking spaces will be provided, fifty (50) of which will be covered/carport spaces with solar photovoltaic cells utilized as cover. The remaining ten (10) spaces would be uncovered, four of which would be ADA compliant.

See “Parking Requirements” below for a detailed discussion on required and provided parking and applicable Government Code Sections for “special needs housing” projects.

The proposed project also includes the provision of two separate bike parking areas, which would allow for the parking of a total of 26 bicycles; 8 public spaces will be supplied near the entry plaza and 18 bikes can be stored in the private covered bike storage area on the ground floor of the family wing.

Fire Department access and parking will be provided in a dedicated fire truck turn-out space adjacent to the roadway off Hayes Circle located to the north of the main building.

Grounds and Landscaping

Outdoor features of the proposed project will include a community garden, community courtyard, and a children’s playground. The community garden, located at the rear (south) of the property will include raised wooden planter boxes, a storage shed, and work tables. Access to the community garden would be ADA compliant and will consist of stabilized decomposed granite paving and concrete pathways. The community courtyard, located between the main building and family wing, will include an outdoor grill, seat wall, and dining tables. The playground, located at the rear of the property adjacent to the family wing, will include play structures for ages 2-5 and 5-12. The playgrounds will be separated from the community garden by a retaining wall and vegetation screen. A six-foot high wooden fence would enclose the community gardens and playground.

Vegetation would be utilized as windbreak along the property lines. Trees and shrubs will be used to separate the project from the public trail at the rear of the property and from Hayes

Circle. Trees would also be used to screen the playground from the community garden and provide shade to the general area. A bio retention basin will be located at the northern part of the property to treat stormwater and runoff. The bio retention basin will feature no-mow fescue and layered massing of water conserving shrubs, grasses, and groundcovers. Shade trees will be placed on the northern portion of the property. The landscaping plan utilizes a variety of plants to create layers of textures and colors and complement the building's architecture. Irrigation for the landscaping would be fully automatic, low gallon use drip system, designed to connect to the City's recycled water supply.

The existing informal, public trail at the southwestern edge of the property will be realigned to be off property.

Water and Sewer Service

Water service will be provided to the project by Marina Coast Water District (MCWD), via a transfer of 15-acre feet per year (AFY) of potable water from the Ford Ord Reuse Authority (FORA) to the City of Marina, for use at the project site. The Federal Government of the United States of America has transferred the right to use 15 AFY of unutilized Government Water Rights to FORA for the purposes of FORA making such transfer/use available to the City of Marina for the VTC project.

The Monterey County Water Resources Agency (MCWRA) has confirmed the transfer of the 15 AFY of potable water and consented to the permanent transfer of those water rights for use at the VTC site and for this project. Again, the water is being supplied by MCWD, since it supplies water through an interconnected water supply system to the Central Marina service area and the former Ord Community service area.

Sewer service to the project site will be provided by the MCWD as well. A sanitary sewer manhole and pipe would be constructed along Hayes Circle, at the north end of the site, per MCWD standards. The existing sanitary sewer manhole and pipe will be demolished upon completion of the new pipe and manhole.

SUMMARY OF SITE STATISTICS – “R-4 /Multiple-Family Residential Zoning”:

Zoning Standards	Standard	Proposed	Consistency Determination
Building Setbacks	Front 12 feet Rear 10 feet Sides 5 feet	Front 12 feet Rear 10 feet Sides 5 feet (R-4 Adj.) 17 feet (R-1 Adj.)	Consistent Consistent Consistent Consistent
Height	42 feet 3 stories	42 feet 3 stories	Consistent Consistent
Open Space	<p><u>Common Open Space:</u></p> <p>300 SF/Studio unit (64 units – 19,200 SF required)</p> <p>400 SF /2-bed unit (7 units – 2,800 SF required)</p> <p>Total Required Common Open Space = 22,000 SF</p> <p><u>Private Open Space:</u> 1st Floor – 80 SF min (22 units – 1,760 SF required)</p> <p>2nd / 3rd floor– 40 SF min (49 units – 1,960 SF required)</p> <p>Total Required – 3,720 SF</p>	<p><u>Common Open Space:</u></p> <p>Outdoor Common Open Space (Community Garden; Playgrounds; Common Courtyard) – 26,352 SF</p> <p>Indoor Common Open Space (Common Room; Computer Lab; Meditation Room) – 1,770 SF</p> <p>Total Provided – 28,122 SF</p> <p><u>Private Open Space –</u> 1st floor units: Studio units – 83 SF 2 bed unit – 212 SF (21 Studios – 1743 SF; 1-2 bed unit – 212 SF; 1,955 SF total)</p> <p>2nd / 3rd floor units: Studio units – 40 SF 2 bed units – 56 SF (43 Studios – 1720 SF; 6- 2 bed units – 336 SF; 2,056 SF Total)</p> <p>Total Provided – 4,011 SF</p>	<p>Consistent</p> <p>Consistent</p> <p>Consistent</p>
Building Coverage	60% of lot area (2.40 acres/104,365 SF) 62,619 SF allowed	18.6% - 19,485 SF proposed	Consistent
Parking – Multiple	71 total units;	<i>Project is considered</i>	

<p>Dwelling Units</p>	<p>64 – Studio units 7 – 2-bed units</p> <p>Studio Units: 1 space/unit (covered) plus 1 additional space/5 units.</p> <p><i>64 units = 77 parking spaces required (64 spaces covered).</i></p> <p>Two Bedroom Units: 1.5 spaces/unit (1 covered) plus 1 additional space/5 units</p> <p><i>7 units = 13 parking spaces required (11 covered).</i></p> <p>Total Spaces Required – 90 spaces (75 spaces covered)</p> <p>Parking spaces shall be a minimum of 9' x 19'.</p>	<p><i>“special needs housing” under Government Code 65915(p)(3)(c) and as defined in Health and Safety Code Section 51312 (b)(1); therefore, the parking requirement is 0.3 spaces per unit.</i></p> <p><i>The proposed project supplies a total of 71 units and is therefore required to provide 22 parking spaces in total.</i></p> <p><i>The project is providing a total of 60 parking spaces (50 covered) which is 38 more parking spaces than the state mandated requirement.</i></p> <p><i>Additionally, approximately 20 more spaces are available via adjacent street parking.</i></p> <p>Spaces measure 9' x 19'.</p>	<p>Consistent</p>
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PROJECT ANALYSIS/CONCERNS:

General Plan Consistency/Amendments

The project requires a General Plan Amendment to change the Land Use Designation from “Single-Family Residential” to “Multi-Family Residential”. As currently designated (Single-Family Residential), housing density is required to be no more than 5 units per acre (General Plan Figure 2.2 – Land Use Plan), which would allow approximately 12 housing units be constructed on the 2.4 acre site. However, the existing zoning designation on the subject parcel is “R-4” or “Multiple Family Residential”.

The requested Combined Development Permit proposes to provide transitional, special needs multi-family housing development of 71 total units, which will exceed the 5 units per acre limit of the existing land use designation; therefore, the applicant has requested the General Plan Amendment to reclassify the site to a “Multi-Family Residential” land use designation, which would allow the development of the higher density proposal and be consistent with the existing multi-family residential zoning classification.

Staff is supportive of the requested General Plan Amendment to change the land use designation to “Multi-Family Residential” to allow the development of the higher density project, as the provision of transitional, special needs housing is needed within the City of Marina. Furthermore, the General Plan Amendment will allow the land use designation and zoning classification to be consistent with each other.

Conformance with Inclusionary Housing Ordinance

The City of Marina adopted an Affordable Housing Ordinance (Chapter 17.45) in 2006, with the intent of “*attaining construction of a diverse mix of housing types to accommodate a broad range of life styles and income levels....to match the needs of the city’s current and projected workforce.*” The inclusionary ordinance requires that lands within the former Fort Ord area provide 40% of the units as affordable with 15% of the units affordable to very low income households, 15% affordable to low income households and 10% affordable to moderate income households, as shown on Table 17.45.030-1 of the Marina Municipal Code. However, footnote (1) of Table 17.45.030-1 states:

“Inclusionary housing requirement for existing occupied housing on the former Fort Ord can be fulfilled by providing fewer moderate income housing units than required above, if a greater percentage of very low and low income housing units are provided and the total number of very low, low, and moderate income units is not less than forty percent.”

Housing Urban Development (HUD) defines “very low income” as families whose income do not exceed the higher of 1) Federal Poverty Level or 2) 30 percent of Area Median Income (AMI); and “low income” as families whose income do not exceed 80 percent of the AMI.

The proposed project provides 100% affordable/inclusionary housing units (71 total; 64 studios and 7 two-bedroom) under the proposed rental pricing structure. The project would provide transitional housing to veterans, with half the studios (32) rented at 30 percent of area median income (AMI), and half the studios (32) rented at 50 percent of AMI. Additionally, three of the two-bedroom units would be rented at 30 percent AMI, and three if the two-bedroom units rented at 50 percent AMI. The remaining two-bedroom unit (manager’s unit) would be provided at no rent.

Because the project is providing all units at the “very low income” and “low income” levels, they are not required to provide any “moderate income” housing units, and the project is considered

consistent with the requirements of MCC Chapter 17.45 and consistent with the housing goals of the General Plan.

Zoning Consistency - Development Standards

The proposed project, as designed, is consistent with all applicable development regulations, including setbacks, coverage, density, and height/number of stories. As part of the overall proposal, the site will be reclassified from a Multiple Use land use designation to Multi-Family Residential land use designation.

The Multi-Family Residential land use designation is generally associated with the “R-4” or Multi-Family Residential zoning designation, which is intended for development of multi-level, higher density structures, such as apartment complexes. The project site is currently zoned “R-4” and will retain this zoning classification.

The Project has been designed to hold a front setback of 12 feet (12 feet is required), position buildings between 5 and 17 feet from the side property lines (5 feet is required) and will maintain a rear setback of 10 feet (10 feet is required). The project is consistent with maximum height requirement of 42 feet and 3 stories.

Site Density/Number of Units

The maximum allowable density in the Multi-Family land use designation is up to 35 units per acre, pursuant to issuance of Conditional Use Permit (CUP). Based on a parcel size of 2.4 acres, this site would be allowed a total of 84 units. The Project proposes the construction of 71 total units (64 studio units; 7 two-bedroom units), which is a density of 29.5 units per acre. The applicant has included a CUP application to allow a density of 25-35 units per acre. This is compliant with the site density allowances within the Multiple Family Residential land use designation and “R-4” zoning classification.

Although this project is providing 100% of all units as affordable units, the application is not requesting a Density Bonus for the development of additional units.

Open Space Requirements

The “R-4” development standards (Section 17.20.040 – Open Space, Common and Private) require that each multiple-family dwelling on a building site in the R-4 district provide a minimum of three hundred (300) square feet of open space per studio (one-bedroom efficiency) unit plus an additional fifty (50) square feet for each additional bedroom (two-bedroom units). Furthermore, a portion or all the required usable open space shall be private or shared; a minimum of eighty (80) square feet private open space shall be supplied for ground floor units and a minimum of forty (40) square feet private open space for units located on the second level or higher.

Based on a proposal of 71 units (64 studios; 7 two-bedroom) the total open space required is 22,200 square feet $[(64 \times 300) + (7 \times 350)]$. Included in the total provision of open space, each ground floor unit is required to have 80 square feet of private open space, and each unit on the second level or higher shall be provided with 40 square feet of private open space.

As designed, the Project provides approximately 28,122 square feet of common (indoor – 1,770 and outdoor – 26,352) open space. This provision exceeds the required amount of 22,200 square feet for the 71 units development. Furthermore, as the above table shows, each ground floor unit is allocated more than 80 square feet (studio units – 83 SF; two-bedroom unit – 212 SF); while units located on the second and third levels are allocated more than 40 square feet (studio units –

40 SF; two-bedroom units – 56 SF). The provision of open space, both common and private, is compliant with applicable regulations.

Parking Requirements.

Marina Municipal Code Section 17.44.020 sets parking requirements for residential development within the City. One-bedroom units and efficiencies (studios) require one covered space for each dwelling unit plus one additional space for every five dwelling units. Two-bedroom units require one-and-a-half spaces for each dwelling unit, one of which shall be covered, plus one additional space for every five dwelling units. The project includes 64 studio units and 7 two-bedroom units, for a total of 71 units (78 bedrooms). Based on Section 17.44.020, the project would require approximately 90 parking spaces, 75 of which shall be covered.

However, because the project provides transitional housing for veterans (considered “special needs housing”), actual parking demand associated with the project is estimated to be less than is required under Marina Municipal Code. Furthermore, California Assembly Bill (AB 744) amended Government Code Section 65915 to add reduced parking provisions for “Special Needs Housing”. Section 65915(p)(3)(c) reads:

“If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.”

Section 51312(b)(1) of the Health and Safety Code defines “special needs housing” as:

“(b)(1) For purposes of this chapter, “special needs housing” means any housing, including supportive housing, intended to benefit, in whole or in part, persons identified as having special needs relating to any of the following:

(A) Mental health.

(B) Physical disabilities.

(C) Developmental disabilities, including, but not limited to, intellectual disability, cerebral palsy, epilepsy, and autism.

(D) The risk of homelessness.”

As stated earlier, the proposed project is intended to provide supportive housing for veterans, with a priority on homeless veterans. The facility will allow veterans to reside at the service-based property in perpetuity, as opposed to transitional housing which limits the tenure of tenants. Therefore, the project needs the definition of “special needs housing” and is only required to provide 0.3 spaces per unit of parking. Based on a total unit count of 71 units, the project is therefore only required to provide 22 ($71 \times 0.3 = 21.3$) parking spaces. With 60 proposed parking spaces, the project will exceed the requirement required by AB 744 and Government Code 65915(p)(3), by 272% or 38 more parking spaces. Additionally, street parking would accommodate 20 additional vehicles on the south side of Hayes Circle. The provided parking spaces and street parking capacity will adequately serve the residents and potential visitors to the project site.

Marina Municipal Code (Section 17.44.070.D – General Requirements), states all parking spaces shall be a minimum of nine (9) feet by nineteen (19) feet. The Project proposes to construct all parking spaces in compliance with this regulation.

Housing Accountability Act

Govt. Code Section 65589.5 (Housing Accountability Act or HAA) states:

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The following are true:

1. The project is an affordable housing project for very low-income households
2. The City does not have a certified Housing Element
3. The City has not met its share of the regional housing needs allocation

In order to recommend denial of this project at the density proposed, the Planning Commission would have to find that the project, as proposed and based on object, written public health or safety standards, would:

1. Have a specific, adverse impact upon the public health or safety; and,

2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households

REQUIRED FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:

“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”

- Goal 1.18.1 states:

“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.

