



Fort Ord Reuse Authority

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BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING

1:30 P.M. FRIDAY, APRIL 5, 2013

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER AT 1:30 PM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD:

Members of the audience wishing to address the Advisory Committee on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to three minutes. Public comments on specific agenda items will be heard under that item.

5. NEW BUSINESS

a. Base Reuse Plan Post-Reassessment Follow-Up

ACTION

i. Advisory Committee Charge

ii. Reassessment Report "Category I" topics and options

iii. Reassessment Report "Category IV" topics and options

6. ITEMS FROM MEMBERS

7. ADJOURNMENT

NEXT SCHEDULED MEETING: To be determined

*Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Deputy Clerk at: 831-883-3672 * 920 2nd Avenue, Suite A, Marina, CA 93933 by 5:00 p.m. one business day prior to the meeting. Agendas can also be found on the FORA website: www.fora.org.*

FORT ORD REUSE AUTHORITY
POST-REASSESSMENT POLICY ADVISORY COMMITTEE REPORT
NEW BUSINESS

Subject: Base Reuse Plan Post-Reassessment Follow-Up

Meeting Date: April 5, 2013

Agenda Number: 5

ACTION

RECOMMENDATION

- i. Review and discuss the Advisory Committee's charge document as drafted by staff;
- ii. Review and provide input concerning the Category I corrections identified in the Reassessment Report;
- iii. Review Reassessment Report Category IV topics and options; discuss possible criteria and procedures for establishing a list of priority action items for Board consideration

BACKGROUND

At the March 22 Board workshop (post-reassessment policy workshop #2), among other actions the Board voted to:

- Direct staff to bring back "before and after" maps reflecting the Reassessment Report's "Category I" proposed corrections for further Board consideration at the April 12 Board meeting; and
- Express support for the Board chair's appointment of an advisory committee, consisting of seven Board members, to explore and form priority recommendations regarding Reassessment Report Category IV topics.¹ In initial workshop discussion, Board members generally spoke favorably toward including further exploration of Category I issues and concerns in the advisory committee's scope, as was also recommended in the March 22 Board report.

DISCUSSION

- i. **Advisory Committee Charge:** Please refer to staff's draft document (**Exhibit A**).
- ii. **Reassessment Report "Category I"** topics and options: Per the Board's action on March 22, Category I will be returning before the Board on April 12 for additional review and discussion of the identified corrections. The April 12 Board report (currently in draft form) and attachments are appended to this Committee report packet (**Exhibit B**). Staff will provide an oral report on the Committee's input regarding Category I at the April 12 Board meeting.
- iii. **Reassessment Report "Category IV"** topics and options: Category IV presents issues related to potential modified, enhanced, or new BRP policies and programs. These topics are policy direction decisions that require consideration by the FORA Board. Within Category IV there are 39 individual topics, grouped into 10 subcategories (beginning with "Land Use/General"). The topics are presented in a summary table and discussed in more detail beginning on page 3-69 of the final Reassessment Report (**Exhibit C**).

¹ The Board's vote included authorizing the Executive Officer to approve a supplemental scope and budget contract amendment with CONCUR, Inc., the facilitation consultant for the post-reassessment workshops, to facilitate the advisory committee's meetings.

The Advisory Committee's primary charge is to further review and refine the full list of issues and identify near-term (through fiscal year 2013-2014) work plan priority recommendations for the Board's consideration. In forming its recommendations to the Board, staff suggests that members of the Advisory Committee may wish to give particular weight to action items that:

- a. were previously highlighted during the reassessment process as "yet-to-be-completed" prior obligations under the original 1997 BRP;
- b. received the greatest amount of public input during the reassessment process;
- c. positively leverage recent changes (e.g., exploration of opportunities related to the National Monument designation in 2012); and/or
- d. would be most cost-effective to implement because of a relatively short timeline and/or less need to obtain outside expertise in order to complete the action.

The Committee's meetings will be noticed, public meetings with opportunities for public comment.

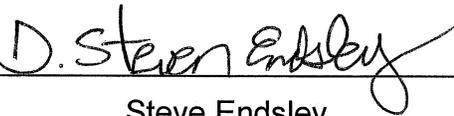
FISCAL IMPACT

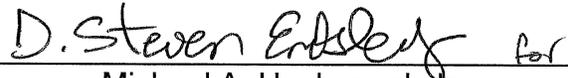
Reviewed by FORA Controller _____

Staff and consultant time for this effort is included in the approved annual budget.

COORDINATION

Administrative Committee, Executive Committee, FORA counsel

Prepared by  Reviewed by 
Darren McBain Steve Endsley

Approved by  for
Michael A. Houlemard, Jr.

Base Reuse Plan Post-Reassessment Advisory Committee

Committee Charge

The Post-Reassessment Advisory Committee (“PRAC”) is charged with advising the FORA Board regarding action items to be prioritized in the near term (approximately through the end of fiscal year 2013-2014), as a follow-up to the Base Reuse Plan reassessment effort completed in 2012. The primary issues that are to be reviewed are the topics and options identified in Categories I and IV of the final Reassessment Report, with additional consideration of the Reassessment Report’s other subject areas as the FORA Board may deem necessary. FORA staff will provide technical and administrative support to the PRAC, with meeting facilitation services provided by CONCUR, Inc. The PRAC effort is anticipated to have a limited duration, with a goal of forwarding priority recommendations to the Board in May or June 2013.

FORT ORD REUSE AUTHORITY BOARD REPORT
OLD BUSINESS

Subject:	Base Reuse Plan Post-Reassessment Follow-Up: "Category I"	
Meeting Date:	April 12, 2013	INFORMATION/ACTION
Agenda Number:	7d	

RECOMMENDATION

- i. Receive a status report regarding text and figure corrections previously identified as "Category I" of the 2012 Base Reuse Plan Reassessment Report's topics/options.
- ii. Provide direction to the Post-Reassessment Policy Advisory Committee as needed

BACKGROUND

At the February 15 post-reassessment policy workshop (the first in a planned three-session workshop series), the Board unanimously voted to endorse staff's recommendation to return the previously identified Category I corrections as a March 2013 agenda item for further review. The full text of the corrections, including brief clarifying explanations where warranted, appeared in strikethrough/underline form on final Reassessment Report pages 3-2 through 3-19, which were reproduced as an attachment to the March 15 Board report.

Category I identified approximately 45 text corrections--some having multiple components--and various corrections to 39 different figures in the Base Reuse Plan (BRP). These corrections were intended to be of a "housekeeping," non-substantive nature, consisting of corrections of editorial errors, out-of-date references, and clarifications to instances of ambiguous wording in the BRP. Staff had indicated that, if acted upon, the identified Category I corrections would be folded into a future BRP republication (full scope, schedule, and budget to be determined, pending outcome of the policy workshops).

However, during the course of the March 15 discussion, several Board members expressed concern that some of the report's suggested Category I corrections may result in substantive changes requiring a more detailed review and deliberation now rather than at the time of a future BRP republication. Several members also commented that only the report's suggested corrections, and not the original figures/maps had been provided for the Board's review. A majority of the Board voted to direct staff to bring additional details of the Category I corrections, including the identified map/figure corrections shown graphically ("before/after") in the context of the original BRP maps and other figures.

At the March 22 workshop (policy workshop #2), among other actions the Board voted to:

- Take a second vote confirming the previous non-unanimous majority vote to bring back "before and after" maps reflecting the Reassessment Report's "Category I" proposed corrections for further Board consideration at the April Board meeting
- Express support for the Board chair's appointment of an advisory committee, consisting of seven Board members, to explore and form priority recommendations regarding Reassessment Report Category IV topics. In initial workshop discussion, Board members generally spoke favorably toward including further exploration of Category I issues and concerns in the advisory committee's scope, as was also recommended in the March 22 Board report.

As of this writing, the advisory committee is scheduled to hold its first meeting on Friday, April 5 at 1:30 PM. At the April 12 Board meeting, committee members and staff will be able to report on progress made during that meeting toward addressing remaining concerns related to Category I.

DISCUSSION

The Reassessment Report suggested corrections to thirty-nine (39) different BRP figures. As discussed in Attachment A to the March 15 Board report, most if not all BRP figures exist only on paper or as scanned images of paper copies of the maps. In other words, no editable digital files such as GIS map documents, AutoCAD files, or the like are currently known to exist for any of these figures. As part of a future BRP republication effort it would be possible, depending on resources, budget, and cost-effectiveness to:

- 1) Effectuate some changes by simply “Photoshopping” them directly into the existing figures, and/or
- 2) Re-create some of the existing figures using current GIS software/data and other tools to incorporate the identified corrections.

Alternatively, the identified Category I corrections—as potentially modified via the advisory committee’s and/or Board’s further review—could be:

- 3) Listed as text notes on each individual figure, or
- 4) Appended to the future BRP republication as a single consolidated errata sheet capturing the final form of all corrections (after further advisory committee and Board review, pending).

Given the time and resources available since the Board’s previous direction regarding Category I, and as an interim measure while the policy advisory committee continues its review of Category I issues and concerns, staff is able to provide the following materials for the Board’s consideration at this time:

- The existing BRP figures (**Attachment A – [click here to view](#)**);
- The Reassessment Report’s Category I observations copied onto each figure in Attachment A as notes, consistent with approach #3, above (***in development as of this writing***). These notes identify what the Reassessment Report observed as being potentially incorrect, out-of-date, or in need of clarification on each figure. Resources and budget permitting, the notes may be replaced by graphic figure corrections as part of a future BRP republication effort (to be determined), subject to final Board review and adoption; and
- The full text of the Reassessment Report’s category I corrections, as previously attached to the March 15 Board report (**Attachment B**).

FISCAL IMPACT

Reviewed by FORA Controller _____

The BRP reassessment has been funded through FORA’s FY 11-12 and FY 12-13 budgets to accomplish the final BRP Reassessment Report prepared by EMC Planning Group; there is a balance of approximately \$41,000 remaining in the current fiscal year’s budget in this category. Future costs associated with BRP republication and/or other potential post-reassessment action items under consideration have not yet been determined.

COORDINATION

Administrative Committee, Executive Committee, FORA counsel

Prepared by _____ Reviewed by _____
Darren McBain Steve Endsley

Approved by _____
Michael A. Houlemard, Jr.

Table 5 Index of BRP Corrections and Updates

Corrections
Institutional Land Use Program B-1.1 (Seaside) typographical error
Streets and Roads Program D-1.3 typographical error
Land Use and Transportation Program A-2.1 typographical error
Recreation Policy A-1 (Marina and Seaside) typographical error
Recreation Policy A-2 (Marina) typographical error
Recreation Policy G-1 (all) typographical error
Soils and Geology Program A-2.3 (Seaside/County) format
Soils and Geology Policy A-4 (all) out-of-date reference
Soils and Geology Program A-6.1 (all) clarification
Soils and Geology Program C-2.1 (all) clarification
Hydrology and Water Quality Policy B-1 (all) format
Hydrology and Water Quality Program B-1.2 to 1.7 (Seaside/County) format
Hydrology and Water Quality Program B-2.4 to 2.7 (County) incorrect reference
Hydrology and Water Quality Program B-1.5 (all) clarification
Hydrology and Water Quality Program C-1.2 (all) out of date reference
Hydrology and Water Quality Program C-1.5 (County) typographical error
Hydrology and Water Quality Program C-2.1 (all) wording/format
Hydrology and Water Quality Policy C-3 (all) typographical error
Hydrology and Water Quality Program C-6.1 (Seaside/County) format
Biological Resources Objective A (all) period missing
Biological Resources Program A-3.2 (County) clarifications
Biological Resources Program A-3.2 (County) clarifications
Biological Resources Program A-7.1 (County) typographical error
Biological Resources Program A-8.1 (County/Del Rey Oaks) out-of-date reference
Biological Resources Program A-8.2 (County/Del Rey Oaks) out-of-date reference
Biological Resources Program C-2.2 (County) typographical error
Cultural Resources Program B-2.3 (County) out of date reference

Category I

Corrections
Noise Programs B-2.1 and B-2.2 (Seaside and County) mis-numbered
Seismic and Geologic Hazards Policy A-2.3 (all) out-of-date reference
Seismic and Geologic Hazards Policy A-3 (all) typographical error
Seismic and Geologic Hazards Program A-3.1 (Marina and Seaside) typographical error
Seismic and Geologic Hazards Program B-1.1 (all) out-of-date reference
Seismic and Geologic Hazards Program C-1.1 (Seaside) format error
Fire Flood and Emergency Management Program A-2.1 (Marina) out-of-date reference
Mitigation Measure (hydrology/water quality) typographical error
Mitigation Measure (biological resources) typographical error
Figure Corrections (Various map formatting and content inconsistencies)

Potential Options:

- Make no corrections to the existing typographical and other non-substantive errors found in the BRP.
- Direct FORA staff to modify the BRP with all corrections listed in Table 5.
- Deliberate all or some of the corrections listed in Table 5 before providing direction to FORA staff to modify the BRP with selected corrections.

Synopsis of Public Comments:

None

Text Corrections

Most of the text corrections referenced in Table 5, Index of BRP Corrections and Updates, were identified in the Scoping Report. Others have been independently identified by FORA staff apart from the Scoping Report process. The corrections are largely associated with BRP policies, programs, or mitigation measures. The corrections are grouped by the BRP Element in which the subject text is found. In

instances where the correction may not be obvious, an explanatory note is provided in *italics*. Some corrections are repeated two or three times, typically with different page references, one occurrence for each member jurisdiction to which the subject text applies. Text deletions are noted in ~~striketrough~~ and text insertions are underlined.

Land Use Element

Volume II, Page 237

Program ~~E-1.2~~ E-1.3: The City of Marina shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.

Volume II, Page 241

Program C-1.2: The City of Seaside shall zone and consider development of a golf course community in the New Golf Course Community District totaling 3,365 units. The ~~district~~ District includes the existing 297-unit Sun Bay apartment complex on Coe Road and 3,068 new housing units within the remainder

of this District. The City of Seaside shall replace the remaining residential stock in the New Golf Course Community District with a range of market-responsive housing. Development of this area is contingent on the reconfiguration of the existing POM Annex so that the Army residential enclave is located totally to the east of ~~North-South Road~~ General Jim Moore Boulevard.

Program C-1.3: The City of Seaside shall assist the U.S. Army to reconfigure the POM Annex. The reconfigured POM Annex should include approximately 805 existing units on 344 acres east of General Jim Moore Boulevard and an additional 302 acres of surrounding, vacant land that is intended to be developed for housing to replace the existing POM Annex housing west of ~~North-South Road~~ General Jim Moore Boulevard.

Volume II, Page 255

Program E-2.3: ~~The City~~ The City of Marina shall preserve sufficient land at the former Fort Ord for right-of-ways to serve long-range commercial build-outs.

Volume II, Page 265

Program B-2.4: In the Planned Development/Mixed Use District in the Existing City of Marina Neighborhoods Planning Area, intended for public facilities such as the future Marina Civic Center and related facilities, the City shall install an open space barrier along the border of adjacent Polygons 5a and 5b to prevent potential degradation of this undeveloped habitat. Both polygons provide corridor linkage from the maritime chaparral around the airfield to the habitats in the interior.

Volume II, Page 266

Program C-1.3: The City of Marina shall designate land uses for the following park locations and acreages:

- 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.~~

Note: Polygon 17A is near the Youth Camp and is not within the City of Marina.

Volume II, Page 271

Program C-1.2: The County of Monterey shall designate land uses for the following park locations and acreages:

- Neighborhood Park in Eucalyptus Road Residential Planning Area (Polygon 19a): 10 acres.
- A minimum of 200 acres in permanent open space within the Eucalyptus Road residential planning area.
- Community Park with equestrian trailhead (Polygon 17A): 46 acres.

Note: See note above regarding City of Marina Program C-1.3.

Volume II, Page 276

Program A-1.1: The City of Seaside shall request to be included in the master planning efforts undertaken by the California State University and shall take an active role to ensure compatible land ~~uses~~ use ~~into~~ transitions between university lands and non-university lands.

Program B-1.1: The City of Seaside shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools and

ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.

Circulation Element

Volume II, Page 303

Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as part of the overall on-street parking program.

Volume II, Page 312

Program ~~A.2-1~~ 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 ~~an~~ incorporation into all roadway designs.

Recreation and Open Space Element

Volume II, Page 321

Recreation Policy A-1: The City of Marina shall work with the California State Park System to coordinate the development of Fort Ord Beach Dunes State Park.

Volume II, Page 321

Recreation Policy A-2: The City of Marina shall support the development of a regional Visitor Center/ Historical Museum complex adjacent to the 8th Street entrance to Fort Ord Beach Dunes State Park which will serve as a an orientation center to communicate information about ~~at~~ the former Fort Ord recreation opportunities.

Volume II, Page 324

Recreation Policy G-1: The City of Marina shall use incentives to promote the development of an integrated, attractive park and open space system during the development planning of individual districts and ~~neighborhood's~~ neighborhoods within the former Fort Ord.

Recreation Policy A-1: The City of Seaside shall work with the California State Park System to coordinate the development of Fort Ord Beach Dunes State Park.

Volume II, Page 327

Recreation Policy G-1: The City of Seaside shall use incentives to promote the development of an integrated, attractive park and open space system during the development planning of individual districts and ~~neighborhood's~~ neighborhoods within the former Fort Ord.

Volume II, Page 330

Recreation Policy G-1: Monterey County shall use incentives to promote the development of an integrated, attractive park and open space system during the development planning of individual districts and ~~neighborhood's~~ neighborhoods within the former Fort Ord.

Conservation Element

Volume II, Page 337

Soils and Geology Policy A-4: The City shall continue to enforce the Uniform California Building Code to minimize erosion and slope instability.

Program A-6.1: The City shall prepare and make available a slope map to identify locations in the study area former Fort Ord where slopes poses severe constraints for particular land uses.

Volume II, Page 338

Program C-2.1: The City shall require that the recipients of land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.

Volume II, Page 339

Soils and Geology Policy A-4: The City shall continue to enforce the Uniform California Building Code to minimize erosion and slope instability problems.

Program A-6.1: The City shall prepare and make available a slope map to identify locations in the study area former Fort Ord where slopes poses severe constraints for particular land uses.

Program A-2.3: See description of this program above.

Volume II, Page 341

Soils and Geology Policy A-4: The County shall continue to enforce the Uniform California Building Code to minimize erosion and slope instability problems.

Program C-2.1: The City shall require that the recipients of land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.

Volume II, Page 342

Program A-2.3: See description of this program above.

Volume II, Page 343

Program C-2.1: The County shall require that the recipients of land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.

Volume II, Page 346

Hydrology and Water Quality Policy B-1: The City/County shall ensure additional water supply.

Volume II, Page 347

Program B-1.2: The City/County 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).

Program B-1.3: The City/County shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.

Program B-1.4: The City/County 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.

Program B-1.5: The City/County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface rain water for in-tract irrigation and other non-portable use.

Program B-1.6: The City/County shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.

Program B-1.7: The City/County, 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 projects, 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.

Note: These programs were originally presented to apply to both the cities and County, inconsistent with the presentation of other policies in the BRP; therefore, they are being separated out to match the predominant BRP format.

Volume II, Page 348

Program C-1.2: The City shall comply with the current version of 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.

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.

Note: This program was originally presented to apply to both the cities and County, inconsistent with the presentation of other policies in the BRP; therefore, it is being separated out to match the predominant BRP format.

Hydrology and Water Quality Policy C-3: The ~~MCWRA and the~~ City shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on Salinas Valley Basin Management Plan.

Volume II, Page 350

Program B-1.2: ~~See description of this program under Marina above. The City 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).~~

~~Program B-1.3: See description of this program under Marina above. The City shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.~~

~~Program B-1.4: See description of this program under Marina above. The City 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.~~

~~Program B-1.5: See description of this program under Marina above. The City shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface rain water for in-tract irrigation and other non-portable use.~~

~~Program B-1.6: See description of this program under Marina above. The City shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.~~

~~Program B-1.7: See description of this program under Marina above. The City, 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 projects, 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.~~

These separate programs are added for format consistency. See note above for Page 347.

