

## 3.0

# TOPICS AND OPTIONS FOR FORA BOARD CONSIDERATION

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## 3.1 CONTEXT AND PURPOSE

This Chapter presents topics and potential options for modifications to the BRP and to FORA Board procedures. These topics have been distilled from the factual findings, Market Study results, and public input presented in the Scoping Report, as well as public input received during the Reassessment Report preparation process to date. As described in Section 1.3, Reassessment Report Methodology, the topics and potential options have been placed into five categories. The topics correspond to those listed in Table 3, Index to Topics Addressed in the Reassessment Report, and in Table 4, Index to Additional Topics Addressed in the Reassessment Report. Each of the five categories and the related subjects, topics, and potential options are described in the individual subsections of this Chapter. Where a Synopsis of Public Comment is presented, it includes a representative summary of public comments obtained through a review of letters, emails, and verbal comments received during the public input

period on the Scoping Report; these public comments are not necessarily attributable to any particular person or organization. All public comments are included in the Scoping Report. The comments reflect opinions of those commenting and are not necessarily factually correct.

This Chapter presents a wide range of topics for consideration by the FORA Board. The topics are presented by general complexity (i.e. Category I through Category V) as well as by subject area in Category IV. Regardless of the range of variation of the topics presented, there are opportunities where two or more topics may be appropriately considered in concert. For reasons of efficiency, synergy, or comprehensive treatment of related issues, this approach may be preferable. Several examples of these potential relationships are presented below. The FORA staff and FORA Board may wish to consider these and other potentially related topics in developing a program for addressing the topics in this Reassessment Report.

**Example: Category I – Corrections and Updates ⇔ Category IV – Specific Applicability of Programs/ Policies to Del Rey Oaks and Monterey**

If the FORA Board were to decide to expand the policy and program presentation within the BRP to specifically include the cities of Del Rey Oaks and Monterey, this could be efficiently performed in conjunction with implementation of the modifications and corrections suggested in Category I.

**Example: Category IV – Refinement of Integrated Mixed Use Concepts ⇔ Category IV – Prioritization of Multimodal (Bicycle, Pedestrian, Transit) Transportation**

If the FORA Board were to determine to address these topic areas, a synergy of policy effect could be achieved by addressing them together. The typically higher development intensity of a mixed use area is often well-served by a well-designed multimodal transportation network; each enhances the value and success of the other.

**Example: Category IV – Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program ⇔ Category V Assess Infrastructure Maintenance Cost Issues**

Consideration of these two topics together could result in a comprehensive approach to infrastructure that would address both capital and maintenance costs, and could potentially yield savings both in implementation of the items and in future infrastructure development and maintenance costs.

## 3.2 CATEGORY I – BRP CORRECTIONS AND UPDATES

### Introduction

A number of typographical errors, minor clarifications, minor omissions, etc., have been identified in both the BRP text and graphics. Further, the BRP now contains a number of factual references that have become outdated due to the passage of time. This section of the Reassessment Report addresses the topic of corrections to BRP text and graphics for the FORA Board’s consideration.

**Background.** Over time and as part of the Scoping Report process, a number of corrections to the BRP have been identified. The corrections do not address background information contained in the BRP. Rather, corrections have been identified for the more substantive components of the BRP, particularly policies and programs and figures that are commonly used as guidance in FORA Board decision making and in public review of FORA Board actions. [Table 5, Index of BRP Corrections](#), lists the identified corrections. The text following Table 5 shows the exact corrections to be considered.

**Description and Key Issues.** The corrections identified in Table 5 have no material effect on the purpose, intent, or guidance provided in the BRP, but are meant solely as BRP “clean-up” items. Because the corrections do not materially affect the content of the BRP or the direction it provides, the FORA Board could determine that significant deliberation of these modifications may not be necessary. Consequently, it is possible that the FORA Board could elect to direct FORA staff to implement these corrections as an initial step in modifying the BRP.

**Table 5 Index of BRP Corrections and Updates**

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

None

**Text Corrections**

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

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

**Land Use Element**

Volume II, Page 237

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

Volume II, Page 241

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

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

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

**Volume II, Page 255**

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

**Volume II, Page 265**

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

**Volume II, Page 266**

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

- Neighborhood Park in housing area (Polygon 4): 27 acres.
- Neighborhood Park with community recreation center (Polygon 2B): 10 acres.
- Community Park at existing equestrian center (Polygon 2G): 39.5 acres.
- ~~Community Park with equestrian trailhead (Polygon 17A): 46 acres.~~

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

**Volume II, Page 271**

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

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

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

**Volume II, Page 276**

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

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

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

### Circulation Element

#### Volume II, Page 303

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

#### Volume II, Page 312

Program ~~A.2-1~~ A-2.1: Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for ~~an~~ incorporation into all roadway designs.

### Recreation and Open Space Element

#### Volume II, Page 321

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

#### Volume II, Page 321

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

#### Volume II, Page 324

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

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

#### Volume II, Page 327

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

#### Volume II, Page 330

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

### Conservation Element

#### Volume II, Page 337

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

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



**Volume II, Page 338**

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

**Volume II, Page 339**

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

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

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

**Volume II, Page 341**

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

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

**Volume II, Page 342**

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

**Volume II, Page 343**

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

**Volume II, Page 346**

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

**Volume II, Page 347**

Program B-1.2: The City/County shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).

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

Program B-1.4: The City/County shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.

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

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

Program B-1.7: The City/County, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs

within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield.

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

**Volume II, Page 348**

Program C-1.2: The City shall comply with the current version of the General Industrial Storm Water Permit adopted by the SWRCB ~~in November 1991~~ that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.

Program C-2.1: The City/County shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.

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

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

**Volume II, Page 350**

Program B-1.2: ~~See description of this program under Marina above. The City shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).~~

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

~~Program B-1.4: See description of this program under Marina above. The City shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.~~

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

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

~~Program B-1.7: See description of this program under Marina above. The City, in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield.~~

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



Program C-1.2: The City shall comply with the current version of the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.

### Volume II, Page 351

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

### Volume II, Page 352

Program C-6.1: ~~See Program C-6.1 above.~~ The City shall work closely with other Fort Ord jurisdictions and the C DPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.

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

### Volume II, Page 353

Program B-1.2: ~~See description of this program under Marina above.~~ The County shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).

Program B-2.4: ~~See description of this program under Marina above.~~ The County shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.

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

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

Program B-2.7: ~~See description of this program under Marina above.~~ The County, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.

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

Program C-1.2: The County shall comply with the current version of the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.

Program C-1.5: The County shall adopt and enforce ~~an~~ a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.

**Volume II, Page 354**

~~See Program C-6.1 above.~~ Program C-6.1: The County shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.

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

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

**Volume II, Page 356**

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

**Volume II, Page 378**

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

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

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

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

**Volume II, Page 381**

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

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

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

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

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

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

**Volume II, Page 383**

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

**Volume II, Page 398**

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

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

**Noise Element**

**Volume II, Page 414**

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

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

**Volume II, Page 416**

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

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

**Safety Element**

**Volume II, Page 427**

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

Seismic and Geologic Hazards Policy A-3: The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of ~~habituat~~ habitable buildings and ensure the public safety.

**Volume II, Page 428**

Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if ~~not~~ no other measures are available to mitigate potential impacts.

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

Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC California Building Code. The City shall implement these recommendations in accordance with the schedule.

**Volume II, Page 429**

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

Seismic and Geologic Hazards Policy A-3: The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of ~~habitual~~ habitable buildings and ensure the public safety.

Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if ~~not~~ no other measures are available to mitigate potential impacts.

**Volume II, Page 430**

Program B-1.1: The City shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform California Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC California Building Code. The City shall implement these recommendations in accordance with the schedule.

Seismic and Geologic Hazards Policy C-1: The City shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake. ~~Program C-1.1: The City shall prepare and/or make available at City hall libraries and other public places, information and educational materials regarding earthquake preparedness.~~

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

*Note: Correction to formatting error.*

**Volume II, Page 431**

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

Seismic and Geologic Hazards Policy A-3: The County shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of ~~habitual~~ habitable buildings and ensure the public safety.

**Volume II, Page 432**

Program B-1.1: The County shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform California Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to

be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC California Building Code. The County shall implement these recommendations in accordance with the schedule.

#### **Volume II, Page 436**

Program A-2.1: The City shall incorporate the recommendations of the City Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable codes Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies California Building Code, California Fire Code, and Urban Wildland Intermix Code.

#### **Volume IV, Page 4-66**

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

#### **Volume IV, Page 4-173**

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

### **Figure Corrections**

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

### **Framework for the Reuse Plan**

#### **Volume I, Page 72**

##### **3.2-1 Regional Vicinity Map**

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

#### **Volume I, Page 73**

##### **3.2-2 Topographic Relief Map**

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

#### **Volume I, Page 77**

##### **3.2-3 Regional Land Use Context**

- Inconsistent labeling: Monterey County vs. Monterey Co.