- Goal 1.18.5 states:

“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”

- Goal 1.18.8 envisions:

“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”

- Goal 1.18.15 requires:

“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:

“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:

“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”

- Policy 2.31.8 states:

“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significant. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

2. The project must be consistent with the Citywide Design Standards and Guidelines.

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

3. That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

4. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

David J. R. Mack, AICP
Senior Planner, Planning Division
Community Development Department
City of Marina

REVIEWED/CONCUR:

J. Fred Aegerter, AICP
Community Development Director
City of Marina

Layne P. Long
City Manager
City of Marina

Attachments:

1. Draft Resolution to adopt a Mitigated Negative Declaration.
2. Draft Resolution approving a General Plan Amendment (GP 2016-01) with Exhibits
3. Draft Resolution approving a Combined Development Permit with Exhibits
4. Resolution from the Site and Architectural Design Review Board (DRB), dated April 20, 2016 (Resolution No. 2016-05)

5. Resolution from the Tree Committee, dated April 20, 2016 (Resolution No. 2016-02).

- e: EAH Housing (c/o Ethan Daniels), Project Applicant
- David J. R. Mack, AICP, Project Planner
- Christy Hopper, Planning Manager
- Fred J Aegerter, CDD - Director
- City Council Members

ATTACHMENT 1

RESOLUTION NO. 2018-

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby adopts an Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02)

for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.
2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce Delgado, Mayor

Anita Sharp, Deputy City Clerk

ATTACHMENT 2

RESOLUTION NO. 2018-

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “**EXHIBIT A**” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a ± 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.

- (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.
- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

ATTACHMENT 3

RESOLUTION 2018-

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written

information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a \pm 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”

- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

2. *The project must be consistent with the Citywide Design Standards and Guidelines.*

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

3. *That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

4. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photometric analysis) which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.
4. Utilities–Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associate with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.

8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall development, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Resolution 2018-
Page Seven

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS:

ABSTAIN, COUNCIL MEMBERS:

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2018-139

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION PREPARED FOR A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Amendment (GP 2016-01) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential"; and

WHEREAS, Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review is there is substantial evidence that the project may have a significant effect on the environment; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 13, 2018 through July 12, 2018) and has been submitted for review and consideration by the Planning Commission; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project's potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be "less than significant" with mitigation; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider the Mitigated Negative Declaration of environmental impacts for the Project, considered all public testimony, written and oral, presented at the public hearing and received and considered the written information and recommendation of the staff report for the November 20, 2018 meeting.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby adopts an Initial Study/Mitigated Negative Declaration prepared for a Combined Development Permit Consisting of: 1) General Plan Land Use Map Amendment (GP 2016-01) to Change the Designation from Single-Family to Multiple Family Residential; 2) Conditional Use Permit (UP 2016-02) for Residential Density over 25 Units per Acre; 3) Site and Architectural Design Review (DR 2016-05) for the Site Plan, Elevations, and Landscape Plan for a New Three-Story Seventy-One (71) Unit Multifamily Residential Apartment Complex; and 4) Tree Removal Permit (TP 2016-02)

for the Removal of Nine (9) Trees for the Veteran's Transition Center (VTC) Permanent Supportive Housing Project located at 229-239 Hayes Circle (Assessor's Parcel Number: 031-021-040)

FINDINGS

1. The Initial Study/Mitigated Negative Declaration of environmental impact were released for the public review and the project as proposed and designed would avoid the effects or mitigate the effects to a point of "less than significance.
2. There is no substantial evidence in light of the whole record before the City of Marina that the project may have a significant effect on the environment.

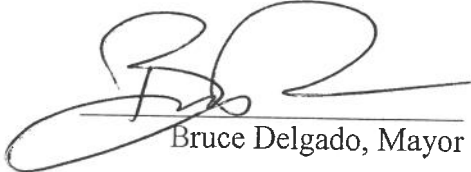
PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

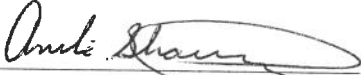
ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None



Bruce Delgado, Mayor

ATTEST:



Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2018-140

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM “SINGLE FAMILY RESIDENTIAL” TO “MULTI-FAMILY RESIDENTIAL” FOR THE PROPERTY LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR’S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, entitlements requested include a General Plan Land Use Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family” to “Multi-Family Residential”, as shown in “**EXHIBIT A**” attached hereto; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential”, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, the Initial Study/Mitigated Negative Declaration (SCH No. 2018061033) determined that the project’s potentially significant environmental impacts related to: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, can be considered to be “less than significant” with mitigation.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves a General Plan Land Use Map Amendment (GP 2016-01) to reclassify the property land use designation from “Single Family Residential” to “Multi-Family Residential” for the property located on a ± 2.4-acre project site at 229-239 Hayes Circle (APN 031-021-040).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety or general welfare of the Marina community or the surrounding area and is consistent with the following General Plan Policies:
 - (a) Policy 2.4.8 calls for construction of a broad range of housing types to be permitted and promoted in order to provide greater housing choice and diversity.
 - (b) Policy 2.31.6 requires that new housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.

- (c) Policy 2.4.5 requires that all land development, including that involving infilling of existing neighborhoods or commercial areas shall be organized and have sufficient intensity to help ensure the longer-term feasibility of public transit for work and other purposes, and to create a pedestrian-oriented community.
- (d) Policy 3.3.8 requires that the City link existing and future areas of the City with an integrated system of roads, transit, footpaths and bikeways that connects neighborhoods, commercial areas, schools, parks, and other major community-serving destinations.
- (e) Policy 3.34.6 directs that new development and redevelopment within the City of Marina should be designed with a network of streets to disperse traffic loads evenly and provide route options and direct travel for pedestrians and bicyclists.
- (i) Policy 3.35.1 requires that adequate bicycle parking shall be provided at all existing civic and recreational destinations, including comprehensive support facilities and in all new multi-family residential projects.

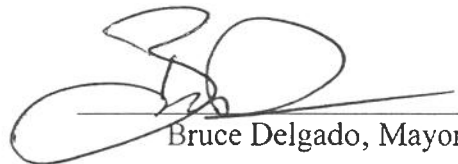
PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

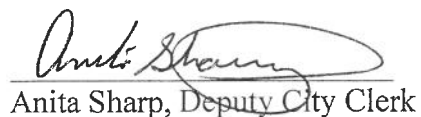
ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

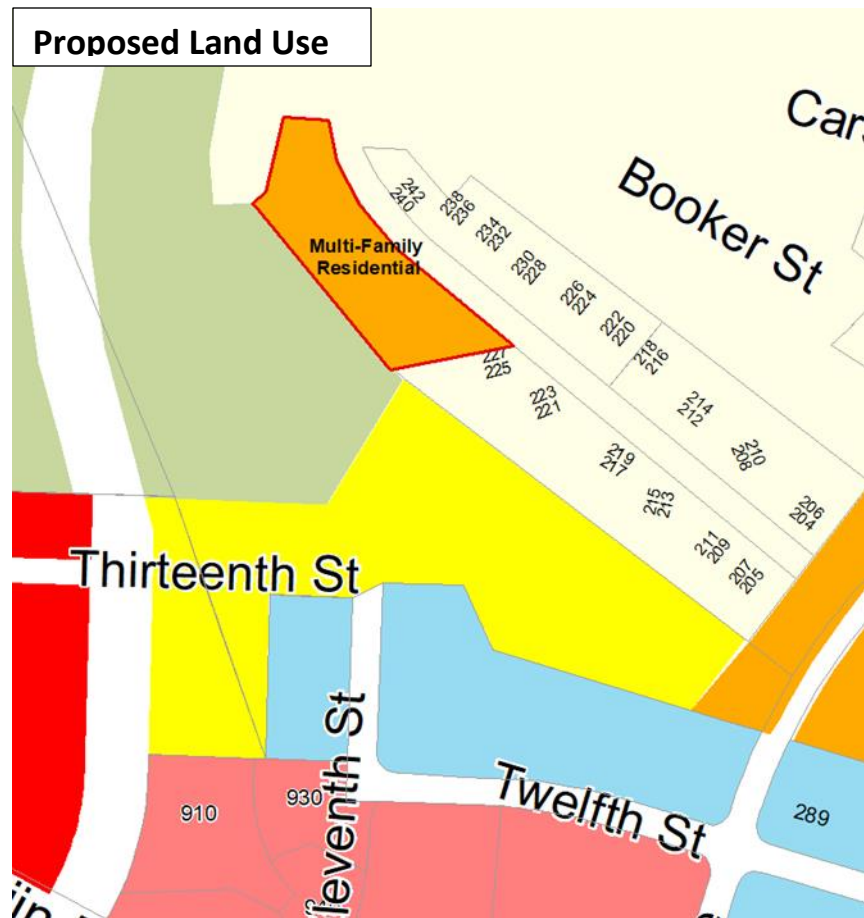
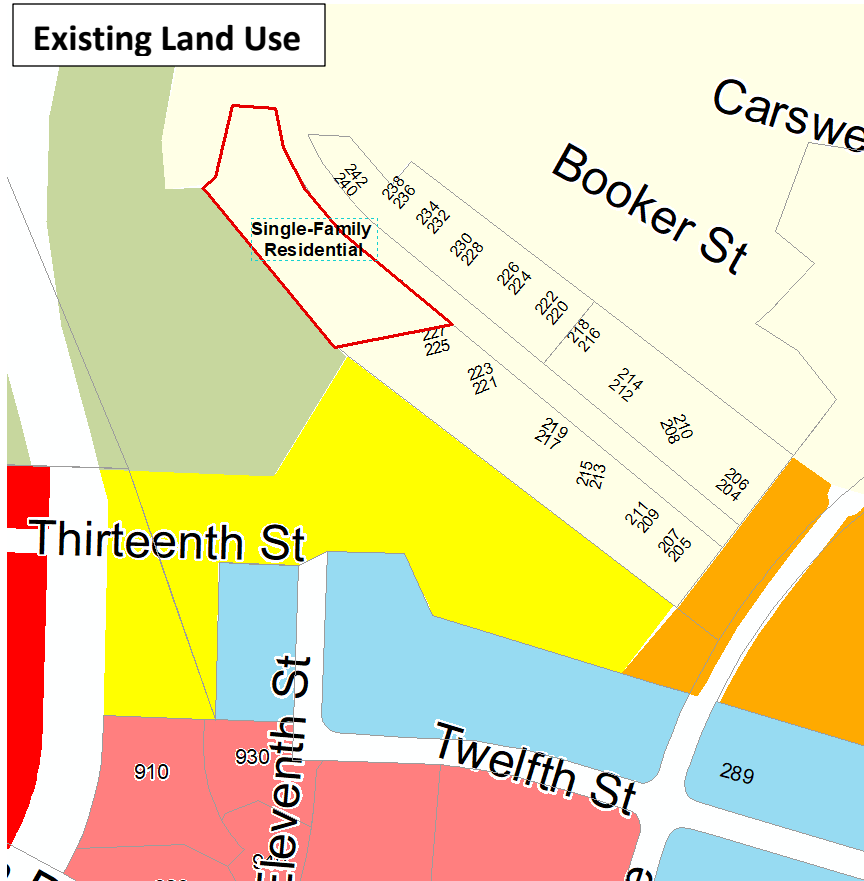


Bruce Delgado, Mayor

ATTEST:



Anita Sharp, Deputy City Clerk



RESOLUTION 2018-141

A RESOLUTION OF THE CITY OF MARINA CITY COUNCIL APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) GENERAL PLAN LAND USE MAP AMENDMENT (GP 2016-01) TO CHANGE THE DESIGNATION FROM SINGLE-FAMILY TO MULTIPLE FAMILY RESIDENTIAL; 2) CONDITIONAL USE PERMIT (UP 2016-02) FOR RESIDENTIAL DENSITY OVER 25 UNITS PER ACRE; 3) SITE AND ARCHITECTURAL DESIGN REVIEW (DR 2016-05) FOR THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN FOR A NEW THREE-STORY SEVENTY-ONE (71) UNIT MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX; AND 4) TREE REMOVAL PERMIT (TP 2016-02) FOR THE REMOVAL OF NINE (9) TREES FOR THE VETERAN'S TRANSITION CENTER (VTC) PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 229-239 HAYES CIRCLE (ASSESSOR'S PARCEL NUMBER: 031-021-040).

WHEREAS, on September 22, 2015, Ethan Daniels of EAH Inc., a Non-Profit Housing Corporation, made an initial deposit of development review fees and a project proposal to construct the above described project; and

WHEREAS, the applicant has applied for a General Plan Amendment (GP 2016-03) to reclassify the land use designation from "Single Family Residential" to "Multiple-Family Residential" which would allow the development of multi-family apartment style residential units; and

WHEREAS, the overall project application is a Combined Development Permit consisting of:

- A Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre;
- Site and Architectural Design Review (DR2016-05) for a new three-story, seventy-one (71) unit apartment complex; and
- Tree Removal Permit (TP 2016-02) to allow the removal of nine (9) trees; and

WHEREAS, the project is subject to Site and Architectural Design Review per City Code Section 17.59.040 (A); and

WHEREAS, on April 20, 2016, the Design Review Board (DRB) considered the Site and Architectural Design Review portion (DR2016-05) of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval of the site plan design and overall building layout (DRB Resolution No. 2016-05); and

WHEREAS, development standards and design guidelines pertaining to multi-family residential dwellings have been incorporated into the proposed project; and

WHEREAS, on April 20, 2016, the Tree Committee considered the Tree Removal Permit (TP 2016-02) portion of the Combined Development Permit and adopted a Resolution recommending Planning Commission approval (TC Resolution No. 2016-02); and

WHEREAS, on October 25, 2018, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, on November 20, 2018, the City Council of the City of Marina conducted a duly noticed public hearing to consider a Combined Development Permit to allow the development of a new three-story seventy-one (71) unit multifamily residential apartment complex, considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the October 25, 2018 meeting related to the proposed use; and

WHEREAS, in compliance with the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared and publicly circulated for a period of 30 days (June 12, 2018 through April 13, 2018) and has been submitted for review and consideration by the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that it hereby approves the Veteran Transition Center (VTC) Combined Development consisting of a Conditional Use Permit (CUP) for a multiple family residential development exceeding 25 units per acre and Site and Architectural Design Review (DR 2016-05) for a new three-story, seventy-one (71) unit apartment complex and Tree Removal Permit (TP 2016-02) for a project located on a ± 2.4-acre project site (APN 032-171-018) located at 229-239 Hayes Circle (APN: 031-021-040).

