

## Rosalyn Charles

---

**From:** Crisand Giles [cgiles@biabayarea.org]  
**Sent:** Thursday, August 08, 2013 10:44 AM  
**To:** Michael Houlemard; Lena Spilman; FORA Board  
**Cc:** Scott Hilk; Brian Boudreau; Chuck Lande; Jim Fletcher  
**Subject:** Re: BIA Comment Letter - FY 2013/2014 CIP item 8.a. agenda dated 8/9/2013  
**Attachments:** BIA CIP Comment Ltr FORA Board 080913.pdf

Apologies, there seemed to be an issue with the word document - attached is a PDF of BIA's Comment Letter on the CIP (Board agenda 8/9/13).

Best,  
Crisand

On Thu, Aug 8, 2013 at 10:39 AM, Crisand Giles <cgiles@biabayarea.org> wrote:  
Dear FORA Board members and Staff;

Please accept the attached comment letter on the Capital Improvement Program (CIP) item before the Board for consideration August 9, 2013.

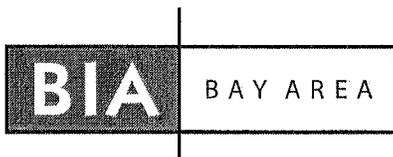
While the BIA firmly believes it is in our collective best interests to continue working on this CIP, we have been told the current direction is to postpone the CIP update/discussions until January 2014. At that time a scope of work will be presented by outside consultant Economic & Planning Systems to create a Phase III CIP analysis for FORA Staff to address the remaining CIP concerns; (1) updating the remaining transportation project costs, (2) identify the transportation contingencies, (3) account for the Habitat Conservation Plan cost, (4) review the indexing methodology, and (5) identify the intended use and authority for FORA to collect \$8 Million in Surplus Community Facilities District (CFD) Fees.

While frustrated these CIP updates and improvements will not happen with this round of CIP adoption, the BIA is in agreement that the CIP should be updated and the CFD Fee calculated concurrently.

Thank you for the opportunity to comment.

Sincerely,

Crisand Giles  
Executive Director - South Bay  
BIA Bay Area  
925.360.5101 - Cell  
[cgiles@biabayarea.org](mailto:cgiles@biabayarea.org)



BUILDING INDUSTRY ASSOCIATION



August 8, 2013

**Crisand Giles**  
Executive Director

Chairman Edelen and Members of the FORA Board  
Michael Houlemard, Executive Officer  
Fort Ord Reuse Authority  
920 2nd Ave., Suite A  
Marina, CA 93933

**RE: Comment Letter – FY 2013/2014 Capital Improvement Program (Item 8.a. agenda dated 8/9/2013)**

Dear Chair Edelen and Board Members;

On behalf of the Building Industry Association of the Bay Area (BIA) we appreciate the opportunity to comment on the Capital Improvement Program (CIP) before you for consideration. The BIA submitted a detailed letter to the Administrative Committee clarifying our position and remaining CIP concerns that was included with your Board packet materials.

Recent discussions at the Administrative Committee meeting brought forward the idea that updating the CIP should be postponed until January 2014 and that a scope of work would be created by Economic & Planning Systems to create a Phase III CIP analysis that would address; (1) updating the remaining transportation project costs, (2) identify the transportation contingencies, (3) account for the Habitat Conservation Plan cost, (4) review the indexing methodology, and (5) identify the intended use and authority for FORA to collect \$8 Million in Surplus Community Facilities District (CFD) Fees.

We were told that this new Phase III Analysis would be complete prior to applying the Community Facilities District/Development Fee formula in early 2014 and would include the required one-year review of the formulaic fee baseline, as required by the First Amendment to the Implementation Agreement. While the BIA is in complete agreement that the CIP should be updated and the CFD Fee be calculated concurrently, we remain frustrated that the CIP before you for consideration does not include updated cost and programmatic detail. From the BIAs perspective it is important that the mitigations are fully funded and that the calculated CFD Fees cover all of the necessary infrastructure and mitigation costs. Each CIP review allows the member jurisdictions and FORA staff the opportunity to refine those programmatic costs and improve the overall program. We firmly believe that it is in our collective best interest to keep working on this CIP so it includes the most up to date and accurate information.

Mailing Address:  
150 S Almaden Blvd., #1100  
San Jose, CA 95113

Tel (925) 360- 5101  
cgiles@biabayarea.org  
<http://www.biabayarea.org>

Best regards,

A handwritten signature in blue ink that reads 'Crisand Giles'.

Crisand Giles - Executive Director – South Bay  
925.360.5101 Mobile or [cgiles@biabayarea.org](mailto:cgiles@biabayarea.org)

## Rosalyn Charles

---

**From:** Haines Jane [janehaines@redshift.com]  
**Sent:** Thursday, August 08, 2013 11:51 AM  
**To:** FORA Board  
**Cc:** Michael Houlemard; Jonathan Garcia; tszymanis@ci.marina.ca.us; Eduardo Ochoa  
**Subject:** August 9 FORA agenda Item 7a - The Promontory  
**Attachments:** Stubbed Attachments.htm; promontory.pdf

Dear FORA Directors:

I hope that you will read my attached email before tomorrow's board meeting.

Sincerely,  
Jane Haines

## JANE HAINES

email to board@fora.org

August 8, 2013

Fort Ord Reuse Authority (FORA) Board of Directors

920 Second Avenue

Marina, CA 93933

Re: August 9 Agenda item 7a - Consistency Determination: The Promontory  
at California State University, Monterey Bay (CSUMB)

Dear FORA Directors:

This letter explains why I request you not to certify the Promontory Specific Plan as consistent with the Base Reuse Plan (BRP) on August 9, but rather I request you to give Marina an opportunity to bring the Specific Plan into compliance with applicable laws. A lawfully certified Specific Plan is important because the Promontory project could advance the three E's of the Base Reuse Plan (BRP) in the following ways:

- Economic growth - The Promontory will bring revenue to Marina and FORA and employ ten people;
- Environment - The Promontory will replace blight with development;
- Education - The Promontory will provide needed housing for CSUMB students.

I also request you to require that the BRP Regional Open Space Plan, a plan applicable to the area where the Promontory is located, be completed and implemented before the Promontory Specific Plan is certified as consistent with the BRP, so that the Specific Plan can be amended in accordance with the BRP-required Regional Open Space Plan. This is important because the Regional Open Space Plan would also advance the three E's, as follows:

- Economic growth - The Regional Open Space Plan will create economic revitalization of Fort Ord by increasing commercial recreation opportunities;

- Environment - The Regional Open Space Plan will integrate Fort Ord's open spaces into a regional resource for the entire Central Coast area;
- Education - The Regional Open Space Plan will create a pleasant visual corridor and an actual physical connection between the CSUMB campus and the Dunes State Beach and BLM lands.

My explanations of these requests are divided into the following sections:

- I. What Is the Promontory Specific Plan?
- II. What is the Regional Open Space Plan?
- III. What are the legal requirements for finding consistency between the Promontory specific plan and the Fort Ord Base Reuse Plan (BRP)?
  - III.I. Master Resolution requirements for a legislative consistency finding
  - III.II. State law requirements for a legislative consistency finding
- IV. Conclusion

Attached to this letter is an Appendix containing pages from the BRP referenced in the footnotes. The Appendix allows interested persons to read for themselves the BRP pages which the footnotes cite.

### **I. What Is the Promontory Specific Plan?**

The August 9 staff report uses the term "The Promontory at California State University, Monterey Bay" to refer collectively to three legislative consistency approvals (Marina General Plan



Photo from Monterey Herald showing dormitories at The Promontory

text amendment, Specific Plan, and Zoning Map amendment) and several development entitlement approvals.<sup>1</sup> This letter primarily addresses the portion of that approval called “The Promontory at CSUMB Specific Plan” which will hereafter be referred to as the Promontory Specific Plan.

The Promontory Specific Plan area consists of 8.54 acres bound by 8th Street along its northern and northeastern edges at the Imjin Road intersection. Three four-story dormitories will be constructed to house a total of 583 beds. Ancillary uses will include a leasing office, community center, and recreational facilities which will include spas, a half-court basketball court, and barbeque areas.

A specific plan is defined in California as a document that implements a jurisdiction’s general plan for a defined area: 1) by acting as statements of planning policy that refine the general plan policies applicable to the defined area, 2) by directly regulating land use, or 3) by bringing together detailed policies and regulations into a focused development scheme. In the case of the Promontory Specific Plan, it is a document having 58 pages plus appendices that on July 2, 2013 was found to be consistent with the Fort Ord Reuse Plan on a 3-1 vote of the Marina City Council. The Promontory Specific Plan would be the governing land use document for the 8.54 acres where the dormitories will be located. The 8.54 acres are located in the Trail/ Open Space Link shown on the following page. The trail is integral to the Regional Open Space System. However, the Promontory Specific Plan does not mention either the trail or the Regional Open Space Plan.

## **II. What is the Regional Open Space Plan?**

The BRP requires a Regional Open Space Plan to be developed by Marina, Seaside and Monterey County in collaboration with the California State Park System to integrate Fort Ord’s open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.<sup>2</sup> Its purpose is to create a network of recreation and habitat resources to attract economic growth through a variety of recreation experiences.<sup>3</sup> The following page shows the Regional Open Space System. It duplicates page 129 of the BRP.

---

<sup>1</sup> See August 9, 2013 board packet pg. 10.

<sup>2</sup> See Objective A on Appendix pg. 4.

<sup>3</sup> See Appendix pg. 6.



# FORT ORD REUSE PLAN



SOURCE: Jones & Stokes, 1995; Reimer Associates, (Re-projected), 1995; Monterey Co., 1995; EDAW, 1996.



## LEGEND:

- |   |                                 |   |   |
|---|---------------------------------|---|---|
|  | Riparian/<br>Estuarine Corridor |  | Trail/Open Space Link   |
|  | Parks/Open Space                |  | Major Projected Habitat:<br>BLM: Bureau of Land Management<br>UCNRS: University of California<br>Natural Reserve System |

FIGURE 3.6-1

### III. What are the legal requirements for finding consistency between the Specific Plan and the Fort Ord Base Reuse Plan?

FORA's Master Resolution Sections 8.02.010 and 8.02.020 set forth the consistency determination criteria for legislative land use decisions, including specific plans.<sup>4</sup> California Code of Civil Procedure Section 1094.5 sets forth the requirements for administrative findings, which includes findings of consistency.<sup>5</sup>

#### III.I Chapter 8 requirements for a legislative consistency finding

To the best of my knowledge, the FORA Board has never been instructed in the mandatory nature of Master Resolution Sections 8.02.010 and 8.02.020.<sup>6</sup> Instead, as paragraphs M and N on page 17 of the August 9 staff report show, your Board has been erroneously led to believe that the criteria for finding "consistency" of a legislative submittal with the Base Reuse Plan (BRP) is the same criteria applicable to consistency between legislative submittals and general plans under Title 7 of the California Government Code and the corresponding guidelines adopted by the State Office of Planning and Research. General plan consistency criteria, unlike BRP consistency criteria, provides that a consistency determination between a submittal and a general plan can be based on overall congruence between the submittal and the general plan, and that there is no need for a precise match between the two.

However, the criteria for finding consistency between a legislative submittal and the BRP is very different. As Alan Waltner correctly states on page 5 of his July 3, 2013 memorandum: "The BRP is not subject to the same state planning and zoning law requirements that apply to general and specific plans." The criteria applicable to determining consistency with a general plan arise under Title 7.0 of the Government Code, whereas the criteria for determining consistency with the BRP arise under Title 7.85 of the Government Code and sections 8.02.010 and 8.02.020 of the Master Resolution. The Master Resolution *mandates* denial of a consistency finding when substantial evidence shows that the legislative decision (such as the

---

<sup>4</sup> See Master Resolution at <http://www.fora.org/Reports/MasterResolution.pdf>, Sections 8.02.010 and 8.02.020.

<sup>5</sup> See Code of Civil Procedure § 1094.5(b) at <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=ccp&group=01001-02000&file=1084-1097>.

<sup>6</sup> A March 20, 2013 letter from the Sierra Club at <http://www.fora.org/Board/2013/Emails/comments03-2013.pdf> explains why general plan consistency criteria is inappropriate for BRP consistency criteria, but other than Alan Waltner's July 3, 2013 memorandum, FORA has apparently ignored the Sierra Club's explanation.

Promontory Specific Plan) is not in substantial conformance with applicable programs of the BRP (such as the Regional Open Space Plan).

FORA's legal misunderstanding about the criteria for a consistency finding between the jurisdictions' general and specific plans and the BRP dates back to consistency findings made in 2000 and 2001. This misunderstanding explains why so many BRP programs were never implemented. Had Master Resolution Section 8.02.010 been enforced, Fort Ord today would be a world-class destination because BRP programs such as the design guidelines and other basic BRP programs would have been implemented before the general and specific plan consistency findings were made. Instead of the 2012 Scoping Report reporting that 171 BRP programs had not been implemented, it is likely that the 2012 Scoping Report would have reported Fort Ord's popularity among employers whose employees want to work here because the 171 implemented programs would have created a highly desired Fort Ord community. Fort Ord today would be the way that the BRP intended it to be. Instead, Fort Ord today bears little resemblance to what the 1997 BRP requires.

Fortunately, the 2012 Reassessment process and the publicity about the "shall" in Section 8.02.010 having been changed to "may" has enlightened the public, so that beginning with the Promontory Specific Plan, the FORA Board will be asked to ensure that applicable BRP programs are implemented before future legislative consistency findings are made.

Here is what FORA's Master Resolution Section 8.02.010(a)(3) states:<sup>7</sup>

*"In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board **shall** (emphasis added) disapprove any legislative land use decision for which there is substantial evidence supported by the record that [the legislative land use decision] is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution."*

Here is what Master Resolution Section 8.02.020(a) states:<sup>8</sup>

*"Prior to approving any development entitlements, each land use agency **shall** (emphasis added) act to protect natural resources and open spaces on Fort Ord territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans...."*

---

<sup>7</sup> The link to FORA's Master Resolution is at footnote 4. Then see Section 8.02.010(a)(3).

<sup>8</sup> The link to FORA's Master Resolution is at footnote 4. Then see Section 8.02.020(a).