Program C-1.2: The City shall comply with the current version of 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.

Volume II, Page 351

Hydrology and Water Quality Policy C-3: The ~~MCWRA and the~~ City shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on Salinas Valley Basin Management Plan.

Volume II, Page 352

Program C-6.1: ~~See Program C-6.1 above.~~ The City shall work closely with other Fort Ord jurisdictions and the C DPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean 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.

This separate program is added for format consistency. See note above for Page 348.

Volume II, Page 353

Program B-1.2: ~~See description of this program under Marina above.~~ The County 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).

Program B-2.4: ~~See description of this program under Marina above.~~ The County 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.

Program B-2.5: ~~See description of this program under Marina above.~~ The County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface rain water for in-tract irrigation and other non-portable use.

Program B-2.6: ~~See description of this program under Marina above.~~ The County shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.

Program B-2.7: ~~See description of this program under Marina above.~~ The County, 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 projects, 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.

These separate programs are added for format consistency. See note above for Page 347.

Program C-1.2: The County shall comply with the current version of 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.

Program C-1.5: The County shall adopt and enforce ~~an~~ 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.

Volume II, Page 354

~~See Program C-6.1 above.~~ Program C-6.1: The County 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 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.

This separate program is added for format consistency. See note above for Page 348.

Hydrology and Water Quality Policy C-3: The ~~MCWRA and the~~ County shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on Salinas Valley Basin Management Plan.

Volume II, Page 356

Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-Wide Habitat Management Plan (HMP) for Fort Ord in conformation with its resource conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.

Volume II, Page 378

Program A-3.2: The County shall restrict uses in the natural lands, outside of campground facilities, to low-impact programs for youth, outdoor nature, education, resource management, and trails. The existing pond in ~~the parcel~~ Polygon 17b shall continue to be used for recreational fishing.

Program A-3.3: The County shall prepare, or cause to be prepared, a management plan for ~~the parcel~~ Polygon 17b that addresses special status species

monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for retaining and enhancing habitat values within the oak woodlands.

Note: Polygon 17b is referenced in the related policy.

Volume II, Page 381

Program A-7.1: The County shall consult with CSUMB during its Master Plan ~~Process~~ process regarding potential pedestrian, bicycle and vehicle access to adjacent habitat conservation and corridor areas from the campus. Methods for controlling this access should be developed by CSUMB with assistance from the County and UCNRS.

Biological Resources Policy A-8: The ~~County~~ City of Del Rey Oaks shall maintain the quality of the habitat in the Frog Pond Natural Area.

Note: The Frog Pond Natural Area was unincorporated County land when the BRP was adopted but has since been annexed to Del Rey Oaks.

Program A-8.1: The direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park parcel into the ephemeral drainage in the natural area expansion parcel will be prohibited. No increase in the rate of flow of storm water runoff beyond pre-development quantities shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These storm water management requirements will be used for ~~development~~ development on Polygon 31b.

Program A-8.2: The ~~County~~ City of Del Rey Oaks shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e. shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No building or roadway will be allowed in this buffer zone with the exception of picnic areas, trail-heads, interpretive signs, drainage facilities, and park district parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers should be designed to prohibit unauthorized access into Polygon 31a.

Note: Polygons 31a and 31b were unincorporated County land when the BRP was adopted but have since been annexed to Del Rey Oaks.

Volume II, Page 383

Program C-2.2: The County shall apply certain restrictions for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance 3420).

Volume II, Page 398

Program B-2.3: The County of Monterey, ~~in association with Monterey Peninsula College and all other proponents of new uses of historic structures in the East Garrison area, shall cooperate with the California State Historic Preservation Officer to develop a management strategy that recognizes the historic value of the East Garrison historic district, in accordance with the 1994 agreement developed by the U.S. Army, the Advisory Council on Historic Preservation and the California SHPO. The county will be responsible for initiating any further consultation with the SHPO needed to modify these covenants or conditions.~~

Note: Monterey Peninsula College no longer has land at East Garrison, where this program applies.

Noise Element

Volume II, Page 414

Program ~~3-2.1~~ B-2.1: See description of Program A-1.1 above.

Program ~~3-2.2~~ B-2.2: See description of Program A-1.2 above.

Volume II, Page 416

Program ~~3-2.1~~ B-2.1: See description of Program A-1.1 above.

Program ~~3-2.2~~ B-2.2: See description of Program A-1.2 above.

Safety Element

Volume II, Page 427

Program A-2.3: The City shall continue to update and enforce the ~~Uniform~~ California Building Code to minimize seismic hazards impacts ~~from~~ resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or ~~soils~~ soil problems.

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 ~~habituat~~ habitable buildings and ensure the public safety.

Volume II, Page 428

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~~ no other measures are available to mitigate potential impacts.

Program B-1.1: The City shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the ~~Uniform~~ California

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 California Building Code. The City shall implement these recommendations in accordance with the schedule.

Volume II, Page 429

Program A-2.3: The City shall continue to update and enforce the Uniform California Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or ~~soils~~ soil problems.

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~~ habitable buildings and ensure the public safety.

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~~ no other measures are available to mitigate potential impacts.

Volume II, Page 430

Program B-1.1: The City shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform California 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 California Building Code. The City shall implement these recommendations in accordance with the schedule.

Seismic and Geologic Hazards Policy C-1: The City 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 City shall prepare and/or make available at City hall libraries and other public places, information and educational materials regarding earthquake preparedness.~~

Program C-1.1: The City shall prepare and/or make available at City hall, libraries, and other public places, information and educational materials regarding earthquake preparedness.

Note: Correction to formatting error.

Volume II, Page 431

Program A-2.3: The County shall continue to update and enforce the Uniform California Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or ~~soils~~ soil problems.

Seismic and Geologic Hazards Policy A-3: The County 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~~ habitable buildings and ensure the public safety.

Volume II, Page 432

Program B-1.1: The County shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform California 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 California Building Code. The County shall implement these recommendations in accordance with the schedule.

Volume II, Page 436

Program A-2.1: The City shall incorporate the recommendations of the City 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 codes 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 California Building Code, California Fire Code, and Urban Wildland Intermix Code.

Volume IV, Page 4-66

Mitigation: Add a new program that shall require preparation of Mater Drainage Plan ~~should be developed~~ for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e. development), the assessment of existing facilities shall be completed first and by the year 2001 and submitted to FORA. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003 and submitted to FORA.

Volume IV, Page 4-173

Mitigation: Because of the unique character of Fort Ord flora, the County shall use native plants from on-site stock ~~shall be used in for~~ all landscaping except turf areas. This is especially important with popular cultivars such as manzanita and ceonothus that could hybridize with the rare natives. All cultivars shall be obtained from stock originating on Fort Ord.

Figure Corrections

The graphics corrections described below were identified in the Scoping Report or have been identified by FORA staff. Textual descriptions of each change are presented; FORA staff would complete corrections to the figures after the reassessment process is complete. The figures are presented in the order in which they appear in the BRP, with a reference to the BRP volume, page number, figure number, and figure name. These corrections apply to figures in Volume 1 and Volume 2.

Framework for the Reuse Plan

Volume I, Page 72

3.2-1 Regional Vicinity Map

- Salinas and Carmel Rivers need labels
- Various font problems with labels

Volume I, Page 73

3.2-2 Topographic Relief Map

- No street names (inconsistent with other maps)
- No jurisdiction labels (inconsistent with other maps)

Volume I, Page 77

3.2-3 Regional Land Use Context

- Inconsistent labeling: Monterey County vs. Monterey Co.

- Does not show land use to northeast of former Fort Ord

Volume I, Page 83

3.2-4 Existing Development

- No Legend items - make it unclear what elements in map represent

Volume I, Page 87

3.2-5 Fort Ord Assets and Opportunities

- Fort Ord Dunes State Park identified as State Beach
- Some boundaries/names have changed, but that this map presents historic context

Volume I, Page 95

3.3-1 Land Use Concept: Ultimate Development

- SF Low Density Residential color in legend does not match color on map
- University Medium Density Residential color in legend does not match color on map
- Inconsistent labeling: Monterey County vs. Monterey Co.

Volume I, Page 97

3.3-2 Proposed Land Use and Regional Context

- Legend does not include regional context land uses (i.e. land uses outside the former Fort Ord)
- SF Low Density Residential color in legend does not match color on map
- University Medium Density Residential color in legend does not match color on map
- Inconsistent labeling: Monterey County vs. Monterey Co.

Volume I, Page 114

3.5-1 Proposed 2015 Transportation Network

- Remove Highway 68 Bypass
- Remove Prunedale Bypass
- Relocate Multimodal Corridor per prior FORA Board approval
- Remove realignment of Reservation Road at East Garrison to reflect adopted Specific Plan

Volume I, Page 117

3.5-2 Roadway Classification and Multimodal Network

- Fort Ord Boundary (in green on map) not identified on legend/not consistent with other figures
- Add proposed Monterey Road State Route 1 interchange, per current Caltrans plans
- Relocate Multimodal Corridor per prior FORA Board approval

Volume I, Page 129

3.6-1 Regional Open Space System

- Change BLM to Fort Ord National Monument
- “Bautista” misspelled “Batista”
- Star symbol not in legend

Volume I, Page 133

3.6-2 Habitat Management Plan

- No labels
- Revise HMP boundaries and designations per 2002 changes

Volume I, Page 137

3.6-3 Open Space & Recreation Framework

- Change BLM to Fort Ord National Monument

- CSUMB on map is shown in two different shades of blue (only one shade of which is identified in legend)
- Light Green & Lime Green colors on map are not identified on legend
- Dark Brown item in legend is not shown (clearly) on map
- Golf Course Item on Legend is not shown on map
- Equestrian Center item on legend is not shown on map
- Visitor/Cultural item on legend is now shown on map
- Fort Ord boundary (in green on map) not identified on legend/not consistent with other figures
- Update trailhead locations to reflect existing conditions and current plans

Volume I, Page 149

3.8-1 Marina Planning Areas

- Jurisdictional boundary labels: Monterey County as “County” inconsistent with other maps
- Font issue
- Leader lines inconsistent with Seaside and Monterey County maps

Volume I, Page 163

3.9-1 Seaside Planning Areas

- Jurisdictional boundary labels: Monterey County as “County” inconsistent with other maps

Volume I, Page 173

3.10-1 County Planning Areas

- No City/County boundary labels, inconsistent with other maps – Identify City of Monterey and Del Rey Oaks

- Change BLM to Fort Ord National Monument
- Typographical error in South Gate Planning Area

Volume I, Page 206

3.11-1 Legislative Land Use Consistency Determinations

- Not identified as a “Figure” (no figure number) on the figure

Volume I, Page 210

3.11-2 Appeals and Review of Development Entitlements

- Not identified as a “Figure” (no figure number) on the figure

Land Use Element

Volume II, Page 215

4.1-1 Existing Development Pattern at Fort Ord

- No legend items - unclear what elements in map represent
- Add historic U.S. Army Housing Area names

Volume II, Page 218

4.1-2 Planning Areas and Local Jurisdictions

- Inconsistent labeling: Monterey County vs. Monterey Co.
- Two labels for Seaside and Marina
- No legend item for Fort Ord boundary – Area shown in blue
- Coastal zone in legend does not appear on map
- Fort Ord Dunes State Park identified as State Beach

Volume II, Page 221

4.1-3 Generalized Land Use Setting

- Inconsistent labeling: Monterey County vs. Monterey Co.
- Does not show land use to northeast of former Fort Ord
- Fort Ord Dunes State Park identified as State Beach

Volume II, Page 227

4.1-4 Sphere of Influence and Annexation

Requests

- Inconsistent labeling: Monterey County vs. Monterey Co.
- Legend item description can be confusing – Jurisdiction titles need to be added
- Fort Ord Dunes State Park identified as State Beach
- Polygon 1d mislabeled as Polygon 1e

Volume II, Page 229

4.1-5 City of Marina Land Use Concept

- Eq label on map not identified in legend
- Salinas River shown in black (shown in blue on other maps)
- Polygon 1d mislabeled as Polygon 1e

Volume II, Page 231

4.1-6 City of Seaside Land Use Concept

- SF Low Density in legend, but not shown on map
- Veterans' Cemetery site missing

Volume II, Page 233

4.1-7 County of Monterey Land Use Concept

- Outdated – Shows Monterey (City) and Del Rey Oaks as Monterey County

- SFD Medium Density and Military Enclave Shown in Legend not on Map
- H Symbol shown on map, not in legend
- Fort Ord Dunes State Park identified as State Beach
- Polygon 1d mislabeled as Polygon 1e

Volume II, Page 239

4.1-8 Reconfigured POM Annex

- Out of date – should also show final configuration

Circulation Element

Volume II, Page 287

4.2-1 Existing Transportation Network

- Outdated reference to “Fort Ord Access Gate” on Legend/Map – add “1997” to figure title

Volume II, Page 294

4.2-2 Proposed 2015 Transportation Network

- Remove Highway 68 Bypass per current Caltrans plans
- Remove Prunedale Bypass per current Caltrans plans
- Relocate Multimodal Corridor per prior FORA Board approval
- Remove realignment of Reservation Road at East Garrison to reflect adopted Specific Plan

Volume II, Page 296

4.2-3 Buildout Transportation Network

- Add proposed Monterey Road State Route 1 interchange per current Caltrans plans
- Relocate Multimodal Corridor per prior FORA Board approval
- Remove realignment of Reservation Road at East Garrison to reflect adopted Specific Plan

Volume II, Page 302

4.2-4 Roadway Design Standards

No changes noted.

Volume II, Page 305

4.2-5 Transit Activity Centers and Corridors

- Relocate Multimodal Corridor
- Remove 12th Street label

Volume II, Page 309

4.2-6 Proposed Bicycle Network

- Remove 12th Street label
- Arterial Bicycle Route in legend does not appear on map

Volume II, Page 313

4.2-7 Transportation Right-of-Way Reservations

- No street names
- City boundary labels Monterey County as “County” inconsistent with other maps
- Label Highway 68 Bypass
- Add proposed Monterey Road State Route 1 interchange
- Update right-of-way widths in response to relocation of the intermodal corridor

Recreation and Open Space Element

Volume II, Page 323

4.3-1 Marina Open Space and Recreation Element

- Jurisdiction lines on map do not include city name label (inconsistent with other maps)
- Y symbol on map not identified in legend
- Orange arrows on map not identified in legend

- Golf Course and Equestrian items in legend are not shown on map
- Hatching on map not identified in legend
- Fort Ord Dunes State Park identified as State Beach
- Trails marker on map displays poorly

Volume II, Page 325

4.3-2 Seaside Recreation and Open Space Element

- Jurisdiction lines on map do not include city name label (inconsistent with other maps)
- CSUMB Legend Color does not match color on Map
- Other public Open Space/Rec legend color does not match color on map
- “Trail” Legend items are color coated in Legend, but one color (black) on map
- Trails marker on map displays poorly
- Black arrows on map not identified in legend and inconsistent with Marina map
- Equestrian and Visitor Center shown in legend not shown on map
- Change BLM to Fort Ord National Monument (legend)
- North Arrow mistake
- Remove color from hatching in legend

Volume II, Page 329

4.3-3 County Recreation and Open Space Element

- Jurisdiction lines on map do not include city name label (inconsistent with other maps)
- “Trail” Legend items are color coated in legend, but one color (black) on map

- Trails marker on map displays poorly
- Black arrows on map not identified in legend and inconsistent with Marina map
- Change BLM to Fort Ord National Monument
- Golf Course and Equestrian items in legend are not shown on map
- “Other Public Open Space – Habitat Management” areas shown in green, not consistent with other maps (where it’s shown as brown)
- Fort Ord Dunes State Park identified as State Beach
- Remove color from hatching in legend
- Update trailhead locations to reflect existing conditions and current plans

Conservation Element

Volume II, Page 369

4.4-1 Oak Woodland Areas

- No jurisdiction names – inconsistent with other maps
- Polygon 1d mislabeled as Polygon 1e
- Highway 68 Bypass not labeled

Volume II, Page 393

4.4-2 Archaeological Resource Sensitivity

- No jurisdiction names – inconsistent with other maps
- Change BLM to Fort Ord National Monument
- Fort Ord Dunes State Park identified as State Beach

Noise Element

Volume II, Page 403

4.5-1 Noise Contours for Monterey Peninsula Airport

- Legend does not include Fort Ord area shown on map
- No jurisdiction names – inconsistent with other maps

Volume II, Page 408

4.5-2 Forecast Year 2015 Airport Noise Contours

- Legend does not include Fort Ord area shown on map
- No jurisdiction names – inconsistent with other maps

Volume II, Page 409

4.5-3 Forecast Year 2010 and CNEL 65db Noise Contour for Monterey Peninsula Airport

- North Arrow mistake
- Legend does not include Fort Ord area shown on map
- No jurisdiction names – inconsistent with other maps

Safety Element

Volume II, Page 424

4.6-1 Seismic Hazards

- No jurisdiction names – inconsistent with other maps
- Legend does not include Highway 68 Bypass shown on map
- Fort Ord streets shown but no street names

Volume II, Page 434

4.6-2 Fire, Flood, and Evacuation Routes

- No jurisdiction names – inconsistent with other maps
- Legend does not include Highway 68 Bypass shown on map
- Fort Ord streets shown but no street names

Volume II, Page 442

4.6-3 Hazardous and Toxic Waste Sites (June 1995)

- No jurisdiction names – inconsistent with other maps
- Legend does not include Highway 68 Bypass shown on map
- Fort Ord streets shown but no street names

3.3 Category II – Prior Board Actions and Regional Plan Consistency

Category II options address two types of possible modifications to the BRP. The first type of modification is based on actions the FORA Board has already taken. These actions address the subject of modifications to BRP Figure 3.3-1, Land Use Concept Ultimate Development and modifications to BRP

transportation related figures and text. The second type of modification addresses the subject of adding new policies or programs or expanding existing BRP policies or programs to ensure the BRP is consistent with regional and local plans. Past consistency determinations and consistency of the BRP with regional and local plans are addressed in the Scoping Report. This chapter of the Reassessment Report includes discussion of the above-noted subjects, identifies topics to be considered for each subject as summarized in Table 6, Prior Board Action and Regional Plan Consistency Topics, and includes potential optional action items for each topic for FORA Board consideration.

Modification of the BRP Land Use Concept Map

Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations

Background. Over time, the FORA Board has made numerous determinations regarding the consistency of legislative actions taken by local member jurisdictions with the BRP. A complete history of these consistency determinations is included in Section 4.3 of the Scoping Report. A number of the consistency determinations result in more precise descriptions of the actual land use and development approach for lands within the boundaries of member jurisdictions to which the consistency determinations apply.