FINDINGS:

1. The project must be consistent with the General Plan and Zoning Ordinance.

The project is consistent with requested General Plan Land Use designation of Multi-family residential and the R-4 zoning designation in that the project proposed a multi-family development of 35 units per acre.

General Plan Goals and Policies

Community Goals

- Goal 1.17 states:
“The overall goal of the Marina General Plan is the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources.”
- Goal 1.18.1 states:
“Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.
- Goal 1.18.5 states:
“A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.”
- Goal 1.18.8 envisions:
“A city physically and visually distinguish-able from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.”
- Goal 1.18.15 requires:
“Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.”

Community Land Use Policies

- Policy 2.4.5 states:
“Future land development, whether it involves development of new areas, infilling of existing neighborhoods or commercial areas...shall be organized and have sufficient intensity...to create a pedestrian-oriented community.”

Housing Policies

- Policy 2.31.6 states:
“New housing shall be constructed at densities and in patterns which conserve land, reduce reliance on the private automobile and result in walkable, attractive neighborhoods.”
- Policy 2.31.8 states:
“New housing shall be integrated into the fabric of the City in such a way that it complements existing housing areas and contributes to the overall stability, image, and sense of community of the City.”

Transit and Supportive Land Use Policies

- Policy 3.35.1 states:
“Safe and secure bicycle parking shall...be provided in all new multi-family residential projects.”

Open Space and Significant Natural Features

- Policy 4.17.2 states:
“Future development should incorporate new windrows into site landscaping where appropriate so as to reinforce this distinctive landscape feature of citywide significance. Use of windrows, for example, can serve to define and buffer residential and commercial uses, help distinguish the boundaries of neighborhoods and districts identified below, or serve as a scenic backdrop for new development.”

The Project is consistent with the Goals and Policies contained within the Marina General Plan pertaining to provisions of housing at varying income levels, promoting of pedestrian oriented and friendly development, and establishing community character, vision and identity. The Project includes the provision of bicycle parking/storage facilities.

The project incorporates windrows along the edges of the project site, including the rear (west) side between the project site and adjacent open space, the southern edge around the parking lot, and the northern edge around the bio-retention basin.

The Project is consistent with the applicable development standards within the Marina Municipal Code (Zoning Ordinance) and/or superseding state laws for multiple family developments, specifically to the requirements of density, parking, and the provision of open space (public and private).

1. *The project must be consistent with the Citywide Design Standards and Guidelines.*

The project is consistent with the Citywide Design Standards and Guidelines. The project site and parking plan provide for adequate and safe pedestrian and vehicular traffic. Vehicular routes are separated from pedestrian routes. Parking stall sizes and circulation patterns allow for adequate vehicular movement. Landscaping is in common open space areas between paved areas to soften the hardscape development(s).

2. *That the establishment, maintenance or operation of the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons riding or working in the neighborhood and the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

The use of the site as a higher-density development will not be detrimental to the neighborhood, as it has been designed to be pedestrian-friendly and reduce reliance on the automobile. In addition, the project provides transitional, special needs, and affordable housing units to at-risk military veterans, and is intended to reduce the potential for increase homelessness throughout the community.

3. *The project must be designed and constructed, and so located, that the project will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.*

The Veterans Transition Center (VTC) development has been designed as an upscale, multi-family special needs housing development on the former Fort Ord lands. The modern/urban design aesthetic is intended to set a new standard for similar and future higher density developments within the City. The project includes vast amounts of common open space, a community garden, common indoor facilities (computer lab, common room, and meditation room, and will provide transit to resident to adjacent land uses (shopping, medical, etc.). The provision of affordable transitional housing units to at-risk military veterans is a beneficial impact to the general welfare of the community, by reducing the potential for increased homelessness.

Conditions of Approval

1. Substantial Compliance – The project shall be constructed in substantial compliance with the plans attached hereto as “**EXHIBIT A**”.
2. Permit Expiration (City Council) - This permit will expire 24 months from the date of approval by the City Council, unless a valid building permit has been issued and construction of the project has commenced prior to expiration. The applicant may apply for an extension of this permit, by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date. No renewal notice will be sent to the applicant or property owner.
3. Lighting – Exterior Lighting Plan – All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to issuance of a building permit, the Owner/Applicant, shall submit three (3) copies of an exterior lighting plan (including a photo-metric analysis) which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The lighting shall comply with the requirement of the California Energy Code set forth in California Code of Regulation, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of Community Development-Planning.
4. Utilities–Underground – All new utility and distribution lines shall be placed underground.
5. Verification of Building Height – Prior to issuance of a building permit, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Community Development-Planning and the Chief Building Official for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved and associate with the project.
6. Preconstruction Meeting – Prior to the commencement of any grading or construction activities, a preconstruction meeting shall be held on the site. The meeting shall include representative of each of the selected contractors, any consultant who will conduct required monitoring, the owner/applicant, Community Development-Planning, Community Development-Building, Engineering, Marina Fire, and/or any other appropriate departments/agency. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the development.
7. Indemnification – The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the application of its obligations under this condition.

8. Affordable Housing Agreement/Program – Prior to issuance of the first construction permit, the Owner/Applicant shall develop, sign, notarize and record an Affordable Housing Agreement with the City of Marina. Such agreement shall clearly identify the number of affordable units, the income level of affordability, the estimated rent to be collected for each unit, and the term (length) of all affordability restrictions.
9. Fire Department – The Marina Fire Chief shall certify that the Marina Fire Department is able to provide fire protection services to the project site utilizing current and future fire equipment. Furthermore, the project shall comply with required fire code at the time the construction permit is approved for issuance, and fire protection measures shall be implemented to the satisfaction of the Fire Chief.
10. Landscape Surety Bond – Prior to the issuance of a building permit, the applicant shall provide a bond or other surety acceptable to the City to guarantee that the installed landscaping shall remain in a healthy and growing condition for a minimum of two years from the date of occupancy approval. The amount of the surety shall be a minimum of ten percent of the actual or estimated costs of the installation accepted by the Planning Services Division. An amount greater than ten percent may be required by the Planning Services Division if more exotic, less reliable plant material is specified in the approved planting plan. Two years after the approval of occupancy, the applicant shall contact the Planning Services Division to arrange for an inspection of the landscaping. If or when all landscaping shown on the approved plans is in place and is in healthy and growing condition, the surety shall be returned to the entity that provided the surety or to another entity upon proof of transfer. If plant material is dead, dying or missing and the applicant does not take steps to restore the landscaping, the City shall have the authority to use the surety for the restoration of the landscaping.
11. Bicycle Facilities – On the Site Plan the applicant shall show the location(s) of either indoor or outdoor bicycle lockers, or a bicycle rack placed in a secure and prominent location.
12. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
13. Monterey Bay Air Resources District (Permit) - Prior to issuance of construction permit(s), the Owner/Applicant shall submit evidence, to the Planning Department, that the appropriate permits have been obtained from the Monterey Bay Air Resources District for use of stationary emission sources (boilers and/or generators). Questions regarding MBARD permitting should be directed to MBARD staff at (831) 647-9411.
14. Monterey Bay Air Resources District (BMPs) - The Owner/Applicant shall utilize Best Management Practices (BMPs) for fugitive dust control measures. BMP notes shall be included on all building and/or grading permits for construction activities that may result in soil/ground disturbance
15. Monterey Bay Air Resources District (Construction Equipment) - The Owner/Applicant shall utilize construction equipment that conforms to Air Resources Board (ARBs) Tier 3 or Tier 4 emission standards, which include but are not limited to, use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

16. (MM 1) AES-1 – Lighting Specifications. Any exterior lighting installed on the project site shall be low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent residential parcels and open space. The lights shall be certified as Dark Sky Friendly by the International Dark Sky Association.
17. (MM 2) B-1 – Worker Environmental Awareness Training. Prior to the start of any construction activities, all construction personal shall attend a work environmental awareness training from a qualified biologist. The training shall include the identification of all special status plant and animal species with potential to occur on the project site, a description of their habitats, their regulatory statuses, and all measures being implemented to avoid and minimize impacts.
18. (MM 3) B-2 – Special Status Plant Avoidance. All special status plants that can be avoided shall be demarcated with highly visible orange construction fencing installed with a 30-foot buffer from construction activities. The fencing shall be inspected on a weekly basis during construction to ensure it is in good condition. If Monterey spineflower cannot be avoided, then mitigation measure “B-3” shall be implemented.
19. (MM 4) B-3 – Monterey Spineflower Mitigation. Impacts to Monterey spineflower shall be mitigated as follows:
 - ***Weed Management and Monitoring Plan.***

To avoid the introduction of and spread of invasive plant species, a weed management and monitoring plan shall be prepared and implemented during the first two years following construction. The plan shall be submitted to the USFWS for review and include methods to prevent establishment of invasive plant that could spread to adjacent native habitat.
 - ***Silt Fencing.***

Prior to construction activities, in areas where listed plants are adjacent to the proposed project construction footprint, silt fencing or similar barrier will be installed at the limits of work to prevent burial of plants.
 - ***Topsoil/Seed Salvage.***

Initial ground disturbance shall be timed to allow for collection of seed and/or topsoil with seed bank after seed has set for that year, as determined by a qualified botanist. A qualified botanist shall salvage seed and/or topsoil from occupied areas prior to ground disturbance in that area. The seed and/or topsoil shall be stored dry in a climate controlled environment appropriate for the storage of seed. To the extent feasible, seed and/or topsoil shall be applied back to the project site after construction in undeveloped open areas. Any excess seed and/or topsoil shall be made available to nearby sites that are suitable for restoration efforts, such as State Parks properties, the University of California Reserve, California State University Monterey Bay lands, or Bureau of Land Management lands. If suitable receivers are unwilling to participate in restoration efforts, the applicant shall fund permanent storage of the seed and/or topsoil at a qualified seed bank with appropriate credentials to store native plant seed for long-term conservation.

20. (MM 5) B-4 – Black Legless Lizard Preconstruction Survey. Preconstruction surveys for black legless lizard shall be conducted in areas of suitable habitat (central maritime chaparral and ruderal areas) within the project site. Surveys shall include visual inspections and raking/sifting as necessary to locate individuals prior to ground disturbance activities, and shall be conducted by a qualified biologist. The contractor and/or qualified biologist shall receive approval from the City, in consultation with CDFW as needed, to identify a relocation site that is nearby with habitat suitable for the species. If individuals are identified during surveys, the qualified biologist shall:
- Store all individuals in an appropriate container (insulated with lid);
 - Transfer individuals within four hours of capture;
 - Release in appropriate/comparable habitat (in coordination with the City, who may choose to consult with CDFW regarding release sites);
 - Document translocation effort through photos, GPS salvage and relocation sites, and standard measurements (temperature, time); and
 - Provide the City with a final report of translocation efforts once completed.
21. (MM 6) B-5 – Nesting Bird Surveys and Avoidance. Initial site disturbance shall be prohibited during the general avian nesting season (February 1 – August 30), if feasible. If nesting season avoidance is not feasible, a qualified biologist shall conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer shall be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.
22. (MM 7) B-6 – Roosting Bats Impact Avoidance and Minimization. Prior to construction activities, a qualified biologist shall conduct a survey of existing structures and trees within the project site to determine if roosting bats are present. The survey shall be conducted during the non-breeding season (November through March). The biologist shall have access to all interior attics, as needed. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.) If the bats are not part of an active maternity colony, passive exclusion measures may be implemented in coordination with the City, who may choose to consult with CDFW regarding exclusion methodology. These exclusion measures may include one-way valves that allow bats to exit the structure but are designed so that the bats may not re-enter the structure.

Prior to demolition of any structure or removal of any trees, a survey shall be conducted by a qualified biologist to determine if any structures or trees proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, in close coordination with the City, who may choose to consult with CDFW regarding methodology, shall install one-way valves or other appropriate passive relocation method. Maternal bat colonies may not be disturbed. Other measures to avoid impacts to bats may necessary as determined by the City in consultation with CDFW.

23. (MM 8) C-1 – Worker’s Environmental Awareness Program. Prior to project construction, the project operator shall retain a qualified archaeologist meeting the Secretary of the Interior’s Standards for historic archaeology to conduct a Worker’s Environmental Awareness Program (WEAP) for all construction personnel working on the project. The training shall include an overview of potential cultural resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and notification to a qualified archaeologist in the event of unanticipated discoveries.
24. (MM 9) GEO-1 – Geotechnical Report. The project shall incorporate the recommendations made in the Geotechnical Engineering Investigation Report (Moore Twining Associates, Inc. 2015) including use of excavation of undocumented fill soils throughout the project site and placement of engineered fill soils throughout.
25. (MM 10) N-1 – Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers’ standards.
26. (MM 11) N-2 – Electrically Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
27. (MM 12) N-3 – Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.
28. (MM 13) N-4 – Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
29. (MM 14) TCR-1 – Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

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

<p>Base Reuse Plan Objectives, Policies, & Programs</p>	<p>Is the BRP policy or program applicable to the current proposal? (y/n)</p>	<p>Completion status, per Reassess. Report</p>	<p>Notes from Reassessment Report ***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.***</p>
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Objective A: Establish a range of permissible housing densities for the Fort Ord area.