Thus, pursuant to Master Resolution Sections 8.02.010 and 8.02.020, the Promontory Specific Plan cannot be found consistent with the BRP until the Regional Open Space Plan is adopted and implemented, after which the Promontory Specific Plan must be amended to be consistent with the adopted Regional Open Space Plan.

### **III.II State law requirements for a legislative consistency finding**

California Code of Civil Procedure Section 1094.5, subdivision (b) states that it is an abuse of discretion for an agency to make a finding that is not supported by substantial evidence.<sup>9</sup> Thus, the FORA Board would be abusing its discretion if it approved the findings proposed in the August 9 staff report.

Substantial evidence refers to evidence that a reasonable mind could accept as adequate to support a conclusion. The following discussion will cite the text of the BRP itself and maps prepared by a CSUMB instructor as substantial evidence showing that the Promontory Specific Plan must be amended to conform to the as-yet-not-adopted Regional Open Space Plan.

#### **BRP Recreation/Open Space Element**

The text of the Base Reuse Plan (BRP) itself constitutes substantial evidence that implementation of the Regional Open Space Plan is applicable to the the Promontory Specific Plan.

The BRP contains six elements, one of which is the Recreation/Open Space Element. The Recreation/Open Space Element is based on four themes, two of which necessitate development and implementation of the Regional Open Space Plan.<sup>10</sup>

The BRP itself does not set standards for the Regional Open Space Plan. It explains this is because: "Ample quantities of regional parkland are provided in the Reuse Plan, due to the development of Fort Ord Dunes State Park and the BLM lands, so standards for regional park demand were not developed."<sup>11</sup> Instead, the BRP requires Marina, Seaside and Monterey County to develop the regional Fort Ord Open Space Plan in collaboration with the California State Park System.<sup>12</sup>

---

<sup>9</sup> See footnote 5 for link to CCP § 1094.5. Then see subdivision (b) of §1094.5.

<sup>10</sup> See Appendix pgs. 21 and 22.

<sup>11</sup> This quotation can be found on Appendix pg. 1.

<sup>12</sup> See Appendix pgs. 7, 10 and 13.

The BRP states that the “essence” of the Regional Open Space Plan is to integrate the regional open space system, stretching from the 8th Street bridge at the Dunes State Beach to the easterly BLM lands through an area designated as the trail/open space link, shown in BRP figure 3.6-1.<sup>13</sup> The BRP states on pages 127 and 128 that *“Perhaps the most important open space connection is that which joins the large interior tracts of land managed by the BLM with the newly formed Fort Ord Dunes State Beach through the CSUMB campus and along the Intergarrison Road/8th Street corridor....Coordination of the reuse planning with the planning of the CSUMB campus is critical to the success of this corridor...”* It further states that this regional open space system is to *“attract economic growth through a variety of recreation experiences.”*<sup>14</sup>

BRP Recreation Program A-1.2 is intended to achieve this purpose. It requires the Cities of Marina and Seaside and the County of Monterey to work with the California State Park System to coordinate the development of the State Beach with the open spaces into a larger regional open space system to be addressed by the Regional Open Space Plan.<sup>15</sup> For Marina, Program A-1.2 states:

*“The City of Marina shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.”*<sup>16</sup>

The 2012 Scoping Report states on pages 4-35 and 4-36 that neither Marina, Seaside nor the County of Monterey have implemented Program A-1.2.<sup>17</sup>

#### **Dr. Fred Watson**

Maps created by Dr. Fred Watson constitute substantial evidence that implementation of the Regional Open Space Program is applicable to the Promontory Specific Plan.

Dr. Watson is an Associate Professor in CSUMB's Division of Science and Environmental Policy. He holds a PhD in Environmental Engineering (1998) and a B.A. in Geography and Computer Science (1993), both from the

---

<sup>13</sup> See Appendix pgs. 21 and 22.

<sup>14</sup> See Appendix pg. 22.

<sup>15</sup> See Appendix pgs. 7, 10 and 13.

<sup>16</sup> See Appendix pg. 7.

<sup>17</sup> The 2012 Scoping Report is at <http://www.fora.org/BRPFinalScoping.html>. The referenced page is 4-35. However it contains a typo. It erroneously refers to program **B**-1.2, but reading the section in the context of the BRP makes it clear that the Scoping Report intended to refer to program **A**-1.2.

University of Melbourne, and is an expert in GIS and landscape analysis. He has created maps showing that the 8.54 acres to which the Promontory Specific Plan applies are located completely within the Trail/Open Space link shown in BRP figure 3.6-1 (which is reproduced on page 4 of this letter). An August 6, 2013 email to me from Dr. Watson explains his methodology and is contained in the attached Appendix at page 37.

Dr. Watson's maps can be viewed at <http://ccows.csumb.edu/home/proj/long/ord/index.htm>. They show the 8.54 acres as a small, pale red area adjoining the perimeter of the CSUMB lands. His relevant three maps are respectively titled "Dormitory project: 'The Promontory at CSUMB' Basic location 20 March 2013," "Literal location of Dormitory Project relative to the Trail/Open-space link from the Base Reuse Plan 20 March 2013," and "Practical location relative to the 'Trail/Open-space Link' from the Base Reuse Plan 20 March 2013" As he explains in his email, "Practical location" refers to the Trail/Open Space Link boundaries based on parcel boundaries that in 2013 can be more accurately portrayed through modern GIS than was possible when the BRP maps were created in the 1990's.

The maps show that the Promontory's 8.54 acres are wholly within the Regional Open Space Trail Link. Despite that, the Promontory Specific Plan does not mention the Regional Open Space Trail Link, nor does it mention the Regional Open Space Plan.

Thus, Master Resolution Sections 8.01.010 and 8.01.020 prohibit FORA from finding the Promontory Specific Plan consistent with the BRP because the applicable Regional Open Space Plan has not been implemented.

### **The Promontory Specific Plan**

I am unable to find a copy of the Promontory Specific Plan on either the FORA website or the City of Marina website. I do not know whether or not copies were provided to FORA Board members. However the proposed resolution on page 18 of the August 9 staff report states: "The Board finds that the ... Specific Plan ... related to The Promontory is consistent with the Fort Ord Base Reuse Plan." How can the Board make that finding if the Board has never seen the Specific Plan related to The Promontory?

An additional problem is that page 17 of the August 9 staff report proposes findings H, I, and J stating that FORA's Executive Officer and the FORA Administrative Committee reviewed Marina's application for consistency evaluation during July. However I cannot find a copy of the Promontory Specific Plan in the packet for the Administrative Committee's July 31

meeting. How could the Administrative Committee members review the Specific Plan if copies were not included in their packets? <sup>18</sup>

I was able to review the Promontory Specific Plan by obtaining my copy from a Marina resident who emailed me the 446-page packet for the Marina City Council's July 2, 2013 Council meeting. However, unless a member of the public had a personal relationship with someone who attended Marina's July 2 Council meeting, it appears that the Specific Plan was not reasonably available to the general public.

#### **Findings not supported by evidence**

For the above-explained reasons, the proposed findings for certification of consistency of the Specific Plan with the BRP are not supported by the evidence. In fact, the evidence shows the opposite of what the findings state. The FORA Board would abuse its discretion if it found the Promontory Specific Plan to be consistent with the BRP.

#### **IV. Conclusion**

I request that Marina be given a chance to amend the Promontory Specific Plan after the Regional Open Space Plan is adopted so that the Specific Plan will conform to the Regional Open Space Plan. Hopefully this wouldn't take too long in that the 2012 Scoping Report states on page 4-36 that the County of Monterey has prepared a Draft Fort Ord Recreational Habitat Area Master Plan which could function as the required open space plan after it is adopted.

Thus, pursuant to the Master Resolution Sections 8.02.010, 8.02.020, 8.01.010 and 8.01.020, I request the FORA Board to:

- refuse to certify the Promontory Specific Plan as consistent with the BRP;
- adopt a resolution with findings in support of that decision;
- include in the resolution suggested modifications to the Promontory Specific Plan which must include conformance with an adopted Regional Open Space Plan, after which FORA's Executive Officer may in his discretion either certify or refuse to certify the Promontory Specific Plan as consistent with the BRP.

---

<sup>18</sup> The link to the Administrative Committee meeting packet for July 31 is <http://www.fora.org/Admin/2013/Packet/AdminPacket073113.pdf>. As of August 7, 2013, the FORA website shows that the packet for the July 31 Administrative Committee does not contain a copy of the Promontory Specific Plan.

The 1997 BRP was intended to create a Fort Ord community that all residents of Monterey County could be proud of. It's not too late to achieve this. I request you to begin by requiring the development and implementation of the Regional Open Space Plan, and then allow Marina to amend the Promontory Specific Plan to conform to that plan. Thereafter, the Promontory Specific Plan could be found consistent with the BRP. The 1997 BRP states that the Open Space Plan's purpose is the following:

*"Use the new CSUMB campus, currently in development, as a bridge between the BLM lands and the new state park, creating both a pleasant visual corridor and an actual physical connection through the appropriate siting of trails.....as ways to ground planning in a conceptual framework based on sound ecological ideas combined with a vision of economic redevelopment."*<sup>19</sup>

Sincerely,

A handwritten signature in black ink that reads "Jane Haines". The signature is written in a cursive, flowing style.

Jane Haines

Appendix attached

---

<sup>19</sup> See Appendix pg. 21.



### 4.3 Recreation and Open Space Element

#### 4.3.1 Recreation

##### 4.3.1.1 Summary of Existing Conditions

The following is a general description of the recreation resources at the former Fort Ord. Specific documents consulted in order to identify recreation standards for the recreation planning at the former Fort Ord include the General Plan of the City of Seaside and the General Plan of the City of Marina. The Monterey County Department of Recreation was contacted directly.

Existing recreational uses of open space at the former Fort Ord include two golf courses and a club house, baseball diamonds, and tennis courts. Training areas are also part of this designation and include a central track and field, a stadium, and a recreation complex containing indoor basketball courts. There are a number of playgrounds within the existing housing neighborhoods and collocated with the existing schools.

The largest and most important pieces of the FORA reuse planning strategy as it relates to open space and recreation are already in place, or in process. The Bureau of Land Management has taken possession of approximately half (over 8,000 acres) of the Fort Ord interior lands for which it will ultimately have management responsibility. Significant recreation events, particularly mountain bike rallies, are already being scheduled within these lands. A tentative identification of major access points has been made, although ongoing trails and access planning will need to be coordinated with FORA in the future. A preliminary Master Plan has been prepared for the Fort Ord Dunes State Park by the State Park Department, which identifies early thinking regarding the location of major access points, day and overnight use areas, trail system, and habitat management areas. CSUMB has received a conveyance of a part of the land area, which will ultimately be theirs, and preparation of a Campus Master Plan has begun. It is important that FORA be involved in the preparation of this Master Plan to insure incorporation of the major ideas regarding basewide recreation connections and conservation of natural resources.

##### 4.3.1.2 Recreation Standards

Recreation standards for two types of community-oriented recreation facilities were considered in the reuse planning effort: Neighborhood Parks and Community Parks. Each is defined below. Ample quantities of regional parkland are provided in the Reuse Plan, due to the development of Fort Ord Dunes State Park and the BLM lands, so standards for regional park demand were not developed.

**Neighborhood Parks:** Neighborhood parks are generally expected to serve a population of between 500 and 1,500 residents. They may include miniparks (up to 1/2 acre in size) and larger parks for an entire neighborhood (up to 10 acres in size). They are typically located with easy walking and biking distance

*Goal: Establish a unified open space system which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.*

of residents (approximately 1/4 to 1/3 mile radius) so that minimal parking facilities are required. They should be located where neighborhood sidewalks and/or trails exist so that they are easily accessible by non-motorized forms of transportation. Neighborhood parks should be easily accessible and visible from the surrounding area. Access for the physically challenged should be provided where feasible to comply with the Americans with Disabilities Act (ADA).

Neighborhood parks are intended to serve youth from pre-school age to high school age, as well as to provide space for more adult-related activities such as pick-up basketball games, dog walking, Frisbee throwing, nature watching, and other casual activities. They should include play structures for small children when located in proximity to residential neighborhoods and ball fields when sufficient land is available. Larger community recreation structures may be present in more densely populated neighborhoods.

In the village neighborhoods, such as Marina Village, University Village, or Town Center, downtown miniparks should be considered as the area develops. These miniparks should be highly visible and easily accessible. They should encourage shoppers to stay longer in the area and provide workers and visitors with a place to relax, converse, eat lunch, etc.

**Community Parks:** Community parks serve the entire community. They may range in size from 10 to 50 acres, although it is expected that community parks larger than 15 to 20 acres will have substantial acreage dedicated to open space/habitat protection. They may focus on one unique community-wide feature or be designed to host substantial numbers of people and contain many diverse activities. Community parks may include features such as a public meeting space (i.e. gazebo and band shell), camping and recreational vehicle facilities, passive green space, ball fields, restrooms, group shelter(s), volleyball, wading pool, and sports complexes (e.g., swimming pool, ball courts). They may also be an area of natural quality and used for more passive outdoor recreation such as walking, nature observation, photography, relaxing/reading, sunbathing, and picnicking. Community parks may also include the facilities that are typically provided in neighborhood parks.

Community parks should be designed to serve neighborhoods in a 1 to 3-mile radius. They typically include improvements for on-site parking since visitors may travel by automobile to utilize the parks facilities. Parking will typically include accommodation for horse and other trailers where the park functions as a trailhead. Access for the physically challenged should be provided where feasible to comply with ADA.

### **Standards**

Projections were made of population-based recreation demand at the former Fort Ord within the 20-year development time frame, as well as for the projected full residential build-out of the former Fort Ord. These projection were made separately for each of the three affected jurisdictions. This demand is described



in both land-based and facility-based terms. Local community standards were applied in order to identify the amount of park land which needed to be set aside, based on projections of population by jurisdiction, as shown in Table 4.3-1.