Table 6 Prior Board Action and Regional Plan Consistency Topics

Topic
Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations
Land Use Concept Map Modifications Based on Other Actions
Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvements Program
BRP Modifications Regarding Consistency with Regional and Local Plans

Cat.	Topics/Policies	FINAL Reassess. Report page ref.
IV	Policy and Program Modifications	
	<u>Land Use/General</u> <ol style="list-style-type: none"> 1. BRP Visions and Goals 2. Evaluation of Land Use Designations Related to the East Garrison-Parker Flats Land Swap Agreement 3. Specific Applicability of Programs/Policies to Del Rey Oaks and Monterey 4. Support for the Needs of Disadvantaged Communities 5. Refinement of Integrated Mixed Use Concepts 6. Promotion of Green Building 7. Climate Action and Greenhouse Gas Reduction 8. Policy on Development/Habitat Interfaces 9. Prioritization of Development within Army Urbanized Areas 10. Policy on Land Use Compatibility Adjacent to CSUMB Campus 11. Issues Relating to Gambling 	3-71
	<u>Economic Development and Jobs</u> <ol style="list-style-type: none"> 12. Reversal of the Loss of Middle Class Job and Housing Opportunities 13. Constraints and Uncertainties for Development on Fort Ord 14. Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism 15. Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors 16. Establishment and Marketing of a Brand for Fort Ord 	3-83
	<u>Urban Blight and Cleanup</u> <ol style="list-style-type: none"> 17. Prioritization of Funding for and Removal of Blight 18. Evaluation of Base Clean-up Efforts and Methods 	3-89
	<u>Aesthetics</u> <ol style="list-style-type: none"> 19. Prioritization of Design Guidelines 	3-92
	<u>Housing</u> <ol style="list-style-type: none"> 20. Effects of Changes in Population Projections 21. Policy Regarding Existing Residential Entitlements Inventory 22. Cost of Housing and Targeting Middle-income Housing Types 	3-93

	<u>Transportation</u> 23. Re-evaluation of Transportation Demands and Improvement Needs 24. Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program 25. Policy on Through Traffic at CSUMB 26. Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation	3-96
	<u>Water</u> 27. Re-evaluation of the Salinas Valley Groundwater Basin Water Supply 28. Prioritization of Water Augmentation 29. Prioritization of Water Conservation	3-101
	<u>Fort Ord National Monument</u> 30. Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region 31. Policy on Land Use Adjacent to the National Monument 32. Integrated Trails Plan 33. Fort Ord Nat'l Monument – Fort Ord Dunes State Park Trail Connection 34. Access Points and Trailhead Development for the Fort Ord Nat'l Mon.	3-106
	<u>Cultural Resources</u> 35. Site for a Native American Cultural Center 36. Additional Policy on Historic Building Preservation	3-111
	<u>Veterans' Cemetery</u> 37. Veterans' Cemetery Location 38. Veterans' Cemetery Land Use Designation 39. Policy Regarding the Veterans' Cemetery	3-112

Table 12 Category IV Topics

Subject	Topic
Land Use/General	BRP Visions and Goals
	Evaluation of Land Use Designations Related to the East Garrison-Parker Flats Land Swap Agreement
	Specific Applicability of Programs/Policies to Del Rey Oaks and Monterey
	Support for the Needs of Disadvantaged Communities
	Refinement of Integrated Mixed Use Concepts
	Promotion of Green Building
	Climate Action and Greenhouse Gas Reduction
	Policy on Development/Habitat Interfaces
	Prioritization of Development within Army Urbanized Areas
	Policy on Land Use Compatibility Adjacent to CSUMB Campus
	Issues Relating to Gambling
Economic Development and Jobs	Reversal of the Loss of Middle Class Job and Housing Opportunities
	Constraints and Uncertainties for Development on Fort Ord
	Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism
	Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors
	Establishment and Marketing of a Brand for Fort Ord
Urban Blight and Cleanup	Prioritization of Funding for and Removal of Blight
	Evaluation of Base Clean-up Efforts and Methods
Aesthetics	Prioritization of Design Guidelines
Housing	Effects of Changes in Population Projections
	Policy Regarding Existing Residential Entitlements Inventory
	Cost of Housing and Targeting Middle-income Housing Types
Transportation	Re-evaluation of Transportation Demands and Improvement Needs

Category IV

	Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program
	Policy on Through Traffic at CSUMB
	Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation
Water	Re-evaluation of the Salinas Valley Groundwater Basin Water Supply
	Prioritization of Water Augmentation
	Prioritization of Water Conservation
Fort Ord National Monument	Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region
	Policy on Land Use Adjacent to the National Monument
	Integrated Trails Plan
	Fort Ord National Monument – Fort Ord Dunes State Park Trail Connection
	Access Points and Trailhead Development for the Fort Ord National Monument
Cultural Resources	Site for a Native American Cultural Center
	Additional Policy on Historic Building Preservation
Veterans’ Cemetery	Veterans’ Cemetery Location
	Veterans’ Cemetery Land Use Designation
	Policy Regarding the Veterans’ Cemetery

Source: EMC Planning Group 2012

3.5 Category IV – Policy and Program Modifications

Introduction

This Chapter presents issues related to potential modified, enhanced, or new BRP polices or programs. The topics discussed in this Chapter are policy direction decisions that require in-depth consideration by the FORA Board. The discussion presented here includes a brief review of background information,

presentation of the most relevant issues, a representative range of potential options, and a synopsis of public comments. The background, discussion, and potential options are summaries intended to provide an overview for the FORA Board, and do not provide an exhaustive treatment of all issues involved. Following completion of the reassessment process, staff may develop more detailed information on each topic if requested by the FORA Board. A determination of the requirements for environmental review will also be made at that time.

Chapter 1.0 Introduction identifies Category IV topics as including potential BRP policy and program modifications for which detailed FORA Board consideration may be required. Those topics that are derived from discussions in the Scoping Report are listed in [Table 3, Index to Scoping Report Topics Addressed in the Reassessment Report](#), in the same order as they are found in the Scoping Report. Additional topics are identified in [Table 4, Index to Additional Topics Addressed in the Reassessment Report](#), also presented in Chapter 1.0 Introduction. Each of the Category IV topics is repeated below in [Table 12, Category IV Topics](#), and is presented here by subject in the same order as discussed in this chapter.

Land Use/General

BRP Visions and Goals [Topic IV-1]

Background. The BRP is the guiding policy document for reuse and redevelopment of former Fort Ord. The BRP vision is based on three “E’s”: Education, Environment, and Economy. The BRP presents a goal for each of its six elements (land use, circulation, recreation and open space, conservation, noise, and safety), and six design principles, as listed below:

Land Use Element. 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.

Circulation Element. 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.

Recreation and Open Space Element.

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.

Conservation Element. Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.

Noise Element. 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.

Safety Element. 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.

Design Principle 1. Create a unique identity for the community around the educational communities.

Design Principle 2. Reinforce the natural landscape setting consistent with Peninsula character.

Design Principle 3. Establish a mixed use development pattern with villages as focal points.

Design Principle 4. Establish diverse neighborhoods as the building blocks of the community.

Design Principle 5. Encourage sustainable practices and environmental conservation.

Design Principle 6. Adopt regional urban design guidelines.

The vision and goals are supported by numerous objectives and policies and implemented by numerous programs. Refer to a related topic regarding design guidelines under the Aesthetics subject heading.

Description and Key Issues. This topic relates to the FORA Board’s determination to either affirm the adopted vision and goals of the BRP or consider modifications to the vision or goals. This consideration is fundamental to all other Category IV topics that the Board may decide to consider as follow-up to the BRP reassessment.

Potential Options:

- Sustain the BRP vision and BRP goals as they currently exist.
- Modify the BRP vision, the BRP goals, design principles, or a portion thereof.

Synopsis of Public Comments:

The current BRP should be upheld.

The current BRP is no longer a viable choice.

The BRP is balanced and requires little modification.

Fort Ord is vast and has room to accommodate a variety of uses.

Interests and demands of the community have changed.

Keep the diverse interests of the community in mind.

Stick to the original mission, which was to help with economic recovery.

Economic recovery should be the primary focus of the reassessment.

Increase consideration of Fort Ord as part of the larger region.

Preserve the Sierra Club agreement with 70 percent open space and the remainder for economic development.

National Monument status adds fourth E –esthetics (aesthetics).

Evaluation of Land Use Designations related to the East Garrison-Parker Flats Land Swap Agreement [Topic IV-2]

Background. On December 13, 2002, the FORA Board authorized execution of the *Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification between the Fort Ord Reuse Authority, Monterey Peninsula College, County of Monterey, U.S. Bureau of Land Management, and U.S. Army as Parties to the Agreement* (MOU). The MOU documented several land use modifications -- primarily the relocation of Monterey Peninsula College (MPC) public safety training facilities from East Garrison -- and amendments to the Habitat Management Plan (amendments which were approved by the United States Fish and Wildlife Service). The MOU was signed by the five parties between August 3, 2004 and December 20, 2005. On November 8, 2002, FORA had signed the related

Agreement Regarding Public Safety Officer Training Facilities, in which FORA, MPC, and County of Monterey agreed in concept to relocation of the MPC public safety training facilities.

The modifications reflected in the MOU and HMP amendment involved relocating of various land uses and modifications to the boundaries and habitat designation of parcels in the East Garrison and Parker Flats areas. The proposed modifications to the HMP and land use are discussed in *Assessment East Garrison Parker Flats Land Use Modifications Fort Ord, California* (Zander Associates May 2002), which was prepared to analyze HMP consistency and biological resources implications of the land use modifications, and to present conclusions and recommendations.

The following land use issues were considered in preparing the MOU and amending the HMP:

- Relocation of the MPC Emergency Vehicle Operations Center (EVOC) and a practice firing range to Parker Flats. A Public Benefit Conveyance for this use had been approved for the East Garrison area (Zander Associates May 2002, pages 4, 5, 12, 13, and MOU 2005). The MOU also includes relinquishment of a Public Benefit Conveyance for the Military Operations Urban Terrain (MOU) facility by BLM in favor of Monterey Peninsula College.
- Relocation of the Monterey Horse Park to Parker Flats – the Monterey Horse Park was envisioned at the time as a potential venue for the 2012 Olympics (Zander Associates May 2002, pages 4, 5, 11, 12). The BRP shows an equestrian center opportunity site at East Garrison. Two equestrian center opportunity sites are shown on the BRP to the north of Parker Flats, one near Imjin Road and one near Inter-Garrison Road (BRP Figure 4.1-7). The MOU and the County’s Fort Ord Master Plan do not directly refer to the Monterey Horse Park; the Monterey Horse Park is mentioned and shown on maps within the Zander report.

- Relocation of housing from Parker Flats to East Garrison. According to the Zander report, the housing planned for Parker Flats was to be relocated due to munitions concerns (Zander Associates May 2002, pages 4, 9, 11). The County’s Fort Ord Master Plan does not eliminate housing from Parker Flats, and the MOU does not directly address housing. The MOU references Appendix C in the Zander report (Conditions), but does not directly make reference to the body of the Zander report.
- Provide a location for the veterans’ cemetery (Zander Associates May 2002, page 11). Location of the cemetery within Parker Flats is consistent with BRP Figure 4.1-7. The MOU does not address the veterans’ cemetery.
- Briefly mentioned in the Zander report are plans by Esselen Nation and Akicita Luta Intertribal Society to develop cultural and educational facilities. These would presumably be accommodated within the East Garrison area (Zander Associates May 2002, pages 4, 9). Native American cultural center uses are not mentioned in the BRP, the County’s Fort Ord Master Plan, the East Garrison Specific Plan, or the MOU regarding the land swap.
- Relinquishment of Public Benefit Conveyance for Parcel L.20.4 by Monterey County in favor of BLM for consideration of permitted use of the parcel by the Sports Car Racing Association of the Monterey Peninsula (MOU 2005).

Description and Key Issues. This topic relates to adopting modifications to the BRP Land Use Concept map corresponding to the modifications adopted for the HMP and HMP maps per the MOU executed in 2004 and 2005. A number of the land use modifications are described in the Zander report on the HMP amendments. However, references to land uses in the Zander report (besides the habitat/development land use changes) could be considered descriptive, not proscriptive or prescriptive. Certain of these modifications are explicitly cited in the MOU, which was prepared and approved amongst the County and

MPC (with FORA concurrence), for the purpose of resolving competing land claims for land, not to make general zoning re-designations, or to prohibit or mandate particular land uses. The parties to the agreement would be in the best position to indicate what the MOU intended to achieve. With reference to land use designations, Monterey County would be the agency with primary decision-making authority.

As a general policy action item, the FORA Board could consider reviewing the various sources that potentially provide direction for modifications to the BRP Land Use Concept map, and determine if modifications to the BRP are appropriate. Any future considerations of this topic would involve coordination with County staff regarding the County's existing and future policy framework, possibly in the context of a future consistency determination for the County's 2010 General Plan.

At least one BRP policy may need adjustment in relationship to this topic: Biological Resources Policy A-2 (Monterey County) limits development at East Garrison to 200 acres, whereas the amended HMP allows up to 451 acres of development (BRP and Zander Associates May 2002, page 19). Refer to Section 3.2 BRP Corrections and Updates for suggested amendment to this BRP policy.

Potential Options:

- Maintain the BRP Land Use Concept map as it currently exists for these parcels, as of the printing of the 2001 "republished" BRP.
- Evaluate the need to modify the BRP Land Use Concept map with the additional clarification of habitat and development land use designation changes provided by the 2002 Zander report and MOU.

- Evaluate this topic at such time that the Monterey County 2010 General Plan is submitted for consistency with the BRP.

Synopsis of Public Comments:

The East Garrison–Parker Flats Land swap has not been brought to FORA for a consistency determination.

Describe how the East Garrison – Parker Flats land swap affected housing in Parker Flats.

The East Garrison – Parker Flats land swap moved the East Garrison equestrian center opportunity site to Parker Flats.

The East Garrison – Parker Flats land swap agreement included reference to the Horse Park locations.

The Oak Oval accommodates horse trails according to the Zander assessment.

Separate the cemetery project from Monterey Downs project.

Locate the cemetery at East Garrison.

Police vehicle training site should be located near the Marina Airport.

Police vehicle training and fire fighter training facilities will be highly valuable.

Police vehicle and fire fighter training facilities will make the MPC program more complete and allow local students to take emergency response jobs in the area.

MOUT and EVOC facilities are needed for police training.

MOUT and EVOC facilities are essential to MPC's public safety programs.

Specific Applicability of Programs/ Policies to Del Rey Oaks and Monterey [Topic IV-3]

Background. Five local jurisdictions govern territory at the former Fort Ord: County of Monterey (2,830.6 acres), and the cities of Del Rey Oaks (362.1 acres), Marina (3,022.1 acres), Monterey (135.2 acres), and Seaside (1,470.5 acres). Most of the BRP elements are arranged with a set of policies for each of the three jurisdictions – Monterey County, Marina, and Seaside -- with large territories within the former Fort Ord (Circulation and Air Quality policies are the exception). Most policies and programs are the same for all three jurisdictions; however, some are specific to a particular jurisdiction. No policies are written to include Del Rey Oaks and Monterey, because at the time the BRP was prepared, these two cities did not officially have territory within the former Fort Ord. Both cities have since annexed territory consistent with BRP Figure 4.1-4.

Description and Key Issues. This topic relates to the applicability of BRP policies and programs to the cities of Del Rey Oaks and Monterey. Implementation of this topic would involve the addition of new or parallel policies and/or re-arrangement of existing policies within the BRP. At present, FORA assumes the Monterey County policies, applicable to the present Del Rey Oaks and Monterey territories, remain applicable in those areas.

Potential Options:

- Maintain BRP policies/programs as currently presented.
- Add policy/program sections for Del Rey Oaks and City of Monterey.

- Consolidate common policies/programs and provide separate policy/program sections for each jurisdiction when policies/programs are specific to those jurisdictions.

Synopsis of Public Comments:

No public comments on this topic.

Support for the Needs of Disadvantaged Communities [Topic IV-4]

Background. Disadvantaged communities include low-income households, those with limited English language abilities, the physically and mentally disabled or abused, persons with substance addictions, and homeless persons. Multiple economic, social, and health-related factors are typically in interplay in disadvantaged communities. The BRP includes policies regarding the accommodation of physical disabilities and the provision of homeless housing programs. Five land transfers took place under the provisions of the McKinney-Vento Act to provide homeless support facilities. State law requires accommodation of several types of support facilities (e.g. group homes) within every jurisdiction's zoning ordinance, and preparation of a housing element that addresses the concerns of many disadvantaged communities. The BRP recognizes that the end of most U.S. Army activity at the former Fort Ord had a detrimental economic effect on much of the remaining civilian population, which had gained directly or indirectly from the U.S. Army's economic activity. See related topics under the Jobs and Economic Development subject heading and the Blight and Clean-up subject heading.

Description and Key Issues. This topic relates to the potential to develop policies that would support the needs of disadvantaged communities at the former Fort Ord. Efforts to implement this topic could focus on economic and housing related programs and/or health and wellness related programs.

Implementation of this topic would entail identifying community needs, potential funding sources, and feasible programs implementable at the BRP level. Typical programs to assist disadvantaged communities would be aimed at increasing economic opportunities; increasing social capital; reducing exposure to harmful substances; and improving access to education, child care, health care, and other basic needs. For example, improved access to vocational training, affordable housing, and multimodal transportation would economically benefit many within disadvantaged communities. Promoting/developing job training relating to tangible skills and trades for persons in lower socioeconomic-status groups is important in replacing jobs lost from base closure. Likewise, programs to promote exercise, child wellness, or reduced obesity rates would have health benefits. New or refined BRP programs or policies that may improve opportunities and services to members of disadvantaged communities could be explored in conjunction with a new committee.

Potential Options:

- Do not add or modify policies/programs for disadvantaged communities.
 - Appoint a committee to develop recommendations on addressing the concerns of disadvantaged communities.
 - Highlight the needs of disadvantaged communities and the need for environmental justice in consideration of the economic development vision of the three E's.
 - Develop new or refined policies/programs to address environmental health concerns, encourage provision of needed services and facilities, and enhance economic opportunities.
 - Establish a clearinghouse for job development and opportunities, and health and other resources and information for disadvantaged communities.
- Prioritize existing BRP programs and/or establish new BRP programs relating to community sustainability and job development/training to promote and enable self-sufficiency within disadvantaged communities.

Synopsis of Public Comments:

Outreach to low-income and disenfranchised should not be neglected.

Place more emphasis on multi-cultural and underserved populations.

Social and economic justice requires that the plan promote economic recovery.

Preserve and reuse barracks buildings for veterans' services.

Use Fort Ord for homeless housing for veterans.

Require affordable housing.

Houses built are too large for people with no job or low pay.

Refinement of Integrated Mixed Use Development Concepts [Topic IV-5]

Background. Much of the development land within the former Fort Ord has a BRP designation of Planned Development Mixed Use. Many of the land use and transportation policies are supportive of a mixed use walkable village concept, with the intention that vehicle trips could be reduced through such a land use arrangement. Mixed use designations are concentrated in the areas adjacent to the CSUMB campus core, the UC MBEST Center and East Garrison, as shown on the BRP Land Use Concept. The BRP Planned Development Mixed Use areas within Seaside have a Seaside General Plan designation of Mixed Use. The BRP Planned Development Mixed Use areas within Monterey County have County General Plan designations of Planned Development/

Mixed Use. BRP Planned Development Mixed Use areas within Marina have a variety of designations, including University Villages Residential, High Density Residential, Commercial - Multiple Use; and Commercial – Office Research.

Description and Key Issues. This topic relates to establishing new, or refining existing policies or programs to better define the expectations for the character and mixture of uses within areas with a BRP designation of Planned Development Mixed Use. To date, very little development has taken place within areas with the BRP Planned Development Mixed Use designation. Primarily reuse of a few existing buildings has occurred to date, and some of these uses may be considered interim until the area is redeveloped. Some development has recently begun at East Garrison. The Dunes Shopping Center in Marina is the first phase of a much larger mixed use development. The reassessment’s Market Study suggested that mixed use neighborhoods, including housing, are a key attractant for potential middle income research and development/office employment, a sector that is desirable in efforts to revitalize the economy on the Monterey Peninsula. Implementation of this policy direction would likely take the form of strengthening existing BRP policies or identifying potential incentives to encourage mixed use development. Identification of desired parameters for mixed use development would be established. High density mixed use development is beneficial to and benefit from multimodal transportation options. Refer also to the Prioritization of Multimodal (Bicycle, Pedestrian, Transit) Transportation topic.

Potential Options:

- Proceed with the existing policy and regulatory framework for Planned Development Mixed Use areas, with ongoing influence by market forces on individual projects.
- Strengthen existing policies to encourage, and potentially incentivize, developers to build mixed use projects.

- Adopt new policies/programs to encourage mixed use development.
- Conduct outreach to mixed use project builders.

Synopsis of Public Comments:

Revise land uses to place services in close proximity to housing consistent with SB-375.

Provide leadership towards smart and sustainable growth.

Development on blighted areas is good land use planning that promotes infill.

Promotion of Green Building [Topic IV-6]

Background. The BRP includes numerous policies promoting compact and mixed use development, with an emphasis on creating walkable communities. In the past 15 years, green building has come to the forefront as a major direction in architecture. Some green building practices are required by local jurisdictions or are mandated at the State level; for example, the State enacted its Green Building Code effective in 2011, which establishes minimum and optional levels of green building standards. As examples, green standards range from water and energy conservation to use of recycled building materials.