Residential Land Use Policy A-1: The [jurisdiction] shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community. Residential land uses shall be categorized according to the following densities:

Land Use Designation Actual Density-Units/Gross Acre

SFD Low Density Residential up to 5 Du/Ac

SFD Medium Density Residential 5 to 10 Du/Ac

MFD High Density Residential 10 to 20 Du/Ac

Residential Infill Opportunities 5 to 10 Du/Ac

Planned Development Mixed Use District 8 to 20 Du/Ac

<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</p>	<p>Complete ■</p>	<p>Consistency determinations with Marina General Plan & zoning code were made on the following dates: 3/13/98, 6/13/03, 3/22/01, 5/14/04, 3/11/05, 5/13/05, 7/8/05, 3/10/06, 1/12/07, 2/11/10, & 8/12/11 Marina General Plan consistency determination on 3/22/01 completed this program. Subsequent consistency determinations made refinements.</p>
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Objective B: Ensure compatibility between residential development and surrounding land uses.			
Residential Land Use Policy B-1: The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.			
Program B-2.1: The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction's] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.	N	Complete ■	Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
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 Master Plan Update does not include amendments to the zoning code or buffer and screening policies	Incomplete ●	Municipal Code Chapter 17.28 addresses buffers at the airport area. The University Villages (Dunes) Specific Plan does not include policies requiring buffers along State Route 1. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
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.			
Residential Land Use Policy C-1: The City of Marina shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.			
Program C-1.1: The City of Marina shall evaluate the existing residential areas in the Planned Residential District—the Abrams, Preston and Patton housing projects—and determine those areas that are suitable for renovation.	N	Ongoing ▲	To date 444 residential units in the Abrams and Preston housing areas have been renovated, of a total 1,327 units.
Program C-1.2: The City of Marina shall identify, zone, and consider development of “Infill Opportunities” in these residential areas where sites can be developed, which are easily served with existing infrastructure. This infill	N	Complete ■	City approved Marina Heights Specific Plan, University Villages (Dunes) Specific Plan, and Cypress Knolls project, including a variety of housing opportunities. Consistency

development will enrich the mix of housing types available by providing additional single-family housing on a range of lot sizes, including small lots (4,000 to 5,000 square foot lots).			determinations 5/14/04, 7/8/05 & 1/12/07.
Program C-1.3: The City of Marina shall prepare one or more specific plans for the Marina Town Center Planning Area in order to provide for appropriate market-responsive housing in the area designated as Planned Development Mixed Use. Housing shall range from single family homes to attached town homes, apartments, and condominiums.	N	Complete ■	The City approved the University Villages (Dunes) specific plan covering this area and providing a variety of housing opportunities. Consistency determination 7/8/05.
Program C-1.4: Development in the UC MBEST Center Cooperative Planning District shall be consistent with the University of California Master Plan for this area, in particular with regard to providing a mixed-use housing component.	N	Complete ■	The 2000 Marina General Plan shows areas of Commercial Multiple Use within the UC MBEST Center/Airport area. Marina's Commercial Multiple Use allows housing. The UC MBEST Master Plan also shows area of Commercial Mixed Use; which allows residential uses in support of the primary research uses.
<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>			
Residential Land Use Policy D-1: The [jurisdiction] shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to 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.	N	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
<i>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.</i>			
Residential Land Use Policy E-1: The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit lines and around stations.			
Program E-1.1: The City of Marina shall prepare one or	N	Complete ■	The City approved the University Villages

more specific plans for the Marina Village and Mixed Used Corporate Center districts in the city's Town Center Planning Area which are designated as mixed use areas, in order to support transportation alternatives to the automobile.			(Dunes) Specific Plan covering this area including a mix of uses and the intermodal corridor along Eighth Street. Consistency determination 7/8/05. Marina's adopted 2010 bicycle and pedestrian master plan provides further support for alternative transportation opportunities to occur in this area.
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.	N	Complete ■	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.
Program E-1.2 [sic]: The City of Marina shall prepare one or more master or specific plans for the UC MBEST Center Cooperative Planning District and incorporate provisions to support transportation alternatives to the automobile.	N	Complete ■	The City of Marina has adopted an Airport Master Plan which designates about 255 acres for commercial/industrial uses in the area adjacent to UC MBEST. The UC MBEST Center is included within the 2000 Marina General Plan and the University of California has been prepared a master plan.
Residential Land Use Policy E-2: The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.			
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.	N	Complete ■	The Marina zoning map includes retail uses in several areas at Fort Ord, and additional retail within the SP-UV (Specific Plan –University Villages) district. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
Residential Land Use Policy E-3: In areas of residential 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.			

<p>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.</p>	<p>N</p>	<p>Complete ■</p>	<p>The City of Marina utilizes primarily existing rights-of-way to provide access to residential areas. The City extended California Avenue and constructed a portion of Patton Parkway. The 2000 Marina General Plan includes four new connections: Patton Parkway between California Avenue and Del Monte Boulevard, 2nd Avenue to Del Monte Boulevard, Imjin Parkway to Inter-garrison west of Abrams, and Imjin Parkway to Blanco Road. Eastside Parkway is also shown.</p>
<p>Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.</p>	<p>N</p>	<p>Complete ■</p>	<p>The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan shows connections between residential and commercial uses and public transit.</p>
<p><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></p>			
<p>Residential Land Use Policy F-1: The City of Marina shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord, specifically in the city's Patton Park housing area.</p>			
<p>Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.</p>	<p>N</p>	<p>Incomplete ●</p>	<p>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.</p>
<p>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</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The City's Development Services Department provides public information and liaisons with a variety of housing and homeless services groups. The approval of the 71 unit Veteran's Transitional Center Permanent Supportive Housing Project furthers this effort.</p>

<i>Objective G: Improve access for people with disabilities by creating a barrier-free environment.</i>			
Residential Land Use Policy G-1: The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.			
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.	N	Complete ■	Municipal Code Chapter 17.45 establishes the city's affordable housing and inclusionary housing programs. The city last adopted its Housing Element in 2009 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 2/11/10.
Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.	N	Ongoing ▲	The City of Marina is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
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.	N	Complete ■	There are no known accessibility barriers at operational public facilities on the former Fort Ord.
<i>Objective H: Provide General Plan consistency between land use and housing elements.</i>			
Residential Land Use Policy H-1: The [jurisdiction] shall incorporate policies in its Housing Element consistent with Fort Ord policies for residential lands.			
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.	N	Ongoing ▲	The city last adopted its Housing Element in 2009 and the Housing Element addresses housing at Fort Ord. The approved residential projects at Fort Ord provide for up to 20 percent affordable housing. Programs 2.2, 2.3, 6.2, 6.3, and 6.4 address displacement and conservation of existing low income housing units. Consistency determination on 2/11/10.

Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.			
Residential Land Use Policy I-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.			
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.	N	Ongoing ▲	The City of Marina has a design review process, and City staff received RUDG training concerning application of the RUDG checklist.
Program I-1.2: The [jurisdiction] shall review each 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	Ongoing ▲	The City of Marina has a design review process that considers applicable standards and guidelines.
Residential Land Use Policy I-2: The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework	See above		

COMMERCIAL LAND USE			
Objectives, Policies, & Programs			
Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.			
Commercial Land Use Policy A-1: The City of Marina 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 uses shall be designated as follows: [See BRP for the list]			
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	Complete ■	The 2000 Marina General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. Primary consistency determinations with

commercial activities desired for the community.			Marina General Plan & zoning code: 3/22/01, 7/8/05 & .3/10/06.
Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.			
<p>Commercial Land Use Policy B-1: The City of Marina 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"> • UC MBEST Center Cooperative Planning District (Polygon 7c): Hotel Opportunity Site, 10 acres, 150 rooms. • North Airport Visitor-Serving District (Polygon 1c): Hotel Opportunity Site, 15 acres, 200 rooms; Golf Course Opportunity Site, 184.67 acres. 			
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.	N- No changes to commercial land uses proposed – Additional habitat area is addressed under Recreation/Open Space Land Use	Complete ■	The 2000 Marina General Plan includes visitor-serving uses, including a golf course and visitor serving land use designation north of the airport, consistent with the Fort Ord Reuse Plan land use concept. Primary consistency determinations with Marina General Plan & zoning code: 3/22/01, 7/8/05 & .3/10/06.
Commercial Land Use Policy B-2: The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.			
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 ●	Marina has no regulations relating to gambling.
Commercial Land Use Policy B-3: The [jurisdiction] shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			
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.	N	Ongoing ▲	The City of Marina has a design review process, and City staff received RUDG training concerning application of the RUDG checklist.
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>			
Commercial Land Use Policy C-1: The [jurisdiction] shall encourage a strong and stable source of city revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area's community character.			
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	Complete ■	The Marina zoning map designates a variety of commercial land uses, in a density approximately matching the BRP Land Use Concept. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
<i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i>			
Commercial Land Use Policy D-1: The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.			
Program D-1.1: The City of Marina shall allow for all types and a balance of commercial designations in the following Planned Development Mixed Use Districts: <ul style="list-style-type: none"> • UC MBEST Center Cooperative Planning District • Del Monte Mixed Use District • Mixed Use Corporate Center District • Marina Village District 	N	Complete ■	City approved the University Villages (Dunes) Specific Plan to cover development of the Corporate Center, Marina Village, and southern part of Del Monte districts. The University Villages (Dunes) Specific Plan includes a variety of office and commercial uses. The 2000 Marina General Plan shows areas of Commercial Multiple Use and Office/Research within the UC MBEST Center/Airport area.
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.	N	Complete ■	The City of Marina includes a C-R Commercial Multifamily Residential and a C-1 Retail Commercial zone district with special regulations for development of mixed uses. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06,

			2/9/07, 9/10/10 & 8/12/11.
Objective E: Provide for adequate access to commercial developments.			
Commercial Land Use Policy E-1: The [jurisdiction] shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner which offers convenient access.			
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.	N	Ongoing ▲	Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.
Commercial Land Use Policy E-2: In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.			
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 Marina utilizes primarily existing rights-of-way to provide access to commercial areas. The City extended California Avenue which connects existing housing areas with businesses along Imjin Parkway. The 2000 Marina General Plan includes four new plan line connections: Patton Parkway between California Avenue and Del Monte Boulevard, Second Avenue to Del Monte Boulevard, Imjin Parkway to Inter-garrison west of Abrams, and Imjin Parkway to Blanco Road. Eastside Parkway is also shown.
Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.	N	Complete ■	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan shows connections between residential and commercial uses and public transit.
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.	N	Complete ■	Preservation of adequate right-of-way to serve additional development in the future is verified through the consistency determination process.

Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.			
Commercial Land Use Policy F-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	See Policy F-2 BRP Programs below		
Commercial Land Use Policy F-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.			
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.	N	Ongoing ▲	The City of Marina has a design review process, and City staff received RUDG training concerning application of the RUDG checklist.
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.	N – No development proposed	Ongoing ▲	The City of Marina has a design review process that considers a project’s conformance to the applicable standards and guidelines.

RECREATION/OPEN SPACE LAND USE			
Objectives, Policies, & Programs			
Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.			
Recreation/Open Space Land Use Policy A-1: The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.			
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.	Y- Habitat replacement area for the runway extension is defined the	Complete ■	The Marina General Plan includes open space and habitat areas. Primary consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11

	Draft Master Plan in accordance with the draft HCP.		
Recreation/Open Space Land Use Policy A-2: The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.			
Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.	N – No development proposed	Complete ■ / Ongoing ▲	The Marina General Plan includes open space and habitat areas. Consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
<i>Objective B: Use open space as a land use link and buffer.</i>			
Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.			
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].	N- No projects are proposed as part of the Master Plan. The proposed FORTAG trail at the north side of the airport is not addressed in the Master Plan as the location of the trail will need to be coordinated with the FAA and the City. The Master Plan does not change the	Incomplete ●	An Open Space Plan has not been completed to date.

	existing land use.		
Recreation/Open Space Land Use Policy B-2: The [jurisdiction] shall use open space as a buffer between various types of land use.			
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.	N – No development proposed	Complete ■ / Ongoing ▲	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.
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.	N – No change in land uses proposed	Complete ■ / Ongoing ▲	The Marina General Plan includes five categories of open space: habitat reserves; agricultural reserves; parks and recreation; golf courses; and urban growth boundary open spaces. Specific Plan approvals for Marina have included open space areas. Primary FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
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.	Refer to Program B-2.2.		
Program B-2.4: In the Planned Development/Mixed Use District in the Existing City [sic] Marina Neighborhoods Planning Area, intended for public facilities such as the future Marina Civic Center and related facilities [Polygon 5a], the City shall install an open space barrier along the	N	Ongoing ▲	The civic center area is identified in the BRP Framework (Volume 1) as Polygon 5a, which is south of Reservation Road, west of and non-contiguous with Polygon 5b. Fencing has been installed near Polygon 5b along Imjin Parkway

border of adjacent [sic] Polygon 5b to prevent potential degradation of this undeveloped habitat. Both polygons [sic] provide corridor linkage from the maritime chaparral around the airfield to the habitats in the interior.			and surrounding a detention basin.
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.			
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.	N	Complete ■	The City of Marina General Plan designates open space and park lands at the former Fort Ord. Primary consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 7/8/05 & .3/10/06.
Program C-1.2: The City of Marina shall use the following Recreation Standards established for Fort Ord reuse and based on existing Marina Community Standards: <ul style="list-style-type: none"> • Provide and equip five park acres per one thousand residents. • 2015 demand for park area: 42 acres. • Full build-out for park area: 64 acres. 	N	Ongoing ▲	The City of Marina 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. Primary consistency determinations with Marina General Plan & Zoning Code:3/22/01, 7/8/05 & .3/10/06.
Program C-1.3: The City of Marina shall designate land uses for the following park locations and acreages: <ul style="list-style-type: none"> • Neighborhood Park in housing area (Polygon 4): 27 acres. • Neighborhood Park with community recreation center (Polygon 2B): 10 acres. • Community Park at existing equestrian center (Polygon 2G): 39.5 acres. • Community Park with equestrian trailhead (Polygon 17a): 46 acres. 	N	Complete ■; Incomplete ● regarding Polygon 17a.	Parks are planned as part of the approved University Villages, and Marina Heights specific plans. Polygon 2g is still in use as an equestrian center. With regard to the Community Park on Polygon 17A, this parcel is not within City jurisdiction, but rather the County's, but not included with the County program above. Polygon 17A: (also referred to as L5.7) was originally a Public Benefit Conveyance property designated for transfer to the City of Marina.