**Table 4.3-1  
Projected Park Demand**

Jurisdiction	Projected Population (1)	Neighborhood Standards	Projected Park Demand Acre Requirement	Community Standards	Acre Requirements
<b>2015 Scenario</b>					
Marina (2)	8,279	no separate standard		5 acres/1000 pop.	41
Seaside (3)	11,844	2 acres/1,000 pop.	24	1 acre/1,000 pop.	12
Monterey County (4)	1,154	no standard	0	no standard	0
<b>Total</b>	<b>21,277</b>		<b>24</b>		<b>53</b>
<b>Build-out</b>					
Marina (2)	12,837	no separate standard		5 acres/1000 pop.	64
Seaside (3)	15,529	2 acres/1,000 pop.	31	1 acre/1,000 pop.	16
Monterey County (4)	9,425	subdivision standard = 3 acres/1,000 pop.	28	no standard	0
<b>Totals</b>	<b>37,791</b>		<b>59</b>		<b>80</b>

NOTES:

- (1) Projected by EDAW based on 11/2/95 FORA planning scenario. Household population planning multipliers are based on existing Census-derived data for Marina, Seaside, and Monterey County. POM Annex military population is not included in calculations.
- (2) Source: City of Marina General Plan, Quad Consultants, February, 1993
- (3) Source: City of Seaside General Plan Update, D'Amico Associates, November, 1993
- (4) Source: Monterey County, personal communication. Only sub-regional recreation standard is a subdivision requirement of .003 acres/person.

National standards were applied in order to identify demand for specialized recreation facilities, as local jurisdictions do not maintain their own facility standards. Table 4.3-2 illustrates how population projections and national population-based standards (National Recreation and Park Association, 1983 Standards) produced specific facility requirements. A suggested distribution of these facilities is proposed in Recreation Standards and Cost projections Technical Memo, EDAW, Inc. December 20, 1995.

Following calculation of demand projections, the planning process developed a model park program for the former Fort Ord to portray a possible distribution pattern of community-serving recreation lands. The particular park areas in the former Fort Ord located in the areas of greatest demand due to residential development within the 2015 time frame were identified, and the projected acreage demand was distributed over those parks. This park program is shown in Table 4.3-3. Facility demand as well was programmed throughout the identified parks for costing purposes, which is also detailed in Recreation Standards and Cost projections Technical Memo, EDAW, Inc. December 20, 1995.

Reuse Plan Elements

**TABLE 4.3-2  
FACILITY DEMAND FOR SELECTED FACILITIES  
(based on National Standards)**

Facility	Marina		Seaside		Monterey County	
	2015	Build-out	2015	Build-out	2015	Build-out
Tennis Courts	2	2	2	3	0	2
Soccer Fields	1	1	1	2	0	1
Basketball Courts	2	3	2	3	0	2
Ballfield (unlit)	1	3	2	3	0	2
Ballfield (lit)	1	1	1	1	0	0
Swimming pool	0	0	0	1	0	0

\* Based on National Recreation and Park Association, 1983 Standards

This park programming does not represent a commitment by the jurisdictions to a particular physical design program, but is a planning scenario which lays the groundwork for preparation of a Capital Improvements Plan by forming the basis of costing projections. The various jurisdictions making up the former Fort Ord have complete flexibility to substitute alternatives programs to this one to meet future needs as they develop, so long as an effort is made to adhere to the identified community standards. There is a real need for flexibility in the Plan, as these needs will change depending on the directions the ultimate redevelopment takes. For example, if the opportunity golf site identified for Polygon 4 is developed, projected recreation demand will fall, as less population growth will be realized, due to the golf course replacing the projected housing development.

**4.3.1.3 Objectives**

*Objective A: Integrate Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

The abundance of diverse open space resources at the former Fort Ord are so great that they will become an attraction drawing users and visitors from throughout the region and the state. It is important that reuse planning provide a strategy to insure adequate access to these resources. The value of the Fort Ord open space will be enhanced by providing linkages to other significant regional resources, such as Jack's Peak and El Toro Regional Parks. The perception that these resources are all part of a larger interconnected whole will contribute to the image of the Monterey Peninsula as being rich in recreational resources.

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

An integral part of the reuse planning strategy for the economic redevelopment of the former Fort Ord is to provide a visually attractive environment which will be a draw for businesses and residents alike. Another goal of the reuse



TABLE 4.3-3  
FORT ORD - 2015 PARK PROGRAM FOR ALL JURISDICTIONS

Name	Type	Total Size (acres)	Area Developed by 2015	Total Developed Area
<b>MARINA</b>				
Park in Polygon 4	Community/	20	10	
	Neighborhood Park	10	10	
Park in Polygon 2B	Neighborhood Park			
Park in Polygon 2G	Community Park	39.5	5	
Park in Polygon 17A	Community Park	46	17	
TOTALS				42 Acres
<b>SEASIDE</b>				
Park in Polygon 18	Community Park	50	12	
Park in Polygon 15	Neighborhood Park	9	9	
Park in Polygon 20e	Neighborhood Park	5	5	
Park in Polygon 20h	Neighborhood Park	10	10	
Park in Polygon 24*	Community Park	25	2	
TOTALS				38 Acres
<b>MONTEREY COUNTY</b>				
Park in Polygon 19A	Neighborhood Park	10	10	
Park in Polygon 29c	Community Park	25	25	
TOTALS				35 Acres

Reuse Plan Elements

planning effort is to integrate the former Fort Ord into the greater Monterey Peninsula, both functionally and visually. Due to its location straddling State Highway 1, the main access route to the Monterey Peninsula, the former Fort Ord provides a major gateway image to the Peninsula itself. This image should be attractive and in harmony with that of the overall image of the Peninsula itself.

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

Although the Habitat Management Plan sets aside considerable amounts of land which functions solely as habitat, the success of the HMP rests at least partially on making sure that these habitat lands are part of a greater continuous network of habitat. Parklands and active recreation areas will form an extremely valuable part of this network. Recreation and habitat preservation can be complementary land use functions, particularly with careful planning. Community development at the former Fort Ord must incorporate an awareness of the HMP, and site recreation areas in such a way as to complement its values. For example, the preservation of oak woodlands as continuous corridors rather than isolated patches will require the preservation of these corridors within residential, commercial, and institutional land uses. One means to accomplish this is through the sensitive siting of parkland.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

As the former Fort Ord is transformed into a place where people live, work, and play, there is a need to provide adequate recreation resources of the appropriate scales and functions to serves the needs of the entire population. The different jurisdictions which make up the community of the former Fort

Ord have each established their own park standards in accordance with the needs of their residents. The abundance of open space resources at the former Fort Ord allows each jurisdiction involved in reuse planning to provide for ample parks and recreation uses as development strategies are considered for the area.

*Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.*

The Monterey Peninsula is a major tourist destination, with visitor serving land uses serving as a major underpinning of the local economy. The availability of recreation is also an important feature in the attraction of new businesses and residents.

*Objective F: Create a unified system of hiker/ biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

The extensive system of reserved open space, including local, state, and federally owned recreation lands, habitat management lands, and institutional settings provides a unique opportunity to create a network of trails which can serve as an alternative means of transportation and as recreation, serving the needs of residents, workers, and visitors alike. The potential of the former Fort Ord's major open space attractions as an ecotourism draw will be reinforced by such a system, and the provision of an attractive alternative transportation network will reduce the impact of development on the transportation system.

*Objective G: Use open space to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.*

Open space serves functions other than recreation and habitat. It forms the setting for the FORA communities, neighborhoods, and business districts, and as such functions to establish the visual image and character of these communities. This is particularly true of the image as established through the windshield. Open space planning needs to incorporate strategies revolving around creating gateway images, strong streetscapes, and proper treatment of residual space.

*Objective H: Promote environmental education.*

The unique natural resources of the former Fort Ord provide an excellent outdoor laboratory for the large number of educational institutions establishing a presence here. The well-documented scientific baseline created as a result of the Base Closure process, the on-going needs of habitat management, and the ongoing natural systems restoration efforts on parts of the base all provide opportunities for hands-on environmental education which would be a valuable learning experience.



**4.3.1.4 Recreation Policies and Programs**

**City of Marina**

All physical features discussed in the City of Marina Policies and Programs section are shown in Figure 4.3-1, the Marina Recreation and Open Space Element Plan.

*Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

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

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

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

**Recreation Policy B-1:** The City of Marina shall designate a Scenic Corridor adjacent to State Highway 1 to preserve and enhance the State Highway 1 viewshed.

Program B-1.1: The City of Marina shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.

Program B-1.2: The City of Marina shall incorporate landscape buffers and/or other mechanisms adequate to mitigate the potential visual impacts on State Highway 1 Scenic Corridor from development within the Mixed Use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b).

**Recreation Policy B-2:** The City of Marina shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.

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

**Recreation Policy C-1:** The City of Marina shall establish an oak tree protection program to ensure conservation of existing coastal live oak wood lands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

**Recreation Policy D-1:** The City of Marina shall designate and locate park facilities to adequately serve the current and projected population of Marina within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.

**Recreation Policy D-2:** The City of Marina shall develop active parkland within the former Fort Ord which reflects the adopted City of Marina standard of 5 acres of neighborhood/community parks per 1,000 population.

**Recreation Policy D-3:** The City of Marina shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities.

**Recreation Policy D-4:** The City of Marina shall develop a plan for adequate and long-term maintenance for every public park prior to construction.

*Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.*

**Recreation Policy E-1:** The City of Marina shall identify golf course opportunity sites where appropriate as long-term or interim use solutions within the Marina portion of the former Fort Ord.

Program E-1.1: The City of Marina shall promote the development of a private golf course as an interim land use within the North Airport Light Industrial/Technology District

Program E-1.2: The City of Marina shall promote the development of a private golf course as an interim land use within the Planned Residential District in polygon 4.

**Recreation Policy E-2:** The City of Marina shall promote the development of a variety of interim use recreation facilities where appropriate within the former Fort Ord.

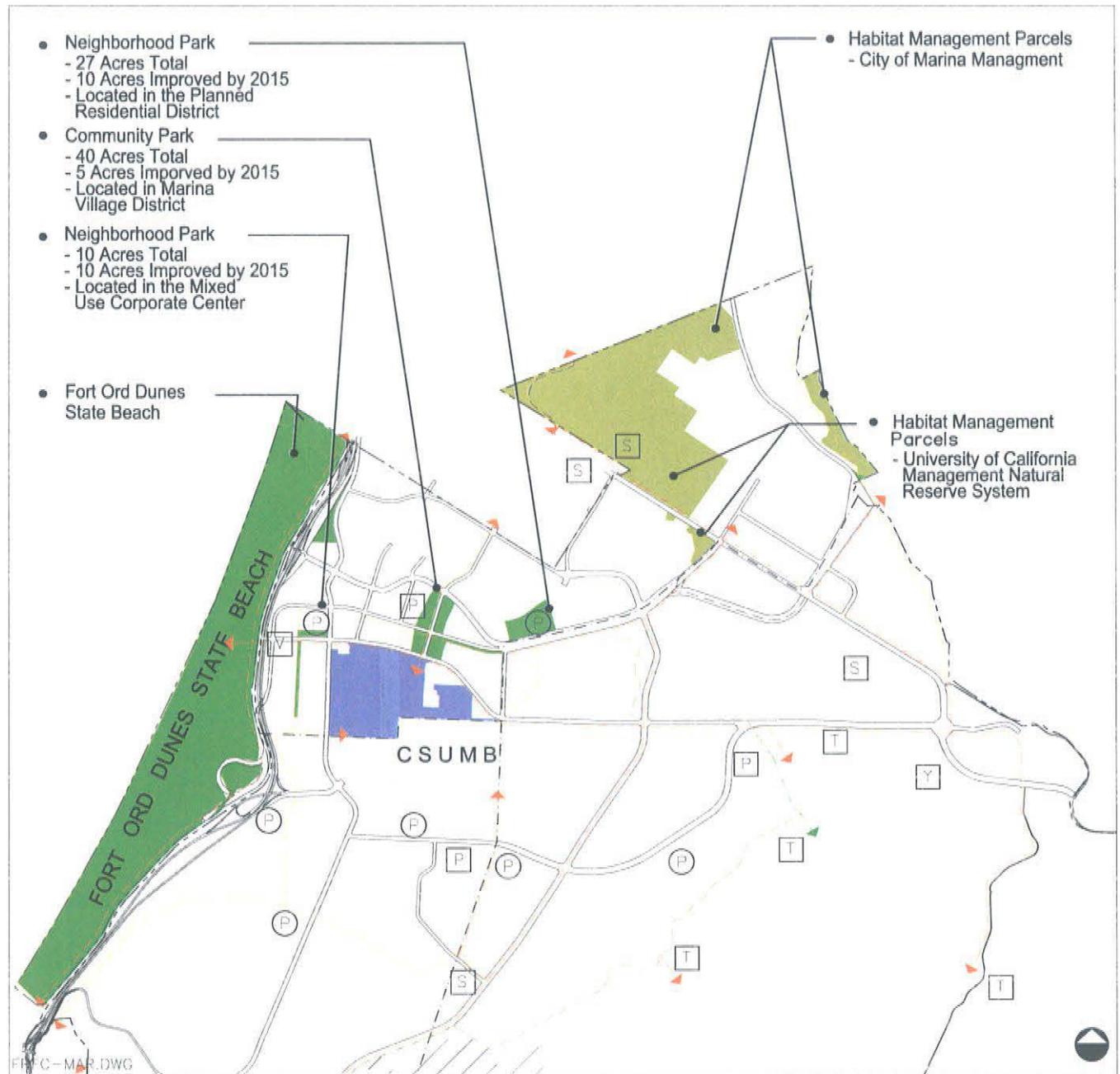
Program E-2.1: The City of Marina shall facilitate the development and operation of a commercial equestrian center as an interim land use within the Marina Village District.

*Objective F: Create a unified system of hiker/biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

**Recreation Policy F-1:** The City of Marina shall adopt roadway standards which allow for the development of hiker/biker trails within the right-of-way where appropriate.

**Recreation Policy F-2:** The City of Marina shall encourage the development of alternative means of transportation for recreation and other travel.

Program F-2.1: The City of Marina shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within that portion of the former Fort Ord within Marina's jurisdiction, create a trail hierarchy, and coordinate trail planning



SOURCE: Jones & Stokes, 1995; Reimer Associates, (Re-projected), 1995; Monterey Co., 1995; EDAW, 1996.