Description and Key Issues. This topic relates to strengthening BRP polices and/or programs relating to green building. One potential approach would be to encourage jurisdictions to promote the use of the State’s optional green building levels, which entail exceeding the baseline requirements by providing enhanced energy efficiency or other green features. This topic would most likely require actual implementation to be performed by the agencies, since they control building permit issuance and/or building design and construction.

Potential Options:

- Do not add any new or modify any existing policies or programs related to green building.
- Implement those policies or programs necessary for consistency with regional plans (see Category II consistency options).
- Create incentives for green building practices.
- Adopt policy and/or coordinate with the jurisdictions to adopt requirements for the optional State green building standards, or compliance with private standards such as LEED.

Synopsis of Public Comments:

Development should have goal of greenhouse gas reduction.

All development should be designed within the landscape.

All development should use solar energy.

Green building should be required in order to obtain building rights.

Cost to remove blighted buildings is delaying construction of new green buildings at CSUMB.

Climate Action and Greenhouse Gas Reduction [Topic IV-7]

Background. AB 32 and SB 375 are cornerstones of State policy on greenhouse gas emissions reductions. The BRP includes numerous policies promoting compact and mixed use development, with an emphasis on creating walkable communities. In the past 15 years, concepts such as smart growth and greenhouse gas emissions reduction have come to the forefront as a major direction in the planning and environmental fields. The State legislation noted requires reductions in greenhouse gas emission

reductions, a portion of which is anticipated through planning approaches that would reduce vehicle miles traveled and energy use.

Description and Key Issues. This topic relates to strengthening BRP polices and/or programs relating to greenhouse gas emission reduction, reduced carbon footprint, and related concepts. Some of these concepts would be addressed in the policies and programs that are presented in Section 3.3 Category II - Prior Board Actions and Regional Plan Consistency, regarding options for consistency with regional plans, such as the Air Quality Plan and Regional Transportation Plan. This topic could involve a more comprehensive approach to creating green land use policies, compared to the Category II consistency options, and is likely to include FORA support of jurisdictional efforts.

Potential Options:

- Do not add any new policies or programs aimed at greenhouse gas emission reduction, or modify any existing policies or programs that effect greenhouse gas emission reduction.
- Implement those policies or programs necessary for consistency with regional plans (see Category II Options).
- Create incentives for development that reduces vehicle miles traveled, and associated greenhouse gas emissions.
- Coordinate with the jurisdictions to develop climate action plans.
- Coordinate with the Association of Monterey Bay Area Governments in the development of a Sustainable Communities Strategy.
- Establish policy requiring consistency with a Sustainable Communities Strategy.
- Consider facilitation of Community Choice Aggregation for clean electricity production.

Synopsis of Public Comments:

Revise land uses to place services in close proximity to housing consistent with SB-375.

Reuse of blighted areas is in concert with AB32 and SB375. Provide leadership towards smart and sustainable growth.

Development on blighted areas is good land use planning that promotes infill.

Development should have goal of greenhouse gas reduction.

All development should use solar energy.

Policy on Development/Habitat Interfaces [Topic IV-8]

Background. The BRP includes many policies relating to protection of habitat and other biological resources, some of which apply to specific parcels. Several BRP Biological Resources policies encourage the preservation of small areas of habitat or oaks within developed areas. The HMP classifies each polygon within the former Fort Ord as to whether lands allow for development or preservation of habitat. The HMP provides specific and limited maintenance requirements for some parcels, most commonly associated with fire breaks or storm water discharge at the interface of development parcels with County habitat management areas or development parcels with the National Monument.

Description and Key Issues. This topic would augment existing BRP Biological Resources policies to strengthen preservation of habitat areas within developed areas, or create habitat buffer requirements within developed areas. The intent of this topic would be to establish standards, applicable to development that includes a natural area interface, to provide a transition from developed to natural

areas. Such standards are being developed through the draft basewide Habitat Conservation Plan (HCP) and implementation of the standards would be a requirement of the HCP.

Potential Options:

- Maintain existing Biological Resources policies relating to protection of adjacent resources.
- Require compliance with the existing HMP and/or the draft HCP standards.
- Modify existing policies or programs to add specific interface standards for development adjacent to natural areas, in addition to those required in the existing HMP or future HCP.

Synopsis of Public Comments:

Environmental focus of CSUMB requires preservation of surrounding open space.

A horse facility is a good transition use from urban to the National Monument.

Due to national stature, development near the National Monument needs to be reconsidered.

Landscaping policies should protect rare native species.

Preserve old oak trees at development sites.

Include the interests of wildlife in the BRP.

Leave undeveloped edges to development to link with the open space areas.

Habitat fragmentation results in decreased habitat area, increased mortality, prevention of access to isolated resources, smaller, more vulnerable wildlife populations.

Maintain trees and build around them.

BRP conflicts with County Open Space Policies OS-5.5, OS-5.11, OS-5.13, and OS-10.3 which encourage protection of habitat, trees, and vegetation.

Pay more attention to wildlife corridors.

Wildlife need to be able to get to the Salinas River.

Avoid fragmented mix of open space and development.

Endemic plant species are not protected.

Make environmental protection the principal goal of the BRP.

Protect rare species.

All development should be designed within the landscape.

Make a commitment to future generations to preserve wildlife.

Prioritization of Development within Army Urbanized Areas [Topic IV-9]

Background. The former Fort Ord can be characterized as having areas on which the U.S. Army constructed buildings, parade grounds, and other improvements of a permanent nature, and areas which, although utilized by the U.S. Army for training, do not have significant improvements. These areas are generally referred to respectively as the army urbanized footprint and undeveloped lands (refer to Scoping Report Figure 13). The BRP proposes re-development of about 5,338 acres within the army urbanized footprint and development of about 3,238 acres within undeveloped lands, outside the Army urbanized footprint. Refer to the related topic regarding land use designations on the undeveloped lands adjacent to the National Monument, under the National Monument subject heading.

Description and Key Issues. This topic relates to establishing policy to direct re-development within the army urbanized footprint, before development on undeveloped lands or instead of development on undeveloped lands. Primary purposes of this policy would be to conserve additional open space areas or delay development on currently undeveloped lands; focus development to specific areas such as around the CSUMB campus, and eliminate blight. Some of the key factors that would need to be evaluated include:

- The programmatic mechanism for implementation of this policy would likely involve new procedural considerations, prohibitions, restrictions, or incentives that are currently undefined.
- Development within the urban footprint often entails costs associated with building removal and can be constrained by the location of existing infrastructure. Development on the undeveloped lands involves costs associated with infrastructure extension and, potentially, habitat mitigation. All relevant costs and financing options would need to be evaluated and considered.
- Much of the blighted area in the Main Garrison already has approved entitlements, or is located on CSUMB-owned property (not subject to FORA policies or requirements).

Potential Options:

- Maintain the BRP Land Use Concept map as it currently exists and do not adopt policies prioritizing development in the urbanized area.
- Adopt policies/programs to encourage or incentivize development within the urbanized area.
- Adopt policies/programs to prohibit development outside of urbanized areas prior to achievement of certain trigger mechanisms.
- Adopt a development reserve overlay designation to apply to all or some of the areas outside the urbanized footprint.

- Adopt policies/programs and amend the BRP Land Use Concept map to permanently prohibit development outside the urbanized area.
- Conduct a detailed, systematic economic analysis of the economic implications of modifying the BRP consistent with any policy/program modification which modifies the BRP Land Use Concept map.

Synopsis of Public Comments:

Defer development on the undeveloped lands until the blighted areas are redeveloped (note: the most frequent public comments reflected this perspective).

Build new housing in blighted areas only.

Do not build on open space.

Open space is the region’s most valuable asset.

Development should not be considered in the oak woodlands.

Developing blight can be a win-win situation for developers, residents, and government.

Development on blighted areas will have good transportation connections with highway and rail.

Reuse of blighted areas is in concert with AB32 and SB375.

Postpone development outside the urban footprint until built out or for 20 years.

Do not allocate water to currently open areas until 95 percent of urbanized areas are rebuilt.

BRP conflicts with County Open Space Policy OS-1.8 which encourages clustered development.

Adopt the 1992 Fort Ord Parklands Vision Statement as policy.

Charge a fee for loss of habitat.

Study economic implications of prohibiting further development on undeveloped land.

Some types of projects can’t be accommodated within the urban footprint.

Large scale development outside the urban footprint would attract smaller development within the urban footprint.

Limitations on development outside the urban footprint would penalize jurisdictions with land outside the urban footprint.

Include open space areas within the urban footprint.

Don’t reduce area for economic development.

Most base reuse plans set aside 30 percent open space.

Plan development to minimize habitat harm.

Avoid fragmented mix of open space and development.

Complete HCP prior to major project approvals.

Policy on Land Use Compatibility Adjacent to CSUMB Campus
[Topic IV-10]

Background. The CSUMB campus includes 1,387.7 acres of land straddling the Seaside/Marina city limits. The campus core is located in the westward portion of the campus property. The BRP designates most of the land adjacent to the campus core area for Planned Development/Mixed Use, with an area of Regional Retail at Lightfighter Drive and Second Avenue. BRP Design Principle 1 calls for creating a unique identity for the community around the educational institutions, noting that these institutions will be a centerpiece of the former Fort Ord. The campus

population will provide a market for services development adjacent to the campus, as well as provide an amenity for the surrounding residential community. BRP Design Principle 3 foresees a village-based mixed use development in the areas around CSUMB. These principals are echoed in the Comprehensive Business Plan, which considers CSUMB as a critical component of the BRP economic development strategy. The City of Seaside General Plan designates its land to the south of CSUMB as Mixed Use and the area at Lightfighter Drive as Regional Commercial. The City of Marina General Plan includes several designations adjacent to CSUMB: High Density Residential, University Villages Residential, Parks and Recreation, and Commercial – Multiple Use.

Description and Key Issues. This topic relates to establishment of policies or programs defining appropriate uses adjacent to the CSUMB campus, and could be expanded to apply to other sensitive uses if desired.

CSUMB has expressed concerns on several projects proposed or approved adjacent to the campus. For example, CSUMB was concerned with large bus maintenance buildings and the lack of mixed uses at the Whispering Oaks project north of Inter-Garrison Road. Likewise, CSUMB expressed concerns regarding a hotel in excess of 40 feet in height and the location of a parking garage at Seaside’s Main Gate project near Lightfighter Drive and Second Avenue. Most of the land adjacent to the CSUMB campus is designated for mixed use development (Seaside’s Main Gate is the exception, with a regional retail BRP designation). None of the BRP policies specifically prescribe appropriate types of use adjacent to educational campuses.

Existing BRP Institutional Land Use Policies/Programs that address development adjacent to the campus include:

- Program A-1.1 concerns coordination between the university and jurisdictions for compatible land uses in the transition areas.
- Program A-1.2 concerns designation by jurisdictions of compatible land uses, specifically identifying research-oriented land uses to prevent a distinct boundary between the campus and surrounding area.
- Program A-1.3 concerns adopting zoning to ensure compatible uses.
- Program A-1.4 concerns the removal of incompatible uses and prevention of new incompatible uses.

While existing BRP programs do address land use compatibility adjacent to the campus, there is little guidance against which to measure individual project proposals. More specific program language could be developed to address this concern. One approach to measuring compatibility would be an assessment of project compatibility with or support of CSUMB’s educational mission, goals, and policies. In conjunction with, or as an alternative to policy or program development for this topic, FORA could consider including design guidelines specific to areas adjacent to CSUMB. Incentives could be created to target particular types of development.

Potential Options:

- Do not add new policies concerning land use near CSUMB.
- Revise existing BRP policies and programs to be more specific about the desirable land use types and design qualities.
- Adopt new policies concerning land use adjacent to CSUMB.
- Include assessment of educational mission, goals, and policies in determining consistency/compatibility of projects adjacent to CSUMB.

- Include design guidelines relating to land use adjacent to CSUMB.
- Encourage local jurisdictions to adopt policies regarding land use adjacent to CSUMB.

Synopsis of Public Comments:

Projects next to CSUMB should be assessed for how they align with the goals and objectives of CSUMB and its master plan.

CSUMB does not understand how some projects near the campus can be considered compatible with a university.

Offer incentives for beneficial projects near the CSUMB campus.

Environmental focus of CSUMB requires preservation of surrounding open space.

Mutually-beneficial development around CSUMB should be supported.

Unfinished infrastructure projects near campus should be completed.

Issues Relating to Gambling [Topic IV-11]

Background. The BRP includes a policy to prohibit card rooms and casinos (Commercial Land Use Policy B-2). Refer to Section 3.4 Category III – Implementation of Policies and Programs, regarding implementation of this policy. The State prohibits casino gambling (with exceptions for Native American tribes on tribal lands), prohibits lotteries (with an exception for the State-sponsored lottery), and regulates card rooms and horse race wagering. The State provides exceptions for charitable games of chance. Wagering on horse races is controlled by the California Horse Racing Board under Business and Professions Code Section 19420. Local governments may control card room gambling through local ordinances under Business and Professions Code Section 19960-19961, subject to voter approval. New

local authorizations for legal gaming are currently prohibited (through January 2020) by Business and Professions Code Section 19962.

Description and Key Issues. This topic relates to augmenting BRP policies to further restrict gambling activity at the former Fort Ord. An essential first step for implementation of this program would be a legal review by Counsel to understand the regulatory authority available to FORA and local governments, and the regulatory limitations placed on FORA and local governments by State law.

Potential Options:

- Do not modify BRP policies on gambling.
- Direct FORA’s legal counsel to report to the FORA Board regarding the extent and limitations of local government control over gambling.

Synopsis of Public Comments:

Gambling should be prohibited on Fort Ord.

The Horse Park will include gambling and foster other undesirable behaviors.

There should be no gambling near CSUMB.

Do not let Native Americans construct a casino.

Economic Development and Jobs

Reversal of the Loss of Middle Class Job and Housing Opportunities [Topic IV-12]

Background. The Monterey Bay area population comprises a wide range of socio-economic conditions, with households ranging from the very wealthy to the very poor but with a distinctly bifurcated income distribution. The reassessment’s Market Study explores the ramifications of the loss, particularly on the Monterey Peninsula, of middle-income households, and the effect on retention/creation of middle income

jobs. The difficulty for those with lower income jobs to meet the cost of living on the Monterey Peninsula is a similarly important issue. Refer to the discussion of support for disadvantaged communities under the Land Use/General subject heading.

Description and Key Issues. This topic relates to the potential to develop policies that would encourage the development of jobs and housing targeted to middle-income households, to improve the economic balance with more opportunities for middle-income households. Economic circumstances (lack of appropriate jobs and affordable or workforce housing) have resulted in many of these households leaving the Monterey Peninsula for more affordable housing areas, resulting in a demographic that is relatively concentrated in the lower and higher income ranges (bifurcated). Households that relocate to lower housing cost areas within the Monterey Bay region frequently need to commute into the Monterey Peninsula for jobs. Households also relocate outside the Monterey Peninsula area for lack of job opportunities. Exploration of this set of policy issues would likely include identification of appropriate residential price points, development patterns/trends, unit types, and establishment of development incentives. Outreach to developers known to target the relevant types of housing could be undertaken. Job development entails several aspects: establishment of policies, incentives, marketing, or other approaches to attract new employers; facilitation of the expansion of existing businesses to provide additional jobs; and job training and placement services to assist the local unemployed population to become qualified for and/or find employment. Job development efforts may concentrate on one particular sector, but it should be recognized that jobs along a range of income levels are important to a balanced economy. “First generation” construction work at the former Fort Ord, as defined in the Master Resolution, is subject to FORA’s prevailing wage provisions.

Potential Options:

- Do not add or modify policies/programs for housing.
- Conduct further study of economic and market factors.
- Adopt a program of housing incentives targeted to the appropriate price point and product type.
- Conduct outreach to developers.

Synopsis of Public Comments:

Bring back the middle class.

Assess whether the job/housing balance holds up at parallel affordability levels.

Require affordable housing.

Use Fort Ord for homeless housing for veterans.

Constraints and Uncertainties for Development on Fort Ord [Topic IV-13]

Background. Real estate investors seek to reduce risk by minimizing uncertainty. Known cost burdens can be acceptable if return on investment remains acceptable. FORA provides a level of stability and certainty by providing region-wide implementation of certain key programs, and the recent extension of FORA’s existence will add a layer of certainty for base-wide programs. A variety of economic, political, and policy factors can introduce uncertainty and investment risk, including risks from legal actions, drawn-out entitlement processes, and uncertainty of water supply or adequate infrastructure. Some of these factors are beyond the control of FORA, but others could be addressed by FORA through policies.

Description and Key Issues. This topic relates to the potential to broaden FORA’s involvement in other base-wide roles to provide base-wide consistency,

and for FORA to adopt policies to reduce uncertainties or otherwise reduce constraints to development. Implementation of policy to direct such involvement would entail an inventory of the potentially appropriate base-wide roles for FORA and assessment of the costs, feasibility, and ramification of assuming those roles. Implementation of policy to reduce development constraints would involve identification of constraints, characterization of the effects of each constraint, and development of policy approaches to reduce or remove the constraints. A recent example of policy-based approach to reduction of constraints was the adoption of a formulaic approach to development impact fee assessments. This topic will overlap many of the other policy options presented in this report. In conjunction with this topic, FORA may consider how the FORA/jurisdictional funding relationships function.

Potential Options:

- Do not add new or modify existing policies/programs.
- Review BRP policies/programs and operating procedures for potential constraints, and adopt policies or procedures that eliminate or reduce constraints.
- Consider potential new roles for FORA that may increase consistency and predictability.
- Consider additional rounds of fee restructuring or possible scenarios for development entitlement streamlining.

Synopsis of Public Comments:

Reassessment should remove road blocks to entitlement including simpler process and fees.

There should be an implementation schedule for completion of remaining programs.

Consider alternative funding since RDAs are dissolved.

Conduct a new fee study to align development fees with State law requirements.

Developers face financial risks and a slow process.

Developers should lose tax incentives if project is not half complete within three years.

Cost to remove blighted buildings is delaying construction of new green buildings at CSUMB.

FORA should cover caretaker costs until property is sold.

Return property taxes to the jurisdictions.

Marina has paid a disproportionately high share of financing.

FORA's long-term commitments should be quantified and effects of BRP changes to those commitments assessed.

Cities should be compensated for maintenance of Army-owned streets.

Develop funding plan for storm water basin maintenance.

Distribute revenue/expense fairly among FORA members.

Promotion of Economic Development through Outdoor Recreational Tourism/ Ecotourism [Topic IV-14]

Background. Tourism is an important component of the Monterey County economy, and open space and outdoor activities contribute to that economic sector, particularly on the Monterey Peninsula and Big Sur

coast. Tourism ranks second behind agriculture in terms of economic importance in Monterey County, with an annual value of about \$2 billion, and more than 7 million annual visitors. Tourism is promoted by several organizations, including the Monterey County Convention and Visitors Bureau. A coalition of the Monterey County Business Council and the Overall Economic Development Commission oversees the Competitive Clusters program. Tourism is one of the business clusters promoted through this effort, including a focus, in conjunction with the Bureau of Land Management, on ecotourism. Refer to the related topic under the National Monument subject heading.

Description and Key Issues. The reassessment's Market Study considers the tourism sector as strong, with potential for expansion. Much of the tourist draw in Monterey County is related to scenic beauty and outdoor recreation. The elevated stature of the Bureau of Land Management lands and surrounding open space areas could provide additional recreational tourism components within the former Fort Ord, as well as economic opportunities in related sectors such as hospitality, retail, and services in the overall vicinity. Although tourism sector jobs are frequently lower paying, they offer important entry-level job opportunities, and there is the potential for increased tourism employment to act as a bridge to other economic opportunities, including better paying jobs with greater skill requirements. Additionally, many of the improvements necessary to promote or facilitate outdoor tourism can be implemented at relatively low cost. Implementation of this topic would involve a focused study to identify specific actions that could be taken to enhance access to ecotourism opportunities, promote visitation, recognize the potential for beneficial economic outcomes, and develop strategies to capitalize on that potential.