<p>[Note: The Polygon 17a park site is located within Monterey County jurisdiction, not City of Marina jurisdiction]</p>			<p>The City of Marina rescinded their request for this parcel in 2003. The Monterey Peninsula Unified School District considered the parcel for a future school site, but later determined that it did not want this site. The County is currently designated as the end recipient of this parcel. The draft County trails plan shows this parcel as residential. FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 7/8/05 & .3/10/06. Consistency determination for the 2010 Monterey County General Plan is pending.</p>
<p>Recreation/Open Space Land Use Policy C-2: The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.</p>			
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, the community roller rink in Marina along 2nd Ave. and community park along Preston Drive are the only parks currently operating within the former Fort Ord portion of Marina.</p>
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Jurisdictions complete this program on an ongoing basis as projects and parks are developed</p>
<p>Objective D: Retain open space to enhance the appearance of special areas that serve as primary gateways to the Fort Ord area.</p>			
<p>Recreation/Open Space Land Use Policy D-1: 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>Program D-1.1: The [jurisdiction] shall designate the State Highway 1 corridor along the former Fort Ord as a special</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA has prepared Highway 1 design guidelines. The City of Marina has a design</p>

<p>design district in its zoning code.</p>			<p>review process that requires conformance to the Highway 1 guidelines for projects that are located within the Highway 1 corridor. Though not a special design zoning district per se, this requirement carries out an essentially identical function..</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>See above</p>		
<p>Program D-1.3: The City of Marina shall designate the retail and open space areas along the State Highway 1 area and the Mixed Use Corporate Center area (Polygons 2a and 2b) as a Special Design District to convey the commitment to high-quality development to residents and visitors.</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11.</p> <p>The City designated these areas for preparation of a Specific Plan, and the University Villages (Dunes) Specific Plan has been completed for this area. The University Villages Specific Plan includes design guidelines intended to result in superior design qualities in that area.</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>N</p>	<p>Complete ■</p>	<p>See above. The University Villages (Dunes) Specific plan limits commercial building heights to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions.</p>
<p>Program D-1.5: The City of Marina shall consider supporting the State Department of Parks and Recreation to develop a State Park entry and information center at the 8th Street Bridge.</p>	<p>N</p>	<p>Complete ■</p>	<p>FORA Consistency Determination with University Villages (Dunes) Specific Plan: 7/08/05.</p> <p>This entry at 8th Street Bridge was described in</p>

			the University Villages Specific Plan and opened in 2009 with the parking lot and interpretive signage located on the Fort Ord Dunes State Park to the west of State Route 1.
INSTITUTIONAL LAND USE			
Objectives, Policies, & Programs			
<i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i>			
Institutional Land Use Policy A-1: The [jurisdiction] shall review and coordinate with the universities, colleges and other school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.			
Program A-1.1: The [jurisdiction] shall be included in the master planning efforts undertaken by the University of California and California State University, and jointly with those agencies ensure compatible land uses (in the transition) between university lands and non-university lands.	N	Ongoing ▲	CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.
Program A-1.2: The City of Marina shall designate the land surrounding the UC MBEST Center Cooperative Planning District and CSUMB planning areas 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 surrounding communities.	N	Complete ■	The 2000 Marina General Plan includes Planned Development –Mixed Use designations for the land to the north and west of CSUMB, and the City has adopted the University Villages (Dunes) Specific Plan to provide more precise designations. FORA Consistency Determinations with Marina General Plan: 3/22/01, 7/8/05 & .3/10/06.
Program A-1.3: The City of Marina 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 the CSUMB Planning Area District, so as to ensure compatibility of uses; the City will adopt zoning standards to ensure a suitable transition of land use types, density, design, circulation and roadways to the areas designated for	N	Complete ■	The City has adopted development standards within its zoning ordinance as well as design and development standards within the University Villages (Dunes) Specific Plan. The Airport Master Plan land uses are compatible with those of the UC MBEST Master Plan. Consistency determinations with the Marina zoning code were made on the following dates:

university-related uses.			3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
Program A-1.4: The City of Marina shall minimize the impacts of or eliminate land uses which may be incompatible with public lands, such as a public maintenance yard and a transfer station, and an existing equestrian center located in the Marina Village District north of the CSUMB campus.	N	Incomplete ●	The City has not indicated an intention to relocate these facilities or minimize their impacts.
Institutional Land Use Policy A-2: The City of Marina shall encourage CSUMB to pursue the early redevelopment of the boundary lands, to the degree possible, to support the revitalization of the Marina Village District.	See Policy A-3 BRP Programs below		
Institutional Land Use Policy A-3: The City of Marina shall carefully review and coordinate with UC the planning of the lands designated for airport-related uses surrounding the Marina Municipal Airport.			
Program A-3.1: The City of Marina shall designate the land surrounding the Marina Municipal Airport for compatible uses, such as Business Park/Light Industrial/Office/R&D, Visitor Serving, or Habitat Management, and coordinate land use designations and decisions with UC.	N – No land use changes proposed	Complete ■	The 2000 Marina General Plan shows areas of Commercial Multiple Use, Office/Research, Habitat Management, Visitor Serving, and Golf Course within the UC MBEST Center/Airport area.
Program A-3.2: The City of Marina shall review and modify, as necessary, its zoning ordinance regulations on the types of uses allowed in areas adjacent to the Marina Municipal Airport District and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways.	N – No land use changes proposed	Complete ■	The City of Marina’s zoning for the airport/UC MBEST area is consistent with its general plan. Consistency Determinations on 9/21/00 & 6/13/03.
Objective B: Consider special needs of schools in developing land and infrastructure.			
Institutional Land Use Policy B-1: The [jurisdiction] shall provide a (compatible and) safe environment for schools serving (former) Fort Ord areas when planning land use and infrastructure improvements.			
Program B-1.1: The City of Marina shall review all planning and design for land use and infrastructure improvements in the vicinity of public schools or college facilities, especially	N – No development proposed	Ongoing ▲	The City has reviewed proposed development near the Marina High School, the CSUMB campus, and MPC facilities.

with respect to land use compatibility (expected impacts of residential and other development), school safety and ensure appropriate compatibility, including all applicable safety standards for development near schools as a condition of project approval.			
Program B-1.2: The City of Marina shall inform the Monterey Peninsula Unified School District and Monterey Peninsula College of all proposed land use and infrastructure improvements which may impact school and college sites.	N – No land use changes proposed	Ongoing ▲	Projects are routed to appropriate agencies for review.
Program B-1.3: The City of Marina shall designate the location of a new high school in accordance with state and local safety and siting standards.	N	Complete ■	The Marina High School opened in renovated existing former Army school buildings. A master plan is underway, anticipating construction of additional facilities.
<i>Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.</i>			
[Not applicable to Marina]			
<i>Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.</i>			
Institutional Land Use Policy D-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	See Policy D-2 BRP Programs below		
Institutional Land Use Policy D-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan 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 – No development proposed	Ongoing ▲	The City of Marina has a design review process, and City staff received RUDG training concerning application of the RUDG checklist.
Program D-2.2: The [jurisdiction] shall review each institutional development proposal for consistency with the regional urban design guidelines and the General	N – No development proposed	Ongoing ▲	The City of Marina has a design review process that considers a project’s conformance to the applicable standards and guidelines.

Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.			
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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

Objectives, Policies, & Programs

Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.

Streets and Roads Policy A-1: FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA’s Development and Resource Management Plan (DRMP).

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.	N	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a basewide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.
Program A-1.2: [Not applicable to Marina]			
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	N	Ongoing ▲	See Program A-1.1.

impacts.			
Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.	N	Ongoing ▲	Marina provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.			
Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.			
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.	N	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.
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.	N	Incomplete ●	The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).
Objective C: Provide a safe and efficient street system at the former Fort Ord.			
Streets and Roads Policy C-1: Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.			
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).	N	Incomplete ●	The 2000 Marina General Plan designates the functional purpose of each street, and includes cross-sections for several specific streets. General Plan Figure 3.1 generally indicates streets with fewer lanes than indicated in BRP

			Figure 4.2-3, including Reservation Road, Second Avenue, and most of Imjin Parkway all of which are 6 lanes in the BRP and generally 4 lanes in the Marina General Plan.
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.	N	Complete ■	The 2000 Marina General Plan designates street rights-of-way anticipated to serve Fort Ord at build-out.
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.	N	Complete ■	2000 Marina General Plan Policy C-1.2 establishes an acceptable level of service of LOS D.
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).	N	Ongoing ▲	Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	N	Incomplete ●	The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).
Streets and Roads Policy C-2: Each jurisdiction shall provide improvements to the roadway network to address high accident locations.			
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.	N	Ongoing ▲	Jurisdictions are required to implement this program under state law.
Objective D: Provide an adequate supply of on-street parking.			
Streets and Roads Policy D-1: Each jurisdiction shall provide a program of on-street parking.			
Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.	N	Complete ■	General Plan Policy 3.19 encourages on-street parking on residential streets over wide travel lanes.
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.	N	Ongoing ▲	The City of Marina is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects

			provide adequate access.
Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall on-street [sic] parking program.	N	Ongoing ▲	On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.
CIRCULATION – TRANSIT			
Objectives, Policies, & Programs			
<i>Objective A: Provide convenient and comprehensive bus service.</i>			
Transit Policy A-1: Each jurisdiction with lands at former Fort Ord shall coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within former Fort Ord.			
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.	N	Complete ■/ Ongoing ▲	2000 Marina General Plan Figure 3.2 shows a local transit zone and seven transit station locations within Fort Ord. The intermodal corridor also passes through Marina, and is included in the University Villages (“Dunes) Specific Plan.
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.	N	Incomplete ● Ongoing ▲	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.
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.	N	Ongoing ▲	Local jurisdictions coordinate the provision of special transit services with MST.
<i>Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.</i>			
Transit Policy B-1: Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.			
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.

Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.			
Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.			
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.	N	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
CIRCULATION – PEDESTRIAN AND BICYCLES			
Objectives, Policies, & Programs			
Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.			
Pedestrian and Bicycles Policy A-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.			
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.	N	Complete ■	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan provides standards for the development of pedestrian facilities.
Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.			
Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.			
Program B-1.1: Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Figure 4.2- 6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle parking facilities at public and private activity centers. This plan shall be coordinated	N	Complete ■	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan meets state guidelines for bicycle plans.

with adjacent land use jurisdictions, FORA, and appropriate school entities.			
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.	N	Ongoing ▲	Local jurisdictions include a review of transportation improvements in their development review.
CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT			
Objectives, Policies, & Programs			
<i>Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.</i>			
Transportation Demand Management Policy A-1: TDM programs shall be encouraged.			
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.	N	Ongoing ▲	2000 Marina General Plan Policy 3.22 requires a ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.	N	Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.	N	Ongoing ▲	See above
Program A-1.4: Enforce CMP trip reduction programs.	N	Ongoing ▲	MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.
CIRCULATION – LAND USE AND TRANSPORTATION			
Objectives, Policies, & Programs			
<i>Objective A: A transportation system that supports the planned land use development patterns.</i>			
Land Use and Transportation Policy A.1: Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.			
Program A.1-1: Each jurisdiction shall support	N	Ongoing ▲	TAMC maintains a traffic model that local

development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.			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.	N	Ongoing ▲	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.
Land Use and Transportation Policy A.2: The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.			
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.	N	Ongoing ▲	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.

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.			
RECREATION AND OPEN SPACE ELEMENT			
Objectives, Policies, & Programs			
<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.
Recreation Policy A-2: The City of Marina shall support the	N	Complete ■	The University Villages (Dunes) Specific Plan

development of a regional Visitor Center/Historical Museum complex adjacent to the 8 th Street entrance to Fort Ord Beach [sic] State Park which will serve as an orientation center to communicate information about all of the former Fort Ord’s recreation opportunities.			describes the connection via the Eighth Street bridge to the State Park, but does not include a visitors’ center. The Fort Ord Dunes State Park General Plan indicates the visitor center would be located west of State Route 1.
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Note: There are no associated Programs for these Policies.

Objective B: Protect scenic views, and preserve and enhance visual quality.

Recreation Policy B-1: The [jurisdiction] shall designate a Scenic Corridor adjacent to Highway 1 to preserve and enhance the State Highway 1 viewshed.

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	Complete ■	FORA has prepared and adopted Highway 1 design guidelines, which the City of Marina has incorporated into its design review process for development projects. The Highway 1 guidelines include guidance for landscape design and planting.
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Program B-1.2: The City of Marina shall incorporate landscape buffers and/or other mechanisms adequate to mitigate the potential visual impacts on State Highway 1 Scenic Corridor from development within the Mixed Use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b).	N	Ongoing ▲	See above. FORA Consistency Determinations with University Villages (Dunes) Specific Plan: 7/8/05 FORA’s development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program.
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Recreation Policy B-2: The City of Marina shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.	N	Ongoing ▲	Marina General Plan Development and Design Element includes polices for the visual treatment of the City’s edges and gateways, consistent with BRP policies. The approved Specific Plans also include design standards.
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Note: There are no associated Programs for these Policies.

Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.

Recreation Policy C-1: The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing	N	Incomplete ●	This program has not been established.
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<p>coastal live oak woodlands in large corridors within a comprehensive open space system.</p> <p>Note: There are no associated Programs for this Policy.</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>Recreation Policy D-1: The [jurisdiction] shall designate and locate park facilities to adequately serve the current and projected population of [the jurisdiction] within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.</p>	N	Ongoing ▲	The Marina General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.
<p>Recreation Policy D-2: The City of Marina shall develop active parkland within the former Fort Ord which reflects the adopted City of Marina standard of 5 acres of neighborhood/community parks per 1,000 population.</p>	N	Ongoing ▲	The City of Marina General Plan designates open space and park lands at the former Fort Ord. The City of Marina 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.
<p>Recreation Policy D-3: The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities</p>	N	Ongoing ▲	The Water City hockey rink re-uses a former U.S. Army gymnasium. Small recreational facilities within the U.S. Army housing areas are in use.
<p>Recreation Policy D-4: The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.</p>	N	Incomplete ●	The parks identified in the BRP have not been constructed.
<p>Note: There are no associated Programs for these Policies.</p>			
<p><i>Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.</i></p>			
<p>Recreation Policy E-1: The City of Marina shall identify golf course opportunity sites where appropriate as long-term or interim use solutions within the Marina portion of the former Fort Ord</p>			

<p>Program E-1.1: The City of Marina shall promote the development of a private golf course as an interim land use within the North Airport Light Industrial/Technology District.</p>	<p>N – No change to existing land use proposed. Additional habitat will be set aside in a portion of the area designated for golf course.</p>	<p>Ongoing ▲</p>	<p>The City is currently initiating a Master Plan for the Airport; all compatible recreational uses are being evaluated.</p>
<p>Program E-1.2: The City of Marina shall promote the development of a private golf course as an interim land use within the Planned Residential District in polygon 4.</p>	<p>N</p>	<p>Incomplete ●</p>	<p>Marina Heights Specific Plan was instead approved for that area. FORA Consistency Determinations with Marina Heights Specific Plan: 5/14/04</p>
<p>Recreation Policy E-2: The City of Marina shall promote the development of a variety of interim use recreation facilities where appropriate within the former Fort Ord.</p>			
<p>Program E-2.1: The City of Marina shall facilitate the development and operation of a commercial equestrian center as an interim land use within the Marina Village District.</p>	<p>N</p>	<p>Complete ■</p>	<p>The Marina Equestrian Center is operating within the Marina Village District on an interim basis.</p>
<p>Recreation Policy F-1: The City of Marina shall adopt roadway standards which allow for the development of hiker/biker trails within the right-of-way where appropriate.</p> <p>Note: There are no associated Programs for this Policy.</p>	<p>N</p>	<p>Complete ■</p>	<p>Pedestrian and bicycle trails have been accommodated within some rights-of-way, including Second Avenue and Imjin Parkway. The planned Eighth Street corridor includes the provision of light rail and walking/bicycling paths. Two underpasses of State Route 1 have been developed with pedestrian/bicycle connections, in addition to the Eighth Street bridge over State Route 1.</p>
<p>Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.</p>			
<p>Program F-2.1: The [jurisdiction] shall adopt a</p>		<p>Incomplete ●</p>	<p>Marina has a bicycle and pedestrian plan that</p>

<p>Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within [jurisdiction's] jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.</p> <p>Note: There are no associated Programs for this Policy.</p>			<p>includes some “Class I” (off-street) bicycle/pedestrian facilities. However, a Comprehensive Trails Plan responding to all the criteria outlined in this program has not been developed.</p>
<p><i>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord’s new neighborhoods and institutions.</i></p>			
<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 neighborhood’s [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources).</p>	N	Incomplete ●	<p>No park development incentives are known to have been developed.</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>	N	Incomplete ●	<p>No programs to encourage private park development are known.</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>	N	Complete ■ / Ongoing ▲	<p>FORA has prepared Highway 1 design guidelines. The City of Marina has a design review process that requires conformance to the Highway 1 guidelines for projects that are located within the Highway 1 corridor. Though not a special design zoning district per se, this requirement carries out an essentially identical function.. The University Villages (Dunes) Specific plan limits commercial building heights to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan includes architectural, landscape and pedestrian</p>

			provisions. The Marina municipal code does not include landscaping requirements
Recreation Policy G-4: The [jurisdiction] shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management.	N	Incomplete ●	There are no known programs for coordination of parklands.
Note: There are no associated Programs for these Policies.			
<i>Objective H: Promote environmental education.</i>			
Recreation Policy H-1: The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.	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.
Note: There are no associated Programs for these Policies.			