LEGEND:

- |  |   |  |                                    |
|--|---|--|------------------------------------|
|  | CSUMB   |  | Neighborhood Park                  |
|  | Other Public Open Space - Recreation-Oriented |  | Community Park                     |
|  | Other Public Open Space - Habitat Management  |  | Golf Course Opportunity Site       |
|  | Jurisdiction Boundaries                       |  | Equestrian Center Opportunity Site |
|  | Regional Hiker/Biker Trail                    |  | Visitor/Cultural Center            |
|  | Local Hiker/Biker Trail                       |  | Trailhead                          |
|  | Equestrian Trail                              |  | Environmental Education            |

NOTE: Recreation program reflects assumptions and standards used to contribute to the preparation of the Business and Operations Plan and are illustrative.

FIGURE 4.3-1  
MARINA OPEN SPACE AND RECREATION ELEMENT

with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.*

**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 of individual districts and neighborhood's within the former Fort Ord.

**Recreation Policy G-2:** The City of Marina shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.

**Recreation Policy G-3:** The City of Marina shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** The City of Marina shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Seaside, Monterey County, CSUMB, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education*

**Recreation Policy H-1:** The City of Marina shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on Marina habitat management lands.

**City of Seaside**

All physical features discussed in the City of Seaside Policies and Programs section are shown in Figure 4.3-2, the Seaside Recreation and Open Space Element Plan.

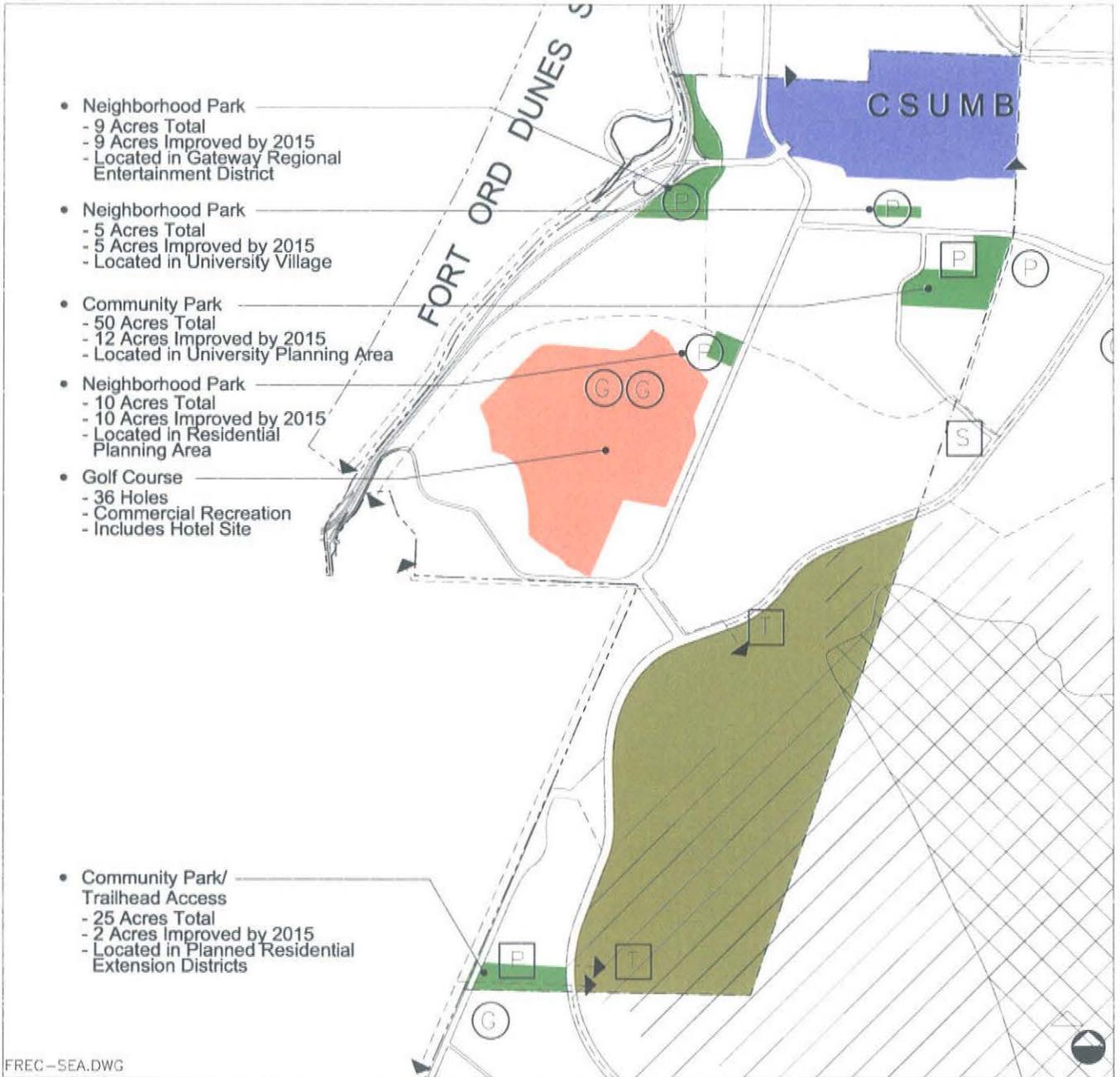
*Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

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

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

**Recreation Policy B-1:** The City of Seaside shall create a Scenic Corridor adjacent State Highway 1 to preserve and enhance the State Highway 1 viewshed.

Program B-1.1: The City of Seaside shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme.



- Neighborhood Park
  - 9 Acres Total
  - 9 Acres Improved by 2015
  - Located in Gateway Regional Entertainment District
- Neighborhood Park
  - 5 Acres Total
  - 5 Acres Improved by 2015
  - Located in University Village
- Community Park
  - 50 Acres Total
  - 12 Acres Improved by 2015
  - Located in University Planning Area
- Neighborhood Park
  - 10 Acres Total
  - 10 Acres Improved by 2015
  - Located in Residential Planning Area
- Golf Course
  - 36 Holes
  - Commercial Recreation
  - Includes Hotel Site
- Community Park/ Trailhead Access
  - 25 Acres Total
  - 2 Acres Improved by 2015
  - Located in Planned Residential Extension Districts

FREC-SEA.DWG

SOURCE: Jones & Stokes, 1995; Reimer Associates, (Re-projected), 1995; Monterey Co., 1995; EDAW, 1996.



LEGEND:

- |  |   |  |                                    |
|--|---|--|------------------------------------|
|  | Bureau or Land Management Lands               |  | Regional Hiker/Biker Trail         |
|  | Limited Access                                |  | Local Hiker/Biker Trail            |
|  | Restricted Access                             |  | Neighborhood Park                  |
|  | CSUMB   |  | Community Park                     |
|  | Other Public Open Space - Recreation-Oriented |  | Golf Course Opportunity Site       |
|  | Commercial Recreation                         |  | Equestrian Center Opportunity Site |
|  | Jurisdiction Boundary                         |  | Visitor/Cultural Center            |
|  | Equestrian Trail                              |  | Trailhead                          |
|  |   |  | Environmental Education            |

NOTE: Recreation program reflects assumptions and standards used to contribute to the preparation of the Business and Operations Plan and are illustrative.

FIGURE 4.3-2 SEASIDE RECREATION AND OPEN SPACE ELEMENT

Program B-1.2: The City of Seaside shall require that all development within the Regional Retail and Golf Course Housing Districts incorporate land-scape buffers adequate to visual intrusion into the State Highway 1 Scenic Corridor.

**Recreation Policy B-2:** The City of Seaside shall establish landscape gateways into the former Fort Ord along major transportation corridors to establish a regional landscape character.

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

**Recreation Policy C-1:** The City of Seaside shall establish an oak tree protection program to ensure conservation of existing coastal live oak wood lands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

**Recreation Policy D-1:** The City of Seaside shall designate and locate park facilities to adequately serve the current and projected population of Seaside within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.

**Recreation Policy D-2:** The City of Seaside shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the adopted City of Seaside standard of 2 acres of neighborhood parkland and 1 acre of community parkland per 1,000 population.

**Recreation Policy D-3:** The City of Seaside shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities.

**Recreation Policy D-4:** The City of Seaside shall develop a plan for adequate and long-term maintenance for every public park prior to construction.

*Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.*

**Recreation Policy E-1:** Seaside shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.

Program E-1.1: The City of Seaside shall designate the existing golf course as a recreation opportunity site, and to be operated as a commercial venture.

*Objective F: Create a unified system of biker/biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

**Recreation Policy F-1:** The City of Seaside shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.



## Fort Ord Reuse Plan

**Recreation Policy F-2:** The City of Seaside shall encourage the development of alternative means of transportation for recreation and other travel.

Program F-2.1: The City of Seaside shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within that portion of the former Fort Ord within Marina’s jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord’s new neighborhoods and institutions.*

**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 of individual districts and neighborhood’s within the former Fort Ord.

**Recreation Policy G-2:** The City of Seaside shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.

**Recreation Policy G-3:** The City of Seaside shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** The City of Seaside shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, Monterey County, CSUMB, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education*

**Recreation Policy H-1:** The City of Seaside shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on Seaside open space and recreation lands.

### Monterey County

All physical features discussed in the Monterey County Policies and Programs section are shown in Figure 4.3-3, the Monterey County Recreation and Open Space Element Plan.

*Objective A: Integrate the former Fort Ord’s open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

**Recreation Policy A-1:** Monterey County shall provide for adequate access to BLM recreation area.

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

**Recreation Policy B-1:** Monterey County shall work with the Army to review design of the landfill closure cap and related infiltration ponds to ensure development of a landscape which enhances the adjacent natural setting and becomes a visual asset to former Fort Ord.

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

**Recreation Policy C-1:** Monterey County shall establish an oak tree protection program to ensure conservation of existing coastal live oak wood lands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

**Recreation Policy D-1:** Monterey County shall designate and locate park facilities to adequately serve the current and projected population of Monterey County within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.

**Recreation Policy D-2:** Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas.

*Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.*

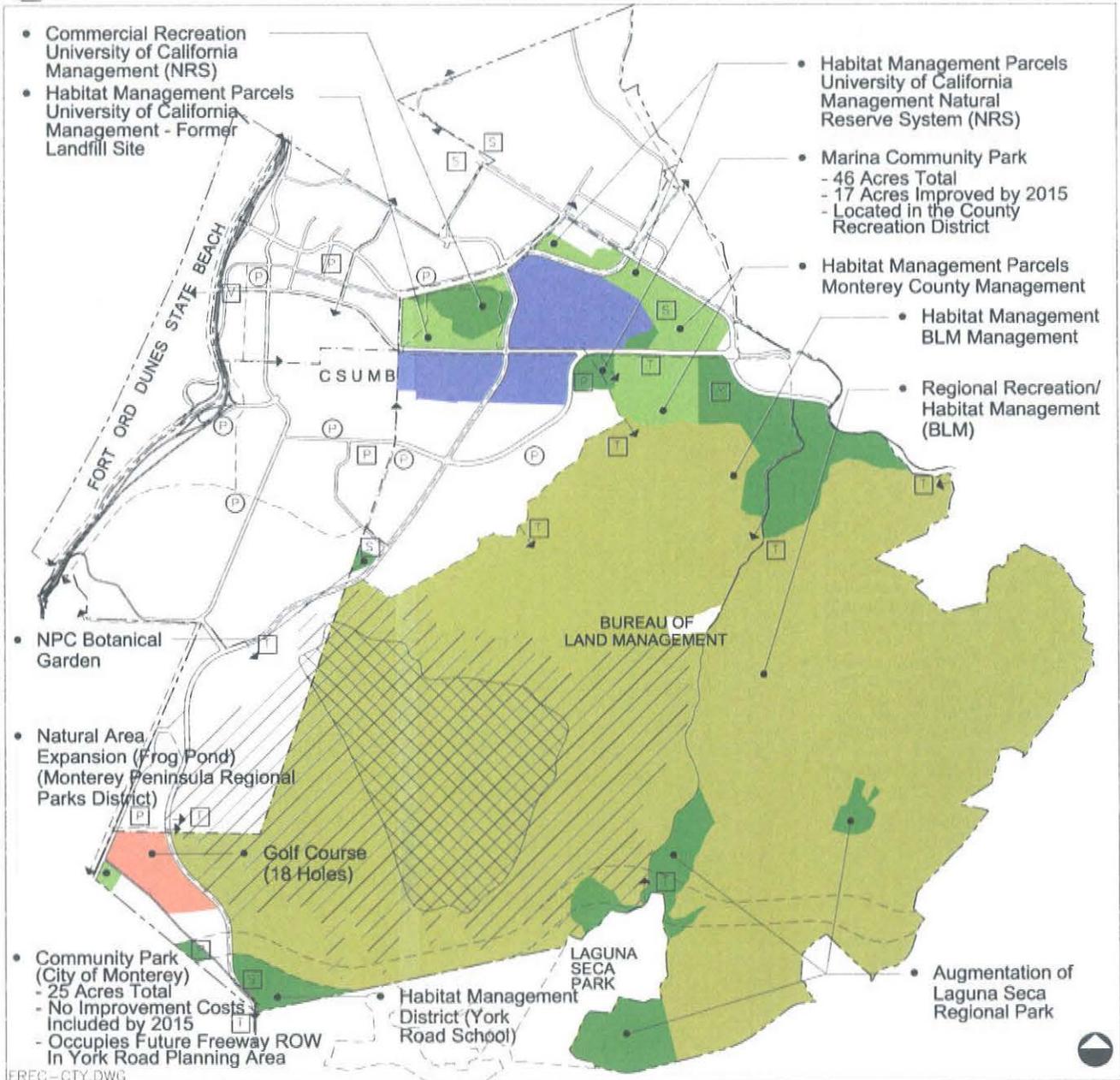
**Recreation Policy E-1:** Monterey County shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.

**Recreation Policy E-2:** Monterey County shall work with landowners to create a multi-functional recreation area within the former military landfill area.

Program E-2.1: Monterey County shall create a joint management team with representatives of adjacent agencies to work together institutionally in the planning and development of the landfill, protect oak woodlands, and address potential impacts of planned uses on surrounding neighborhoods.

Program E-2.2: Monterey County shall promote the development of commercial recreation uses of this area compatible with the capping of the landfill, including such uses as a golf course, an equestrian center, and a region-serving amphitheater.