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

**Volume I, Page 83**

**3.2-4 Existing Development**

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

**Volume I, Page 87**

**3.2-5 Fort Ord Assets and Opportunities**

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

**Volume I, Page 95**

**3.3-1 Land Use Concept: Ultimate Development**

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

**Volume I, Page 97**

**3.3-2 Proposed Land Use and Regional Context**

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

**Volume I, Page 114**

**3.5-1 Proposed 2015 Transportation Network**

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

**Volume I, Page 117**

**3.5-2 Roadway Classification and Multimodal Network**

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

**Volume I, Page 129**

**3.6-1 Regional Open Space System**

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

**Volume I, Page 133**

**3.6-2 Habitat Management Plan**

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

**Volume I, Page 137**

**3.6-3 Open Space & Recreation Framework**

- Change BLM to Fort Ord National Monument



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

**Volume I, Page 149**

**3.8-1 Marina Planning Areas**

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

**Volume I, Page 163**

**3.9-1 Seaside Planning Areas**

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

**Volume I, Page 173**

**3.10-1 County Planning Areas**

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

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

**Volume I, Page 206**

**3.11-1 Legislative Land Use Consistency Determinations**

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

**Volume I, Page 210**

**3.11-2 Appeals and Review of Development Entitlements**

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

**Land Use Element**

**Volume II, Page 215**

**4.1-1 Existing Development Pattern at Fort Ord**

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

**Volume II, Page 218**

**4.1-2 Planning Areas and Local Jurisdictions**

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

**Volume II, Page 221**

**4.1-3 Generalized Land Use Setting**

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

**Volume II, Page 227**

**4.1-4 Sphere of Influence and Annexation**

**Requests**

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

**Volume II, Page 229**

**4.1-5 City of Marina Land Use Concept**

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

**Volume II, Page 231**

**4.1-6 City of Seaside Land Use Concept**

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

**Volume II, Page 233**

**4.1-7 County of Monterey Land Use Concept**

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

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

**Volume II, Page 239**

**4.1-8 Reconfigured POM Annex**

- Out of date – should also show final configuration

**Circulation Element**

**Volume II, Page 287**

**4.2-1 Existing Transportation Network**

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

**Volume II, Page 294**

**4.2-2 Proposed 2015 Transportation Network**

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

**Volume II, Page 296**

**4.2-3 Buildout Transportation Network**

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

**Volume II, Page 302**

**4.2-4 Roadway Design Standards**

*No changes noted.*

**Volume II, Page 305**

**4.2-5 Transit Activity Centers and Corridors**

- Relocate Multimodal Corridor
- Remove 12th Street label

**Volume II, Page 309**

**4.2-6 Proposed Bicycle Network**

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

**Volume II, Page 313**

**4.2-7 Transportation Right-of-Way Reservations**

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

**Recreation and Open Space Element**

**Volume II, Page 323**

**4.3-1 Marina Open Space and Recreation Element**

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

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

**Volume II, Page 325**

**4.3-2 Seaside Recreation and Open Space Element**

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

**Volume II, Page 329**

**4.3-3 County Recreation and Open Space Element**

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

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

### Conservation Element

#### Volume II, Page 369

##### 4.4-1 Oak Woodland Areas

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

#### Volume II, Page 393

##### 4.4-2 Archaeological Resource Sensitivity

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

### Noise Element

#### Volume II, Page 403

##### 4.5-1 Noise Contours for Monterey Peninsula Airport

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

#### Volume II, Page 408

##### 4.5-2 Forecast Year 2015 Airport Noise Contours

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

#### Volume II, Page 409

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

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

### Safety Element

#### Volume II, Page 424

##### 4.6-1 Seismic Hazards

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

**Volume II, Page 434**

**4.6-2 Fire, Flood, and Evacuation Routes**

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

**Volume II, Page 442**

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

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

### 3.3 Category II – Prior Board Actions and Regional Plan Consistency

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

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

#### Modification of the BRP Land Use Concept Map

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

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

**Table 6 Prior Board Action and Regional Plan Consistency Topics**

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

Some public input was received in support of modifications being directly reflected as modifications of the land use designations shown on BRP Figure 3.3-1, Land Use Concept Ultimate Development map (“Land Use Concept”). The map is the graphic representation of the types and arrangement of permitted land uses within the former Fort Ord and, therefore, serves as an important information tool for the FORA Board, local member jurisdictions, other agencies and interests, and the public.

The FORA Board has made numerous legislative consistency determinations for the cities of Seaside, Del Rey Oaks, and Marina, and the County of Monterey. The consistency determinations have either been major determinations (such as general plans and zoning amendments), or other actions or determinations that have resulted in land use distributions that differ from those shown in on the Land Use Concept map. The background FORA Board meeting agendas, staff reports, and minutes relating to these determinations are included in Appendix F of the Scoping Report.

**Description and Key Issues.** Implementation of this item would involve the FORA Board formally acting to modify the Land Use Concept map to reflect land use modifications made as a result of the FORA Board’s prior consistency determinations. Changes to the Land Use Concept come up as an

issue because of provisions in the Master Resolution that allow for the rearrangement of land uses by the jurisdictions, provided an overall density balance is maintained. Therefore, with some consistency determinations, there have been locations where the jurisdiction’s land use map does not match the BRP Land Use Concept map. Since the FORA Board consistency determinations did not speak to BRP Land Use Concept changes to keep the maps consistent, the question arises as to whether the Land Use Concept map should now be officially updated to reflect these jurisdictional differences that have been found consistent with the BRP. Lists of prior consistency determinations for the cities of Del Rey Oaks, Marina, and Seaside that result in the need to review and consider modifications to the Land Use Concept map to reflect the determinations are shown in [Tables 7, 8, and 9](#), respectively.

**Potential Options:**

- Determine that the consistency determinations are adopted by the FORA Board and no further Board action is necessary.
- After receiving a revised map from FORA staff, adopt a resolution formally modifying the BRP Land Use Concept consistent with the general plans and specific plans for which the FORA Board has made prior consistency determinations.

**Table 7 Prior Del Rey Oaks General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Base Reuse Plan Designation	Changed to	Acres
Open Space/Recreation	General Commercial – Visitor/Office	6.9
Visitor Serving	General Commercial – Visitor/Office	11.0
Business Park/ Lt. Ind./Office/R&D	General Commercial – Visitor/Office	12.4
Visitor Serving	Neighborhood Commercial	4.6

*Notes:* Acres are estimated from GIS files.

*Source:* City of Del Rey Oaks 1996, FORA 1998, 2001.



**Table 8 Prior Marina General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Base Reuse Plan Designation	Marina General Plan Designation	Acres
Medium Density Residential	Single Family Residential (5 du/acre)	388.6
Open Space	High Density Residential	11.1
Regional Retail	Light Industrial/Service Commercial	9.8
Planned Development Mixed Use	Parks and Recreation	59.6

**Notes:** Most Planned Development Mixed Use was clarified for specific mixed use development purposes in the Marina General Plan. The only area of Planned Development Mixed Use included in the table is on the landfill parcel, where the Planned Development Mixed Use designation was changed to Parks and Recreation, hence significantly changing the use of the site. Acres are estimated from GIS files.

**Source:** City of Marina 2011, FORA 2001.

**Table 9 Prior Seaside General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Reuse Plan Designation	Seaside General Plan Designation	Acres
Medium Density Residential	Military M	316.4
Medium Density Residential	Park and Open Space	10.2
Medium Density Residential	Low Density Residential	325.1
Medium Density Residential	Community Commercial	5.2
High Density Residential	Medium Density Residential	53.8
Military Enclave	Commercial Recreation M	147.8
Military Enclave	Low Density Residential M	87.0
Military Enclave	Park and Open Space M	100.0
Military Enclave	Mixed Use M	22.5
Neighborhood Retail	Mixed Use	28.4
Neighborhood Retail	Low Density Residential	48.9
Open Space/Recreation	Regional Commercial	11.3
Open Space/Recreation	High Density Residential	43.3

**Notes:** Acres are estimated from GIS files. Changes marked with “M” are related to the land swap with the U.S. Army.

**Source:** City of Seaside 2004, FORA 2001, 2004.

- Review parcel-specific BRP policies and programs to identify those affected by specific changes in land use (such as re-configuration of the POM annex), and revise for consistency with plans previously found consistent with the BRP.

Note: Potential options for providing supplemental addenda for each modification to land uses shown on the Land Use Concept map, rather than making direct modifications to the Land Use Concept map itself, are discussed in Section 3.6, Category V – FORA Procedures and Operations.

### Synopsis of Public Comments:

How does the public know which is the current Land Use Concept if updates are not made available after consistency determinations?

It is difficult to track the basis for and history of FORA’s individual consistency determinations.

The consistency determination process is flawed.