Potential Options:

- Do not undertake to promote ecotourism as a specific priority.
- Coordinate with or participate in existing efforts such as the Competitive Clusters tourism program.
- Prepare a study of potential marketing opportunities related to ecotourism.
- Prepare a study of potential physical improvements to promote ecotourism.
- Adopt policies/programs to encourage promotion of ecotourism.

Synopsis of Public Comments:

- Promote ecotourism instead of development.
- Open space and trails are economic assets.
- Consider economic potential from recreation.
- Promote economic development while maintaining quality of life.
- A healthy environment attracts businesses and jobs.
- Interconnected trails network will attract business owners.
- Low cost improvements would support ecotourism.
- A cost/benefit analysis of eco-tourism should be prepared.
- BRP economic assumptions should be revisited to shift focus from office/industrial to visitor-serving.
- Expansion of ecotourism is one element of economic growth but must be augmented by other sectors.

Market the National Monument to a broad range of users.

Ecotourism will only provide a portion of the required economic recovery.

Offer guided horseback and mountain bike tours.

The Sea Otter Classic does not contribute significantly to the economy.

Use existing hotels rather than build new hotels.

Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors [Topic IV-15]

Background. The Monterey Peninsula is considered to have a very strong existing research base, associated with the several institutions of higher education that are located in the area. The region's established reputation for research institutes has not translated into significant job growth in that sector. Jobs that could employ graduates of the area's higher education programs do not exist in sufficient numbers to provide employment for many of the graduates. Many businesses are reluctant to establish in the Monterey Bay region because of the high cost of housing (among other factors), concerned that potential employees cannot afford to live in the area. See the related topic on cost of housing under the Housing subject heading. On the other hand, the Monterey Bay region is an attractive location for those who seek to live near natural and cultural quality-of-life amenities, including professionals and support staff in creative and research sectors. "Creative," in this context, encompasses a wide range of occupational opportunities in diverse fields such as science, engineering, education, computer programming, research, arts, design, media, healthcare, and the legal sector.

Description and Key Issues. This topic relates to the development of policies that would promote a synergistic relationship between existing research

and educational institutions, dominant economic sectors, and job development. The desired outcome would combine existing attractors (educational and research base and desirable location) with strategies to overcome constraints (such as a high cost of living and conducting business) to attract creative and research workers and jobs. Implementation of this policy is likely to require additional targeted marketing and economic study, collaboration with the various existing research institutions, and a commitment to ongoing outreach and marketing efforts. A generalization of the strategy outlined in the reassessment's Market Study involves three basic steps: build on the existing tourism sector; expand housing (and mixed use neighborhoods) targeted at middle-income households to attract entrepreneurs and similar creative workforce classifications; and increase the research and development sector when support, such as housing and workforce, is in place. In order that adequate development options are available, the Market Study recommends that at least one area designated for office and research development be ready for building in addition to the UC MBEST Center.

Potential Options:

- Proceed with the existing policy and regulatory framework, with ongoing influence by market forces on individual projects.
- Prepare a study of potential marketing opportunities for promotion of office and research land uses, focusing on the components necessary to create a business cluster at the former Fort Ord.
- Adopt policies/programs to encourage development of office and research land uses.
- Establish a liaison with educational institutions to promote the creation of research and development jobs.
- Coordinate with or participate in existing efforts such as the Competitive Clusters education and research or creative and technology programs.

Synopsis of Public Comments:

Promote collaborations that result in investments in long-term sustainable economic opportunities.

BRP economic assumptions should be revisited to shift focus from office/industrial to visitor-serving.

Identify economic drivers that can attract permanent jobs.

Bring in high-paying jobs.

New jobs at Fort Ord only help the Monterey Peninsula if local residents fill the jobs.

The Market Study does not refer to existing workforce being trained in the area.

Coordinate jobs with CSUMB graduate skills.

20 people were trained to work with hazardous materials in 2010 but none have been hired to work at Fort Ord.

Monterey County and FORA are competing with cities for economic development.

A healthy environment attracts businesses and jobs.

Promote economic development while maintaining quality of life.

Replace only the civilian jobs that were lost at Fort Ord.

Jobs don't need to be replaced – they were moved to a different location, not terminated.

Base closure resulted in 3,700 lost civilian jobs, not the 4,500 anticipated.

Current unemployment in the Monterey Bay area is part of a national problem not related to base closure.

How many jobs have been added each year?

CSUMB will create 3,000 jobs and almost equal military job numbers.

Establishment and Marketing of a Brand for Fort Ord [Topic IV-16]

Background. The Fort Ord Comprehensive Business Plan is Appendix B of the BRP and was adopted with the BRP in 1997. The Comprehensive Business Plan makes a series of recommendations regarding the marketing of the former Fort Ord as a tool to promote economic development. The Comprehensive Business Plan's general marketing strategy provides the following eleven strategic recommendations:

1. Establish a single location name, ideally utilizing Monterey's established identity;
2. Implement an early sites marketing plan (early sites are specific locations in the Main Garrison and East Garrison);
3. Establish a single set of entitlement procedures and mechanisms;
4. Establish a common approach to pricing and terms for Fort Ord properties;
5. Establish FORA as the designated Fort Ord marketing agent;
6. Establish joint marketing programs with the universities;
7. Develop mechanisms for monitoring market conditions and annually prioritizing development offerings;
8. Create a marketing and disposition technical assistance team;
9. Create linkages between residential development and employment;

10. Explore the establishment of a non-profit development corporation; and
11. Explore the feasibility of land write-downs or other assistance for one or more early sites.

Although there has been some outreach and marketing effort from various entities involved in the reuse of the former Fort Ord, no coordinated base-wide marketing program has been implemented.

Description and Key Issues. This topic relates to creating and implementing a marketing strategy to promote reuse and visitation within the former Fort Ord. Implementation would involve review of the reassessment’s Market Study and past economic studies, focused study on key target sectors, establishment of marketing strategies, and designation of an entity to oversee marketing efforts. In implementing this program, the separate purposes of achieving redevelopment and attracting visitation should be considered from the standpoint of how they differ and how they could be leveraged through potentially synergistic relationships. For economic development, the strategy should outline initial, intermediary, and ultimate strategies.

Potential Options:

- Allow market forces and other entities’ programs to promote the former Fort Ord.
- Prepare a study of key target areas and adopt a marketing program.
- Prepare a study of potential physical improvements to promote the image of the former Fort Ord.
- Establish a liaison with local tourism boards and chambers of commerce to promote the former Fort Ord.
- Contract with a marketing firm or develop in-house capabilities to vigorously implement marketing strategies.

- Establish an action plan to implement the existing Comprehensive Business Plan marketing program.

Synopsis of Public Comments:

Initiate a marketing program for Fort Ord.

Develop a vigorous marketing program to draw tourists.

A non-profit development corporation could be formed to market Fort Ord.

The National Monument offers an opportunity to distinguish Fort Ord.

Make the National Monument the keystone of Fort Ord reuse.

Prepare a marketing plan to best use National Monument and CSUMB for economic growth.

Market the National Monument to a broad range of users.

Abandoned buildings undermine city and university efforts to retain students, employees and donor support.

Blight and Clean-up

Prioritization of Funding for and Removal of Blight [Topic IV-17]

Background. The U.S. Army developed approximately 5,500 buildings within the former Fort Ord. Some of these buildings have continued in their original use and some buildings have been retrofitted for new uses. Many of the buildings on the former Fort Ord are not serviceable for reuse and need to be removed. Many of the buildings on the former Fort Ord have lead-based paint or asbestos-containing materials that require special handling when the building is removed. Numerous former military

structures remain within the Main Garrison area of the former Fort Ord. Most of these are planned for removal, but funding for removal is not presently available. The presence of derelict buildings presents psychological and social disincentives to economic reuse of adjoining properties. The presence of blight in adjacent areas deters investors, potential shoppers, and in general depresses the prospects for successful reuse. The presence of blight affects the overall perception of progress in redeveloping the urbanized area. Empty buildings can draw criminal activity and cause a perception of danger.

Description and Key Issues. This topic relates to establishing policy to prioritize the removal of those buildings that are not expected to be reused. The existence of derelict buildings has aesthetic, social, and economic implications. Funding is a major constraint to building removal, and the obligations for building removal are not uniform throughout the former Fort Ord. FORA depends primarily on land sale proceeds to fund building removal. This funding source has been significantly reduced as a result of the economic downturn, and the reassessment's Market Study does not expect near-term resurgence of this funding source. FORA has, on an on-going basis, continued to evaluate land sale values and will continue to do so in light of funding source challenges. FORA has already established a mechanism for its economic consultant to undertake new analysis of this issue as a means to identify opportunities and constraints to blight removal going forward. In some locations the responsibility for building removal was shifted to landowners in exchange for discounted land sale prices, and further incentives, as yet unknown, may be necessary to cause removal to occur in the near term. Programmatic implementation of this policy would involve identification of additional funding sources and establishment of a process for fairly distributing costs and for identifying priority removal areas. An alternative interim strategy could involve screening of structures from view although public safety impacts related to lack of

natural surveillance would be a substantial concern. In some instances, the potential for refurbishment could be reconsidered.

Potential Options:

- Retain the current funding system and policies regarding blighted building removal.
- Adopt policies/programs to encourage removal of blighted buildings.
- Explore potential options to encourage/require screening of blighted buildings.
- Restructure the fee program and/or funding arrangement to designate additional funds to building demolition.
- Apply for grant funding, where feasible, to remove blighted buildings.
- Establish policies to protect visual qualities at sites approved for development, in the period prior to construction.
- Establish funding mechanisms to cover or reduce the jurisdictional costs of caretaker expenses at abandoned buildings.

Synopsis of Public Comments:

Blight removal should be the first priority.

Add BRP policies regarding the removal of blighted buildings.

Functioning base has been allowed to become blight.

Blighted buildings attract vandals, squatters, metal thieves, and waste dumping.

Blighted buildings are a challenge to patrol and maintain secured.

Blighted buildings pose safety, environmental, aesthetic, and financial problems.

Visitors have a hard time distinguishing in whose jurisdiction the blighted buildings are located.

Hazardous materials are exposed to vandalism and weathering.

Prioritize blighted building removal around Marina High School.

CSUMB has removed 218 buildings and recycled 90 percent of materials; 95 buildings at CSUMB remain to be removed.

Cost to remove blighted buildings is delaying construction of new green buildings at CSUMB.

MPC has renovated existing buildings for educational use.

FORA must fund building removal.

Find alternative ways to finance blighted building removal.

Hold fund-raisers to cover cost of building removal.

Reexamine reliance on land sales for blight removal.

FORA should cover caretaker costs until property is sold.

Collaborative cross-jurisdictional building efforts should be considered.

Preserve and reuse barracks buildings for veterans' services.

Reexamine reliance on land sales for blight removal.

Evaluation of Base Clean-up Efforts and Methods [Topic IV-18]

Background. There is an ongoing effort to clean the former Fort Ord of a variety of contamination problems, including groundwater contamination, lead and asbestos, and munitions. The U.S. Army has led most

groundwater and munitions clean-up efforts with some munitions removal conducted under FORA direction. Under the 1986 Defense Environmental Restoration Program, the Department of Defense is responsible for clean-up of former munitions sites. The U.S. Army conducted lead removal at the beach firing ranges, and FORA, CSUMB, and others have conducted lead and asbestos removal from buildings.

For munitions, the former Fort Ord parcels were classified according to the likelihood of munitions occurrence (Track 0-3). Prior to munitions removal operations, sample areas are cleared to assess the number of munitions likely to be discovered during clean-up operations. Removal of munitions usually involves mechanical means or controlled burns to clear vegetation prior to munitions removal. The degree of munitions cleanup is dependent on the frequency of munitions occurrence in the area, potential future land uses, existing nearby land uses, and other factors. Some have raised concerns about potential adverse health effects related to base clean-up activities. Refer to the discussion of support for disadvantaged communities under the Land Use/General subject heading.

Description and Key Issues. This topic relates to establishment of policies or operating procedures to reduce environmental or human harm related to munitions cleanup efforts. In terms of clean-up efforts on lands under federal responsibility, FORA Board action would be advisory, and compliance by the U.S. Army voluntary. Clean-up actions on the Environmental Services Cooperative Agreement (ESCA) lands are directed by FORA/ESCA staff and consultants on behalf of, and through a contractual agreement with, the federal government. The munitions clean-up program is widely recognized as essential for any lands where future human activity is expected. Two components of the clean-up effort have been criticized: use of prescribed burns to clear vegetation, and removal of oak trees by any

means. The principal alternative to prescribed burns is mechanical removal; both methods have been employed at the former Fort Ord. Following a prescribed burn that went out of control for several days, the U.S. Army instituted a system to alert residents of upcoming burns; however, notice is often short, because the go-ahead on a burn is dependent on specific weather conditions, and those are not known far in advance. Most recently, plans to remove oak trees on ESCA lands have raised concerns that the determinations on level of clearance (i.e. to residential standards) may in some cases precede certainty as to the future land use.

Potential Options:

- Do not request modifications to the clean-up program.
- Request, through the existing U.S. Army and/or ESCA public participation processes, an investigation of the potential to use alternative site investigation, preparation, and clean-up methods to reduce tree removal, habitat disturbance, or smoke emissions.
- Request a report on the parameters for munitions cleanup in areas where excavation is anticipated, and the potential for munitions residues or other contaminants to migrate to groundwater.
- Request information on the groundwater contamination clean-up progress to date and anticipated timelines for completion, to provide an understanding of the percent complete to date.

Synopsis of Public Comments:

Impact area won't be usable for decades.

Will cleanup be completed on time?

People thought the investment risks, including cleanup, would be borne by developers.

Consider use of helicopter magnetometers for locating unexploded ordnance.

Clean-up should continue with updated methods – burning is not the right solution.

Lead dust remains at Fort Ord Dunes State Park and is harmful to users and those downwind.

Munitions remain in cleaned areas.

The carbon tetrachloride plume source has been remediated.

Discontinue parcel transfers in the ESCA area.

Don't sacrifice safety for tree protection.

Information should be provided on which properties have residential use restrictions.

Aesthetics

Prioritization of Design Guidelines
[Topic IV-19]

Background. A significant part of the vision for the BRP is visual, as reflected in the BRP's six design principles:

1. Create a unique identity for the community around the educational communities.
2. Reinforce the natural landscape setting consistent with Peninsula character.
3. Establish a mixed use development pattern with villages as focal points.
4. Establish diverse neighborhoods as the building blocks of the community.
5. Encourage sustainable practices and environmental conservation.
6. Adopt regional urban design guidelines.

The BRP places an emphasis on visual quality, both in preserving natural lands and in the design of the built community. BRP policies and programs call for FORA to take a role (along with the County, City of Marina, and City of Seaside) to develop base-wide design guidelines, Highway 1 design guidelines, and (per the BRP Final EIR) design guidelines applying to the Salinas River bluff area. To date, FORA has developed design guidelines for the Highway 1 corridor. Design guidelines have been adopted by some member jurisdictions, either jurisdiction-wide or as a part of a specific plan.

Description and Key Issues. This topic relates to the preparation of design guidelines by FORA or in conjunction with the jurisdictions. Implementation of this topic would involve review of existing design guidelines applicable within the former Fort Ord; review of jurisdictions' and other entities' general plan/master plan design frameworks/elements; identification of design focus areas; and coordination with the jurisdictions/entities that would be affected by design guidelines. The design guidelines would need to dovetail successfully with existing guidelines already in effect. Refer to Section 3.4 Category III – Implementation of Policies and Programs for the existing programs related to development of design guidelines.

Potential Options:

- Do not direct staff to proceed with design guidelines.
- Develop and adopt design guidelines in coordination with affected jurisdictions/entities including overall guidelines and/or specific guidelines for the Salinas River bluffs or other areas.
- Request jurisdictions to prepare design guidelines for FORA review.
- Consider potential revisions to the Highway 1 design guidelines.

Synopsis of Public Comments:

Design guidelines will lead to an aesthetic that will benefit financial success.

Urban design guidelines should be in place before any further consistency determinations.

Designation of the National Monument has made the regional design guidelines imperative.

BRP conflicts with County Open Space Policy OS-1.9 which encourages protection of scenic qualities.

Revise Highway 1 design standards so that development won't be visible from the highway.

Implement 100-foot corridor and landscape plan along Highway 1.

Main Gate project does not include a wildlife corridor.

Open space and trees are a critical part of the beauty of the region.

Monterey Peninsula is known worldwide for its beauty.

National Monument status adds fourth E – “esthetics.”

Housing

Effects of Changes in Population Projections [Topic IV-20]

Background. The BRP anticipated a 40 to 60 year build-out timeframe (through about 2035 to 2055), and should be viewed in that light. At the time the BRP was prepared, then-current population growth projections were used to estimate the land area requirements for various land uses. These land use projections were, in turn, used to estimate the infrastructure requirements within the BRP territory. Actual population growth has been significantly lower than projected.

Remaining developable land at the former Fort Ord exceeds 20-year needs, based on current Association of Monterey Bay Area Governments (AMBAG) projections and the analysis in the reassessment's Study. At present, updated AMBAG projections are only available at an "aggregated" tri-County level of analysis. Disaggregated data, more specific to the former Fort Ord, are likely to become available sometime in late 2012.

Description and Key Issues. This topic relates to how the actual population changes through 2012 relative to 1997 BRP projections affect BRP policies and programs. An important consideration is whether prolonged build-out timeframes (due to slower population growth) should affect ultimate build-out targets. Another consideration is that population rate changes and economic trends are uneven across time, and that the lower growth projections made at present may prove low at a future review date.

Potential Options:

- Do not address modifications to the BRP population projections.
- Prepare a study of population projections and effect on BRP build-out projections.
- Modify the BRP build-out projections based on updated population projections.

Synopsis of Public Comments:

Lower than predicted population growth means BRP implementation is not supported.

There are material changes that require an amended BRP.

Reduced populations will have to pay for over-built infrastructure.

Policy Regarding Existing Residential Entitlements Inventory [Topic IV-21]

Background. Since adoption of the BRP, 446 residential units have been constructed (including 65 units under construction at East Garrison). Another 4,549 new residential units have been approved, but not yet constructed. About 1,100 units have been continuously inhabited or rehabilitated since the former Fort Ord was closed. According to the reassessment's Market Study, the existing un-built lots represent an estimated 20 to 30 years of inventory at projected population growth/housing demand rates for Monterey County.

The life of a tentative map is established by the State Map Act and local subdivision ordinances. The original life of a tentative map is two to three years, with discretionary extensions of up to six additional years; after a final map is submitted, an additional three year life is provided for the remaining portion of the tentative map. Once the area under the final map is recorded, the lots created are no longer subject to a time limit. From time to time, the legislature provides additional automatic extensions for tentative maps (five years worth of such extensions have been approved since 2008). The tentative map's life can also be set through the terms of a development agreement, in which case the map life is usually the same as the life of the development agreement.

Description and Key Issues. This topic relates to policy response to the large inventory of approved but not built residential lots and/or units. Once approved through the subdivision process, lots remain valid in accordance with the terms of the subdivision ordinance and/or development agreement. Most of the approved, but un-built, lots at the former Fort Ord would remain valid until at least 2020 based on approval dates, development agreement provisions, and subdivision ordinance provisions. The lives of the

approved tentative maps could potentially be further increased through revised development agreements. If a tentative map were to expire, the lots would dissolve, and the land configuration in place at the time of approval would return to the original BRP parcel. Because FORA cannot affect approved subdivisions, policy considerations for this topic would need to address interim conditions on the lots, or focus on promoting development of housing on the lots. FORA could potentially put policies in place to apply in the event that a tentative map were to expire. It is uncertain if FORA would have the power to prohibit further subdivision, although FORA could establish policies to prioritize development in certain areas or modify the BRP Land Use Concept map to reduce areas that could be subdivided.

Potential Options:

- Allow the existing regulatory framework and market forces to guide residential unit absorption or to create new lots and units.
- Adopt policies/programs to require maintenance of vacant residential sites.
- Adopt policies/programs to encourage housing development on approved lots.
- Adopt policies/programs/Land Use Concept map modifications to direct or limit future subdivisions. Refer to the related discussion of focusing development on blighted areas presented under the Land Use/General subject heading.

Synopsis of Public Comments:

Let the market drive housing and housing prices.