Program E-2.3: Monterey County shall designate a team of staff planners, landscape architects, engineers, and other qualified professionals to work with the Army through the BRAC process to ensure landfill cap design is adequate for proposed uses, including such parameters as depth of cap, final landforms, and visual attractiveness.



SOURCE: Jones & Stokes, 1995; Reimer Associates, (Re-projected), 1995; Monterey Co., 1995; EDAA, 1996.

FREC-CITY.DWG

FREC-CITY.DWG  
EMC Planning Group Inc. Rev.: 6/8/01 4:58 PM

**FIGURE 4.3-3  
COUNTY RECREATION AND  
OPEN SPACE ELEMENT**

**Recreation Policy E-3:** Monterey County shall coordinate with the City of Marina and the BLM to create an equestrian center/trail access point into the BLM lands within Marina’s Community Park on Intergarrison Road.

Program E-3.1: Monterey County shall designate an equestrian trail between the former landfill area equestrian center and the Marina Community Park along Intergarrison Road, including a safe crossing point of Intergarrison Road.

*Objective F: Create a unified system of biker/biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

**Recreation Policy F-1:** Monterey County shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.

**Recreation Policy F-2:** The County of Monterey shall encourage the development of alternative means of transportation for recreation and other travel.

Program F-2.1: The County of Monterey shall adopt a Comprehensive Trails Plan, and incorporate it into its Greater Monterey Peninsula Area Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within that portion of the former Fort Ord within Marina’s jurisdiction, creates a trail hierarchy, and coordinates trail planning with other jurisdictions within the former Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord’s new neighborhoods and institutions.*

**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 of individual districts and neighborhood’s within the former Fort Ord to encourage recreation and the conservation of natural resources.

**Recreation Policy G-2:** Monterey County shall encourage the creation of private parks and open space as a component of private development within Fort Ord.

**Recreation Policy G-3:** Monterey County shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** Monterey County shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the Cities of Seaside and Marina, CSUMB, Monterey Peninsula Regional Parks District, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education.*



## Fort Ord Reuse Plan

**Recreation Policy H-1:** The County of Monterey shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on County habitat management lands.

**Recreation Policy H-2:** The County of Monterey shall ensure that the designated operator of its Youth Camp develops a theme of environmental education as part of its curriculum.

Reuse Plan Elements  
4

*This page intentionally left blank.*



### Employer-Based Transportation Demand Management (TDM) Programs

TDM strategies offer the potential to improve peak hour congestion and traffic flow without requiring physical improvements to the roadway system. The measures included in an employer-based TDM program may provide incentives for the use of alternative travel modes and disincentives to driving alone. Examples of such measures are listed below.

- Compressed Work Week;
- Staggered/Flexible Work Hours;
- Telecommuting;
- On-Site Ridesharing;
- Public Transit Subsidy;
- Guaranteed Ride Home;
- Bicycle Facilities; and
- Parking Pricing.

Where appropriate, TDM program guidelines are provided in the Circulation Element of the Reuse Plan, and expected impacts will be incorporated into the travel forecast analysis.

### Telecommunications

Telecommunications enable people to eliminate a work trip by using technology (e.g., PCs, telephones, FAX machines) to work at home for some portion of the work week. Telecommuting, described within the employer-based TDM section above, is one form of telecommunications. Other forms include teleconferencing, teleshopping, telebanking, and tele-education. New development could include telephone and computer infrastructure to support the use of telecommunications. With the recent increase in interest in and use of the Internet, many more people and services will be going "on-line."

## **3.6 Conservation, Open Space, and Recreation Concept**

### **3.6.1 Landscape Character of Fort Ord**

The varied landscape of the former Fort Ord reflects its position at the intersection of the broad Salinas River Valley, the coastal strand, and the foothills of the Los Padres Mountains. The overlaying pattern of human development has further divided this terrain into distinctive zones, with two interventions in particular having an impact on the character of the landscape: State Highway 1 and the main cantonment area. In general, the former Fort Ord can be perceived

as having five distinct landscape zones formed by the interaction between natural and human forces. These zones include:

- the coastal strand;
- the backdune landscape dominated by State Highway 1;
- the urbanized main cantonment area;
- the escarpment above the Salinas River; and
- and the rolling interior hills.

The coastal strand zone is isolated from the rest of the base visually by a series of high sand dunes, and physically by the presence of State Highway 1. These dunes have been disturbed in varying degrees by human activity, and in many places little native vegetation remains as a result. A broad sandy beach on the ocean side of the dunes represents a valuable recreational asset, as has been recognized with the creation of a new state beach.

State Highway 1 parallels the coastal strand in the area immediately east of the main coastal dunes. This area is generally lower than the rest of the former Fort Ord, which lies to the east, and as a result is fairly visually contained. The motorist traveling along State Highway 1 within the confines of the base has only limited views of existing military development. This sense of containment is aided by the existing landscaping of Monterey cypresses and other trees along the highway.

With some exceptions, such as the East Garrison, firing ranges, and other functional improvements, most of the existing development at the former Fort Ord is located in or adjacent the former Main Garrison area. The landscape is dominated by former military buildings, most of them one-to-three story WWII-era painted wooden structures, and a dense pattern of existing roads. Topography is fairly level, particularly along State Highway 1, but rises up to the east and begins to break into the pattern of low rolling hills which characterizes the rest of the base. Where the native vegetation is still undisturbed, the landscape is dominated by thick stands of coastal oak woodland.

The northern boundary of the former Fort Ord roughly corresponds to the south edge of the Salinas River Valley. This edge is marked by a sharp escarpment which rises abruptly from the valley floor, in some places as high as several hundred feet. Dramatic vistas across the rich agricultural fields of the valley are found in many places.

Roughly two-thirds of the base consists of the undeveloped lands south and east of the Main Garrison area. The dominant vegetation coverage in this area is of coastal scrub, with some areas of oak woodlands, and annual grasses where the soil has been disturbed. Most of the base is underlain with rolling sandy hills whose form is clearly revealed by the low vegetation coverage. No clear drainage patterns are seen, as these deep sands absorb most rainwater. Consequently there are many small valleys which are visually isolated.



### 3.6.2 Open Space

Many of the land uses proposed for the future development of the former Fort Ord fall into the category of open space. Among these are lands set aside for habitat protection, park lands dedicated to public recreation, commercial recreation lands such as golf courses, institutional settings such as the CSUMB campus, and some isolated peripheral areas which form image gateways along major roadways. Some areas perform multiple functions. For example, public recreation lands may function as valuable habitat reserves or corridors. Collectively, these land uses form the open space network of the former Fort Ord. This network functions as a setting for the trail system which forms a valuable recreation and alternative transportation purpose. It also functions as a system of corridors for movement of wildlife and plant species between the larger reserve lands, and as a matrix into which are embedded the various commercial and residential neighborhoods of the former Fort Ord.

Opportunities were recognized early in the reuse planning process for the implementation of four main ideas which would form the framework of the recreation and conservation strategy. As shown in Figure 3.6-1, the Regional Open Space System diagram, each of these ideas embraced a major discreet piece of property within the confines of the former base. The basic intent of these four ideas is as follows:

- Designate a major new state park to take advantage of the extensive beaches of the former Fort Ord, creating a new visitor draw to underpin the region's tourist economy. This is being implemented as Fort Ord Dunes State Beach.
- Use the new CSUMB campus, currently in development, as a bridge between the BLM lands and the new state park, creating both a pleasant visual corridor and an actual physical connection through the appropriate siting of trails.
- Develop a scenic corridor along the existing State Highway 1 to reinforce its image as the gateway to the Peninsula as well as to the former Fort Ord itself.

In order to take advantage of these existing land-based opportunities, and to form a meaningful greater whole throughout the former Fort Ord with regards to conservation and recreation, four major concepts, or themes, were developed to guide conservation and recreation planning. These themes are seen as ways to ground planning in a conceptual framework based on sound ecological ideas combined with a vision of economic redevelopment. The essence of these themes can be summarized as follows:

- Connect the individual open space parcels into an integrated system for movement and use of both native plant and animal species and people.



- Integrate the former Fort Ord with the regional open space system, creating a network of recreation and habitat resources which is unique considering the adjacent agricultural and urban amenities, and which will attract economic growth through a variety of recreation experiences.
- Achieve a balance between recreation and conservation with appropriate land use designations to support both functions. Plan with multiple goals in mind, so that lands identified primarily as recreation resources will also be managed for value as habitat, and habitat lands can also serve as a recreation resource. For example, habitat can promote a recreation value, such as serving as a trail conduit, or for nature viewing.
- Achieve a permanent conservation of all habitat types. A multiplicity of habitat types have been identified at the former Fort Ord, each with its own complement of special status species. True conservation means regarding each as having some value in its own right, not just those identified as having the highest habitat values. This may best be achieved by distributing open space areas throughout the former Fort Ord.

The most resonant recreation/conservation theme of the reuse planning effort is that of connection: ensuring that open space forms a truly interrelated and continuous system at the former Fort Ord. Several major connections in particular have been emphasized which form the main framework of the Fort Ord open space system. These connections are illustrated in Figure 3.6-1.

Perhaps the most important open space connection is that which joins the large interior tracts of land managed by the BLM with the newly formed Fort Ord Dunes State Beach through the CSUMB campus and along the Intergarrison Road/8th Street corridor. This connection responds largely to human purposes and needs. It forms a spine along which the new neighborhoods can grow and creates a setting for the new CSUMB campus. Several important trails are set in this connection, including a hiker/biker trail between the State Beach and the planned Marina community park located astride Intergarrison Road, and an equestrian trail sited to connect the planned equestrian center on the former landfill site to the BLM lands by way of the Marina community park. Coordination of the reuse planning with the planning of the CSUMB campus is critical to the success of this corridor.

The second major open space corridor identified by the Reuse Plan connects the BLM lands to the Salinas River through the areas set aside for habitat management. Management of this habitat is the responsibility of a number of different agencies, including the City of Marina, the County of Monterey, and the University of California. This corridor is important from the natural systems perspective as it allows for movements of plants and animal species between the Salinas Valley through the various oak woodland communities into the coastal scrub interior beyond. While it places greater emphasis on the needs of the biotic than the human community, valuable opportunities for recreation can be capitalized on as well. These habitat lands also provide an attractive setting for commercial and residential land development.



- **The Crescent Avenue Trail:** This trail connects Marina to the Intergarrison Trail and the CSUMB campus along Crescent Avenue and the Marina Village Community Park. A spur follows the multi-modal transit corridor eastward to connect to the Seaside/Salinas Valley Trail.
- **The Reservation Road Trail:** This trail connects the East Garrison to the City of Marina. It is located entirely within the right-of-way of Reservation Road.

**Equestrian Trails:** Several centers of equestrian activity are planned for the former Fort Ord. Fort Ord was one of the last active calvary posts in the U.S. Army, and is well suited to equestrian uses. The BLM intends to actively promote equestrian activities on BLM-managed lands in the center of the former Fort Ord, with a number of trails designated for equestrian use. Several community parks on the periphery of the BLM lands will be planned to act as trailheads for this trail system. A temporary equestrian center will be established in the Marina Village District in the short term, with the planned relocation of this equestrian center as a permanent use in the former landfill area.

A primary concern of trail planning at the former Fort Ord is to connect these various equestrian-related activities, building a synergy which will increase their attractiveness and usefulness. Two equestrian trails are designated outside of the BLM lands. These trails appear as a dashed black line in Figure 3.6-3.

**The Intergarrison Equestrian Trail:** This trail will connect the regional equestrian center planned for the former landfill area with the BLM trail system, with a trailhead staging area and related parking planned for the Marina community park adjacent to Intergarrison Road. The equestrian trail will be located within the Intergarrison Road right-of-way on the north side of the road, with a crossing east of the intersection with Gigling Road. An opportunity exists for this trail to connect all the way to the temporary equestrian center in the Marina Village community park along the planned multi-modal corridor as an interim use.



# FORT ORD REUSE PLAN



SOURCE: Jones & Stokes, 1995; Reimer Associates, (Re-projected), 1995; Monterey Co., 1995; EDAW, 1996.



### LEGEND:

- Riparian/ Estuarine Corridor
- Parks/Open Space
- Trail/Open Space Link
- Major Projected Habitat:  
BLM: Bureau of Land Management  
UCNRS: University of California Natural Reserve System

FORARREC.DWG  
EMC Planning Group Inc. Rev.: 6/7/01 9:37 PM

FIGURE 3.6-1



These open space connections are an integral part of the overall strategy for the reuse of the former Fort Ord, and an important part of the marketing plan for this redevelopment. The perception of an overall high quality of life at the former Fort Ord, in both the work and living environment, will be a key to attracting new residents, businesses, and students. The presence of a beautiful setting and easy access to plentiful recreation are essential to the development of this perception.

### 3.6.3 Habitat Management Plan

The wide range of climatic, topographic, and soil conditions at the former Fort Ord contribute to the variety and uniqueness of the biological communities present. The base holds a large percentage of some vegetation habitat types with very restricted ranges, such as central coast maritime chaparral and coastal coast live oak woodlands, within its boundaries. In all, eight broad categories of biological communities have been identified at the former Fort Ord, including beaches, bluffs and coastal strand; disturbed dune; coastal scrub; maritime chaparral; coast live oak woodland and savanna; native grassland; annual grassland; and wetlands. These diverse habitat conditions support a broad array of plant and animal species, many adapted to specific habitat conditions found on the central coast. Many of these plants and animals have, or are proposed for, special status under state and/or federal law.

Due to the quantity and diversity of unique habitat and special-status species at the former Fort Ord, an installation-wide multispecies HMP was developed which establishes guidelines for the conservation and management of wildlife and plant species and habitats that depend on the former Fort Ord land for survival. The plan was developed with input from federal, state, local, and private agencies and organizations to assist in the orderly disposal and reuse of the former Fort Ord. As part of the HMP process, a number of HMP species were identified, as were certain critical habitat types. A conceptual conservation area and corridor system was developed to define the minimum area necessary to preserve HMP species populations and habitats according to known ecological principals and the known biological resource definitions at the former Fort Ord.