The County of Monterey adopted an amendment to its General Plan covering the areas within the former Fort Ord and east of State Route 1 on November 20, 2001. The FORA Board determined that the County’s amendment was consistent with the BRP. Since the County amendments were nearly exact copies of the BRP policies and land use concept, the consistency determination for the County did not result in a need to modify the Land Use Concept map.

To date, consistency of the City of Monterey General Plan with the BRP has not been formally considered by the FORA Board. Consequently, modifications to the Land Use Concept map, if any are required, would be identified in the future once the FORA Board has conducted a formal consistency determination for the City of Monterey General Plan.

Scoping Report Figure 6 - Land Use Designation Differences, visually depicts the locations and types of land use designation modifications that would be made to the Land Use Concept map based on the consistency determinations noted in Tables 7, 8, and 9.

Scoping Report Figure 7.2, Base Reuse Plan Concept Ultimate Development (2012 Draft), illustrates an initial effort by FORA staff to directly modify the Land Use Concept map to reflect modifications resulting from prior FORA Board consistency determinations. Scoping Report Figure 7.2 should be considered an initial draft for informational purposes, as it may be subject to incremental modifications based on further review and research by FORA staff. Further, the actual land use designations contained in the general plans of member jurisdictions for which consistency determinations have been made can differ from those contained in the BRP and Land Use Concept map. Consequently, if modifications to the Land Use Concept map are made to reflect these determinations, where necessary, the modifications would show the Land Use Concept map designations which are the closest fit to the actual land use designation applied by the member jurisdiction. Please also refer to Section 3.6, Category V – FORA Procedures and Operations, for potential options for modifications to the Land Use Concept map that do not involve actual modifications to the map, but do include providing adjunct information about consistency determinations that affect land use.

### Land Use Concept Map Modifications Based on Other Actions

**Background.** As reported in Scoping Report Section 4.6, Other Completed Actions Affecting the BRP, the FORA Board approved East Garrison – Parker Flats Land Swap, and the designation of the Fort Ord National Monument would result in modifications to

the Land Use Concept map. Additionally, according to its June 2012 draft Transportation Concept Report, Caltrans retains its State Route 68 bypass corridor for potential future development of a new highway segment. The City of Monterey has requested modifications to the alignment through its territory to align with existing parcel lines. Related to this, there are several BRP references to State Route 68 that are out of date in comparison with current Caltrans plans and may need revision, including BRP Page 115.

**Description and Key Issues.** This item involves updating the Land Use Concept map in response to the above-noted actions. The East Garrison – Parker Flats land swap is the subject of much discussion in terms of defining and validating the details of the swap. Known details about the swap are described in Scoping Report Section 4.6. Some aspects of the swap have been reviewed by the FORA Board (i.e. modifications to the Habitat Management Plan as illustrated on Scoping Report Figure 18, Habitat Plan Changes at East Garrison and Parker Flats). Additional action items related to the swap which could in turn require additional modifications to the Land Use Concept map may be considered by the FORA Board. Section 3.5, Category IV – Policy and Program Modifications, of this Reassessment Report, includes discussion of potential options for the FORA Board to consider for this purpose.

Refer to Section 3.2 Category I – BRP Corrections and Updates regarding modifications to the BRP to recognize the designation of the Fort Ord National Monument.

As noted above, Figure 7.2, Base Reuse Plan Land Use Concept (2012 Draft), in the Scoping Report, illustrates an initial effort by FORA staff to modify the adopted Land Use Concept to reflect: 1) Prior FORA Board consistency determinations; 2) modifications to habitat management lands that resulted from the

East Garrison – Parker Flat land swap; and 3) labeling of the Fort Ord National Monument. Consequently, it is at the discretion of the FORA Board to determine if these prior Board actions are sufficient, or if future Board action is necessary to implement modifications to the Land Use Concept, as depicted in Scoping Report Figure 7.2. Additional minor modifications as may be suggested by the FORA Board could be identified and incorporated such that a revised Scoping Report Figure 7.2 would serve as the current, modified version of the Land Use Concept. Further subsequent modifications may be needed if the FORA Board elects to consider additional clarifications of the East Garrison – Parker Flats land swap. These modifications, if any, could be considered at a later date as part of a subsequent regular update to the Land Use Concept map. Potential options for regularly monitoring and reporting required modifications to and for updating the Land Use Concept map are discussed in Section 3.6, Category V – FORA Procedures and Operations.

#### **Potential Options:**

- Determine that the land use concept map modifications based on consistency determinations and on other actions, are adopted by the FORA Board, and no further Board action is necessary.
- Make modifications to the Land Use Concept based on FORA Board actions regarding the 2003 amendments to the HMP. Refer to Section 3.5, Category IV – Policy and Program Modifications, for more detail related to options for the Parker Flats – East Garrison Land Swap.

#### **Synopsis of Public Comments:**

Refer to Section 3.5, Category IV, under the topic of “Determination of Land Use Designations Related to the East Garrison – Parker Flats Land Swap Agreement” for related public comments.

## Modification of BRP Circulation Maps, Text and Capital Improvement Program

### Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvements Program

**Background.** As described in Scoping Report Section 4.6, Other Completed Actions Affecting the BRP, two completed transportation planning related actions affect circulation improvements included in the BRP. These actions were the realignment of a segment of the Intermodal Corridor and CSUMB's approval of its 2007 Campus Master Plan that indirectly enables elimination of a planned circulation network improvement defined in the BRP.

**Description and Key Issues.** This topic, modification of BRP circulation network maps and text, addresses potential options for modifying relevant circulation planning information in the BRP to reflect the noted past actions. Regarding the realignment of a segment of the Intermodal Corridor, the BRP includes a transit program to reserve rail rights-of-way within Fort Ord. An Intermodal Corridor is included in the BRP and the University Villages (now Dunes on Monterey Bay) Specific Plan. The location of the corridor east of General Jim Moore Boulevard has been shifted from an Imjin Parkway alignment to an Inter-Garrison Road alignment. The realignment of the Intermodal Corridor removes the corridor from the University of California's South Natural Reserve. An ultimate extension into Salinas, if constructed, would be shifted from Blanco Road to Reservation and Davis roads. An illustration of the modification is shown in Scoping Plan Figure 22, Inter-modal Corridor Alignment. The FORA Board officially adopted this alignment on December 10, 2010.

Regarding CSUMB's Master Plan and the roadway alignment modification at General Jim Moore/Lightfighter/2nd Avenue, BRP Figure 4.2-3,

Buildout Transportation Network, shows General Jim Moore Boulevard and Second Avenue realigned at Lightfighter Drive to create a continuous north-south route between Marina and Seaside/Del Rey Oaks. CSUMB's 2007 Campus Master Plan establishes Third Street (along Second Avenue) as the main entrance to the campus. This component of the Campus Master Plan would eliminate the need to realign Second Avenue and General Jim Moore Boulevard. The BRP circulation diagram purposefully does not include any through routes within the CSUMB campus. The primary potential option for addressing CSUMB's modification in circulation planning is for the FORA Board to direct FORA staff to modify BRP Figure 4.2-3, related text, and the Capital Improvement Program, where appropriate, to account for this modification.

The need for additional modifications to BRP Figure 4.2-3 could be defined as an outcome of potential options for FORA Board consideration included in Section 3.5, Category IV – Policy and Program Modifications. One such option includes the reevaluation of base wide transportation demands and improvements. If the FORA Board elects to implement this option, a range of additional modifications to the buildout transportation network could be identified. Some of the modifications may require substantial analysis, interagency coordination, and/or CEQA clearance.

#### Potential Options:

- Determine that modifications to the circulation network map are not necessary.
- Modify the BRP circulation network maps and text consistent with the actions regarding shifting the location of the multi-modal corridor and with the built condition at Lightfighter Drive.

#### Synopsis of Public Comments:

No public comments specific to this item.

## BRP Modifications Regarding Consistency with Regional and Local Plans

**Background.** As described in Scoping Report Section 4.4, Consistency with Regional and Local Plans, the Authority Act provides mandates that the BRP be consistent with regional and local plans. Section 67675(f) of the Authority Acts states:

In preparing, adopting, reviewing, and revising the reuse plan, the board shall be consistent with approved coastal plans, air quality plans, water quality plans, spheres of influence, and other county-wide or regional plans required by federal or state law, other than local general plans, including any amendments subsequent to the enactment of this title, and shall consider all of the following:

- (1) Monterey Bay regional plans.
- (2) County and city plans and proposed projects covering the territory occupied by Fort Ord or otherwise likely to be affected by the future uses of the base.
- (3) Other public and nongovernmental entity plans and proposed projects affecting the planning and development of the territory occupied by Fort Ord.

Consistency with Monterey Bay regional plans, affecting the planning and development of the territory occupied by Fort Ord is to be ensured.

This subject of the Reassessment Report addresses the topic of possible modifications to the BRP to ensure its consistency with regional plans as described in Section 67675(f) of the Authority Act.