Too much housing is already approved.

There is a surplus of housing in Monterey County.

Demand does not exist for continued housing development.

With foreclosures and bank-held properties, there is a good supply of housing available, including affordable housing.

Additional housing will lower the value of existing houses.

Housing should be the last thing built.

Need housing moratorium.

Recalibrate size, scope, and price range of residential development.

Rehabilitation of existing housing should be priority.

Cost of Housing and Targeting Middle-income Housing Types [Topic IV-22]

Background. The reassessment's Market Study found a significant reduction in middle-income households on the Monterey Peninsula, largely attributable to the high cost of housing. Although mortgage interest rates are very low, lending practices are much more stringent than in the recent past, and consequently, loan availability is reduced. The current residential market is highly price sensitive. As a secondary effect of high housing costs, many businesses are reluctant to establish on the Monterey Peninsula because the high cost of housing means that potential employees cannot afford to live in the area.

Description and Key Issues. This topic relates to the potential to develop policy to promote housing stock affordable to middle-income households. The reassessment's Market Study suggests that the first step in re-starting the local economy is to make feasible the retention of middle-income households by facilitating development of appropriate housing stock. This is not envisioned as a large un-balanced addition of new houses, with jobs to follow, but rather, alternating incremental increases in housing and jobs, with

the potential that some housing could be temporarily commute-based until a critical mass of workers catalyze appropriate job development. Appropriate housing stock would include a supply of moderately-priced (frequently small-lot, townhouse, or condominium) units, ideally co-located within a mixed use area or in proximity to commercial services. The BRP land use approach includes a strong focus on mixed use and walkable villages, particularly in the areas surrounding the CSUMB campus. A key consideration in implementing this policy would be identifying a means to promote development within these areas that meets the mixed use vision and targeted price points. Implementation of this policy may include identification of possible incentives, promotion of the concept to niche homebuilders, and collaboration with CSUMB.

Potential Options:

- Allow the existing regulatory framework and market forces to drive housing product and cost.
- Strengthen existing policies to promote housing stock affordable to middle-income households.
- Adopt new policies/programs that may include incentives and collaboration with CSUMB to encourage targeted housing development.
- Conduct outreach to builders.

Synopsis of Public Comments:

Recalibrate size, scope, and price range of residential development.

Let the market drive housing and housing prices.

With foreclosures and bank-held properties, there is a good supply of housing available, including affordable housing.

Additional housing will lower the value of existing houses.

Houses built are too large for people with no job or low pay.

Rehabilitation of existing housing should be priority.

Transportation

Re-evaluation of Transportation Demands and Improvement Needs

[Topic IV-23]

Background. The BRP’s Circulation Element establishes a plan for a transportation system designed to meet the needs of the former Fort Ord and adjacent areas at build-out of the BRP. The transportation system is planned for phased implementation to accommodate needs as redevelopment progresses. The transportation component of the Capital Improvement Program prioritizes projects and allocates funding over a 20-year horizon, with adjustments each year. The transportation components of the Capital Improvement Program are closely coordinated with the Transportation Agency for Monterey County (TAMC)’s Regional Transportation Plan. The BRP Circulation Element and transportation components of the Capital Improvement Program were initially based on the findings of the *Fort Ord Regional Transportation Study* (TAMC May 1997). The *FORA Fee Reallocation Study* (TAMC April 2005) was prepared to update regional transportation needs and development impact fees. The need for many of the proposed transportation improvements were identified in the BRP environmental analysis, which analyzed the traffic effects of BRP build-out and recommended transportation facilities adequate to mitigate those effects.

Description and Key Issues. This topic relates to the potential to prepare a second update to the *Fort Ord Regional Transportation Study*. Such an update was recommended by TAMC in their letter on the Scoping Report. The prior update was prepared seven

years after the original study, and another seven years has transpired since that update. An update would utilize the current population projections and traffic forecasts, and provide new information on the transportation needs for the former Fort Ord over the near-term and long-term periods. Information from the updated study would be useful in preparing future Capital Improvement Program updates, and in determining regional transportation demands and what improvements are necessary to accommodate traffic movements in and through the former Fort Ord.

Potential Options:

- Continue to rely on the 2005 traffic fee study and other TAMC data.
- Coordinate with TAMC to prepare a traffic needs assessment update.
- Revise the BRP circulation network maps if modifications are necessary.

Synopsis of Public Comments:

Update the Fort Ord transportation analysis.

Transportation plans were scaled back in 2005 although the BRP did not change.

Increase consideration of Fort Ord as part of the larger region.

Regional transportation planning changes could affect the BRP.

The regional traffic demand forecast model is overseen by the Association of Monterey Bay Area Governments, not the Transportation Agency for Monterey County.

Land use changes at Fort Ord should be cross-evaluated with the regional traffic demand forecast model.

New development will increase traffic on already crowded roads.

What are relative roles of FORA and jurisdictions for infrastructure development?

CSUMB pays fair share costs but roads within campus are not part of the Capital Improvement Program.

Re-prioritize the Capital Improvement Program to include projects, including multimodal projects to benefit educational facilities.

Incorporate Intermodal Corridor into Capital Improvement Program.

Provide adequate funding for transit.

Prioritize funding for bicycle and pedestrian projects.

Transportation linkages to key projects and regional attractions are an important element of future planning and to reduce traffic through CSUMB.

Caltrans traffic count data is interpolated and cannot be relied upon.

State Route 68 is part of the Regional Transportation Network.

Prioritize Imjin Parkway improvements as the only route through Fort Ord directly connecting to Highway 1.

Reassess funding for improvements to Imjin Road/ State Route 1 interchange.

Planned roads split habitat areas.

Assumptions for the need for Eastside Parkway are outdated.

Eastside Parkway has no economic or demographic justification.

Eastside Parkway will destroy trees.

Eastside Parkway severs biological and recreational corridors.

Require an EIR for the Eastside Parkway.

Eastside Parkway will block pedestrian and bicycle access.

Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program [Topic IV-24]

Background. The Capital Improvement Program establishes the program for infrastructure improvements, including prioritization, timing, and funding, based on a master improvement plan from the Public Facilities Implementation Plan (part of the Comprehensive Business Plan, Appendix B of the BRP). The transportation component is closely tied to the Transportation Agency for Monterey County (TAMC)’s Regional Transportation Plan. Originally based on a 1997 regional needs study, the transportation program was updated with a new study in 2005 (see discussion of regional transportation demands). The Capital Improvement Program has a 20-year horizon, but is updated annually. There are five obligatory project categories to be funded by developer fees: transportation/transit, water augmentation, storm drainage, habitat management, and fire fighting enhancement. A sixth obligatory component, building removal, is funded through land sales.

FORA has an established protocol for updates to the Capital Improvement Program, last revised on March 8, 2012 (FORA Capital Improvement Program Fiscal Year 2012/13 through 2021/22, Appendix A). Under this protocol, the FORA Capital Improvement Program committee meets quarterly with representatives of transportation agencies to discuss current project proposals and status, and ensure accurate prioritization. Criteria used to determine prioritization are:

- Project is necessary to mitigate BRP;
- Project environmental and design phases are completed;
- Project can be completed prior to FORA sunset date;
- Project uses FORA funding as matching funds to leverage grant monies;
- Project can be coordinated with another agency;
- Project furthers inter-jurisdictional equity;
- Project supports jurisdictions’ flagship projects; and/or
- Project nexus to jurisdictional development programs.

Description and Key Issues. This topic relates to establishing policy to prioritize the use, re-use, and re-development of existing infrastructure. The most prominent application of this policy would be to transportation infrastructure, and the policy would have implications, as an example, in determining the relative priorities between the establishment of new right-of-ways and construction of new roadways versus re-construction of local and regional streets within existing rights-of-way. An intended fiscal advantage of this policy would be to consolidate investments, reduce near-term infrastructure costs, by making greatest use of existing infrastructure before developing new infrastructure. The reassessment’s Market Study suggests this policy as an approach to reduce cost burdens on new development and/or free funds for other purposes.

Potential Options:

- Do not establish a policy to prioritize reuse of existing infrastructure – prioritization would continue under the current protocols.

- Study/adopt a policy to prioritize transportation projects that utilize existing and already improved rights-of-way.
- Direct prioritization of specific transportation improvements that utilize existing and already improved rights-of-way.

Synopsis of Public Comments:

Maximize the use of existing infrastructure.

Not enough emphasis is placed on improving existing roadways.

Use existing corridors for all transportation improvements.

Make sure existing roads function adequately before building new roads.

CSUMB pays fair share costs but roads within campus are not part of the Capital Improvement Program.

New development will increase traffic on already crowded roads.

Alleviate traffic on State Route 68 by opening South Boundary Road.

Route Eastside Parkway along 7th/8th Avenue, Gigling Road, Parker Flats Cut-off, Eucalyptus.

Prioritize improvements to local roads.

Opening Eighth Street would reduce traffic within CSUMB by 25 percent.

General Jim Moore, Imjin, and Inter-Garrison are not well-connected.

Widen Imjin Road and re-construct Highway 1 interchange before building Eastside Parkway.

Prioritize Imjin Parkway improvements as the only route through Fort Ord directly connecting to Highway 1.

T interchange at Imjin Road does not work.

Reassess funding for improvements to Imjin Road/ State Route 1 interchange.

Alleviate traffic on Imjin Road by opening Inter-Garrison Road to Reservation Road.

Policy on Through Traffic at CSUMB [Topic IV-25]

Background. The BRP transportation network provides a series of roads, bicycle and pedestrian ways, and a transit line to provide for circulation in and around the former Fort Ord (BRP Figures 4-2.2 and 4-2.3). The network utilizes a combination of existing and new road alignments (freeways, arterials, and collector classifications) and a new transit line. None of the transportation network components shown in the circulation network maps crosses through the CSUMB campus – rather the network serves the periphery of the campus. Although illustrated as such on the BRP circulation network maps, there are no BRP policies specifically supporting the concept that through traffic should be routed around the main campus area. CSUMB Master Plan Planning Principle 10 (CSUMB Master Plan Volume 1, page 5-3) calls for utilizing Second Avenue, Eighth Street, Seventh Avenue, Colonel Durham Street, and Lightfighter Drive to form a loop around the main campus area, and other portions of the Master Plan refer to a pedestrian-oriented core and vehicle parking accessed from several entrances around the campus periphery.

Description and Key Issues. This topic relates to establishment of a policy to discourage or prevent through traffic within the CSUMB campus core area. The campus core area can be considered to be bounded by Second Avenue on the west, Eighth Street on the north, Seventh Avenue (or Eighth Avenue) on the east, and General Jim Moore Boulevard and Colonel Durham Street (or Gigling Road) on the south. The

BRP circulation network does not rely on routes crossing through the CSUMB campus core; however, the peripheral road network is not currently in place to accommodate travel around the periphery as envisioned in the circulation network map. CSUMB has stated that through traffic is a danger and disturbance to students and disruptive of the university's mission, and that a very high percentage of trips through the campus are through traffic with no campus business. The CSUMB Master Plan establishes the campus core as a principally pedestrian area, with motorized vehicle circulation at the periphery.

Potential Options:

- Make no modifications to the existing transportation policies.
- Adopt a policy restricting through traffic routes that enter into the CSUMB campus core.
- Amend the Capital Improvement Program to prioritize establishment of an appropriate through street network on the periphery of the CSUMB main campus area.

Synopsis of Public Comments:

Opening Eighth Street would reduce traffic within CSUMB by 25 percent.

CSUMB pays fair share costs but roads within campus are not part of the CIP.

Address importance of routing through traffic around facilities such as the CSUMB campus.

Include campus roads in project CEQA analysis.

Prioritization of Multimodal (Bicycle, Pedestrian, Transit) Transportation
[Topic IV-26]

Background. The BRP provides for a network of pedestrian, bicycle, and transit routes, including a multimodal corridor connecting the Main

Garrison, East Garrison, Monterey, and Salinas. Implementation of all of these types of multimodal facilities is prioritized and programmed through development of the Capital Improvement Program, in conjunction with the Transportation Agency for Monterey County (TAMC). Projects included within the Capital Improvement Program are based on the Fort Ord transportation needs study, updated by TAMC in 2005. The Capital Improvement Program includes a total of \$376.2 million (95 percent) for road projects and \$18.8 million (5 percent) for transit projects. Note that the road project costs often include costs for parallel sidewalks and bikeways. About half of the transit funding is programmed between 2013 and 2017, compared to 65 percent of the roadway funding (FORA Capital Improvement Program Fiscal Year 2012/13 through 2021/22, pages 10, 11). CSUMB has a transportation demand management program to reduce private automobile trips and encourage alternative modes of transportation. CSUMB also targets on-campus residency for a high percentage of students to reduce trips and trip lengths.

Description and Key Issues. This topic relates to prioritization of multimodal transportation projects within the FORA Capital Improvement Program. Multimodal prioritization could take the form of an increased share of overall transportation funding, or shifting of funding to earlier fiscal years. Presentation of the Capital Improvement Program could also be modified to break out the multimodal aspects of road improvement projects. Multimodal transportation options are beneficial to and benefit from high density mixed use development. Refer also to the Refinement of Integrated Mixed Use Development Concepts topic.

Potential Options:

- Do not modify the Capital Improvement Program's transportation component.

- Prioritize pursuit of grant funding for multimodal transportation projects.
- Modify presentation of the Capital Improvement Program to provide additional detail on the multimodal components of road projects.
- Shift funding from road projects to multimodal projects.
- Advance funding of multimodal projects to earlier fiscal years.
- Coordinate with TAMC to prepare a traffic needs assessment update, with an emphasis on providing increased light rail or other enhanced transit options.
- Add the Intermodal Corridor to the Capital Improvement Program.

Synopsis of Public Comments:

Re-prioritize the Capital Improvement Program to include projects, including multimodal projects to benefit educational facilities.

Incorporate Intermodal Corridor into Capital Improvement Program.

Provide adequate funding for transit.

Prioritize funding for bicycle and pedestrian projects.

Ensure maximum non-vehicular and public transit connections.

Require multimodal level of service analysis.

Consider roadway speed limits of 35 miles per hour and lower.

Assess roads consistent with the intent of AB 1358 and provide multimodal functionality.

Mitigate significant impacts to a less-than-significant level using multimodal and traffic demand management measures.

Need public transit to trailheads.

Water

Re-evaluation of the Salinas Valley Groundwater Basin Water Supply [Topic IV-27]

Background. The former Fort Ord has a 6,600 acre-foot water supply allocation from the Salinas Valley Groundwater Basin, which traces to the U.S. Army’s agreement with the Monterey County Water Resources Agency (MCWRA) to join Zone 2. The U.S. Army paid \$7.4 million to MCWRA to join Zone 2. At the time of the agreement, it was anticipated that a project would be developed which would supply Salinas Valley groundwater from a location farther from Monterey Bay, and that groundwater pumping within the former Fort Ord boundaries would eventually be discontinued. Pumping from the 140-foot and 400-foot aquifers is limited to 5,200 acre-feet per year. Groundwater pumping is also contingent on its effects on seawater intrusion. Average water use by the U.S. Army (1988-1992) was about 5,200 acre feet, with a peak use of 6,600 acre-feet in 1984. Current annual water use on the former Fort Ord is 2,220 acre-feet. [Table 13, Former Fort Ord Water Allocations](#), provides information on water allocations and sub-allocations.

Description and Key Issues. This topic relates to re-evaluating the status and reliability of the water supply from the Salinas Valley Groundwater Basin. Implementation of this topic could include reviewing actual water use rates by existing water users at the former Fort Ord, recalculating/re-estimating future project water needs, reviewing existing studies and current available information on seawater intrusion,

Table 13 Former Fort Ord Water Allocations

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2011 Consumption Amount (AFY)	Committed Amount (AFY)	Remaining Amount (AFY)	Notes:
CSUMB	1,035		461	938	97	
		Campus Buildout projection to 2025	461	938		2007 Campus Master Plan FEIR
City of Del Rey Oaks	242.5		0	0	242.5	
		None	0	0		
City of Monterey	65		0	0	65	
		None	0	0		
County of Monterey	710		10	527.5	182.5	
		East Garrison 1	5	470		Allocation reso. 05-268
		MPC	0	52.5		Allocation
		Ord Market	5	5		Allocation
		Whispering Oaks	0	0		Allocated 93 AFY, then revoked with the GDP.
UCMBEST	230		1	1	229	
		UCMBEST Center	1	1		MCWD 10-year Annual Consumption Report (Consumption report)
City of Seaside	1,012.5		803	785.9	226.6	
		Sunbay Apts.	69	120		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Brostrum Park (Bayview)	59	84.8		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Seaside Highlands	166	168.5		Allocation reso. 02-07
		Seaside Resort	1	161.4		Allocation reso. 05-44
		Monterey College of Law	unknown	2.6		Allocation reso. 04-20
		MPC	unknown	9.7		Allocation reso 09-36
		MPUSD	78	78		Consumption report
		Chartwell School	unknown	6.4		Allocation reso. 05-26
		Main Gate	0	149		WSA totaled 207 AFY. Allocation of 149 AFY on 5/15/2008

		Bayonet/ Blackhorse Golf	430	0		Agreed on 4/1/10: 2,500 AF in exchange for 17 acre parcel; maximum 500 AFY (temporary)
		American Youth Hostel	0	5.5		Agreed on 12/15/2007: Joint Seaside City Council/RDA meeting - Army-Seaside land exchange
U.S. Army	1,582		686	686	896	Consumption
		None	686	686		
State Parks and Rec.	39.5		0	0	39.5	
		None	0	0		
City of Marina	1,325		258.15	1,253.55	71.45	
		Abrams Park	71	71		Consumption report
		Cypress Knolls	0	156.1		Allocation 11/8/2006
		Marina Heights	9	292.4		Allocation 3/3/2004
		Preston Park	103	103		Consumption report
		MPUSD	4	4		Consumption report
		Dunes on Monterey Bay	49	593		Allocation 5/31/2005
		Rockrose Gardens	0	4.9		Allocation 6/9/2011
		Airport	7	7		Consumption report
		MPC	unknown	7		Allocation 2/6/2007
		Other existing	15.15	15.15		Consumption report
Marina Sphere	10		0	0	10	
		None	0	0		
Reserved to cover line loss	348.5			348.5		
Total GW:	6,600			4,534.95	2,065.05	

Sources: FORA 2012, Marina Coast Water District 2012

Notes:

“WSA” means Water Supply Assessment

“SVGB Allocation (AFY)” means allocations of Salinas Valley Groundwater Basin water made by the FORA Board after Army transferred the majority of its 6,600 AFY Salinas Valley Groundwater Basin water rights to FORA.

“Suballocations To” means FORA agency’s allocation of its water rights to a specific project or projects, or tracking of 2011 consumption data when no project allocation exists.

“Committed amount (AFY)” means project suballocation, when it exists, or 2011 consumption data when no project allocation exists. Bayonet/Blackhorse Golf Courses water consumption is not counted (temporarily) as a committed amount since MCWD delivery of recycled water will replace this consumption in the near-term. According to the 4/1/10 MCWD-Seaside agreement, MCWD will provide 2,500 AF of potable or recycled water to the golf courses in exchange for a 17-acre parcel; maximum annual water consumption is 500 AFY.

reviewing the history of water use and water rights on the former Fort Ord, and considering the feasibility of a project to import water from outside of the former Fort Ord as anticipated by the Zone 2 annexation. A principal purpose of this topic would be to establish a level of certainty regarding the reliability of the Salinas Valley Groundwater Basin water supply.

Potential Options:

- Maintain current assumptions and procedures with regard to water demand and Salinas Valley Groundwater Basin supply.
- Conduct an updated study of existing and future water demands on the former Fort Ord.
- Coordinate with MCWRA regarding the current status of seawater intrusion and development of new programs related to halting seawater intrusion.
- Coordinate with MCWRA regarding promotion of a replacement project for the 6,600 acre-foot per year water supply.

Synopsis of Public Comments:

Project the water needs of BRP build-out.

Require reliable long-term water supply for development.

Consider water use on a regional scale.

New development will strain water supplies.

There is not adequate water in the Salinas Valley Groundwater Basin to support new development.