A general goal of the HMP is to promote preservation, enhancement and restoration of habitat and populations of HMP species while allowing implementation of a community-based reuse plan that promotes economic recovery of the former Fort Ord. While all lands to be transferred by the U.S. Army are addressed in the HMP, management guidelines and specifications for reuse vary widely from parcel to parcel based on future reuse plans for that parcel. Figure 3.6-2, the Habitat Management Plan, illustrates the different levels of development constraints for the HMP on an area-by- area basis. All recipients of the former Fort Ord lands will be required to abide by the resource conservation and habitat management guidelines and procedures specified in the HMP.



### 3.6.4 Major Open Space Areas At the Former Fort Ord

A number of factors ensure that large areas of undeveloped open space will remain at the former Fort Ord in the foreseeable future. These include the considerable amount of existing undeveloped open space, the high quality of recreational opportunities at the former Fort Ord, and the constraints imposed by the need to protect a large number of sensitive species. Figure 3.6-3, the Open Space and Recreation Framework Plan, shows the relationship of these various areas of open space to each other and to the former Fort Ord as a whole. A description of the major open space areas follows, along with a description of the planning principles identified for each to guide planning in accordance with the four themes identified earlier.

#### **Bureau of Land Management**

The BLM will manage its lands for multiple uses; principally, to protect habitat values, to provide public recreation opportunities, and to take responsibility for public safety. Eventually over 16,000 acres of the former Fort Ord base will be managed by the BLM. However, over half of that amount of land will remain under U.S. Army's control for the next seven to ten years, due to concerns related to ongoing cleanup of former firing range areas. The BLM anticipates designating an extensive system of equestrian, pedestrian, and mountain bike trails within the lands it manages at the former Fort Ord, although motorized travel will be severely restricted. The Reuse Plan provides multiple access points to the BLM lands, as well as hiker/biker/equestrian trail connections. This area has the potential to become a major ecotourism destination.

#### **Fort Ord Dunes State Park**

The stated goal of the California DPR is to manage the former Fort Ord coastal dunes and beaches for the benefit of the public by restoring habitat, recreating the natural landscape, providing public access, and developing appropriate day use and overnight facilities. Approximately 885 acres, including 48 acres of sandy beach, 305 acres of coastal dunes, and 532 acres of disturbed habitat, will be affected. Based on natural characteristics of the landscape, it is intended that the northern portion of the park be managed as a relatively pristine limited day-use area, due to more severe terrain and intact native habitat, while the southern portion, with gentler terrain and more disturbed habitat, will be a more intensely used day and overnight use area. Overnight stay will be restricted to camping areas nested against the landward side of the dunes, and at Stilwell Hall or other lodge-type facility. Planned access points for vehicles and bicycles include a low speed road between Marina and Seaside paralleling State Highway 1, the existing 8th Street Overpass, and through a State Highway 1 underpass just north of the Main Gate. A network of hiking trails will be implemented, and a regional visitor center is also proposed, as shown in Figure 3.6-3. The Reuse Plan accommodates the proposed siting for the Visitor Center, provides for the potential future expansion of overnight stay at Stilwell Hall or other lodge and the future development of a

desalinization plant on state park land at such a time as sufficient demand is present, and coordinates access with the state park plan.

**CSUMB campus**

The CSUMB campus will contain over 1,350 acres when completely assembled as planned, including the existing housing area north of Intergarrison Road. The Reuse Plan views the CSUMB campus as a significant asset to the development of the new communities of the former Fort Ord. Recreation/conservation planning emphasizes the campus as an opportunity to provide multiple connections between disparate areas within the former Fort Ord, from both a natural systems and recreation standpoint. Although the western portion of the new CSUMB campus is almost entirely urbanized as the result of development of the Main Garrison, the eastern portion of the campus south of Intergarrison Road is largely unimproved, and contains significant stands of valuable oak woodland habitat. The Reuse Plan identifies the establishment and maintenance of an oak habitat corridor through this area to connect preserved oak woodlands to the north and south as a desirable goal. Another desirable goal of the Reuse Plan is development of hiker/biker trails either adjacent to or within the north side of the campus. Development of this trail system shall be coordinated with the CSUMB Master Plan.

**Laguna Seca Regional Park**

Approximately 600 acres of land adjacent to Laguna Seca Regional Park on the southern boundary of the former Fort Ord will be deeded to the Monterey County Parks Department, in part to augment overflow parking capacity. No other improvements are planned. The Reuse Plan emphasizes the principles of minimal development and ecological restoration of these lands.

**UC/Natural Reserve System Fort Ord Natural Reserve**

The UC/NRS Fort Ord Natural Reserve consist of approximately 605 acres flanking the north and south side of Reservation Road. The UC/NRS Fort Ord Natural Reserve is in three sections, which includes the north reserve, south reserve and corridor reserve.

The north reserve is relatively isolated 408 acre area consisting of one large parcel. Vegetation consists primarily of well-developed maritime chaparral and coast live oak woodland, with incursions of coastal scrub and grasslands. The north reserve supports habitat for several special status plant and animal species. This reserve is currently being considered for an extension of California Avenue through the west corner. This will impact the reserve’s value as a habitat corridor unless proper mitigations are applied.

The south reserve is not as isolated as the north reserve and is an approximately 186 acre parcel on the south side of Reservation Road. It contains the same principal elements of maritime chaparral and oak woodland as the north reserve. It is smaller with a larger perimeter-to-area ratio, adjacent to a developed residential area and more accessible to human use and the resulting damage.



<p><b>FORT ORD REUSE PLAN</b> Fort Ord Reuse Authority (FORA)</p>		<p>EDAW, Inc. EMC Planning Group, Inc. Seelwy/Kohn Mouchy Group JHK and Associates Reimer and Associates Angus McDonald Associates Zander Associates The Ingham Group Paisauer Corps International</p>	
<p>Land Planning Market Analysis Transportation Engineering Civil Engineering Fiscal Analysis Habitat Planning Public Communications Community Development</p>	<p>..... Borderland Development Areas HMP Management Categories / Development / Development with Reserve or Restrictions X Habitat Corridor / Habitat Corridor with Development / Habitat Reserve</p>	<p>SHEET TITLE <b>HABITAT MANAGEMENT PLAN</b></p>	<p>Scale North 3.6-2</p>

*This page intentionally left blank.*



Numerous dirt roads, trails, and a utility easement traverse the reserve, forming largedisturbed tracts in some sections. The FORA Reuse Plan proposes an extension of Blanco Road through a portion of this reserve. This will impact the reserve's value as a habitat corridor unless proper mitigations are applied.

The corridor reserve is approximately 11 acres and is near the intersection of Reservation Road and Imjin Road. It is highly disturbed because of its proximity to residential development. The viability of this parcel as a functional ecological connection is uncertain, the remnant vegetation and potential habitats are characteristic of the area (primarily matitime chaparral) and restoration is feasible, as soil conditions are good.

### **Other Public Open Space / Recreation-Oriented Lands**

Community-oriented recreation lands have been designated under the principle of providing recreation land in accordance with local community standards. Community parks or gateway image lands are shown in Figure 3.6-3 while smaller neighborhood parks are designated by symbols. For Marina, Figure 3.6-3 shows the existing park within the housing area north of Imjin Road, a community park in the Marina Village area, which includes an equestrian center in the near term, and image gateway open space along the Del Monte Road extension north of the 12th Street entrance. A total of seventy five acres within Seaside is designated as community park, including 25 acres intended as a major trailhead access point into the BLM lands at the south end of Seaside, and a 50-acre community park just south of Gigling Road adjacent to the county boundary. Also shown is some gateway image green space on either side of the Main Gate. Public open space areas designated by the Plan within Monterey County include a community park for Marina along Intergarrison Road, including an equestrian center, a community park for Monterey with the State Highway 68 Bypass easement, and a recreation area on the former landfill site. The Reuse Plan calls for a landfill cap design capable of supporting public commercial uses in support of the economic revitalization of the base. These commercial recreation uses include a golf course, a regional amphitheatre, and a regional equestrian center connected by trails to the BLM lands. Additional County land designated for recreation includes the York School area in the southwest corner of the former Fort Ord, which will become a cross-country running course.

### **Other Public Open Space / Habitat Management Lands**

Approximately 1,500 acres of land within the City of Marina and Monterey County have been dedicated by the HMP as preservation of habitat. The Reuse Plan has adopted the principle that planning for these lands should be guided by the need to support the HMP. The bulk of these lands are found north of the BLM lands, west of the East Garrison, and east of the CSUMB campus, where they create an important habitat corridor bridging the area from the BLM lands to the Salinas River Valley. This includes almost 600 acres in the Airport Habitat Management District, approximately 75% of the area at the former landfill, over 650 acres in the Reservation Road Habitat Management

District, of which 125 acres are intended to be developed as a youth camp, and all but 200 acres of the East Garrison. A variety of agencies will manage these lands, including the City of Marina, the University of California, and Monterey County. Additional habitat management lands include part of the former landfill site and the expansion of the existing Frog Pond Natural Area in the southwestern corner of the former Fort Ord. For a more complete description of these lands, refer to Section 4.4, the Conservation Element.

### **Oak Woodland Protection**

The Oak Woodlands at Fort Ord represent an outstanding environmental asset. Much of this resource is located in lands that have been set aside for habitat management. A significant amount of these oak woodlands, however, are located in polygons that are designated for development. It is an objective of the Reuse Plan to accommodate the development programs on these polygons while protecting to the greatest extent possible the oak woodland resource.

“Development Character and Design Objectives” are defined for these polygons in the following Section 3.7, Planning Areas and Districts. In addition, policies and programs to encourage the preservation and enhancement of oak woodland elements in the natural and building environment are included in Volume II of the Reuse Plan. (See Section 4.4.3 Biological Resources.)

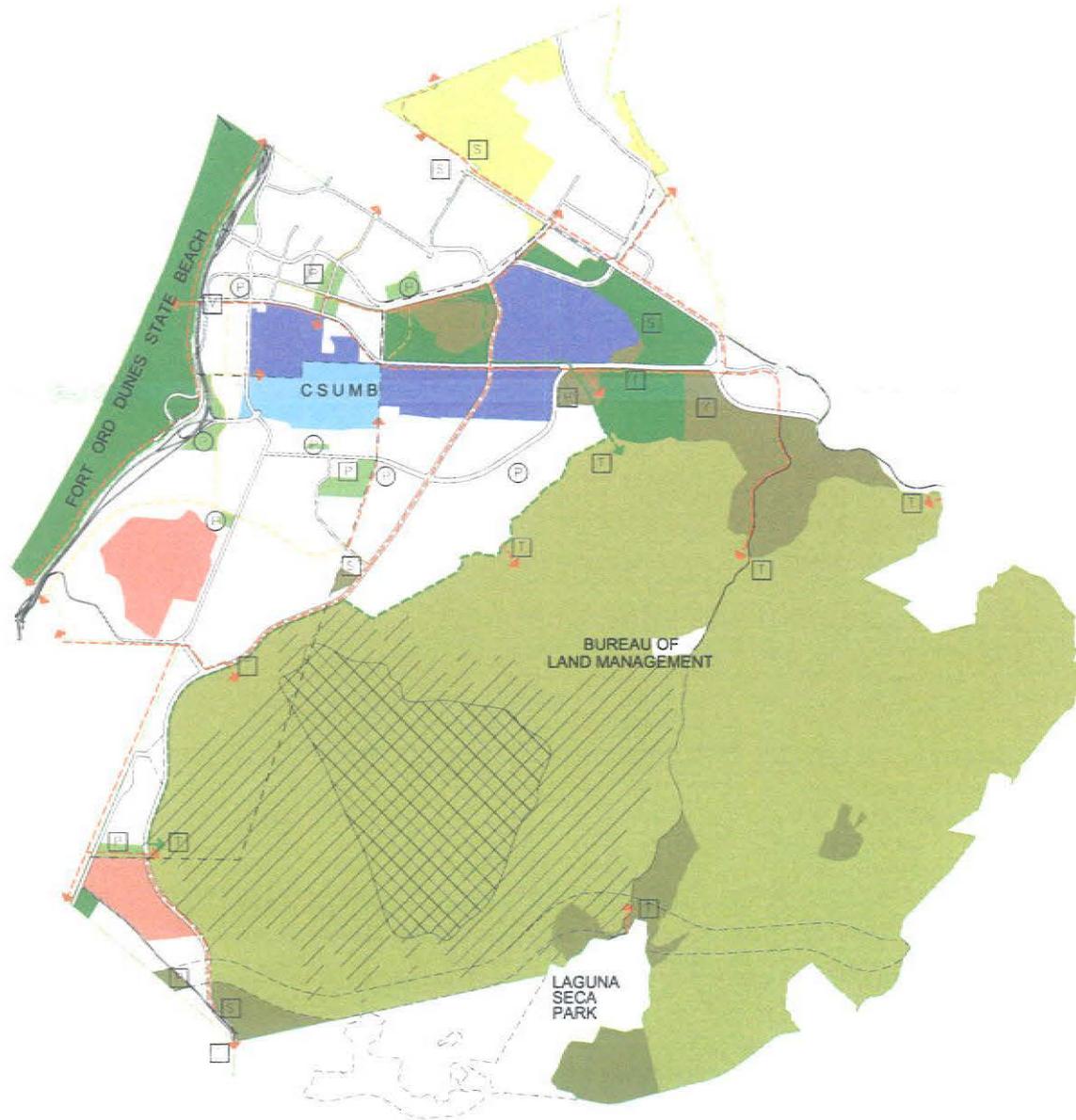
### **Commercial Recreation**

Commercial recreation lands have been designated under the principle that tourism is one of the underlying strengths of the regional economy, and redevelopment at the former Fort Ord should support this segment of the economy. The existing Fort Ord golf courses adjacent the City of Seaside, containing approximately 350 acres, will remain in that use. Private ownership will be sought to operate this facility. An additional 150 acres in Monterey County adjacent the City of Del Rey are designated as commercial recreation and identified as a golf course opportunity site. A land use designation of ‘visitor serving’ has been assigned to land adjacent to both of these areas with the intent that overnight resort facilities would be developed there. Four additional golf course opportunity sites have been identified within the former Fort Ord boundaries, two within the City of Marina (one as an interim use), and two within the County. Improvement of these sites as golf courses is dependent on finding a willing developer. All golf course opportunity sites are shown in Figure 3.6-3.