**Description and Key Issues.** Since the BRP was adopted in 1997, regional and local plans existing at that time have been amended or modified and new regional and local plans have been developed. The BRP has not been directly modified to ensure its consistency with current regional plans, although such plans are taken into account as part of the approval process for actions brought before the FORA Board for determination of consistency with the BRP. Actions to ensure consistency could include developing and adopting new policies and programs where needed and/or expanding existing policies and programs where these already directly or indirectly address related policy or program modification needs. If the FORA Board determined that amendments to the BRP were necessary to ensure its consistency with regional plans, FORA staff could be directed to develop the necessary new policies or programs and to propose modifications to existing policies and programs for subsequent review and consideration by the FORA Board. Note that the regional plans are updated from time to time, and revisions to the BRP for consistency with these plans should be coordinated with the appropriate agency.

[Table 10, Regional and Local Plan Consistency Actions](#), summarizes the plans with which the BRP should be made consistent, and lists the topics for which new policies or programs are required and topics of existing BRP policies and programs that could be expanded to meet consistency needs. Most of the necessary new policies or programs would be placed in the Land Use, Circulation, Recreation and/or Conservation Elements of the BRP, and most existing policies and programs that could be expanded are also found in these elements. Table 10 also includes two other actions regarding consistency between the BRP and local general plans.

An analysis of BRP consistency with a range of other regional and local plans was conducted as part of the scoping process and discussed in Scoping Report



**Table 10 Regional and Local Plan Consistency Needs**

BRP Policy/Program Modifications for Regional and Local Plan Consistency	
Regional or Local Plan	New or Expansion of Existing Policies/Programs ( <i>Regional Plan Goals in Italics</i> )
TAMC Monterey County Regional Transportation Plan	<p>New Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ prioritize improvements to and maximize use of existing infrastructure</li> </ul> <p><i>RTP Road and Highway Transportation Policy 1: Prioritize maintenance, improvement and implementation of safety and operational improvements on existing road and highway corridors to maximize the efficient use of existing transportation infrastructure.</i></p> <ul style="list-style-type: none"> <li>▪ apply new technologies for roadway efficiency</li> </ul> <p><i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i></p> <ul style="list-style-type: none"> <li>▪ consider use of roundabouts</li> </ul> <p><i>RTP Road and Highway Transportation Policy 5: Consider installation of roundabouts in lieu of signalization for intersection improvement projects.</i></p> <ul style="list-style-type: none"> <li>▪ implement road and highway capacity improvements</li> </ul> <p><i>RTP Road and Highway Transportation Policy 6: Implement road and highway capacity improvements needed to address the projected traffic impacts of future growth on the most congested road and highway corridors where multi-modal transportation options or transportation demand management measures alone will not foreseeably improve travel times or Levels of Service on existing road and highway infrastructure.</i></p> <ul style="list-style-type: none"> <li>▪ utilize intelligent transportation systems</li> </ul> <p><i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i></p> <ul style="list-style-type: none"> <li>▪ identify and prioritize funding for elimination of bicycle network gaps</li> </ul>



<p>RTP Bicycle and Pedestrian Policy 1: Identify gaps in the countywide bicycle facilities network, and needed improvements to and within key pedestrian activity centers and county community areas, and define priorities for eliminating these gaps and making needed improvements.</p> <ul style="list-style-type: none"> <li>▪ encourage bicycle facility maintenance</li> </ul> <p>RTP Bicycle and Pedestrian Policy 4: Encourage routine maintenance of bikeway and walkway network facilities, as funding and priorities allow, including regular sweeping of bikeways and shared-use pathways. Programs to support these maintenance efforts could include:</p> <ul style="list-style-type: none"> <li>• Sidewalk repair programs, including incentives to property owners to improve adjoining sidewalks beyond any required maintenance,</li> <li>• Continued administration of the Bicycle Service Request Form Program to alert public works departments to bicycle-related hazards,</li> <li>• “Adopt a Trail” programs that involve volunteers for trail clean-up and other maintenance,</li> <li>• Enforcement of sweeping requirements of towing companies following automobile accidents.</li> </ul> <p>coordinate bicycle signage</p> <p>RTP Bicycle and Pedestrian Policy 8: Work with local agencies to develop a coordinated approach to bicycle signage, the system for which could include:</p> <ul style="list-style-type: none"> <li>• Directional and destination signs along bikeways and shared use trails</li> <li>• Location maps in downtown areas and other major pedestrian districts</li> <li>• A route identification system and common set of signs for the regional bicycle network identified in TAMC’s General Bikeways Plan.</li> </ul>	<p>Expansion of Existing Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ provide bicycle facilities; and</li> <li>▪ support new bicycle and pedestrian facilities and bike racks and lockers</li> </ul> <p>RTP Bicycle and Pedestrian Policy 5: Continue to administer the Bike Protection Program to subsidize the cost of bike racks and lockers in locations most heavily used by bicyclists.</p>
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Category II

# Chapter 3: Topics and Options

RTP Bicycle and Pedestrian Policy 11: Accommodate, and encourage other agencies to accommodate, the need for mobility, accessibility, and safety of bicyclists and pedestrians when planning, designing, and developing transportation improvements. Such accommodation could include:

- Reviewing capital improvement projects to make sure that needs of non-motorized travel are considered in programming, planning, maintenance, construction, operations, and project development activities and products.
- Accommodating the needs of all travelers through a “complete streets” approach to designing new transportation improvements that includes sidewalks, bicycle lanes, crosswalks, pedestrian cut-throughs, or other bicycle and pedestrian improvements.
- Designation of low-traffic bicycle boulevards incorporating traffic calming features to facilitate safe, direct, and convenient bicycle travel within jurisdictions.

encourage design of bikeways to Caltrans standards and utilize the Designing for Transit document for the design of transit, bicycle, and pedestrian projects

RTP Bicycle and Pedestrian Policy 12: In order to facilitate regional travel by bicycle, TAMC encourages its member agencies to construct bicycle facilities on new roadways as follows:

- In coordination with regional and local bikeways plans;
- According to the specifications in Chapter 1000 of the Caltrans Highway Design Manual;
- With consideration of bicycle lanes (Class 2 facilities) on all new major arterials and on new collectors with an Average Daily Traffic (ADT) greater than 3,000, or with a speed limit in excess of 30 miles per hour; and
- With special attention to safe design where bicycle paths intersect with streets.

public transit

RTP Public Transit Services Policy 5: Encourage the consideration and incorporation of transit facilities and amenities in transportation improvements that meet the needs of transit customers and operations and that serve new land use development according to Monterey-Salinas Transit’s Designing for Transit guidelines manual.

RTP Public Transit Services Policy 6: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation Systems (ITS), on existing transportation facilities to enhance the efficiency of transit service.

	<ul style="list-style-type: none"> <li>▪ transportation demand management</li> <li>RTP <i>Transportation Demand Management Policy 5: Encourage employers, new development, and county jurisdictions to provide carpool or vanpool parking.</i></li> <li>RTP <i>Transportation Demand Management Policy 6: Encourage large employers to offer child care facilities as resources allow and encourage all employers to provide information on nearby child care resources.</i></li> <li>RTP <i>Transportation Demand Management Policy 7: Encourage the location of child care facilities in or near employment centers.</i></li> <li>▪ environmental protection for new transportation projects</li> <li>RTP <i>Environmental Preservation Policy 5: Coordinate with Caltrans and resource agencies to support and expand advance acquisition of important habitat prior to construction of transportation projects.</i></li> <li>▪ greenhouse gas emissions</li> <li>RTP <i>Environmental Preservation Policy 4: Analyze the estimated greenhouse gas emissions associated with implementation of the Regional Transportation Plan’s funding-constrained projects against state-defined targets for the region, and support greenhouse gas reduction measures that may include modification of existing facilities or services, construction of new facilities, and incentive or funding programs.</i></li> </ul>
<p>MBUAPCD Air Quality Management Plan</p>	<p>New Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ implement signal synchronization programs</li> </ul> <p><i>Transportation Control Measure 7.2.3: The Signal Synchronization TCM includes projects which would coordinate traffic signals that previously operated independently (two or more intersections must be coordinated). Signal synchronization improves traffic flow and thus reduces the amount of vehicle emissions associated with congested (slow) speeds.</i></p> <ul style="list-style-type: none"> <li>▪ alternative fuels</li> </ul> <p><i>Transportation Control Measure 7.2.5: This TCM is implemented by projects that convert and replace gasoline and diesel-powered vehicles with vehicles powered by Compressed Natural Gas (CNG) Liquefied Natural Gas (LNG) or Propane fuels, as well as projects that increase the use of vehicles with electric motors. In addition, this TCM is implemented by projects which increase or improve 2008 Air Quality Management Plan infrastructure that supports increased use of alternative fuels, including electricity, as well as projects that demonstrate and promote the use of electric power for vehicles.</i></p>