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			
Objectives, Policies, & Programs			
<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	N	Ongoing ▲	As a routine step in the planning and development review processes, jurisdictions use

<p>Resources Conservation Service’s Soil Survey of Monterey County in determining the suitability of soil for particular land uses.</p> <p>Note: There are no Programs associated with this Policy.</p>			<p>the best available data to evaluate soil suitability for different land uses. Review of soils is also a required component of CEQA.</p>
<p>Soils and Geology Policy A-2: The [jurisdiction] shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the public works director for the [jurisdiction]. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.</p>			
<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>N</p>	<p>Ongoing ▲</p>	<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>N</p>	<p>Ongoing ▲</p>	<p>This has not been developed, but similar lists and procedures are available.</p>
<p>Program A-2.3: The [jurisdiction] shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>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.</p>

<p>Soils and Geology Policy A-3: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer’s erosion control and landscape plans are properly implemented.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.</p>
<p>Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>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>
<p>Soils and Geology Policy A-5: Before issuing a grading permit, the [jurisdiction] shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The [jurisdiction] shall require that engineering and design techniques be recommended and implemented to address these limitations.</p>			
<p>Program A-5.1: See Program A-2.3 above.</p>			
<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</p>	<p>Complete ■</p>	<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>Soils and Geology Policy A-6: The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.</p>			
<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</p>	<p>Ongoing ▲</p>	<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</p>			
<p>See Program A-6.1 above</p>			

<p>extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.</p>			
<p><i>Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.</i></p>			
<p>Soils and Geology Policy B-1: The [jurisdiction] shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology’s mineral resource “classification-designation” system, and provide for the protection of these areas.</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</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>Not applicable at present (see Program B-1.1 above)</p>		
<p>Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.</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>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		
<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.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		
<p>Soils and Geology Policy B-3: Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.</p>			
<p>Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		

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.			
Soils and Geology Policy B-4: The [jurisdiction] shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.			Not applicable at present, but could occur in the future (see Program B-1.1 above)
<i>Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i>			
Soils and Geology Policy C-1: The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders. Note: There are no Programs associated with this Policy.	N	Ongoing ▲	The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.
Soils and Geology Policy C-2: The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].			
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.	N	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 of its Consistency Determination process described in Chapter 8 of its Master Resolution.
CONSERVATION - HYDROLOGY AND WATER QUALITY			
Objectives, Policies, & Programs			
<i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i>			
Hydrology and Water Quality Policy A-1: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimize and infiltration maximized in groundwater recharge areas.			
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	N	Ongoing ▲	Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board

<p>be implemented in new development to ensure adequate stormwater infiltration.</p>			<p>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>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</p>			
<p>Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.</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>Not applicable - 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>N</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. .</p>
<p>Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.</p>	<p>N</p>	<p>Complete ■/ Ongoing ▲</p>	<p>The Marina Coast Water District has adopted Ordinance 40, which is applicable within the Water District, which includes all of Marina.</p>
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; agency agreements are not yet in place.</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</p>	<p>N</p>	<p>Incomplete ●</p>	<p>The Marina Coast Water District water conservation ordinance does not include these provisions.</p>

use.			
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.	N	Ongoing ▲	The local jurisdictions are participating in the development of a regional water project.
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 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.	N	Ongoing ▲	FORA requests this information from the jurisdictions as part of its annual development forecast..
<p>Hydrology and Water Quality Policy B-2: The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.</p> <p>Note: There are no Programs associated with this Policy.</p>	N	Ongoing ▲	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.
<i>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</i>			
Hydrology and Water Quality Policy C-1: The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.			

<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.</p>
<p>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.</p>	<p>See Program C-1.1 above</p>		
<p>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.</p>	<p>See Program C-1.1 above</p>		
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>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.</p>
<p>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 involving the handling, storing, transport, or disposal of hazardous waste materials.</p>	<p>N</p>	<p>Complete ■</p>	<p>Chapter 8.12 of the municipal code addresses hazardous waste.</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>Hydrology and Water Quality Policy C-2: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will 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>N</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>Hydrology and Water Quality Policy C-3: The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.</p>			
<p>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.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.</p>
<p>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</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.</p>

further intrusion.			
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.			
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.	N	Incomplete ●	This program has not been developed.
Hydrology and Water Quality Policy C-5: The [jurisdiction] shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	N	Ongoing ▲	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.
Hydrology and Water Quality Policy C-6: 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.			
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.
Hydrology and Water Quality Policy C-7: The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity. Note: There are no BRP programs associated with this policy.	N	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.
CONSERVATION - BIOLOGICAL RESOURCES			
Objectives, Policies, & Programs			
<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>			
Biological Resources Policy A-1: The City shall manage, or cause to be managed, the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.			
Program A-1.1: The City shall restrict development in parcels adjacent to the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.	N - No development or change in land use proposed	Complete ■	The Marina General Plan designates these polygons for Habitat Reserve and Other Open Space. FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan: 10/10/97; FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
Program A-1.2: The City shall monitor, or cause to be monitored, the Salinas River Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	N - No development or change in land use proposed	Incomplete ●	Annual monitoring reports have not been submitted to CRMP.
Program A-1.3: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.	N	Incomplete ●	The City has not contracted for the management of the Salinas River Habitat Area.
Biological Resources Policy A-2: The City shall manage, or cause to be managed the remaining habitat within the Marina Habitat Area #2 (Polygon 1b) to maintain existing habitat values for HMP species.			

<p>Program A-2.1: The City 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 the Marina Habitat Area #2, including consideration of funding sources, legal mechanism, 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. ▪ Prevention of the spread of non-native, invasive species that may displace native habitat. 	<p>N</p>	<p>Incomplete ●</p>	<p>An implementation plan has not been prepared or submitted to the USFWS or CDFG for the Airport Reserve habitat management area.</p>
<p>Program A-2.2: Development in this parcel shall be limited to FAA-required airport support facilities (navigational aids, access, and utilities), as well as a six-lane road through the area. Prior to proceeding with the design of allowable facilities, the City shall evaluate alternatives in coordination with a qualified biologist to ensure that the design and/or alignment is environmentally sensitive.</p>	<p>Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.</p>	<p>Incomplete ●</p>	<p>FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan:10/10/97; FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11 The development limitations and land use designations were completed. However, development has not occurred in Polygon 1b and, therefore, the design of the allowable facilities or road alignment has not been evaluated. Further, the Draft HCP proposes that no development would be permitted in Polygon 1b and the proposed road alignment would occur within the adjacent development parcel.</p>
<p>Program A-2.3: The City shall ensure that gates or vehicle barriers are constructed along access roads to prevent</p>	<p>N</p>	<p>Incomplete ●</p>	<p>See Above; barriers have not been constructed.</p>

unauthorized off-road vehicle travel within the Habitat Area.			
Program A-2.4: The City shall maintain, or cause to be maintained, small areas within the Habitat Area with disturbed sandy soils to support Monterey spineflower habitat.	N	Incomplete ●	See Above; the implementation plan has not been prepared.
Program A-2.5: The City shall monitor, or cause to be monitored this conservation area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	N	Incomplete ●	Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program..
Program A-2.6: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.	N	Incomplete ●	The City has not contracted for the management of the Airport habitat management area.
Biological Resource Policy A-3: The City shall preserve in perpetuity the population of Yadon's piperia in Polygon 2a.			
Program A-3.1: The City shall require seasonally-timed surveys for Yadon's piperia in Polygon 2a over time in order to establish suitable boundaries for the habitat preserve and proposed mixed-use areas. Consecutive annual surveys for a period of years will provide a comprehensive data base from which to plan land use.	Y – Survey in 2016 for anticipated areas of future disturbance-Negative	Ongoing ▲	Annual surveys commenced in 2006 and are continuing.
Program A-3.2: Once the habitat preserve for Yadon's piperia has been established, the City shall erect a barrier around the preserve sufficient to restrict vehicle access and require adjacent development to direct its runoff and storm drainage away from the preserve.	N	Ongoing ▲	Annual surveys are ongoing and expected to continue until 2015, and then this program can be completed. The Draft HCP has proposed a preliminary five-acre preserve area within Polygon 2a (i.e., the Marina Northwest Corner) to protect the piperia population observed to date.
Program A-3.3: The City shall monitor, or cause to be monitored this preserve in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	N	Incomplete ●	Annual monitoring reports, or the annual survey reports completed thus far, have not been submitted to the Coordinated Resource Management and Planning program..

Biological Resources Policy A-4: The City shall ensure that all habitat conservation and corridor areas are protected from degradation due to development in, or use of adjacent polygons.			
Program A-4.1: The City shall install or require the installation of a barrier sufficient to prevent vehicle access to all habitat conservation and corridor areas within its jurisdiction. Barriers are to be erected on the parcels adjacent to the conservation and corridor areas and area to be maintained in perpetuity. The barrier erected to protect the habitat corridor in Polygon 5c shall also be sufficient to strongly discourage pedestrian access.	N	Incomplete ●	Barriers to prevent access to all habitat areas have not been constructed to date. Fencing has been installed around FONR, but barriers to the Salinas River HMA and Airport HMA have not been constructed.
Program A-4.2: The City shall require stormwater drainage plans for all developments adjacent to habitat conservation and corridor areas to direct its runoff and storm drainage away from those areas to minimize potential for hydrology modifications and erosion problems. The City shall require that all developments comply with the drainage plan as well as employ Best Management Practices during construction.	Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	Ongoing ▲	Marina’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.
Program A-4.3: The City shall coordinate with the University of California Natural Reserve System when reviewing project applications for city lands that abut the habitat areas managed by the University of California to incorporate appropriate barriers and/or drainage controls in the project design.	Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	Ongoing ▲	The City is currently coordinating with the University of California Natural Reserve System regarding the Airport Master Plan. FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
Biological Resources Policy A-5: The City shall protect structures in parcels adjacent to the habitat corridor south of Reservation Road and west of Imjin Road (Polygon 5c) from wildfires that may originate in the corridor.			
Program A-5.1: The City shall not permit any structures	N	Complete ■/	The HMP sets forth buffer requirements for

which directly abut the habitat corridor.		Ongoing ▲	new development. Existing residences that predate the BRP are located near the edge of the habitat corridor.
Program A-5.2: The City shall require a greenbelt, park, or other fire-resistant, non-residential land use at the boundary between development structures and the habitat corridor.	N	Complete ■	See above
Biological Resources Policy A-6: The City shall design the Community Park within the residential development north of Imjin Road to incorporate natural habitat features.			
Program A-6.1: The City shall encourage the use of native vegetation for landscaping, either as preserved during construction or planted as part of a landscaping plan after construction.	N	Incomplete ●	The Community Park has not been designed or constructed.
Program A-6.2: The City shall install permanent interpretive displays within the Community Park that describe the natural resources on the former Fort Ord and their importance to the Monterey Bay area.	See Program A-6.1 above		
Biological Resources Policy A-7: Where possible, the [jurisdiction] shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.			
Program A-7.1: The [jurisdiction] shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared for 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 – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.