6,600 acre-feet per year is higher than sustainable and should be revised downward.

There is public concern over the ability for the Fort Ord wells to supply the 6,600 acre-feet of water.

The effects of the Salinas Valley Water Project on seawater intrusion will not be known for at least 20 years.

The Salinas Valley Water Project does not provide continued future water availability.

How are jurisdictions working with MCWRA and MPWMD to estimate safe yields and determine available supplies?

Seawater intrusion is worsening.

Prioritize water allocations to cleanup, blight removal and development in urbanized areas.

Reassessment of Fort Ord water supplies must consider effects of reduced Carmel River supply.

The deep aquifer is ancient water that is not recharged, and allowing use of water pumped from the deep aquifer is irresponsible.

Fort Ord draws water from the over-drafted deep aquifers 800 to 1,400 feet below the ground, which is unsustainable due to lack of recharge.

Salinas Valley Water Project dam on the lower Salinas River was inoperable in 2011.

Do not allocate water to currently open areas until 95 percent of urbanized areas are rebuilt.

Prioritization of Water Augmentation
[Topic IV-28]

Background. In addition to the 6,600 acre-feet of water from the Salinas Valley Groundwater Basin, the BRP anticipates the need for an additional 2,400

acre-feet from a supplemental supply. In 2005, the Marina Coast Water District (MCWD) and FORA Boards endorsed the “hybrid” alternative for the Fort Ord Water Augmentation Program, which would provide approximately 2,400 acre-feet per year of recycled and desalinated water to augment the former Fort Ord water supply. MCWD will provide this water through its Regional Urban Water Augmentation Program (“RUWAP”). The RUWAP would have several sources (desalination, recycling, surface water) and will also provide water for other communities within the Monterey Peninsula. The FORA Board allocated 1,427 acre-feet per year of recycled water from the RUWAP’s recycled water component to jurisdictions. The MCWD is currently developing the recycled water project. FORA’s Capital Improvement Program includes funding for a share of the water augmentation project - \$23,469,361 is identified as a CEQA obligation and the FORA Board has added another \$21,655,302 of funding.

Description and Key Issues. This topic relates to prioritizing the water augmentation program, by accelerating funding to shorten project timelines. The FORA Capital Improvement Program currently places expenditures on the water augmentation project for the 2015-2017 timeframe. While there is ample remaining Salinas Valley Groundwater Basin water for projects that would come on-line over the next several years, use of augmentation water would reduce groundwater withdrawals in the near term, potentially having the effect of reducing seawater intrusion in the region.

Potential Options:

- Maintain existing priorities in regard to water augmentation.
- Reallocate Capital Improvement Program funding to prioritize the water augmentation program.

Synopsis of Public Comments:

Prioritize provision of new water sources to existing lots of record outside Fort Ord.

Prioritization of Water Conservation [Topic IV-29]

Background. The BRP includes policies and programs that encourage water conservation. Monterey County has a water conservation ordinance applicable within the County areas of the former Fort Ord. The Marina Coast Water District (MCWD) has a water conservation ordinance applicable within the areas of the former Fort Ord where they provide water.

Description and Key Issues. This topic relates to placing additional emphasis on water conservation within the former Fort Ord. Water supplies from the Salinas Valley Groundwater Basin are limited to 6,600 acre-feet, subject to seawater intrusion conditions, and the water augmentation program is not yet in place. Increased water conservation programs would conserve limited water supplies and be beneficial to the seawater intrusion condition.

Potential Options:

- Do not further emphasize water conservation.
- Coordinate with MCWD and Monterey County to adopt more stringent water conservation programs.
- Create a model water conservation ordinance for adoption by the jurisdictions.
- Encourage educational institutions to adopt equally stringent water conservation rules and practices.

Synopsis of Public Comments:

All development should use grey water and rainwater collection.

Fort Ord National Monument

Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region

[Topic IV-30]

Background. The BRP set aside about 14,651 acres as public lands under the management of the Bureau of Land Management (BLM), about half of which has been open for public use for a number of years. The Fort Ord National Monument was created by Presidential decree in April 2012. The change in status from Bureau of Land Management (BLM) public lands to a national monument elevates its value in attracting visitors.

Description and Key Issues. The potential exists for the designation of the Fort Ord National Monument to be a new economic development opportunity for the former Fort Ord. Tourism is already an important component of the Monterey Peninsula economy, and open space and outdoor activities contribute to that economic sector. The reassessment's Market Study considers the tourism sector as strong, with potential for expansion. The elevated stature of the BLM lands could provide additional recreational tourism components within the former Fort Ord. Although tourism sector jobs are frequently lower paying, there is the potential for increased tourism to act as a bridge to other economic opportunities. Additionally, many of the improvements necessary to promote or facilitate outdoor tourism can be implemented at relatively low cost. Implementation of this topic would involve a focused study to identify specific actions that could be taken to enhance access to the National Monument, promote visitation, recognize the potential for beneficial economic outcomes, and develop strategies to capitalize on that potential. Refer to related topics under the Economic Development and Jobs subject heading.

Potential Options:

- Allow market forces and other entities' programs to guide tourism-related economic development efforts.
- Prepare a study of potential marketing opportunities related to the National Monument.
- Prepare a study of potential physical improvements to promote use of the National Monument.
- Adopt policies/programs to encourage promotion of the National Monument.
- Establish a liaison with the National Monument, tourism boards, and chambers of commerce to promote the National Monument.

Synopsis of Public Comments:

Consider economic potential from recreation.

Make the National Monument the keystone of Fort Ord reuse.

National Monument should provide the direction and ethos for all other activities.

The National Monument offers an opportunity to distinguish Fort Ord.

Market the National Monument to a broad range of users.

BLM headquarters should become National Monument visitors' center.

Picnic areas and similar facilities should be provided around the outside areas of the National Monument (rather than the interior areas).

Include horse camping sites with horse tie-ups.

The area needs more campgrounds.

The backlands need to be attractive, safe, and accessible to a broad spectrum of visitors.

Policy on Land Use Adjacent to the Fort Ord National Monument [Topic IV-31]

Background. The BRP set aside about 14,651 acres as public lands under the management of the Bureau of Land Management (BLM). In April 2012, the area became a national monument by Presidential decree. The National Monument lies primarily within unincorporated Monterey County, with the far western area within the City of Seaside. Approximately half of the lands within the National Monument are open for public use; the other half are undergoing munitions clean-up. The BRP Land Use Concept designates the National Monument as Habitat Management.

Adjacent land to the south and east of the National Monument is either designated Open Space/ Recreation or lies outside of the former Fort Ord. Most adjacent land to the north is designated Habitat Management, and is under Monterey County’s jurisdiction within the Fort Ord Recreational Habitat Area. A modification to the Habitat Management Plan (HMP) in 2005 resulted in re-designating the border areas of East Garrison from “Development with Restrictions” to “Habitat.” Adjacent Monterey County lands to the northwest are designated Low Density Residential; about half of this land is planned for the Monterey Peninsula College (MPC) Emergency Vehicle Operations Center (EVOC). Adjacent lands to the west are designated Low Density Residential, and are under City of Seaside’s jurisdiction. There is one parcel located within the National Monument boundaries – the Military Operations Urban Terrain (MOUT) site, a former military training site owned by MPC.

About 60 percent of the National Monument’s boundary is adjacent to lands within the former Fort Ord. About 65 percent of the National Monument boundary that is within the former Fort Ord is

bounded by other Habitat Management lands, and about 35 percent of the boundary is adjacent to planned residential or institutional uses, primarily the planned Seaside East residential areas, located to the east of General Jim Moore Boulevard. Currently the only policy addressing lands adjacent to the National Monument is Biological Resources Policy A-1, which includes programs to require fire breaks and to prevent unauthorized access and soil erosion.

Description and Key Issues. This topic relates to establishing policy regarding land uses adjacent to the National Monument. The principal purpose of this policy would be to protect the view shed and open space setting of the National Monument. FORA cannot place controls on the lands outside of the former Fort Ord, and much of the adjacent land is already designated for Habitat Management. Therefore, this policy would focus on the adjacent residential lands. Implementation steps would likely include a visual survey of lands adjacent to the National Monument, consideration of the magnitude of potential visual effect at various locations near the National Monument, and establishment of relative sensitivity zones. Approaches could include density or height restrictions, screening or color palette requirements, development set-backs, or a change in the land use designation. Certain of these approaches could be incorporated into design standards or applied through a zoning overlay district.

Potential Options:

- Leave the BRP policies unmodified; address compatibility issues at the time of project approval.
- Direct staff to conduct a visual survey of the lands adjacent to the National Monument, and identify sensitivity zones.
- Adopt policies/programs to place building restrictions on development within a given distance, or within identified view shed, from the National Monument.

- Adopt design standards or land use modifications specific to areas near the National Monument.

Synopsis of Public Comments:

Expand the boundaries of the National Monument.

ESCA lands should be added to the National Monument.

Due to national stature, development near the National Monument needs to be reconsidered.

Preserve areas (3,340 acres) around the National Monument as open space.

Adopt the 1992 Fort Ord Parklands Vision Statement as policy.

Every area of oak habitat should be added to the National Monument.

The approach to the National Monument should be preserved as open space.

Development to the west of the National Monument will block access to the National Monument.

A horse facility is a good transition use from urban to the National Monument.

Make the National Monument the keystone of Fort Ord reuse.

National Monument should provide the direction and ethos for all other activities.

Picnic areas and similar facilities should be provided around the outside areas of the National Monument (rather than the interior areas).

The backlands need to be attractive, safe, and accessible to a broad spectrum of visitors.

National Monument designation does not extend to MOUT site.

Integrated Fort Ord Trails Plan

[Topic IV-32]

Background. Trails are an integral component of the BRP, ranging from hiking trails through open space to urban bike paths. BRP Figure 3.6-1 Regional Open Space System (Page 129) and BRP Figure 3.6-3 Open Space and Recreation Framework (Page 137) show conceptual trail locations on the former Fort Ord. The local jurisdictions have developed, or taken steps to develop, trails maps, although these are typically focused on bicycle routes. The County’s draft *Fort Ord Recreational Habitat Area Trail Master Plan* identifies trails within the County open space lands, and shows connections to the Bureau of Land Management (BLM) lands. The Fort Ord National Monument has a trails map covering its lands (those which are open to the public). No single map provides detail as to the planned or constructed trails network within the former Fort Ord.

Description and Key Issues. This topic relates to FORA developing a master trails map for the former Fort Ord lands, linking all jurisdictions and including connections to and within the National Monument. The master trails map is envisioned as a planning tool that would provide coordination between the various jurisdictions that have trails within their boundaries, and to designate trail corridors and lead to plan line delineations.

Potential Options:

- Do not create a master trails map.
- Coordinate with the jurisdictions with trails depicted on the BRP maps to develop a comprehensive trails plan for the former Fort Ord, including linkages to the National Monument.

- Coordinate with the jurisdictions with trails depicted on the BRP maps to establish plan line reservations for selected regional trails.

Synopsis of Public Comments:

An integrated Fort Ord trails system is needed.

Protect access to open space.

Designate some trails exclusively for horses.

Don't allow bicycles on trails.

Include carriage-driving trails.

Trails can be used for therapeutic horse programs.

Trail access to the National Monument should be required of any adjacent development.

Access to the Fort Ord Dunes State Park must be consistent with the State Parks' plan.

No equestrian uses should be included in the BRP.

All bike paths need extra 100 feet for horses.

Marina Equestrian Center should be recognized in trail planning.

Interconnected trails network will attract business owners.

Establish a Fort Ord National Monument – Fort Ord Dunes State Park Trail Connection [Topic IV-33]

Background. The BRP set aside about 14,651 acres as public lands under the management of the Bureau of Land Management (BLM). In April 2012, the area became a national monument by Presidential decree. BRP Figure 3.6-1 Regional Open Space System

(Page 129) and BRP Figure 3.6-3 Open Space and Recreation Framework (Page 137) show conceptual trails and general areas of linkage potential on the former Fort Ord, both within and outside of the National Monument. Two conceptual trail alignments are indicated that would connect the National Monument and the Beach: a northerly one parallel to Inter-Garrison Road and Eighth Street; and a southerly one aligned near Coe Avenue. Monterey County prepared the draft *Fort Ord Recreational Habitat Area Trail Master Plan* in March 2012. The Fort Ord National Monument has not yet prepared a master plan, although trails maps are available. Although trail connections are shown on the BRP's conceptual trail maps, there are no BRP policies regarding a trail connecting the inland areas with the beach.

Description and Key Issues. This topic relates to the potential of reserving land for, or developing, trail link(s) between the Fort Ord National Monument and Fort Ord Dunes State Park with one or more trails. Aside from the conceptual maps provided in Volume I of the BRP (BRP Figures 3.6-1 and 3.6-3), trail planning is typically undertaken by the land use jurisdictions (cities and County). The University Villages (Dunes) Specific Plan accommodates the northerly trail along Eighth Street as part of the Intermodal Corridor. In addition to the links shown on BRP Figures 3.6-1 and 3.6-3, several potential opportunities exist for trail connections: the Del Rey Oaks/Seaside open space areas parallel to Canyon Del Rey Boulevard; State Route 1 underpasses near Divarty Street; and the UC Natural Reserve/Armstrong Ranch area. FORA's role in establishment of trail connections would likely take the form of ensuring region-wide connectivity or reservation of adequate trail corridors, the actual development of which would be overseen by the land use jurisdictions.

Potential Options:

- Do not make policy or trail map modifications.
- Adopt a policy requiring trail connections between the National Monument and beach.
- Coordinate with the jurisdictions with trails depicted on the BRP maps to develop a comprehensive trails plan for the former Fort Ord.
- Coordinate with State Parks, City of Seaside, City of Marina, County of Monterey, CSUMB, and BLM to establish plan line reservations for National Monument to beach trails.

Synopsis of Public Comments:

Preserve corridors from National Monument to beach at Seaside and Marina.

BRP Map 3.6-1 (Trail/Open Space Link) shows beach to BLM connections.

National Monument to Beach trails must be prominent, scenic, and usable by all.

Trail access to the National Monument should be required of any adjacent development.

Access to the Fort Ord Dunes State Park must be consistent with the State Parks' plan.

Access Points and Trailhead Development for the Fort Ord National Monument [Topic IV-34]

Background. BRP Figure 4.3-3 illustrates the location of access points and trailheads for the land under Bureau of Land Management (BLM) jurisdiction, now the Fort Ord National Monument. The County's draft *Fort Ord Recreational Habitat Area Trail Master Plan* identifies four staging areas, with parking for between 15 and 60 cars, on the lands surrounding the National Monument. None of these is formally developed, although some areas adjacent

to the County and BLM lands are used as informal staging areas. The National Monument has not yet developed a master plan; however, the BLM's Fort Ord National Monument trails map and website indicate three existing staging areas accessed from State Route 68. Additional trailhead areas without vehicle accommodations exist. The FORA Capital Improvement Plan includes habitat funding, but this funding cannot be used for development of recreational facilities.

Description and Key Issues. This topic relates to the promotion by FORA and eventual formal staging area and trailhead development in areas adjacent to or leading to the Fort Ord National Monument. The primary purpose of this topic is to facilitate recreational opportunities and promote tourism at the National Monument as part of an economic development strategy. FORA could, potentially as part of a marketing program, promote, facilitate, or implement modifications to the circulation system, staging areas, and signage to provide visitors with well-defined routes to developed access points to the National Monument.

Potential Options:

- Take no direct action -- FORA has no direct involvement with access or trailheads for the National Monument.
- Coordinate with the local jurisdictions and/or BLM to develop a comprehensive access plan, which includes promotion of access to the National Monument (i.e. circulation system improvements to direct people to the National Monument), and staging areas and trailhead improvements at the National Monument edge.
- Allocate funding for improvements to access routes, signage, staging areas, and trailheads.

Synopsis of Public Comments:

National Monument requires an access plan.

The approach to the National Monument should be preserved as open space.

Use Eighth Avenue and Gigling Road as main access points to National Monument.

Trailheads should be dispersed rather than having a few large trailheads.

Dispersed recreational opportunities bring revenue without traffic.

Badger Hills trail access has problems with parking and views.

Badger Hills trail access has conflicts with official plan lines for Corral de Tierra and Fort Ord (Highway 68) bypasses.

How will BLM keep motorcycles from accessing internal roads at National Monument?

BLM headquarters should become National Monument visitors' center.

Cultural Resources

Site for a Native American Cultural Center [Topic IV-35]

Background. The former Fort Ord was inhabited by the Costanoan Rumsen Carmel Tribe, and its predecessors, dating back at least as far as 5000 B.C. The BRP includes a map showing those locations where archaeological finds are considered most likely: along the beach, along the Salinas River bluffs, along El Toro Creek, and near drainages and seasonal lakes in the Fort Ord National Monument lands. BRP Cultural Resources Policy A-1 provides general protection for archaeological resources. The BRP does not include policies or a location for a Native American cultural center.

Description and Key Issues. This topic relates to establishing a location within the former Fort Ord for Native American cultural facilities, which could include ceremonial grounds, educational facilities, museum, and similar facilities. Native American representatives state that a site had been included in the early planning of the former Fort Ord, but that it was never included in the adopted BRP. The 2002 Zander report names two Native American groups, Esselen Nation and Akicita Luta Intertribal Society, as stakeholders in land use at East Garrison. The East Garrison Specific Plan, which encompasses 244 of the 451 developable acres at East Garrison, does not discuss a Native American cultural center. However, such a cultural facility could be compatible with a wide range of potential future land uses in various locations on the former Fort Ord.

Potential Options:

- Provide a consistency determination for a Native American cultural center if a site is selected.
- Coordinate with the National Monument, jurisdictions, or educational institutions regarding the potential to locate a Native American cultural center.
- Adopt policies supportive of a Native American cultural center.

Synopsis of Public Comments:

Native Americans need a gathering place in the Monterey Bay area.

Land should be provided for a cultural center.

Ohlone/Costanoan Esselen Nation wants to build classrooms and a re-created village.

Ohlone/Costanoan Esselen Nation states that it had public benefit conveyance for 45 acres.

Ohlone/Costanoan Esselen Nation states that the National Park Service approved a 10.45-acre Public Benefit Conveyance in 1998, but the land was designated residential, and that a replacement parcel was identified near Barloy Canyon Road.

Do not let Native Americans construct a casino.

Additional Policy on Historic Building Preservation [Topic IV-36]

Background. The BRP includes policies to protect historic resources at East Garrison, as well as more general policies for historic preservation. Cultural Resources Program B-1.4, applicable to the City of Marina, encourages preservation of some of the Army barracks buildings (the Scoping Report considered implementation of this program to be ongoing. A number of potentially historic buildings have been reused, or are planned for reuse, including buildings at East Garrison, CSUMB, and The Dunes at Monterey Bay. CSUMB's Fort Ord Museum and Archive, and the CSUMB Library's Digital Collections preserve photographs of the history of Fort Ord.

Description and Key Issues. This topic relates to modifying existing policies or enacting new policies to provide more specific direction on preservation of representative former U.S. Army buildings. Implementation of this topic would include identification of representative building types, location of buildings or places potentially feasible for preservation, and an evaluation of feasibility for reuse and identification of the type of reuse (active use or museum). Funding for acquisition of properties and responsibilities for maintenance would need to be resolved.

Potential Options:

- Maintain existing historic resources policies.

- Coordinate with the jurisdictions to encourage greater attention to the preservation of former U.S. Army buildings and sites.
- Modify existing policy or enact new policy to provide more specific direction on the preservation of former U.S. Army buildings and sites.
- Designate/require (as opposed to encourage) a historic district within the Main Garrison area.

Synopsis of Public Comments:

Preserve and reuse barracks buildings for veterans' services.

Historic aspects must be recognized, retained, and preserved.

The Army veterinary facilities should be preserved.

Dedicate the field and track at 8th and Gigling as a soldier's memorial facility.

Development destroys history.

Need policies to memorialize soldiers.

Preserve some of the structures and training grounds.

A military museum should be developed on Fort Ord.