## Category II

# Chapter 3: Topics and Options

	<p><i>ASTM-certified biodiesel, an alternative to petroleum diesel, has become commercially available in the Air Basin.</i></p> <ul style="list-style-type: none"> <li>▪ regional initiatives to improve air quality</li> </ul> <p><i>Transportation Control Measure 7.2.6: Projects which implement this TCM foster more efficient land use patterns, improve mobility through reduced congestion, provide accessibility via more efficient transportation modes, improve efficiency of goods movement, and reduce the environmental impact of new development, especially impacts to air quality. Projects which implement this TCM may also develop area-wide source and indirect source control programs. AMB-AG is in its second year of Blueprint Planning. Blueprint planning is a statewide initiative funded by Caltrans to encourage regionally integrated, comprehensive transportation and land-use planning. AMB-AG continues to work with jurisdictions and other agencies to reduce air quality impacts of new development through Blueprint Planning and related policy and land use planning education efforts. Many projects listed as implementing other TCMs may also implement this one.</i></p> <ul style="list-style-type: none"> <li>▪ Other Air Quality Control Plan Policies/Programs are parallel to many of those listed under the TAMC Monterey County Regional Transportation Plan above.</li> </ul>
<p>RWQCB Water Quality Control Plan for the Central Coast Basin</p>	<p>These new Policies/Programs are recommended for the “optional” level of consistency of the Basin Plan:</p> <ul style="list-style-type: none"> <li>▪ Protection of groundwater during demolition activities</li> <li>▪ Protection of groundwater from industrial activities (including concrete and asphalt recycling)</li> <li>▪ Project design using low-impact development and best management practices to reduce non-point source pollutants</li> </ul>
<p><b>Actions for Local General Plan/BRP Consistency</b></p>	
<p>City of Monterey General Plan</p>	<p>Requires BRP Consistency Determination.</p> <p>The City of Monterey includes a small portion of the southwest corner of the former Fort Ord. The current <i>Monterey General Plan</i> Land Use map shows Industrial and Parks and Open Space designations within the former Fort Ord territory. The land use designation for the City’s land is Public Facility/Institutional. The <i>Monterey General Plan</i> has not been submitted for evaluation by FORA for consistency with the BRP. Through the consistency determination process, this inconsistency between land use designations would be addressed.</p>

<p>2010 Monterey County General Plan</p>	<p>Requires BRP Consistency Determination.</p> <p>The County's <i>Fort Ord Master Plan</i> is part of the 2010 General Plan and was approved concurrently by the County on October 26, 2010. The Fort Ord Master Plan land use map essentially matches the BRP Land Use Concept, with the exceptions that: 1) the Youth Camp site near East Garrison is shown in the BRP as Public Facility/Institutional and in the Fort Ord Master Plan as Habitat Management; and 2) the Fort Ord Master Plan describes the East Garrison – Parker Flats land swap, but does not reflect changes on the land use map. The <i>2010 Monterey County General Plan</i> and <i>Fort Ord Master Plan</i> have not been submitted for evaluation by the FORA Board for consistency with the BRP. Through the consistency determination process, this inconsistency between land use designations would be addressed.</p>
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**Source:** EMC Planning Group 2012

Section 4.4. The BRP was found to be consistent with all other local and regional plans that were included in the analysis (please refer Scoping Report Section 4.4). Hence, these plans are not included in Table 10.

#### Potential Options:

- Determine that implementation of new or revised policies or programs to ensure BRP consistency with regional plans is not necessary.
- Direct staff to prepare policy and program options for achieving BRP consistency with regional plans.
- Enact new policies and/or programs to achieve BRP consistency with regional plans.
- Direct staff to coordinate the development of new policies with appropriate agency staff at regional agencies for which plan consistency is required.

#### Synopsis of Public Comments:

No public comments specific to this item.

### 3.4 Category III – Implementation of Policies and Programs

#### Introduction

The BRP contains a multitude of policies and programs that provide guidance for reuse of the former Fort Ord. Implementation of these policies and programs is enforced through deed notices recorded to alert land owners of the BRP policies, programs, and development constraints, in accordance with Master Resolution sections 8.01.010 (j) and (k). This chapter presents those policies and programs identified in the Scoping Report as incomplete. Some of the policies or programs are incomplete because events that would trigger implementation (such as development of a

specific area) have not yet occurred. Other policies or programs are not contingent on triggering events, and should be implemented as soon as feasible. However, implementation of BRP policies and programs needs to be considered in the context of a plan with an anticipated lifespan of 40 to 60 years, and it must be recognized that jurisdictions will need to implement these incrementally over time.

Policies and programs identified in the Scoping Report as ongoing are not included in this section. Ongoing programs are those that are implemented on an as-needed basis (for example, archaeological monitoring for development projects) and have no finite program-wide beginning or end point, whereas this section focuses on policies and programs that have either not yet begun or have begun but not completed. Because implementation of the ongoing programs is no less important, jurisdictions are encouraged to refer to the Scoping Report for a list of those programs, as continued implementation is necessary. The policies and programs are presented in the order they appear in the BRP. Additionally, several mitigation measures from the BRP EIR are identified in the Scoping Report as incomplete, and these are included in this section.

FORA member jurisdictions are responsible for implementing most of the BRP policies and programs; FORA is responsible for implementing a smaller subset of the policies and programs. This chapter presents potential options for FORA to facilitate implementation of policies and programs that to date remain incomplete.

**Background.** As described in Section 3.6, Category V - FORA Procedures and Operations, regular tracking and reporting of the implementation status of policies and programs contained in the BRP is one of the topics described for consideration by the FORA Board. The results of the first effort to identify and report on the status of policy and program implementation were included in Scoping Report Section 4.1, Review of BRP Goals, Objectives, Policies,



and Programs. [Table 11, Policies, Programs, and Mitigation Measures for Which Implementation is Incomplete](#), includes a list of programs (or policies where no program for a policy exists) whose implementation remains incomplete as reported in the Scoping Report. For reference, text of each of the policies and programs referenced in [Table 11](#) is provided in the discussion that follows the table.

**Description and Key Issues.** The key issue is implementation of incomplete policies and programs. Because the BRP policies and programs are the cornerstone of the BRP, the extent to which they have or have not been implemented is one measure of progress in implementing the BRP itself. As noted previously, implementation of the majority of incomplete policies and programs is the responsibility of member jurisdictions, while FORA has responsibility for implementing several others. The FORA Board may wish to consider potential options for facilitating implementation of incomplete policies and programs.

**Potential Options (for FORA Board actions to facilitate member jurisdiction implementation of policies and programs):**

- Current jurisdiction processes for implementation of policies and programs remain unchanged.
- Develop a procedure, policy, program, or alternative mechanism to establish the FORA Board’s authority to actively facilitate implementation through actions such as:
  - working with member jurisdictions to identify challenges, opportunities, and priorities for implementation;
  - Review the following language from page 4 of FORA Board Resolution 01-5 (March 22, 2001) concerning a Marina General Plan consistency determination, and similar language that may be contained in other consistency determination resolutions, to

identify for Board consideration a course of action addressing any outstanding requirements related to implementing this prior direction: “Chapter 8 of the Master Resolution should be adjusted within 180 days to clarify and eliminate any inconsistencies between the Base Reuse Plan and the [jurisdiction’s] General Plan.”

- developing strategic plans and schedules for completing implementation of programs and policies in collaboration with individual jurisdictions; and/or
- identifying and exercising incentives to promote implementation progress based on defined, enforceable schedules. Incentives could be positive (i.e. investigating financial support for implementation) and/or negative (i.e. withholding action on consistency determination requests made by member jurisdictions).

It is assumed that if the FORA Board were to consider this topic and choose to deliberate detailed options for implementing it, FORA staff would be directed to refine possible options. The refined options would then undergo subsequent detailed deliberation by the FORA Board.