<p>Program A-7.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.</p>	<p>N</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>Program A-7.3: Where development will replace existing habitat which supports sensitive biological resources, the [jurisdiction] shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.</p>	<p>Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.</p>	<p>Ongoing ▲</p>	<p>See Program A-7.2 above</p>
<p>Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.</p>			
<p>Biological Resources Policy B-1: The [jurisdiction] shall strive to avoid or minimize loss of sensitive species listed in Table 4.4.-2 that are known or expected to occur in areas planned for development.</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 – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.</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>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</p>	<p>Y – Programmatic-level mitigation</p>	<p>Ongoing ▲</p>	<p>See Program B-1.1 above</p>

<p>species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.</p>	<p>is included in the IS-MND for projects that may potentially disturb sensitive species.</p>		
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Biological Resources Policy B-3: The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.			
Program B-3.1: [This program was removed based on the listing of modifications to the Reuse Plan adopted by the FORA Board on June 13, 1997.]	Not applicable - Program Removed		
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.	Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at development sites approved by Marina within the former Fort Ord.
Program B-3.3: The [jurisdiction] should incorporate wetland features into stormwater control facilities to the extent practicable.	N	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. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.
<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>			
Biological Resources Policy C-1: The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.			
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)	N	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>Biological Resources Policy C-2: The [jurisdiction] shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.</p>			
<p>Program C-2.1: The City shall protect the small patches of oak woodland located along the bluffs in Polygon 1c unless project-specific plans for development in those areas cannot proceed without selective tree removal.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Compliance requirement not triggered. No projects have been proposed in this area.</p>
<p>Program C-2.2: Where development incorporates oak woodland elements into the design, 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>N</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>Program C-2.3: 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>N</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 regarding potential impacts on biological</p>

			resources such as trees, among others. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.
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 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.	N	Ongoing ▲	Each jurisdiction’s project review and approval process includes opportunities for conditions of project approval requiring this standard. CEQA mitigation measures, where applicable, may also require equal or similar performance. FORA’s development entitlement consistency determination process provides an additional level of oversight for this requirement to be met.
Biological Resources Policy C-3: Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.			
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.	Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	Ongoing ▲	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.
Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.			
Biological Resources Policy D-1: The [jurisdiction] shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and			

relocated from particular development areas.			
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.	N	Ongoing ▲	Contractor education programs are frequently required as a condition of approval or for compliance with CEQA mitigation measures.
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 – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb sensitive species.	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 elements are required to be understood and agreed-to by project proponents.
Biological Resources Policy D-2: The [jurisdiction] shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.			
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.	N	Incomplete ●	Interpretive signs have not been installed. The project abuts a Development with Reserves/Restrictions parcel that will require signage about the resources present, etc.
Program D-2.2: The [jurisdiction] shall coordinate production of educational materials through the CRMP process.	N	Ongoing ▲	The BLM has posted educational materials on it’s Fort Ord National Monument website.
Program D-2.3: Where development will be adjacent to	N	Ongoing ▲	Public information or brochures are frequently

<p>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>required as a condition of approval or for compliance with CEQA mitigation measures.</p>
<p>Objective E: Develop strategies for interim management of undeveloped natural land areas.</p>			
<p>Biological Resources Policy E-1: The [jurisdiction] shall develop a plan describing how it intends to address the interim management of natural land areas for which the [jurisdiction] is designated as the responsible party.</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"> ▪ Control of off-road vehicle use in all undeveloped natural land areas. ▪ Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors. ▪ Prevent the spread of non-native, invasive species that may displace native habitat. 	<p>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 [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection</p>	<p>N</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to BLM.</p>

measures specified in Program E-1.1.			
Biological Resources Policy E-2: The [jurisdiction] shall monitor activities that affect all undeveloped natural lands, including but not limited to conservation areas and habitat corridors as specified and assigned in the HMP.			
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.
CONSERVATION - AIR QUALITY			
Objectives, Policies, & Programs			
<i>Objective A: Protect and improve air quality.</i>			
Air Quality Policy A-1: Each jurisdiction shall participate in regional planning efforts to improve air quality.			
Program A-1.1: Each jurisdiction shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.	N	Ongoing ▲	Each jurisdiction is in communication with the Air District.
Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.	N	Ongoing ▲	The jurisdictions coordinate with TAMC on an ongoing basis.
Air Quality Policy A-2: Each jurisdiction shall promote local efforts to improve air quality.			
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.	N – No development proposed	Ongoing ▲	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.
Program A-2.2: Each jurisdiction shall use the	N	Ongoing ▲	2000 Marina General Plan Policy 3.22 requires a

<p>Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.</p>			<p>ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.</p>
<p>Air Quality Policy A-3: Integrate the land use strategies of the California Air Resources Board's The Land Use – Air Quality Linkage – How Land Use and Transportation Affect Air Quality, into local land use decisions.</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>N</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>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>N</p>	<p>Complete ■</p>	<p>See Program A-3.1 above.</p>
<p>CONSERVATION - Cultural Resources</p>			
<p>Objectives, Policies, & Programs</p>			

Objective A: Identify and protect all cultural resources at the former Fort Ord.			
Cultural Resources Policy A-1: The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.			
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 – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb cultural resources	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.
Program A-1.2: The [jurisdiction] shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale.	See Program A-1.1 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 – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb cultural resources	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.
Cultural Resources Policy A-2: The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.			
Program A-2.1: The [jurisdiction] shall coordinate with the California Native American Heritage Commission and	Y – Native American	Ongoing ▲	Consultation with tribal representatives is required for general plan amendments and is

<p>California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.</p>	<p>consultation requirements complete. Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb cultural resources</p>		<p>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.</p>
<p>Program A-2.2: If traditional cultural properties are found to exist on the [jurisdiction’s] lands at the former Fort Ord, the jurisdiction shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.</p>	<p>Y – Programmatic-level mitigation is included in the IS-MND for projects that may potentially disturb cultural resources</p>	<p>Ongoing ▲</p>	<p>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 identified to date.</p>
<p>Objective B: Preserve and protect historically significant resources at the former Fort Ord.</p>			
<p>Cultural Resources Policy B-1: The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord’s historically and architecturally significant resources.</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</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.</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>

These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.			
Program B-1.3: The City shall regulate the demolition of buildings of architectural or historic importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.	N	Ongoing ▲	The CEQA process (State law) requires impact avoidance and mitigation--including possible relocation of historic buildings-- to occur, or to 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.
Program B-1.4: The City of Marina should attempt to establish a historic barracks district near the 8 th Street overcrossing and the State Parks entrance. This small area could represent the historic character of the former Fort Ord, be utilized for museums and non-profit organizations and assist in establishing an activity center in the Town Center Planning Area.	N	Ongoing ▲	The University Villages (Dunes) Specific Plan proposes the preservation and re-use of the large warehouse building (south of Eighth Street near State Route 1), two chapels, and a brick structure. Most of the barracks between Eighth Street and Divarty Road are still standing

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

Objectives, Policies, & Programs			
<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.			
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.	N	Incomplete ●	2000 Marina General Plan Table 4.1 presents the City's noise criteria. The City's noise criteria are 5 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan Table 4.5-3, but the General Plan was found to be consistent overall with the BRP.
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.	N	Incomplete ●	Marina Municipal Code Chapter 9.24 and Chapter 15.04 control noise in Marina. The Chapter does not include specific noise performance standards because it is addressed in the CEQA process.
<i>Objective B: Ensure through land use planning that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.</i>			
Noise Policy B-1: The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.			
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.	N	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.
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.	N	Complete ■	The 2000 Marina General Plan land use map places most residential uses at a distance from State Route 1, or buffers it from Imjin Parkway. Industrial uses are not located immediately

			adjacent to residential uses.
Noise Policy B-2: By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.			
Program B-2.1: See description of Program A-1.1 above.	See Program A-1.1 above.		
Program B-2.2: See description of Program A-1.2 above.	See Program A-1.2 above.		
Noise Policy B-3: 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.	N	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.
Noise Policy B-4: The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.	N	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.
Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.	N	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn.
Noise Policy B-6: If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile	N	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.

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.			
Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.	N	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	N	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	N	Ongoing ▲	Marina Municipal Code Chapter 9.24 and Section 15.04.055 restrict construction noise to specified hours and decibel levels.
Note: There are no BRP programs associated with policies B-3 through B-9, above.			

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			
Objectives, Policies, & Programs			
<i>Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.</i>			
Seismic and Geologic Hazards Policy A-1: The [jurisdiction] shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.			
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.	N	Ongoing ▲	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.
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 Marina has not adopted a fault zone setback requirement.
Seismic and Geologic Hazards Policy A-2: The [jurisdiction] shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.			
Program A-2.1: The [jurisdiction] shall require geotechnical	N	Ongoing ▲	The CEQA process requires project- and site-

<p>reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Marina.</p>			<p>specific identification, avoidance, and mitigation of seismic-related risks and impacts. This issue is then addressed at a more detailed level at the plan check (building permit) stage under applicable building code requirements. Conformance with both of these regulatory mechanisms, as needed, is ensured through state law and the individual jurisdiction's enforcement and inspection procedures.</p>
<p>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>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>N</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>Seismic and Geologic Hazards Policy A-3: The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitual [sic] buildings and ensure the public safety.</p>			
<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</p>	<p>Ongoing ▲</p>	<p>The Reliz Fault parallels Reservation Road through Marina, and the BRP indicates this as an area of "high" risk. Portions of this area are designated for Planned Development Mixed Use with a hotel/convenience retail opportunity site, and Medium Density Residential. However, the jurisdictions adopt the State building codes every three years, and the seismic protections</p>

			contained within these codes provides reasonable protection against earthquake damage.
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.			
Seismic and Geologic Hazards Policy B-1: The [jurisdiction] shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous materials.			
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.	N	Ongoing ▲	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.
Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.			
Seismic and Geologic Hazards Policy C-1: The [jurisdiction] shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.			
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.	N	Ongoing ▲	The jurisdictions provide a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.
SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT			
Objectives, Policies, & Programs			
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>Fire, Flood, and Emergency Management Policy A-1: The City of Marina shall incorporate sections the Greater Monterey Peninsula Area Plan – Safety Element relative to wildfire management for areas which the City plans to annex and which pose high or extreme fire danger.</p>	<p>See Policy A-2 BRP Programs below</p>		
<p>Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.</p>			
<p>Program A-2.1: The [jurisdiction] shall incorporate the recommendations of the [jurisdiction’s] Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies.</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction includes the appropriate fire department in the review of development and building proposals. Note that the Uniform Building Code is superseded by the California Building Code (including the California Fire Code).</p>
<p>Fire, Flood, and Emergency Management Policy A-3: The [jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.</p>	<p>See Policy A-4 BRP Programs below</p>		
<p>Fire, Flood, and Emergency Management Policy A-4: The [jurisdiction] shall develop in cooperation with other Fort Ord jurisdictions and the surrounding communities fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire “fuel management program” in conjunction with (the County of Monterey) and the Bureau of Land Management.</p>			
<p>Program A-4.1: The [jurisdiction] shall develop with appropriate fire protection agencies, a mutual and/or</p>	<p>N</p>	<p>Ongoing ▲</p>	<p>The jurisdictions are participants in the State Master Mutual Aid Agreement and/or the</p>

automatic fire aid agreement to assure the most effective response.			Monterey County Fire Chiefs Association In County Mutual Aid Plan.
Program A-4.2: 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 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.	N	Ongoing ▲	The City's Fire Department posts a range of information on fire safety and prevention on the City's website, and provides speakers for schools or other venues and audiences.
Fire, Flood, and Emergency Management Policy A-5: The [jurisdiction] shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the [jurisdiction] plans to annex in order to provide acceptable fire/emergency response time. There are no Programs associated with this Policy.	N	Ongoing ▲	The 2000 Marina General Plan identifies a site at the Marina Airport for a new fire station, and two other potential sites (8 th Street/Second Avenue and Imjin Parkway/Abrams Drive) for fire stations to serve Fort Ord. Under CEQA, the environmental review of other projects will be required to include an assessment of the need for additional fire suppression facilities.
<i>Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.</i>			
Fire, Flood, and Emergency Management Policy B-1: The [jurisdiction] shall identify areas within the former Fort Ord that may be subject to 100-year flooding (in the Salinas River Bluffs area) and restrict construction of habitable building structures in this area. There are no Programs associated with this Policy.	N	Complete ■	The only area of Marina within Fort Ord that is subject to 100-year flooding is designated for golf course development.
<i>Objective C: Promote public safety through effective and efficient emergency management preparedness.</i>			
Fire, Flood, and Emergency Management Policy C-1: The [jurisdiction] shall develop an emergency preparedness and management plan, in conjunction with the (City of Seaside, City of Marina, the County of Monterey), and appropriate fire, medical, and law enforcement agencies.			
Program C-1.1: The [jurisdiction] shall identify city emergency evacuation routes and emergency response	N	Incomplete ●	The City of Marina does not have adopted evacuation routes.

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.			
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 Marina has not prepared an inventory or operations plan for critical facilities.

SAFETY ELEMENT

SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY			
Objectives, Policies, & Programs			
<i>Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.</i>			
Hazardous and Toxic Materials Safety Policy A-1: The [jurisdiction] shall monitor and report to the public all progress made on the RA-ROD.			
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.	N	Ongoing ▲	This function is overseen by the U.S. Army’s Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.2: 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.	N	Ongoing ▲	This function is overseen by the U.S. Army’s Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.3: All construction plans for projects in the	N	Ongoing ▲	The jurisdictions coordinate with the DENR

City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.			for review of plans within Fort Ord. Note: "OE" refers to ordnance and explosives.
Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. 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.	N	Complete ■	Municipal Code Chapter 15.56 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
<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>			
Hazardous and Toxic Materials Safety Policy B-1: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials and provide for the protection of the public during remediation activities.			
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.	N	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.
Program B-1.3: The [jurisdiction] shall develop and make	N	Ongoing ▲	This function is overseen by the U.S. Army's

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.			Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program B-1.4: The [jurisdiction] shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.	N	Complete ■	Marina Municipal Code Chapter 8.12 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).
Hazardous and Toxic Materials Safety Policy B-2: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.			
Program B-2.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of landfill or hazardous materials storage sites, including closure and postclosure activities.	N	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program B-2.2: The [jurisdiction] shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that landfill closure or hazardous materials storage and restoration activities are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use the landfill, and that such uses are consistent with the administrative covenants and all post closure activities.	N	Ongoing ▲	DTSC and BRAC make final determinations on completion and compliance on hazardous materials site restoration. The jurisdictions are in communication regarding the status of clean-up operations. The jurisdictions receive written determinations from DTSC and BRAC and keep them on file for public review upon request.
Hazardous and Toxic Materials Safety Policy B-3: The	N	Ongoing ▲	This function is overseen by the U.S. Army's

<p>[jurisdiction] shall follow all applicable procedures and regulations for the Marina Municipal Airport (formerly Fritzsche Airfield) underground and above ground storage tanks, maintenance inventory and documentation of hazardous material and dispose of hazardous waste at properly certified facilities.</p> <p>Note: There is no Program for this Policy.</p>			<p>Base Reuse and Closure (BRAC) office. The City maintains communications with the BRAC office.</p>
<p><i>Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.</i></p>			
<p>Hazardous and Toxic Materials Safety Policy C-1: The [jurisdiction] shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.</p>			
<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>N</p>	<p>Ongoing ▲</p>	<p>The City reviews the use of hazardous materials in its permit review and environmental review processes.</p>



FORA
**REGIONAL
URBAN
DESIGN** GUIDE
LINES

Regional Urban Design Guidelines

Compliance Checklist

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



FORT ORD REUSE AUTHORITY

6/10/2016

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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: ETHAN DANIELS, EAH, INC.

Jurisdiction: CITY OF MARINA

Jurisdiction Contact Name: CHRISTY HOPPER, PLANNING SERVICES
MANAGER

Contact Phone: 831-884-1238

Contact Email: chopper@cityofmarina.org

Project/Parcel # (APN and/or COE): 031-021-040-000

Project/Parcel Location: 3-STORY, 71 UNIT MULTIFAMILY

PERMANENT SUPPORTIVE HOUSING FOR VETERAN'S TRANSITION

Size (sq. ft. /acres): 55,000 SF / 2.4 acres CENTER.