### ***Description of the Proposed Trail Network***

The following principles were identified to guide the planning of the Fort Ord trails network:

- The trail system should be adequate to provide connections to non-motorized transportation alternatives to all neighborhoods in the former Fort Ord.



# FORT ORD REUSE PLAN

Fort Ord Reuse Authority (FORA)

Land Planning	EDAW, Inc.
Market Analysis	EMC Planning Group, Inc.
Transportation Engineering	Sedway Kotin Mouchly Group
Civil Engineering	JHK and Associates
Facial Analysis	Raimer Associates
Habitat Planning	Angus McDonald Associates
Public Communications	Zander Associates
Community Development	The Ingram Group
	Resource Corps International

**LEGEND:**

- Bureau of Land Management Lands
- Limited Access
- Restricted Access
- California State Parks
- CSUMB Campus
- Other Public Open Space - Recreation-Oriented
- Other Public Open Space - Habitat Management
- Commercial Recreation
- Jurisdiction Boundaries
- Regional Hiker/Biker Trail
- Local Hiker/Biker Trail
- Equestrian Trail
- Neighborhood Park
- Community Park
- Golf Course Opportunity Site
- Equestrian Center Opportunity Site
- Visitor/Cultural Center
- Trailhead
- Environmental Education
- Youth Camp

SHEET TITLE

## OPEN SPACE & RECREATION FRAMEWORK

SOURCE: Jones & Stokes, 1995  
 National Association of State Park Administrators, 1990  
 Monterey County, 1995  
 EDAW, Inc., 1996
**3.6-3**

*This page intentionally left blank.*



- The trail system should reinforce the redevelopment planning strategy of using recreation and open space assets to make the former Fort Ord attractive to potential users by interconnecting and increasing access to those assets.
- Adequate ROW should be reserved along planned transportation corridors to accommodate planned trails in addition to the entire planned road cross section.
- The Fort Ord trails system shall be considered as an integral part of a larger regional trails network which includes, but is not limited to, the Toro Regional Park trails, existing and proposed Carmel Valley trails, the existing Highway 68 corridor (used as a bike route). Fort Ord trails shall be linked to regional bike/pedestrian trails wherever possible.

The proposed trail network is shown in Figure 3.6-3, Recreation and Open Space Framework Plan.

**Hiker/Biker Trails:** Hiker/biker trails are divided into two categories of major and minor trails. These categories are analogous to the Arterial vs. Collector classification of roads. In general, major trails are seen as having a more regional function, connecting foot and non-motorized traffic to destinations outside of the former Fort Ord, or completing critical higher volume linkages with the former Fort Ord. In most cases these are located within the rights-of-way planned for major transportation arterials. Minor trails perform a less critical role, distributing and collecting traffic to and from neighborhoods along lower volume routes. Projected use volumes were not modeled for the planned network. More intensive research is needed prior to jurisdictions adopting an actual plan.

**Major Trails:** A minimum trail pavement width of 12 feet should be adopted as a trail standard for major trails. Trail surface should consist of asphalt or concrete, although a wood plank surface is permitted on causeways or boardwalks. Three major hiker/biker trails have been designated, as shown in heavy brown lines in Figure 3.6-3, with their description as follows:

- **The Intergarrison Trail:** Connects Fort Ord Dunes State Beach to the CSUMB campus, the former landfill area, the BLM lands through Marina's community park, and the East Garrison by means of the 8th Street Bridge, 8th Street, and Intergarrison Road. The right-of-way reserved for Intergarrison Road is sufficient to accommodate the hiker/biker trail on the south side of the road, in addition to the road travelway. This trail could also be located within the CSUMB campus, if this location were agreeable to CSUMB. The advantages of this siting is a greater separation from cars, potentially greater use to CSUMB, more space within the Intergarrison right-of-way for the equestrian trail planned for the north side of the road, and a unique identity for the trail. Siting would need to be coordinated with the CSUMB Master Plan.



- **Fort Ord Dunes State Beach Trail:** This trail would consist of lane striping within the travelway of the proposed Beach Range Road connecting the cities of Marina and Seaside through the back dune area. This will be a low speed, restricted access road, so physical separation between bike lanes and vehicles is not needed. For the same reason, trail width can be less than the specified 12 feet.
- **The Salinas Valley /Seaside Trail:** This trail is intended to serve as a major north/south hiker/biker trail through the former Fort Ord. It is located predominantly within planned transportation rights-of-way, although an option exists along the Seaside/former Fort Ord boundary to locate the bike trail within an existing power transmission line corridor. The proposed route of this trail, from north to south, follows Blanco Road into the former Fort Ord, turns along Reservation Road, crosses Reservation Road onto Imjin Road, then follows the proposed transportation corridor along the landfill site, across the CSUMB campus, and then along the extension of Eucalyptus Road. A user then has the option of following Coe Road into Seaside, or turning south toward Del Rey Oaks. The trail could be located along the North/South Road extension, or within the power line corridor mentioned above. This segment of the trail would have an important spur leading to the community park trailhead into the BLM lands beyond. Another spur continues west along the multi-modal transportation corridor parallel to Imjin Road into the Marina Village area. It turns south through the planned community park at California Street, and links to the Intergarrison Trail. A local level trail does not turn south on California but continues through the Village to Crescent Street.

**Minor Trails:** A minimum trail pavement width of ten feet should be adopted as a trail standard for minor trails. Four major trails have been designated, as shown in thin brown lines in Figure 3.6-3, with their description as follows:

- **The Monterey Road Trail:** A minor hiker/biker trail should follow Monterey Road from the vicinity of Fremont Boulevard through the planned residential district, then cross General Jim Moore Boulevard into the POM Annex. From there it follows oak woodlands through a ravine near Marshall Elementary up to the extension of Eucalyptus Road. A side spur connects the trail to Eucalyptus Road, while the main trail turns north along the Seaside/County line, through the Seaside community park, and connects with the CSUMB campus across Gigling Road.
- **The Main Garrison Trail:** A second minor trail connects the proposed visitors center and the Intergarrison Trail at 8th Street through the Town Center Planning Area to the Monterey Road Trail. One spur gives access to the State Beach through the underpass just north of the Main Gate. A second spur gives access into the west side of the CSUMB campus. The north end of the trail is located within a linear neighborhood park/greenway, in the Mixed Use District.



**The Eucalyptus Road Trail:** This trail parallels the northern boundary of the BLM lands. It is located within the future Eucalyptus Road Residential Community, where it forms a dual function as both a recreation trail and a firebreak between the residential area and the native coastal shrub areas. The trail will be a dirt trail at least twenty feet wide. South of the Eucalyptus Road district, the trail will be located within the planned Fort Ord Expressway easement all the way to the Seaside community park, where it will terminate at another major regional trailhead. Preliminary planning by the BLM indicates a potential to connect to the BLM trails at several other nodes along this trail between the two planned regional trailheads.

### 3.7 Planning Areas and Districts

Planning Areas and Districts within each of the former Fort Ord jurisdictions are designated to reinforce the community design vision for the former Fort Ord. They are based on the surrounding development context and the Development Framework, Circulation Framework, and Conservation, Open Space and Recreation Framework. They build on the major assets within the former Fort Ord including: CSUMB, UC MBEST, the Marina Municipal Airport, the East Garrison and the existing housing resources, and recreational and open space features. The Planning Areas and Districts provide a flexible tool for planning and implementing coordinated development to take advantage of these assets for achieving the desirable community vision. The Planning Areas and Districts are identified in the “Area and District Matrix”, illustrated as Table 3.7-1.

#### Land Reserves and Projected Land Uses

Districts within the Planning Area contain one or more land use types. The Reuse Plan projects the balance of uses within each district based on existing site characteristics, public benefit conveyances, appropriate development prototypes based on market support, and role of the land area in achieving the community vision. Based on this balance of land use types, the Reuse Plan reserves land for: 1) community ROW's; 2) parks and open space; 3) habitat management; 4) public facilities; 5) schools; and 6) golf courses. The Net Area represents the land available for development.

The Reuse Plan projects a distribution of acreage and land use intensity for the Net Area. For each of the jurisdictions, the intensity is measured in: 1) number of dwelling units; 2) number of hotel rooms; or 3) square footage of industrial, office, or retail space.

#### General Development Character and Design Objectives

Development Character and Design Objectives are included in the Reuse Plan for each district to convey the significant community design interrelationships appropriate to realize the community vision and support the development framework for the Reuse Plan.

Fred Watson <fred@jagungal.net>

August 6, 2013 10:03 AM

To: [REDACTED], janehaines@redshift.com, [REDACTED]

The Promontory \*is\* in the spleen

---

Hi [REDACTED] Jane, [REDACTED]

The question was raised in an earlier email about whether the Promontory is in the spleen or not.

There is absolutely no question that the Prom \*is\* in the spleen (i.e. the yellow blob with arrows indicated in Fig 3.6-1 of the 2001 republication of the 1997 FORP).

I established this using state-of-the-art Geographic Information Systems techniques using ESRI ArcMap software. Specifically, I:

- Georeferenced both the 1997 and 2001 versions of 3.6-1, using Army/FORA digital data for control.
- Located the Prom using Army/FORA digital data for parcel boundaries
- Overlaid the two

There is no better way to do this. No-one could reasonably suggest that what I did was inaccurate. I have access to the best data; the same data used by FORA/Army/EMC etc.

You can see the results here:

<http://ccows.csymb.edu/home/proj/long/ord/index.htm>

...at the 20-Mar-2013 map labelled on the web page as: "Literal location relative to the "Trail / Open-space Link" from the Base Reuse Plan".

(The label on the map itself is incorrect. I can change that at some point. Its a bit difficult from my present location.)

The Prom is indicated by an image scanned in from MND docs. The Prom image is correctly located; I used sophisticated GIS georeferencing techniques to locate it.

Note that I guess you could say there are four versions of the spleen:

1. Printed in 1997 FORP
2. PDF document in 2001 FORP (which is in the exact same location as 1)
3. The yellow blob on Fred's maps (which is in the exact same location as 1 and 2.)
4. The green 'octopus' in Fred's maps. This is where I think the spleen was \*meant\* to be when it was originally conceived, since this alignment matches the parcel boundaries much better than the literal placement of the spleen in 3.6-1.

The Prom is \*in\* the yellow spleen; but it is just south of the green octopus.

I hope this helps,

F.

## Rosalyn Charles

---

**From:** Scott Waltz [swaltz@csumb.edu]  
**Sent:** Friday, August 09, 2013 1:08 PM  
**To:** FORA Board; Michael Houlemard; cityhall@delreyoaks.org  
**Subject:** Consistency Determination on The Promontory: Sierra Club Commentary  
**Attachments:** CD4Promontory\_SCConcerns.pdf; March20.pdf

Please find attached Sierra Club documents to pass along to the FORA Board members.

Apologies for the lateness of this communication.

sb

--

Scott B. Waltz, PhD.  
Associate Professor, Social Foundations of Education  
California State University Monterey Bay  
100 Campus Center, Building 82C  
Seaside, CA 93955-8001

831.582.5334  
swaltz@csumb.edu

"Your task is to create exciting learning situations. You are neither judge, nor prosecutor, but simply a large person who has a longer past. In fact, you're not really very bright. Children can teach us more about life than the words of all the sages of history. Bend. Heal."

*Acclimitization*, Steve Van Matre

[This message is intended only for the addressee and may contain confidential, privileged information. If you are not the intended recipient, you may not use, copy or disclose any information contained in the message. If you have received this message in error, please notify the sender by reply email and delete the message.]



## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

9 August 2013

Dear FORA Board Members:

The purpose of a consistency finding is to ensure that regional (not just local) planning goals are realized. For the former Fort Ord, these regional goals and provisions are laid out in the Fort Ord Reuse Plan (FORP) and the Fort Ord Reuse Authority (the Authority) is responsible for their implementation.

Unfortunately, the Authority has a history of making consistency determinations that are not in accord with the FORP. That the Authority has enlisted outside counsel to provide legal advice before proceeding with Category II items in the FORP reassessment process is testament to this history. That is, the Authority's past consistency determination are at odds with the provisions of the FORP. By way of illustration, please refer to the 20 March 2012 letter from the Sierra Club to the Authority Board and the Executive Director (attached).

In consideration of item 7a on the 9 August Board Agenda, The Promontory at CSUMB, the Authority Board is once again on the verge of making a determination of consistency that does not comply with the provisions of the FORP. Specifically, The Promontory parcel is fully subsumed within the Trail/Open Space Link outline on Reuse Plan map 3.6-1 (Regional Open Space System). This map aligns with the Reuse Plan Open Space (3.6.2) plan to provide for an "open space network" (p. 127) of trails and habitat corridors, a basic tenant of which is to:

Use the new CSUMB campus, currently in development, as a bridge between the BLM lands and the new state park, creating both a pleasant *visual corridor and an actual physical connection through the appropriate siting of trails.* (p. 128, my italics)

The Trail/Open Space Link in section 3.6.2 of the FORP is described as part of a trails system that functions to provide a "...valuable recreation and alternative transportation purpose. It also functions as a system of corridors for movement of wildlife and plant species between the larger reserve lands..." (p. 127). It is worth noting that it goes on to say that "...these open space connections are an important part of the marketing plan for this redevelopment" [of the former Fort Ord] (p. 130).

Given that The Promontory parcel sits within the Trail/Open Space Link on map 3.6-1, and given that the FORP also anticipates that the 8<sup>th</sup> street and surrounding lands will be integrated into this open space network, this indicates that, at least, Open Space Plan (Recreation/Open Space Program B-1.2 and Comprehensive Trails Plan Recreation Policy F-2.1, as identified in the Fort Ord Reassessment Report, need to be considered for a finding of consistency. Unfortunately, both these items are identified as unfinished.

The Master Resolution, Section 8.02.010 (3) under Legislative Land Use Decision Consistency notes that the Authority shall disapprove any legislative land use decision that "...is not in substantial conformance with applicable programs specified in the Reuse Plan..." Inasmuch as at least two applicable provisions remain unfinished, this would suggest that a consistency determination cannot be made.

...To explore, enjoy, preserve and protect the nation's forests, waters, wildlife and wilderness...



## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

---

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

The version of the current Board packet published earlier in the week provides a “defensible” argument with regard to point (4) that consistency IS justified by virtue of a simple syllogism: the Marina General Plan was found consistent, and The Promontory specific plan is consistent with the Marina General Plan; therefore, The Promontory Specific Plan is consistent. However, this rationale does not relieve the FORA of its responsibility to confirm that The Promontory Specific Plan is in compliance with both the general mission and the specific provisions of the FORP and the Master Resolution.

The FORP was developed to ensure that the former Fort Ord would be developed as a regional asset, benefiting the local jurisdictions and the surrounding areas, with an equal focus on Economy, Education and Environment. The Sierra Club looks to the Authority to ensure that the full measure of this plan is realized.

Sincerely,

Scott Waltz, Ph.D.  
Sierra Club, Ventana Chapter  
(SW/RD)



## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

March 20, 2013

email to [board@fora.org](mailto:board@fora.org)  
and [michael@fora.org](mailto:michael@fora.org)

Board of Directors and  
Michael Houlemard, Executive Director  
Fort Ord Reuse Authority (FORA)  
910 2nd Avenue, Ste. A  
Marina, CA 93933

Re: March 22 - Base Reuse Plan Reassessment Workshop - Category II

Dear FORA Directors and Michael:

Regarding Category II to be considered at your March 22 Reassessment Workshop, this letter will explain why FORA must conduct California Environmental Quality Act (CEQA) review before using prior FORA Board legislative consistency determinations to modify Land Use Concept Ultimate Development Figure 3.3-1. This letter will also explain why applicable law requires that the 2001 Base Reuse Plan (BRP) be modified **before** legislative consistency determinations are made, rather than the reverse process which FORA would be using if it allowed the prior legislative consistency determinations to modify Figure 3.3-1.

We will begin by discussing the difference between Title 7 of the California Government Code, which is *not* applicable to FORA's legislative consistency determinations, compared to Title 7.85, which is applicable.

**FORA's prior legislative consistency determinations were made under Title 7 of the Government Code, rather than under Title 7.85**

Every prior legislative land use consistency determination that FORA has made contains a factual finding that "consistency" is defined therein in the same way that "consistency" is defined in the context of general plan consistency findings. General plan consistency findings are governed by Title 7 of the California Government Code. They are based on functional consistency with the concept of the general plan. In contrast, instead of the broad discretion allowed by Title 7, consistency findings with the Fort Ord Base Reuse Plan are governed by Title 7.85 of the Government Code, including Government Code section 67850.5 which authorizes the FORA Board to enter into agreements to mitigate impacts of the reuse of Fort Ord. Pursuant to Title 7.85, the FORA Board in 1998 entered into such an agreement with the Sierra Club. The agreement is referred to as the 1998 FORA-Sierra Club settlement agreement ("Sierra Club settlement agreement") and it governs how FORA's legislative consistency findings must be made.

*...To explore, enjoy, preserve and protect the nation's forests, waters, wildlife and wilderness...*

Title 7.85 of the Government Code and the Sierra Club settlement agreement describe a process for modifying the Base Reuse Plan that is the reverse of the process described on page 37 of 125 in the March 15, 2013 Board Packet. Page 37 states:

“The purpose of compiling Board actions and publishing the BRP from time to time is to keep the BRP up to date with approved consistency determinations.”

The above statement turns Title 7.85 on its head by assuming that FORA can certify general plans as being consistent with the BRP and on that basis modify the BRP. Nowhere does Title 7.85 state that a city’s or county’s general plan, even if found consistent with the BRP, can modify the adopted BRP. Rather, Title 7.85 states the opposite. Government Code section 67675.2(a) requires that the BRP be modified **before** the general plan can be certified as being consistent with the BRP, so that the general plan can be carried out in a manner “fully in conformity with [Title 7.85].” Government Code section 67675(f) states that in revising the reuse plan, the FORA Board shall be consistent with county-wide or regional plans required by federal or state law “*other than local general plans.*” (Govt. Code § 67675(f). (Emphasis added).) Moreover, Title 7.85 states that the “*adopted*” plan (emphasis added) shall be the official local plan for the reuse of the base for all public purposes. (Govt. Code § 67675(a).) The current “adopted” BRP is the 2001 BRP and will be until it is modified in compliance with Title 7.85 and the Sierra Club settlement agreement.

FORA’s prior legislative land use consistency determinations include the Seaside General Plan (Resolution #04-6), Marina General Plan (Resolution #07-16), Del Rey Oaks General Plan (Resolution #98-2), and County of Monterey General Plan (Resolution #02-3). All four contain factual findings K and L, which state:

K. “In this context, the term ‘consistency’ is defined in the *General Plan Guidelines* adopted by the State Office of Planning and Research as follows: ‘An action, program, or project is consistent with the *general plan* if, considering all its aspects, it will further the objectives and policies of the *general plan* and not obstruct their attainment.’ [Emphasis added.]

L FORA’s consistency determination must be based upon the overall congruence between the submittal and the Reuse Plan, not on a precise match between the two.”

FORA’s prior legislative consistency determinations do not state that they modified the BRP. They couldn’t, for three reasons. First, they were made under Title 7, rather than under Title 7.85 of the Government Code. Second, Title 7.85 requires that the general plan be consistent with the BRP, rather than that the BRP be consistent with the general plan. Third, Resolutions #04-6, #07-16, #98-2 and #02-3 do not state that they modify the BRP. The only documents stating that FORA’s prior legislative consistency findings modified the BRP are the March 15, 2013 Board packet, page 37, and similar FORA staff opinions. Pursuant to Title 7.85 of the Government Code, none of FORA’s prior legislative consistency determinations have modified the BRP. When FORA

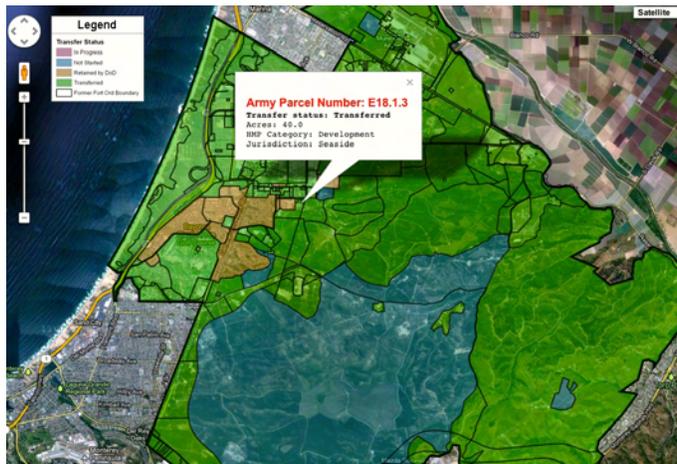
decides to modify the BRP, FORA will need to follow requirements of Title 7.85 of the Government Code. Doing so will involve FORA making a discretionary decision that could affect the environment. Thus, Public Resources Code section 21080 will require that FORA perform CEQA review.

### One example of FORA's reversal of the Title 7.85 requirements

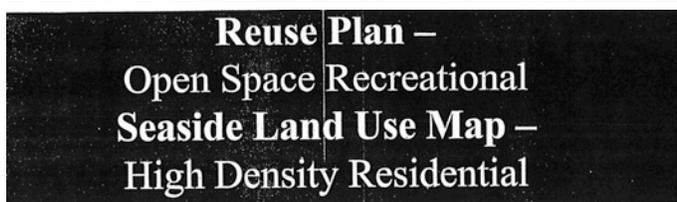
The problems that arise from FORA reversing the Title 7.85 requirements for modifying the BRP are illustrated by Parcel E18.1.3. It is depicted in this photograph as it appeared on March 3, 2013 when Scott Waltz took this photo.



Parcel E18.1.3 is a 40-acre parcel that has been transferred from FORA to Seaside with a deed restriction that states it can *only* be used and developed in a manner consistent with the Reuse Plan. It is located just a few blocks from 8th and Gigling.



On December 10, 2004, the FORA Board adopted Resolution #04-6 making a legislative land use consistency determination that the City of Seaside General Plan, which assigns a high density residential use to Parcel E18.1.3, was consistent with the BRP, which assigns open space recreational use to Parcel E18.1.3. An accompanying Seaside staff report made part of Resolution #04-6 states that such redesignation is Seaside's intention, but nowhere does Resolution #04-6 state that the BRP is modified accordingly. Thus Parcel E18.1.3 is redesignated from open space recreational use to high density residential use in Seaside's general plan, but not in the adopted BRP.



Resolution #04-6 is entitled “Resolution Determining Consistency of the City of Seaside General Plans [sic] with the Fort Ord Base Reuse Plan.” It states that FORA finds that Seaside has provided substantial evidence that its general plan is consistent with the BRP. Resolution #06-4 contains the above-quoted Findings K and L. Those findings establish that the Seaside General Plan would be consistent with the BRP if the BRP were a general plan, which of course it is not. Most importantly however, Resolution #04-6 nowhere states that it modifies the BRP.

Thus, even though FORA staff appears to believe that FORA’s prior legislative consistency findings modified the BRP, no law or evidence supports that belief.

**What would Seaside and FORA need to do before the BRP could be modified to make high density residential use on Parcel E18.1.3 consistent with the BRP?**

Section 8.02.010(a) of the Sierra Club settlement agreement answers the above question.

Pursuant to subdivision (3) of Section 8.02.010(a), Parcel E18.1.3 would need to be in substantial compliance with BRP programs applicable to high density residential use. FORA staff would need to analyze which programs those are, but they definitely would include Residential Land Use Program 1.1-1 (Prepare Design Guidelines for Development within Former Fort Ord). Of course there are other programs applicable to high density residential use. However, the task of determining what they are should be performed initially by FORA’s planning staff.

In addition to subdivision (3), there are also subdivisions (1), (2), (4) and (5) of the Sierra Club settlement agreement Section 8.02.010(a). Analysis of high density residential use on Parcel E18.1.3 would need to be analyzed for consistency with those subdivisions as well.

Seaside would need to apply for modification of the BRP to make the BRP consistent with Seaside’s redesignation of Parcel E18.1.3. After ensuring that such modification would be in compliance with Section 8.02.010(a), the FORA Board would need to conduct CEQA review for Seaside’s application. An initial study would recommend the extent of necessary CEQA review. If all applicable BRP programs had been implemented and the changed uses were in substantial compliance with those programs, the needed CEQA review would likely be pretty minimal.

**Is the same true for modifying the BRP to make FORA’s other prior legislative consistency determinations consistent with the BRP?**

Yes. In the case of Seaside’s 2004 application for a consistency determination, there were a total of ten land use designations that differ from the land use designations in

the Base Reuse Plan. Parcel E18.1.3 and the other nine are listed on pages 1 and 2 of the October 21, 2004 supporting documentation submittal by the City of Seaside to FORA, which can be found in the November 19, 2004 FORA Board Packet. A similar analysis would need to be performed for each of the other nine changed land use designations, after which implementation of applicable programs could be completed along with other requirements of the Sierra Club settlement agreement section 8.02.010(a). Thereafter, CEQA review would probably be minimal to modify the BRP accordingly. However, until the above described steps are completed, the FORA Board will be in violation of Title 7.75 of the California Government Code and CEQA if it modifies Land Use Concept Ultimate Development Figure 3.3-1 based on FORA's prior legislative consistency determinations.

### Conclusion

Sierra Club acknowledges that the FORA Board has complete discretion as to how it proceeds with the reassessment process as long as the process complies with Title 7.85 and the Sierra Club settlement agreement. However, we respectfully suggest that for the reasons explained in this letter, reversing the order of Category II (Prior Board Actions and Regional Plan Consistency) with Category III (Implementation of Policies and Programs) might prove to be the fastest way to get the former Fort Ord developed in accordance with the BRP.<sup>1</sup>

Yours sincerely,



Jane Haines, member  
Sierra Club FORA subcommittee



Scott Waltz, member  
Sierra Club FORA subcommittee

---

<sup>1</sup> Category II is explained beginning on page 3-19 of the Final Reassessment Report, and Category III is explained beginning on page 3-32.

## Rosalyn Charles

---

**From:** Daphne Hussey [Daphne.Hussey@watchlab.com]  
**Sent:** Saturday, August 17, 2013 9:50 AM  
**To:** FORA Board  
**Subject:** watchLAB - Paid Focus Group for Monterey Area Residents! (\$100)

Hello,

My name is Daphne Hussey, and I'm a project manager at a SF Bay Area based market research firm, watchLAB. **We are currently working on a project where we would like to speak with people between the ages of 33-59 who live in the Monterey area, to get their thoughts and feedback on insurance. If you could share this with those that might be interested, we would really appreciate it.**

Group discussions are 90 minutes long, and we have different times available on Wednesday, 8/21. **As a thank you for their time, all participants will receive \$100.** Please be assured that there are absolutely no sales involved – this is for research purposes only.

If you, or anyone you know, is interested in participating, please do any of the following options:

- Complete our pre-qualifying online survey by clicking on this link: <http://www.surveymonkey.com/s/F9QHXX3>
- Send an email to [daphne.hussey@watchlab.com](mailto:daphne.hussey@watchlab.com). Please include a good number to call you.
- Call 510-809-3113 and reference "Insurance"

We have to ask a few questions over the phone to ensure that you are a good fit for the study, which should take no longer than 15 minutes of your time.

Thanks, and we hope to hear from you! \_\_\_\_\_

Daphne

**Daphne Hussey | Project Manager**  
p. +1 510.809.3113  
e. [daphne.hussey@watchlab.com](mailto:daphne.hussey@watchlab.com)

### watchLAB

201 Post Street, 6<sup>th</sup> Floor, San Francisco CA. 94108  
**Chicago | San Francisco | The World!**

This message contains confidential information and is intended only for the named recipient. If you are not the intended recipient, please note that any use, disclosure, copying, distribution of this email or any action taken or omitted to be taken in reliance in it is prohibited. If you have received this in error, please inform us by telephoning +1 312.428.2560, and then delete the email and any copies of it. watchLAB, 1 East Erie St, Suite 600, Chicago, IL, USA 60611.

*If you wish to be removed from our contacts list and not receive further communications about paid research opportunities from watchLAB, please reply with "Remove" in the subject line.*