**Potential Options (for FORA Board actions to facilitate implementation of policies and programs for which FORA is responsible):**

- Current FORA process for implementation of policies and programs remains unchanged.
- Develop a procedure, policy, program, or alternative mechanism to establish a program to facilitate implementation through actions such as:
  - identifying FORA’s challenges, opportunities, and priorities for implementation;
  - developing an action plan and schedule for completing implementation of programs and policies; and/or

**Table 11 Policies, Programs, and Mitigation Measures for Which Implementation is Incomplete**

City of Marina
Residential Land Use Program B-2.2– University Villages (Dunes)/East Garrison Zoning Compatibility
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Recreation/Open Space Land Use Program B-1.2 – Prepare Open Space Plan showing Open Space within Jurisdiction
Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages
Recreation/Open Space Land Use Program E-1.4 – Coordinate Adjustments for Equestrian/Community Park Facility
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.1 – Assign Street and Roadway Classifications/Construct Consistent with Reuse Plan Standards
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy D-4 – Plan for Long-Term Maintenance of Public Parks
Recreation Program E-1.2 – Golf Course as Interim Land Use within Planned Residential District
Recreation Program F-2.1 – Adopt Comprehensive Trails Plan and Incorporate into General Plan
Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Hydrology and Water Quality Program B-1.5 - Promote On-Site Water Collection
Hydrology and Water Quality Program C-4.1 –Develop Program Preventing Siltation of Waterways
Biological Resources Program A-1.2 – Monitor Salinas River Habitat Area and Submit Reports to CRMP
Biological Resources Program A-1.3 – Contract with Appropriate CRMP Agency to Manage Salinas River Habitat Area

Biological Resources Program A-2.1 - Implement and Submit Habitat Management Protection Measures for Marina Habitat Area #2
Biological Resources Program A-2.2 – Limit Development in Marina Habitat Area #2
Biological Resources Program A-2.3 – Construct Gates or Vehicle Barriers to Prevent Travel within Habitat Area #2
Biological Resources Program A-2.4 – Maintain Small Areas within Habitat Area #2 for Spineflower Habitat
Biological Resources Program A-2.5 – Monitor Habitat Area #2 and Submit Reports to CRMP
Biological Resources Program A-2.6 – Contract with Appropriate CRMP Agency to Manage Natural Resources within Habitat Area #2
Biological Resources Program A-3.3 – Monitor Habitat Preserves for Yadon’s Piperia and Submit Reports to CRMP
Biological Resources Program A-4.1 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas
Biological Resources Program A-6.1 – Encourage Use of Native Vegetation for Landscaping of Community Park (North of Imjin Rd.)
Biological Resources Program A-6.2 – Install Interpretive Displays within Community Park (North of Imjin Rd.)
Biological Resources Program C-2.2 – Provide Development Standards for Development that Incorporates Oak Woodlands Elements
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas
Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I

Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Fire Flood and Emergency Management Program C-1.1 – Identify Emergency Evacuation Routes and Adopt Fort Ord Evacuation Routes Map
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies
Mitigation Measure (hydrology/water quality) - Adopt and Enforce Storm Water Detention Plan
<b>City of Seaside</b>
Residential Land Use Program C-1.4 – Prepare Specific Plan in University Village District
Residential Land Use Program E-1.1 - Prepare Specific Plan in University Village) District
Residential Land Use Program E-3.2 – Prepare Pedestrian/Bikeway Plans
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Residential Land Use Program F-1.3 – Document Contracts Between FORA and Homeless Service Providers, Submit to HUD
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Commercial Land Use Program D-1.2 – Designate Convenience/Specialty Retail Use on Zoning Map
Commercial Land Use Program E-2.2 – Prepare Pedestrian/Bikeway Plans
Recreation/Open Space Land Use Program B-1.2 – Prepare Open Space Plan showing Open Space within Jurisdiction
Recreation/Open Space Land Use Program C-3.1 - Habitat Protection Area for Community Park in Seaside Residential Planning Area
Recreation/Open Space Land Use Program D-1.3 – Designate Special Design Districts along Main Gate, South Village, and SR1
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Pedestrians and Bicycles Program A-1.1 – Prepare Pedestrian System Plan
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy D-4 – Plan for Long-Term Maintenance of Public Parks
Recreation Program F-2.1 – Adopt Comprehensive Trails Plan and Incorporate into General Plan

Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Hydrology and Water Quality Program B-1.5 - Promote On-Site Water Collection
Hydrology and Water Quality Program C-4.1 –Develop Program Preventing Siltation of Waterways
Biological Resources Policy A-8 and A-6 no jurisdiction
Biological Resources Program B-2.1 – Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program B-2.2 – Monitor Designated Oak Woodland Conservation Areas in Compliance with HMP
Biological Resources Program C-2.1 – Adopt Ordinance Addressing Preservation of Oak Trees
Biological Resources Program C-2.5 - Adopt Ordinance Addressing Preservation of Oak Trees
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas
Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I
Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Seismic and Geologic Hazards Program A-3.1 - Amend General Plan and Zoning to Designate Areas with Seismic Risk as Open Space
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies

Category III

Monterey County
Residential Land Use Program A-1.2 – Infill Residential Zoning for CSUMB
Residential Land Use Program B-2.1 - East Garrison Zoning Compatibility
Residential Land Use Program B-2.2 – University Villages (Dunes)/East Garrison Zoning Compatibility
Residential Land Use Program C-1.1 – New Residential Area in the Eucalyptus Planning Area
Residential Land Use Program E-1.1 - Prepare Specific Plan(s) for UC MBEST Center
Residential Land Use Program E-2.1 – Designate Convenience/Specialty Retail Use Zone
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Residential Land Use Program F-1.3 – Document Contracts Between FORA and Homeless Service Providers, Submit to HUD
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Residential Land Use Program I-1.2 - Ensure Development Consistency with Community Design Principles and County’s Design Guidelines
Residential Land Use Program J-1.1 – Amend Monterey Peninsula Area Plan & Provide Zoning Consistent with CSUMB Master Plan
Commercial Land Use Program A-1.1 – Amend General Plan and Zoning to Designate Commercial Densities Consistent with Reuse Plan
Commercial Land Use Program B-1.1 - Amend General Plan and Zoning to Designate Visitor-Serving Densities Consistent with Reuse Plan
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Commercial Land Use Program C-1.1 – Amend Zoning to Provide Commercial Densities Consistent with Reuse Plan
Commercial Land Use Program D-1.2 – Designate Convenience/Specialty Retail Use on Zoning Map
Commercial Land Use Program F-1.1 – Prepare Design Guidelines for Commercial Development
Recreation/Open Space Land Use Program A-1.2 – Natural Ecosystem Easement Deed Restriction
Recreation/Open Space Land Use Program C-1.1 – Amend Greater Monterey Peninsula Area Plan and Zoning to Designate Park Facilities
Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages
Recreation/Open Space Land Use Program C-3.1 - Habitat Protection Area for Community Park in Seaside Residential Planning Area
Recreation/Open Space Land Use Program D-1.3 – Designate Special Design Districts along Main Gate, South Village, and SR1



Recreation/Open Space Land Use Program E-1.4 – Coordinate Adjustments for Equestrian/Community Park Facility
Institutional Land Use Program A-1.2 – Designate Lands Adjacent to CSUMB for Compatible Use
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Institutional Land Use Program D-2.1 – Prepare Design Guidelines for Implementing Institutional Development
Institutional Land Use Program D-2.2 – Ensure Institutional Development Design is Consistent with Reuse Plan
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.1 – Assign Street and Roadway Classifications/Construct Consistent with Reuse Plan Standards
Streets and Roads Program C-1.2 – Preserve Sufficient ROW for Anticipated Future Travel Demands
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-3 – Adopt Landscape Standards Design for Public ROW Areas
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Biological Resources Program A-1.1 – Implement and Submit Habitat Management Protection Measures for County Habitat Area (Polygon 11a)
Biological Resources Program A-1.2 – Requirements for Management of Habitat Conservation Areas (Polygon 11a)
Biological Resources Program A-1.3 – Monitor County Habitat Area (Polygon 11a) and Submit Reports to CRMP
Biological Resources Program A-1.4 – Contract with Appropriate CRMP Agency to Manage Habitat Area (Polygon 11a) Resources
Biological Resources Program A-2 - Limit Development in East Garrison to 200 Acres
Biological Resources Program A-2.3 – Prepare Natural Habitats Management Plan for East Garrison, Submit to USFWS and CDFG
Biological Resources Program A-2.4 – Monitor Remaining Natural Areas within East Garrison and Submit Reports to CRMP

Biological Resources Program A-2.5 – Contract with Appropriate CRMP Agency to Manage Resources within East Garrison
Biological Resources Program A-3.3 - Prepare Natural Habitats Management Plan for RV/Youth Camp, Submit to USFWS and CDFG
Biological Resources Program A-3.4 – Require Interpretive Signs Describing Importance of RV/Youth Camp as Wildlife Corridor
Biological Resources Program A-3.5 – Require Surveys for Monterey Ornate Shrew in Natural Lands of RV/Youth Camp
Biological Resources Program A 4.2 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas in RV/Youth Camp
Biological Resources Program A 4.3 – Direct Lighting in Community Park and Residential Areas West of RV/Youth Camp away from Natural Lands
Biological Resources Program A 4.4 – Use Vegetation Native to Former Fort Ord in Landscaping for Community Park
Biological Resources Program A 4.5 – Include Interpretive Displays in Community Park
Biological Resources Program A 4.6 – Require Development Measures in Residential Lands Adjacent to Habitat Corridor
Biological Resources Program A 4.7 – Use Native Plants From On-Site Stock in all Landscaping in RV/Youth Camp
Biological Resources Policy A-8 and A-6 no jurisdiction
Biological Resources Program B-2.1 - Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program B-2.2 - Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program C-2.4 – County’s Tree Ordinance (Chapter 16.60) Restricts Removal of Oaks Trees
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas

Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I
Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Seismic and Geologic Hazards Program A-3.1 - Require Geotechnical Reports
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies
Mitigation Measure (historic resources) – Adopt Policy/Program Regarding Development Review Projects at East Garrison
Mitigation Measure (hydrology/water quality) - Adopt and Enforce Storm Water Detention Plan
<b>City of Del Rey Oaks</b>
Biological Resources Program A-8.1 - Prohibit Storm Water Discharge from Office Park Parcel into Frog Pond Natural Area
Biological Resources Program A-8.2 - Install Fuel Breaks and Barriers to Prevent Access to Polygons 31a and 31b
<b>Fort Ord Reuse Authority</b>
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Commercial Land Use Program F-1.1 – Prepare Design Guidelines for Commercial Development
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Mitigation Measure (hydrology/water quality – Master Drainage Plan) – Master Drainage Plan to be Developed by FORA
Mitigation Measure (visual resources) - Policies to Implement Design Guidelines for Development on Bluffs to Avoid Visual Contrasts

**Notes:** This table presents BRP policies or programs that are identified as incomplete in the Scoping Report. Some of the policies or programs are incomplete because events that would trigger implementation (such as development of a specific area) has not yet occurred. Other policies or programs are not contingent on triggering events, and should be implemented as soon as feasible. Policies and programs identified as ongoing are not included in this table.

- constraining FORA Board decisions on reuse issues for which insufficient decision making guidance is available due to incomplete implementation of policies or programs.

It is assumed that if the FORA Board were to consider this topic and choose to deliberate detailed options for implementing it, FORA staff would be directed to refine possible options. The refined options would then undergo subsequent detailed deliberation by the FORA Board.

**Synopsis of Public Comments:**

FORA needs to actively monitor progress in implementing the policies and programs contained in the BRP as a measure of progress in implementing the BRP.

FORA is remiss in making consistency determinations when important policies and programs contained in the BRP against which consistency should be assessed have not been implemented.

**Incomplete Programs & Policies**

Following are the programs and related policies identified as incomplete for one or more jurisdictions or FORA. The status is shown only for those agencies for which the program was determined to be incomplete.

**Land Use**

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

- Land Use Designation Actual Density-Units/  
Gross Acre
- SFD Low Density Residential up to 5 Du/Ac

- SFD Medium Density Residential 5 to 10 Du/Ac
- MFD High Density Residential 10 to 20 Du/Ac
- Residential Infill Opportunities 5 to 10 Du/Ac
- Planned Development Mixed Use District 8 to 20 Du/Ac

**Program A-1.2:** Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock. [Topic III-1]

*Responsible Agency:* County

*Status – Monterey County:* Monterey County includes appropriate density for the site in its Fort Ord Master Plan, but has not adopted zoning for the CSUMB housing area.

**Residential Land Use Policy B-1:** The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.

**Program B-2.1:** The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction’s] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area. [Topic III-2]

*Responsible Agency:* County

*Status – Monterey County:* The East Garrison Specific Plan includes zoning for that area, but otherwise the County has not amended its zoning ordinance in regard to land use on the former Fort Ord.

**Program B-2.2:** The [jurisdiction] shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening. [Topic III-3]

*Responsible Agency:* Marina, County

*Status – Marina:* City of Marina Municipal Code Chapter 17.28 addresses buffers at the airport area. Otherwise, the City of Marina has not adopted these zoning standards. The University Villages (Dunes) Specific Plan does not include policies requiring buffers along State Route 1.

*Status – Monterey County:* The County’s East Garrison Specific Plan included a zoning amendment for the specific plan area, and provides the bluff area greenway as buffer for visual and biological purposes. The 2010 Fort Ord Master Plan includes development standards on pages F 7 through F-12. The County has not otherwise amended its zoning ordinance in regard to Fort Ord.

**Residential Land Use Policy C-1:** The [jurisdiction] shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.

**Program C-1.1:** The County of Monterey shall amend the Greater Monterey Peninsula Area Plan, zone and consider development of a significant new residential area in the County Eucalyptus Planning Area at the perimeter of the BLM land. The district is designated as SFD Low Density Residential (1 to 5 Du/Acre), and may be developed with a focal point of a golf course and visitor-serving hotel. [Topic III-4]

*Responsible Agency:* County

*Status – Monterey County:* The Fort Ord Master Plan shows the Eucalyptus Road Planning Area as residential. The County has not amended its zoning ordinance in regard to land use on the former Fort Ord.

**Program C-1.4:** The City of Seaside shall prepare a specific plan to provide for market-responsive housing in the University Village District between the CSUMB campus and Gigling Road. This is designated a Planned Development Mixed Use District to encourage a vibrant village with

significant retail, personal and business services mixed with housing. [Topic III-5]

*Responsible Agency:* Seaside

*Status -- Seaside:* A specific plan for this area (also referred to as Surplus II) has not been completed. The City includes this area under its list of future projects, and indicates that mixed use educational-serving development is under consideration for the area.

**Residential Land Use Policy E-1:** The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit lines and around stations.

**Program E-1.1:** The City of Seaside shall prepare a specific plan for the University Village mixed-use planning district and incorporate provisions to support transportation alternatives to the automobile. [Topic III-6]

*Responsible Agency:* Seaside

*Status – Seaside:* A specific plan for this area (also referred to as Surplus II) has not been completed. The City includes this area under its list of future projects, and indicates that mixed use educational-serving development is under consideration for the area. This type of development is likely to be supportive of multi-modal transportation.

**Program E-1.1:** The County of Monterey shall prepare one or more specific plans for the UC MBEST Center Cooperative Planning District. [Topic III-7]

*Responsible Agency:* County

*Status – Monterey County:* Although a specific plan for this area has not been completed by the County, UC MBEST has completed a Master Plan for area.

**Residential Land Use Policy E-2:** The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.

**Program E-2.1:** The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods. [Topic III-8]

*Responsible Agency:* County

*Status – Monterey County:* The County has approved only the East Garrison Specific Plan, which includes convenience commercial associated with residential neighborhoods. A zoning amendment was included as part of the East Garrison Specific Plan approvals. The County has not otherwise amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Residential Land Use Policy E-3:** In areas of residential development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.

**Program E-3.2:** The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit. [Topic III-9]

*Responsible Agency:* Seaside

*Status – Seaside:* The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The TAMC Bicycle and Pedestrian Master Plan includes planned pedestrian improvements in Seaside. However, the City of Seaside does not have its own pedestrian plan.

**Residential Land Use Policy F-1:** The [jurisdiction] shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord.

**Program F-1.1:** The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives. [Topic III-10]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* A coalition for homeless services providers met periodically with FORA between approximately 1998 and 2005. However, the coalition no longer meets with FORA on a regular basis, and specific guidelines have not been developed.

*Status – Seaside:* See note above. Specific guidelines have not been developed.

*Status – Monterey County:* See note above. Specific guidelines have not been developed.

**Program F-1.3:** The [jurisdiction] shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency with this reuse plan. [Topic III-11]

*Responsible Agencies:* Seaside, County

*Status – Seaside:* This document has not been developed

*Status – Monterey County:* This document has not been developed

**Residential Land Use Policy I-1:** The [jurisdiction] shall adhere to the Community Design principles of the Fort Ord Reuse Plan Design Framework.

**Program I-1.1:** The [jurisdiction] shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework. [Topic III-12]



*Responsible Agencies:* Seaside, FORA

*Status – Seaside:* The City of Seaside has a design review process and a Highway 1 Design Overlay Zone but has not prepared generally-applicable guidelines.

*Status – FORA:* FORA has prepared Highway 1 design guidelines, but has not prepared generally-applicable regional urban design guidelines.

**Program I-1.1:** The County of Monterey shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the Community Design Element of the Reuse Plan. [Topic III-13]

*Responsible Agency:* County

*Status – Monterey County:* The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County has not otherwise adopted design guidelines.

**Program I-1.2:** The County of Monterey shall review each development proposal for consistency with the Community Design principles and the County’s design guidelines. [Topic III-14]

*Responsible Agency:* County

*Status – Monterey County:* The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County does not otherwise have design standards. The County does analyze projects for compliance with the Ridgeline Development standards.

**Residential Land Use Policy I-2:** The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework [Topic III-15]

*Responsible Agency:* County

*Status – Monterey County:* The County does not have design standards; the County does analyze projects for compliance with the Ridgeline Development standards.

**Residential Land Use Policy J-1:** The County shall coordinate with CSUMB to provide for maintenance of existing housing and infill of new housing.

**Program J-1.1:** The County shall amend the Monterey Peninsula Area Plan and provide zoning for appropriate housing consistent with CSUMB master plan. [Topic III-16]

*Responsible Agency:* County

*Status – Monterey County:* Monterey County includes appropriate density for the site in its Fort Ord Master Plan, but has not adopted zoning for the CSUMB housing area.