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

See attachments in submittal

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		<i>N/A</i>	
	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		

Gateways		<i>N/A</i>	
	Highway 1 Design Corridor		Gateways
	Landscaping Palette		Wayfinding
	Lighting		Centers

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

Trails		N/A
Complete Streets		Landscaping Palette
Connectivity		Lighting
Trails		Gateways
Transit Facilities		Wayfinding
Highway 1 Design Corridor		Centers

Highway 1 Design Corridor		
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
Objectives				
<ul style="list-style-type: none"> • Encourage scale and pattern of development which is appropriate to a village environment and friendly to pedestrians and cyclists (BRP p.65). • Minimize street scale to facilitate pedestrian movement while providing adequate circulation and parking opportunities (BRP p.66). • 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). 				
Measures	YES	NO	NOTES	
1. Bicycle facilities (i.e. lanes, signs, & bike racks) provided on every				
2. FORA sample roadway configurations used				
3. Pedestrian-scaled ($\leq 15'$) lighting 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				
4. On-street parking on both sides of streets				
5. Parking lots, garages, or service bay openings not facing regional corridors				
6. Continuous sidewalks on both sides of streets				
7. Space provided along sidewalks for a variety of activity zones on retail or mixed-use blocks. Sidewalks ≥ 10 feet wide, maintain a minimum clear path of 5', on retail or mixed use blocks; Sidewalks ≥ 5 feet wide on all other blocks, with furniture, trees, lighting at appropriate intervals				
8. Outer access lanes for slower speeds and through-lanes for faster speeds on multi-way boulevards with medians				
9. Low-speed street design, ≤ 25 mph in Centers; and pedestrian crosswalks installed at intervals < 800 feet on multi-way boulevards				
10. Durable, noninvasive, drought-tolerant street trees to provide shade within 10 years				
<i>Describe additional actions used to meet <u>Complete Streets</u> Objectives (attach additional pages as needed):</i>				

Connectivity	Applicable?	Yes	No
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Objectives

- Link new neighborhoods with the surrounding cities' development fabric (BRP p.62).
- Maintain the fine-grained development pattern of existing areas of the Main Garrison (BRP p. 65).
- Create strong physical linkages from villages to CSUMB and other major activity areas (BRP p.66).
- Reinforce linkages among existing neighborhoods and establish linkages to new neighborhoods and village centers (BRP p. 67).
- Connect new residential neighborhoods via continuous streets and/or open space linkages to surrounding neighborhoods and districts (BRP p. 67).
- Connect individual open space parcels into an integrated system for movement and use of native plant and animal species and people (BRP p. 13).
- Ensure open space connections link major recreation and open space resources (BRP p. 71).

Measures	YES	NO	NOTES
1. New streets with minimal street bends to minimize block length/travel distances			
2. Maximum block perimeter 1,600 linear feet			
3. Street configuration responsive to local context			
4. Dead-ends and cul-de-sacs minimized			
5. Minimum of 140 intersections per square mile			
6. New streets connect to adjacent streets			
7. Streets end with street stubs to provide future new street connections			
Non-vehicular Circulation:			
8. Trail, pedestrian and transit facilities connect centers, public open spaces, educational institutions and other relevant locations			
9. Open space areas connect to allow movement of native plants, animals, and people			
10. Major former Fort Ord recreation and open space assets connected to each other and adjacent regional resources			

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

Trails		Applicable?	Yes	No
Objectives				
<ul style="list-style-type: none"> Establish trail systems for non-motorized transit alternatives to former Fort Ord neighborhoods (BRP p.136). 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). 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). 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). Link former Fort Ord trails to regional bike/pedestrian trails wherever possible (BRP p.137). 				
Measures	YES	NO	NOTES	
1. Former Fort Ord trails connect to regional networks and trail alignments pass through and link Town & Village Centers.				
2. Trail character transitions with rural or urban context .				
3. New trails connect to existing networks as coordinated with local jurisdiction planning.				
4. Trails separated from roads wherever feasible to maximize protection .				
5. Trails surfaced 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.				
6. Trailhead 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.				
7. Multi-use and segregated trails (i.e. <i>Equestrians and hiker/bikers</i>) provided to accommodate variety of user types.				
8. Regional viewsheds and nature experiences maximized.				
9. Wayfinding signage consistent with Monterey County Bike & Pedestrian Sign Design standards.				
10. Major Trails have a minimum width 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.				
Describe additional actions used to meet <u>Trails</u> Objectives (attach additional pages as needed):				

Transit Facilities	Applicable?		Yes	No
Objectives				
<ul style="list-style-type: none"> 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). Link villages by transit routes and open space corridors suited for cycling and walking (BRP p. 59). Locate concentrations of activity and density along future transit rights-of-way (BRP p. 63). 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). 				
Measures	YES	NO	NOTES	
1. Shelter, seating, route information and lighting amenities provided				
2. Transit hubs sited to concentrate transit-oriented development				
3. Concentrated development located along transit rights-of-way				
4. New transit facilities (hubs, transfer points, and bus stops) and routes coordinated with Monterey-Salinas Transit (MST) design guidelines and Americans with Disabilities Act requirements				
5. Routing and facilities planning coordinated with MST and jurisdictions				
6. Academic and nature themes used for design identity				
7. Regionally common architectural style applied to reinforce identity				
8. Transit stops located within ¼ mile of all homes for easy pedestrian access				
9. Transit stops located adjacent to mixed use, schools and commercial areas				
10. Transit stops located near neighborhoods, schools and commercial centers				
<p><i>Describe additional actions used to meet <u>Regional Transit Facilities Objectives</u> (attach additional pages as needed):</i></p>				

Highway 1 Design Corridor		Applicable?	Yes	No
Objectives				
<ul style="list-style-type: none"> Establish specific design and signage standards for the State Highway 1 Scenic Corridor to minimize the visual impact of development (BRP p. 62). 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) Prohibit the use of billboards in the Highway 1 Corridor (HDGC 2005). Preserve landscape character of the Highway 1 Design Corridor as a buffer between the Highway 1 right-of-way and development (HGDC 2005). 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). 				
Measures		YES	NO	NOTES
1. Marina: Building heights limited to 40' maximum, with exception of optional heights designated in the Marina General Plan OR Seaside: 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.		X		42' - allowed w/ R-4 zoning
2. Buildings and signs setback 100' from Caltrans right-of-way		X		greater than 100' setback
3. Sign support structures for all freestanding signs located outside 100' Caltrans right-of-way setback and additional 100' off-ramp and on-ramp setback at Lightfighter Drive and Imjin Parkway.			X	No signs proposed
4. Signage is stationary and not changing, flashing or animated			X	"
5. Signs mounted on buildings below 40' and eave or parapet line			X	"
6. Sign illumination and glare minimized; down-lighting utilized			X	"
7. Base of signs designed to blend with coastal dune character (i.e. earth-tone colors tan, brown, forest green, gray or dark blue)			X	"
8. Average 25' landscape setback provided along Highway 1 to accommodate and protect mature trees			X	Setback greater than req'd
9. Trees (≥ 6" trunk diameter and in reasonable condition) preserved within 25-feet of Caltrans right-of-way and at gateways			X	Not applicable
Describe additional actions used to meet <u>Highway 1 Design Corridor Objectives</u> (attach additional pages as needed):				

Building Orientation, Types, Setbacks, & Heights		Applicable?		Yes	No
Objectives					
<ul style="list-style-type: none"> • Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154). • 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. • Encourage development patterns that mix uses horizontally and vertically for active streetscapes (BRP p.65). • Implement the BRP mixed-use development vision. • 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. 					
Measures		YES	NO	NOTES	
1.	Building backs , parking lots, garage doors, service entrances and blank walls not facing street	X		Building faces street	
2.	Four or more of the following building types 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		Apartments	
3.	Building fronts face either street, public spaces, or thoroughfares designed to accommodate the most pedestrians; secondary entrances on sides or rear facades	X		Building faces street	
4.	Fronts of buildings face fronts or sides of other buildings	X		"	
5.	Principal building facades parallel or tangent to front lot lines	X		"	
6.	<u>Commercial heights</u> up to 5 stories (except as otherwise permitted); lot frontage at least 40 feet except for convenience store (20'-40')		N/A		
7.	<u>Residential heights</u> 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			
8.	Multiple buildings clustered and design elements used to transition from large building masses to human scale		X	One Building	
9.	<u>Commercial front setbacks</u> vary: 25' and up large-footprint bldg., 5'-25' Park-Under Bldg., 0-5' all others; side and rear setbacks vary: 25' and up large-footprint bldg., 0 side and 18' rear Convenience Stores, 5' Park-Under Bldg., others variable		N/A		
10.	<u>Residential front setbacks</u> up to 25'; side setbacks 5' except Townhouses (0'), Courtyard Apartment Bldg. (15'); Single Family, Accessory Dwelling Unit, Duplex, Cottage setbacks variable; rear setbacks are set for Apartment House (65'), Courtyard Apartment Bldg. (15'), Park-Under Bldg. (5'); others variable.	X		See project plan for setbacks.	
Describe additional actions used to meet <u>Building Orientation, Types, Setbacks & Heights Objectives</u> (attach additional pages as needed):					

Landscaping: Palettes & Lighting **Applicable?** **Yes** **No**

Objectives

- 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).
- 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).
- Enhance physical appearance of existing neighborhoods with street and landscaping treatments (BRP p. 67).
- Provide appropriate illumination to meet community orientation and safety needs to compliment architectural aesthetics and the surrounding coastal environment.
- Maximize community sustainability by using energy efficient fixtures and programming.

Measures	YES	NO	NOTES
1. Low-water plant species serving a variety of functions (i.e. shade, soil conservation, aesthetics) used and installed during winter.	X		See landscape plan
2. Native vegetation used to fill in gaps (i.e. target 80% native plant composition along roadway right of ways for new development).	X		4
3. Consistent with FORA-RUDG plant palette recommendations and best management practices.	X		1
4. Native Coastal topsoil preserved during site grading or horticultural soils test obtained for amendment recommendations.	X		"
5. Existing healthy trees incorporated and retained on site and integrated into landscaping.	X		"
6. Consistent lamp & fixture style within blocks, neighborhoods, and corridors	N/A		
7. Placement of lighting fixtures coordinated with sidewalk organization, street furniture, landscaping, building entries, curb-cuts and signage	N/A		
8. Energy-efficient lamps used and light trespass minimized	X		
9. Centers, transit stops, edges, and focal points well-lit to maximize safety and highlight identity	N/A		
10. Pedestrian-scaled fixtures in walkable areas, height ≤ 15'	N/A		

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

Signage: Gateways & Wayfinding	Applicable?	Yes	No
Objectives			
<ul style="list-style-type: none"> 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). Assure that the 8th Street Bridge serves as a major gateway to the Fort Ord Dunes State Park (BRP p. 154). Coordinate development plans to provide for integrated, well-designed gateway design concepts to the former Fort Ord and CSUMB (BRP p 165). Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154). Establish regional wayfinding signage that supports for unique jurisdiction and community identities. Encourage connectivity to communities and regional destinations, such as parks, trails, educational institutions, employment centers, transit, park and ride lots, and tourist destinations. Create safer pedestrian and bicyclists facilities by using wayfinding signage to make bicycle and pedestrian routes more visible. 			
Measures	YES	NO	NOTES
1. Gateway character and signage is welcoming and signifies former Fort Ord military history and academic reuse			
2. Gateway landscape and development plans are coordinated among relevant jurisdictions and agencies			
3. Distinctive design elements mark monument signage, architectural features, roadway surface materials, and interpretive facilities			
4. Gateways mark edges , boundaries, and transitions			
5. Entryways placed to inform transitions to and thru former Fort Ord lands			
6. Seamless connection between RUDG Locations provided			
7. Signage is coordinated with regional agencies and other jurisdictions			
8. Signage is consistent with Monterey County Bicycle and Pedestrian Wayfinding Signage Design standards			
9. Wayfinding signage clear and legible to the intended audience (i.e. pedestrians, cyclists, motorists, equestrians)			
10. Signage is safely placed in accordance with the California Manual on Uniform Traffic Control Devices standards			
<i>Describe additional actions used to meet <u>Signage</u> Objectives (attach additional pages as needed):</i>			

Public Spaces	Applicable?	Yes	No
Objectives			
<ul style="list-style-type: none"> 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). Ensure that open space connections link major former Fort Ord recreation and open space amenities and adjacent regional resources (BRP p. 71). Provide a generous pattern of open space and recreation resources through public facilities and publicly accessible private development (BRP p. 71). Use spaces between buildings to establish outdoor public uses. Coordinate public space development through specific plans or other planned development mechanisms to achieve integrated design between public and private spaces. 			
Measures	YES	NO	NOTES
1. Civic buildings in prominent locations near or in centers			
2. Civic buildings in prominent location (i.e. ends of street, tops of hills, land adjacent to parks)			
3. Rural- context public open spaces as well as community gardens, playing fields open and un-bounded by buildings on most edges			
4. Public open space opportunities provided in urbanized contexts			
5. Landscaping, hardscaping, lighting, signage, furniture, and accessory architecture use coordinated palette and design elements			
6. Access to public spaces facilitated through coordinated public facilities (parking, streets, transit)			
7. Urban-type public open spaces (playground, plaza, square) placed in or close to Centers and/or enclosed by buildings			
8. Rural-type public open spaces (green, park) placed closer to the edge of development			
9. Public spaces within walking proximity of every home: ¼ mile to plaza, ½ mile to square, green or park			
10. Public open space in close proximity to transit centers and trails			
<p><i>Describe additional actions used to meet <u>Public Spaces</u> Objectives (attach additional pages as needed):</i></p>			

Centers	Applicable?	Yes	No
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Objectives

- 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).
- 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).
- Maintain the fine-grained development pattern of the existing areas of the Main Garrison (BRP p. 65).
- 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).
- Encourage a scale and pattern of development which is appropriate to a village environment and friendly to the pedestrian and cyclists (BRP p. 65).

Measures	YES	NO	NOTES
1. Maximum average block perimeter ≤ 1,500' with street intervals ≤450' apart along any single stretch			
2. 50% of dwelling units within ¼ mile of at least 4 building types			
3. Civic buildings located on high ground, adjacent to public spaces, within public spaces, or at the terminal axis of a street			
4. A mix (≥ 3) of housing types provided within ¼ mile of center and at least 15% of street frontage achieves minimum 1:3 building height to street width ratio.			
5. On-site parking minimized and shared between uses with different peak hours and bicycle parking provided			
6. Lighting, trees, street furniture provided to enhance pedestrian comfort and safety			
7. At least one outdoor public space provided in Center			
8. Space provided along sidewalks for a variety of activity zones.			
9. Functional and attractive retail storefronts with at least 80% of ground floor within 5' of front property line and façade facing street			
10. Provides routes for multiple modes of transportation including non-motorized alternatives			

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