Veterans' Cemetery

Veterans' Cemetery Location [Topic IV-37]

Background. Currently the nearest veterans' cemetery is located in Santa Nella, in Merced County, approximately 75 miles from the former Fort Ord. The planned location for a veterans' cemetery at the former Fort Ord is shown on the BRP Land Use Concept as within Polygon 21a, south of Parker Flats

Road near Parker Flats Cut-off Road and Normandy Road. This location straddles the boundary between Seaside and Monterey County. A site selection committee considered and rejected several sites, including sites within the urban footprint, before the Polygon 21a location was selected in 1996. The City of Seaside requested a 200-acre reservation for a veterans' cemetery on October 17, 1996. The currently proposed location was endorsed by Monterey County on December 3, 1996 and by FORA on December 13, 1996.

A veterans' cemetery location is not shown in the 1996 public draft version of the BRP, nor in the BRP EIR, but is included on the 2001 BRP Land Use Concept map. The response to comments to the EIR (Letter 44 and response to Letter 44) refers to a 156-acre cemetery site at the currently proposed location; the resulting change to the BRP, noted as part of the response to this EIR comment letter, is the addition of cemeteries as an allowable use in residential districts. BRP Table 3.4-1 Permitted Range of Uses for Designated Land Uses was revised to add cemeteries. The Response to Letter 44 compares the potential impacts of a cemetery at the site to the potential effects of residential uses (the BRP designation for the site). Letter 44 and the response to Letter 44 are presented in Appendix E.

The City of Seaside denoted the proposed location on its general plan land use map in 2004. The proposed cemetery at Fort Ord was authorized by the State legislature in 2006 (Assembly Bill 3035), provided, however, that a privately funded operating endowment was first established: California Military and Veterans Code sections 1450-1457 provide for the construction of a veterans' cemetery on the former Fort Ord (no specific location is given), and require establishment of an endowment fund. A 2009 Memorandum of Understanding between City of Seaside, Monterey

County, and FORA established a means of funding the endowment, whereby the City of Seaside would sell a 30.4-acre parcel adjacent to the cemetery site, now referred to as the "endowment parcel." Revenue from sale of the endowment parcel would be used to establish the fund from which the cemetery's operations and maintenance costs would be paid. In 2011, Assembly Bill 629 allowed FORA to act on behalf of the California Department of Veteran Affairs to manage the design and construction of the veterans' cemetery. FORA, Monterey County, the City of Seaside, and the Veterans Cemetery Foundation entered into a Memorandum of Understanding in 2011 to establish funding and development commitments among the parties.

Description and Key Issues. This topic relates to re-locating the cemetery site within the Fort Ord National Monument, or annexing the present site into the National Monument. Public comment during the reassessment process has included requests to relocate the cemetery to a location with fewer oak trees and requests to include the veterans' cemetery within the National Monument. Other commenters have stated that relocating the veterans' cemetery at this point would result in long delays, that the veterans have worked hard over many years to establish the cemetery at this location, and that both state and federal support actions are tied to the current location. Note, however, that the state approval (California Military and Veterans Code sections 1450-1457), is not site specific within the former Fort Ord. Implementation of this topic should take into consideration the potential for alternative sites with fewer biological resources impacts, past actions and endorsements associated with the current site, the terms of the various authorizations and agreements relating to establishing the veterans' cemetery in its current location, and potential effects on the timeframe to implement the veterans' cemetery.

Potential Options:

- Leave the BRP Land Use Concept unchanged with regard to the site for the veterans’ cemetery.
- Coordinate with the California Department of Veterans Affairs, Monterey County Department of Military and Veteran Affairs, and BLM; and review existing authorizations and agreements regarding potential for re-location of the veterans’ cemetery.
- Adopt revisions to the BRP Land Use Concept map to provide two or more opportunity sites for a veteran’s cemetery.

Synopsis of Public Comments:

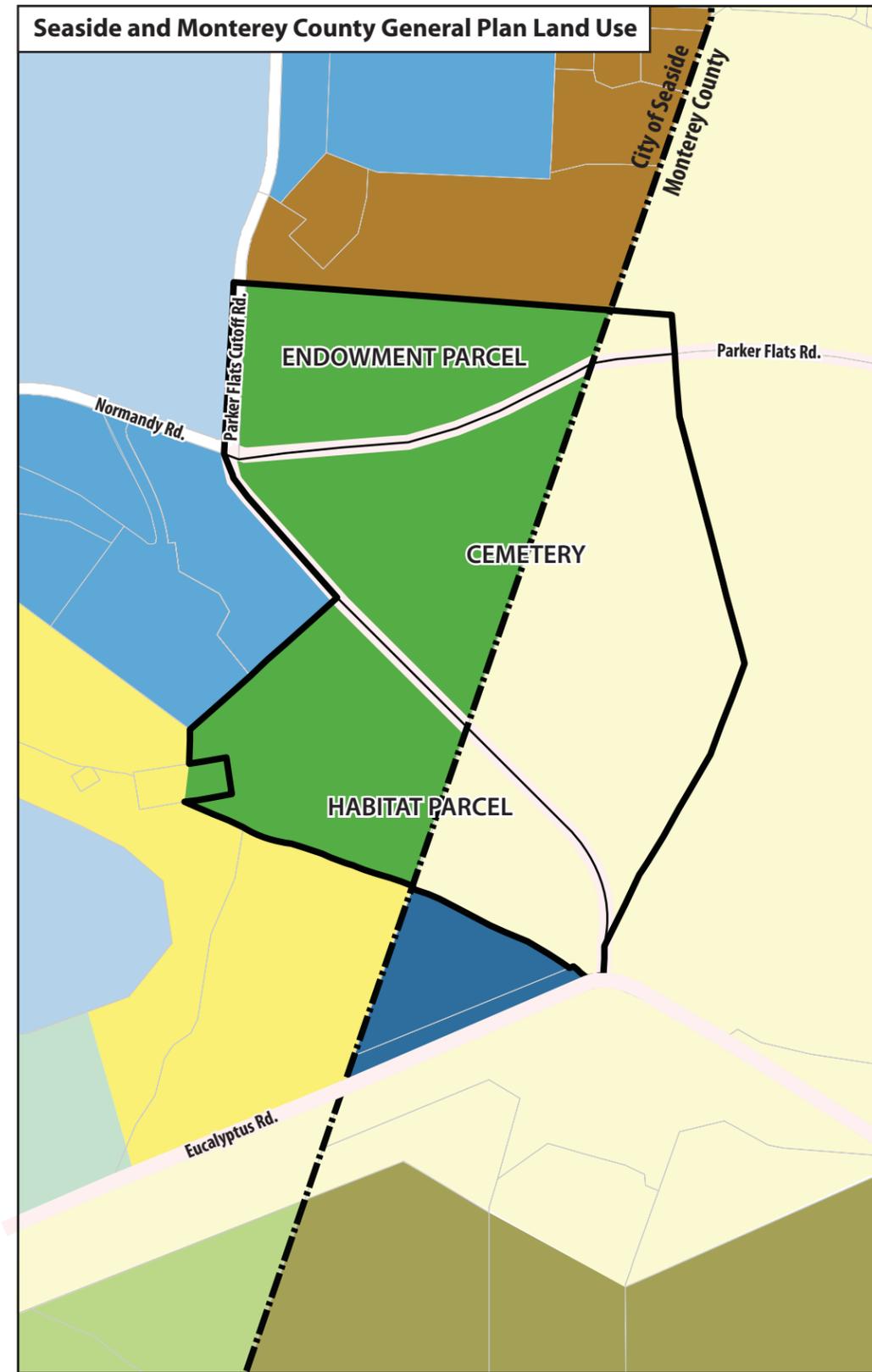
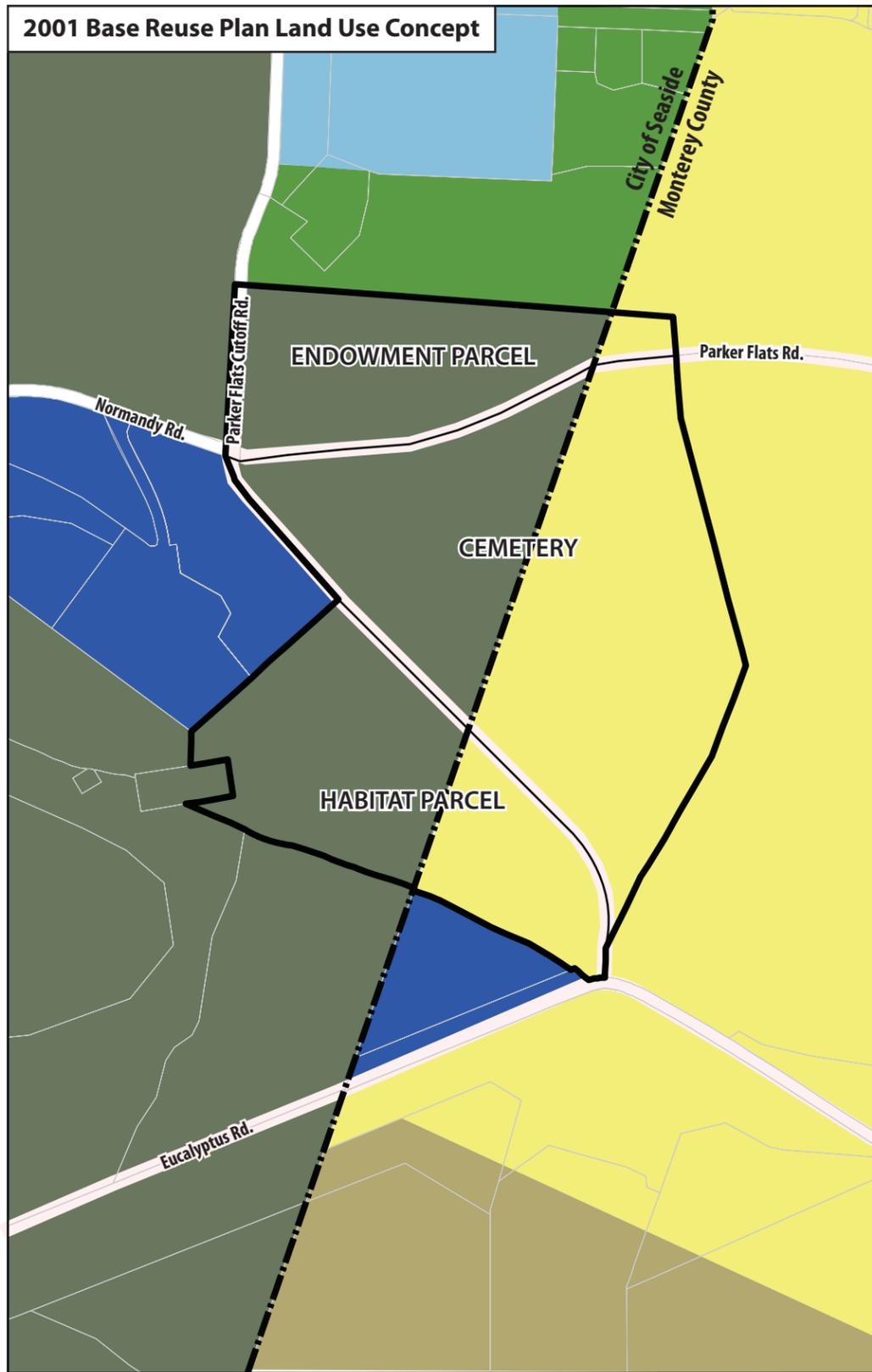
- The veterans’ cemetery is needed.
- Establish the location.
- Locate the cemetery inside the National Monument.
- Add the cemetery location to the National Monument.
- Locate the cemetery at East Garrison.
- Separate the cemetery project from Monterey Downs project.
- Race track should not be near the cemetery.
- Cemetery should not be next to a university or a racetrack.
- The current site was donated for the cemetery.
- The current site is mostly remediated.
- A federal cemetery must be located at least 75 miles (direct line) from the next existing federal cemetery.
- Relocating the cemetery would not be fiscally responsible.
- The nearest veterans’ cemetery is at Santa Nella.

FORA/County/Seaside have a MOU regarding the funding at the identified location.

Veterans’ Cemetery Land Use Designation [Topic IV-38]

Background. The veterans’ cemetery site indicated on the 2001 BRP Land Use Concept (denoted with “VC” on the 2001 Land Use Concept map) straddles the boundary between Seaside and Monterey County. Within Seaside, the veterans’ cemetery location is shown on the 2001 BRP Land Use Concept as Military Enclave; however, the reconfiguration of the POM Annex that occurred following adoption of the BRP put several polygons in this area under City of Seaside jurisdiction. The Seaside General Plan designates the cemetery site as Parks and Open Space (the same designation as the City’s existing cemetery), which Seaside and the FORA Board found consistent with the BRP in 2004 (refer to Pages 4-180 and 4-181, and Figures 5 and 6 in the Scoping Report). Within Monterey County, the BRP and the Fort Ord Master Plan designate the veterans’ cemetery location as Low Density Residential.

The area designated for the cemetery includes land anticipated for a development area with habitat restoration opportunity (45.9 acres) and land intended for an endowment parcel (31.54 acres). The endowment parcel is intended to be used to generate funding for the operating endowment. The FORA Board discussed land use designations for the veterans’ cemetery at its September and October 2012 meetings. At the request of the City of Seaside the FORA Board voted at the November 2012 Board to include this topic in the Reassessment Report and to further address this issue in 2013. [Figure 3 Veterans’ Cemetery Land Use and Boundaries](#), shows the cemetery site boundary and proposed uses, and the 2001 BRP Land Use Concept, City of Seaside, and Monterey County land use designations.



Legend

- Veterans Cemetery Boundary
- City of Seaside City Limits

2001 Base Reuse Plan Land Use Concept

- SFD Low Density Residential
- Military Enclave
- School/University
- Public Facility/Institutional
- Open Space/Recreation
- Habitat Management

Land Use Designations - City of Seaside General Plan, 2003

- Low Density Single Family Residential
- Medium Density Single Family Residential
- High Density Residential
- Public/Institutional
- Military
- Park and Open Space
- Habitat Management
- Recreational Commercial

Land Use Designations - Monterey County General Plan, 2006

- SFD Low Density Residential
- School/University
- Habitat Management

Map Description

This map shows the Veterans Cemetery in context to the Base Reuse Plan Land Use Concept (left side map), and the City of Seaside and Monterey County General Plan Land Use Designations (right side map).



Source: Monterey County 2006, City of Seaside 2004, Fort Ord Reuse Authority 2001

Figure 3
Veterans' Cemetery Land Use and Boundaries

Chapter 3: Topics and Options

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Description and Key Issues. This topic relates to establishment of a BRP land use designation for the veterans' cemetery. The cemetery location is identified by the letters "VC" on the 2001 BRP Land Use Concept map, and although no underlying land use specific to a cemetery is included on the BRP Land Use Concept map, the current designations do not preclude development of a cemetery. BRP Residential land uses specifically allow cemeteries (refer to BRP Table 3.4-1) and a veterans' cemetery is assumed to be compatible within the Military Enclave designation for two reasons: it is a military-related use, and because much of the Military Enclave is developed with houses, and cemeteries are a listed compatible use in residential areas, cemeteries would logically be considered acceptable along with housing in the Military Enclave. Two other BRP designations are potentially suitable: Public Facility/Institutional and Open Space/Recreation. Further, the parcel to potentially be used for a development area with habitat restoration opportunity could be designated for habitat or open space in the BRP, and the endowment parcel, which has been intended for residential use could be designated either by the local jurisdiction in their general plan, or by the FORA Board in the BRP.

Discussion of the City of Seaside General Plan land use map, the BRP Land Use Concept map, and past actions relating to a veterans' cemetery is necessary to understand the full context of this topic.

As noted earlier, the re-configuration of the Army's POM Annex after adoption of the BRP significantly affected the City of Seaside's land use designations in the area. Much of the land within Seaside's portion of the former Fort Ord is shown on the BRP Land Use Concept map (both 1997 and 2001) as Military Enclave. However, the U.S. Army elected to retain a different set of polygons than is shown on the Land Use Concept map, so when the City of Seaside adopted its general plan in 2004, it assigned land uses consistent with the re-configured POM

Annex. Hence, many of the areas that carry Military Enclave designations in the BRP, have civilian land uses assigned in the Seaside General Plan (and vice-versa). In anticipation of the veterans' cemetery, the City of Seaside assigned a Park and Open Space designation for the cemetery site on its land use map, with "Veteran's Cemetery" overprinted.

The public draft BRP Land Use Concept maps (May 1996) do not indicate a veterans' cemetery or a land use designation specifically for cemeteries. The cemetery site was identified in FORA Board actions on December 13, 1996, but not included on the BRP Land Use Concept map adopted on June 13, 1997. The 1997 adoption action included certification of the BRP Final EIR (which references the cemetery site in response to comment letter 44), and added "cemeteries" as an acceptable land use within residential designations (also in response to comment letter 44). Following adoption, a revised BRP was prepared in 2001, at which time the "VC" symbol was added to the BRP Land Use Concept map. Monterey County endorsed the cemetery site in Board action on December 3, 1996, and included a veterans' cemetery on its Fort Ord Master Plan land use map (Figure LU6a) in 2010. No cemetery-specific land use designation was added to the BRP Land Use Concept map, but cemeteries was added to the table of uses for residential districts.

Potential Options:

- Do not modify the land use designation at the veterans' cemetery location, ancillary parcels, development area with habitat restoration opportunity parcel, or endowment parcel.
- Adopt suitable land use designations for the veterans' cemetery location, only.
- Adopt suitable land use designations for the veterans' cemetery, endowment parcel, and development area with habitat restoration opportunity parcel locations.

- Adopt new land use designations as outlined in Table 1 to Agenda Item 8d at the November 16, 2012 FORA Board meeting (refer to Appendix E) and add additional text to BRP table 3.4-1 ‘Permitted Range of Uses for Designated Land Uses’ to include cemeteries as one of the uses allowed within the Open Space/Recreation land use designation.

Synopsis of Public Comments:

No public comments specific to land use designations for the cemetery.

Policy Regarding the Veterans’ Cemetery [Topic IV-39]

Background. An effort to establish a veterans’ cemetery at the former Fort Ord has been ongoing for approximately 20 years. A location for a veterans’ cemetery is included within Polygon 21a, as shown on the Land Use Concept for Monterey County. Originally, a federal veteran’s cemetery was proposed, but standards regarding proximity of existing federal veterans’ cemeteries precluded placing one at the former Fort Ord. The currently proposed veterans’ cemetery would be state operated. There are no BRP policies regarding the veterans’ cemetery.

Description and Key Issues. This topic relates to adding polices addressing the establishment of a State-operated veterans’ cemetery at the former Fort Ord. Policies regarding a cemetery could include direction on location, access, conservation, aesthetics, and other issues potentially related to development of this use. Policy or program information could cite previous legislative, master planning, and infrastructure planning efforts that have occurred toward establishment of the veterans’ cemetery. Implementation of this topic would include investigation into issues relating to the proposed site, issues related to cemeteries and military cemeteries, and establishment of suggested policy for FORA Board review. This topic could be addressed concurrently with other veterans’ cemetery topics.

Potential Options:

- Do not add policies regarding the veterans’ cemetery to the BRP.
- Adopt policy to establish a location of the veterans’ cemetery.
- Adopt policies and/or programs to recognize previous legislative and master planning efforts to establish the veterans’ cemetery.
- Adopt policies to regulate the development or operation of the veterans’ cemetery.

Synopsis of Public Comments:

No public comments specific to adding policies for the cemetery.

3.6 Category V – FORA Procedures and Operations

Introduction

Category V includes topics and potential options for modification of FORA Board procedures and operations. In this section, the Reassessment Report goes beyond the BRP itself, and considers the procedures and operations that result in and effect BRP implementation. [Table 14, FORA Procedures and Operations Topics](#), lists topics for consideration by the FORA Board. Two of the topics are derived from the Scoping Report and are indexed in Table 3 of this Reassessment Report. Several new topics are also included that were identified during public input at community workshops and/or in written communications related thereto. FORA Board procedures and operations were not within the scope of topics addressed in the Scoping Report. To ensure that the new topics are included in the overall reassessment process, they have been included directly in the Reassessment Report. Two additional topics identified in the scoping process (coordinated oversight