**Commercial Land Use Policy A-1:** The County of Monterey shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land use shall be designated as follows:

- Business Park/Light Industrial
  - East Garrison District (Polygon 11b): 70 acres, 0.2 FAR, 609,840 square feet
  - South Gate Planning Area (Polygons 29a, 31a, and 31b): 48 acres; .20 FAR; 415,127 square feet
  - York Road Planning Area (Polygons 29b, and 29d): 147 acres; .06 FAR; 413,000 square feet
- Office/R&D
  - UC MBEST Center Cooperative Planning District (Polygons 6a, 9b): 30.15 acres, .35 FAR, 459,667 square feet; 267.47 acres, .27 FAR, 3,192,372 square feet
  - East Garrison District (Polygon 11b): 25 acres, .20 FAR, 217,800 square feet
- Convenience/Specialty Retail
  - East Garrison District (Polygon 11b): 5 acres, 54,461 square feet

Residential/Recreational District (Polygon 19a, 19b): 1 acre, 10,890 square feet

County Recreation/Habitat District (Polygon 8a): 1 acre, 10,890 square feet

County Recreation District (Polygon 17a): 1 acre, 10,890 square feet

South Gate Planning Area (Polygons 29a, 31a, and 31b): 5 acres; .14 FAR; 30,000 square feet

**Program A-1.1:** Amend the [jurisdiction’s] General Plan and Zoning Code to designate former Fort Ord land at the permissible commercial densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community. [Topic III-17]

*Responsible Agency:* County

*Status—Monterey County:* The Fort Ord Master Plan designates a variety of commercial land uses, in a density approximately matching the policy’s list. With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Commercial Land Use Policy B-1:** The County of Monterey shall allocate land in the visitor serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor-serving uses shall be designated as follows:

- Residential/Recreational District (Polygons 19a, 21a/b/c): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 179 acres.
- Visitor-Serving Hotel/Golf Course District (Polygon 29a): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 149.05 acres.

**Program B-1.1:** Amend the [jurisdiction’s] General Plan and Zoning Code to designate visitor-serving uses at the allowable densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the commercial activities desired for the community. [Topic III-18]

*Responsible Agency:* County

*Status – Monterey County:* The Fort Ord Master Plan includes golf course and hotel opportunity sites consistent with the BRP Land Use Concept map. With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Program B-2.1:** The [jurisdiction] shall amend the [jurisdiction’s] General Plan and Zoning Code to prohibit card rooms or casinos as or conditionally permitted land uses on the former Fort Ord. [Topic III-19]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* Marina has no regulations relating to card rooms or casinos within the former Fort Ord.

*Status – Seaside:* Seaside regulates bingo games (Municipal Code Chapter 5.16), but does not prohibit card rooms or casinos within the former Fort Ord.

*Status – Monterey County:* County Code Chapter 11.24 regulates, but does not prohibit, card rooms County-wide. The County does not prohibit casinos.

**Commercial Land Use Policy C-1:** The [jurisdiction] shall encourage a strong and stable source of city revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area’s community character.

**Program C-1.1:** The [jurisdiction] shall amend its zoning map to provide for commercial land use types and densities consistent with the Land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency. [Topic III-20]

*Responsible Agency:* County

*Status – Monterey County:* With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Commercial Land Use Policy D-1:** The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.

**Program D-1.2:** The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods. [Topic III-21]

*Responsible Agencies:* Seaside, County

*Status – Seaside:* The City of Seaside includes a Community Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.

*Status – Monterey County:* The County has a Light Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods. With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Commercial Land Use Policy E-2:** In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.

**Program E-2.2:** The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit. [Topic III-22]

*Responsible Agency:* Seaside

*Status – Seaside:* The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. Seaside does not have a pedestrian plan.

**Commercial Land Use Policy F-2:** The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.

**Program F-1.1:** The [jurisdiction] shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework [Topic III-23]

*Responsible Agencies:* County, FORA

*Status – Monterey County:* The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County does not otherwise have design guidelines. The County does analyze projects for compliance with the Ridgeline Development standards.

*Status – FORA:* FORA has prepared Highway 1 design guidelines, but has not prepared generally-applicable regional urban design guidelines.

**Recreation/Open Space Land Use Policy A-1:** The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.

**Program A-1.2:** The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands. [Topic III-24]

*Responsible Agency:* County

*Status – Monterey County:* Deed restrictions require compliance with the HMP and implementation of habitat management requirements identified in the HMP. However, the County has not recorded a Natural Ecosystem Easement on open space lands.

**Recreation/Open Space Land Use Policy B-1:**

The [jurisdiction] shall link open space areas to each other.

**Program B-1.2:** The [jurisdiction] shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the [jurisdiction] and linking to open space and habitat areas outside [jurisdiction]. [Topic III-25]

*Responsible Agencies:* Marina, Seaside

*Status – Marina:* An Open Space Plan has not been completed to date.

*Status – Seaside:* An Open Space Plan has not been completed to date.

**Recreation/Open Space Land Use Policy C-1:**

The [jurisdiction] shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.

**Program C-1.1:** The County of Monterey shall amend its Greater Monterey Peninsula Area Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan and the County Subdivision Ordinance which identifies a standard of 3 acres per 1,000 people. [Topic III-26]

*Responsible Agency:* County

*Status – Monterey County:* The Fort Ord Master Plan includes park and recreation policies and sites consistent with the BRP and BRP Land Use Concept map. With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Program C-1.3:** The City of Marina shall designate land uses for the following park locations and acreages: [Topic III-27]

- Neighborhood Park in housing area (Polygon 4): 27 acres.
- Neighborhood Park with community recreation center (Polygon 2B): 10 acres.
- Community Park at existing equestrian center (Polygon 2G): 39.5 acres.
- Community Park with equestrian trailhead (Polygon 17a): 46 acres.

*[Note: The Polygon 17a park site is located within Monterey County jurisdiction, not City of Marina jurisdiction]*

*Responsible Agencies:* Marina, County

*Status – Marina:* Parks are planned as part of the approved University Villages (Dunes) and Marina Heights specific plans. Polygon 2g is still in use as an equestrian center. With regard to the Community Park on Polygon 17a, this parcel is not within City jurisdiction, but rather the County’s, but not included with the County program above. Polygon 17a: (also referred to as L5.7) was originally a Public Benefit Conveyance property designated for transfer to the City of Marina. The City of Marina rescinded their request for this parcel in 2003. The Monterey Peninsula Unified School District considered the parcel for a future school site, but later determined that it did not want this site.

*Status – Monterey County:* The County is currently designated as the end recipient of Parcel 17 a, which is designated Recreation/Open Space in the Fort Ord Master Plan. The draft County trails plan (*Fort Ord Recreational Habitat Area Trail Master Plan*. Draft March 12, 2012) shows this parcel as residential.

**Recreation/Open Space Land Use Policy C-3:** The City of Seaside shall coordinate land use designations for parks and recreation with adjacent uses and jurisdictions.

**Program C-3.1:** The City of Seaside shall include protection criteria in its plan for the community park in the Seaside Residential Planning Area (Polygon 24) for the neighboring habitat protection area in Polygon 25. Creation of this park will also require consideration of existing high-power electric lines and alignment of the proposed Highway 68 connector to General Jim Moore Boulevard. [Topic III-28]

*Responsible Agency:* Seaside

*Status – Seaside:* Neither the park plan nor the protective criteria have been prepared to date. The City has not begun the planning process for this area.

**Program C-3.2:** The 50-acre community park in the University Planning Area (Polygon 18) should be sited, planned and managed in coordination with neighboring jurisdictions (CSUMB and County of Monterey). [Topic III-29]

*Responsible Agency:* Seaside

*Status – Seaside:* Polygon 18 is now designated as High Density Residential. Seaside has provided other parkland within Polygon 20g (Soper Park, 4 acres) and open space walking trails in Polygon 20a (Seaside Highlands) and expanded the park in Polygon 24, for an equal amount of total parkland. The City has also designated a habitat parcel to the south of this area.

**Program C-3.3:** The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB. [Topic III-30]

*Responsible Agency:* Seaside

*Status – Seaside:* An agreement has not been prepared or approved.

**Recreation/Open Space Land Use Policy D-1:** The [jurisdiction] shall protect the visual corridor along State Highway 1 to reinforce the character of the regional landscape at this primary gateway to the former Fort Ord and the Monterey Peninsula.

**Program D-1.3:** The City of Seaside shall designate the retail and open space areas along the Main Gate area (Polygon 15), the South Village mixed-use area (Polygon 20e), and a strip 500 feet wide (from the Caltrans Row) along State Highway 1 (Polygons 20a and 20h) as Special Design Districts to convey the commitment to high-quality development to residents and visitors. [Topic III-31]

*Responsible Agency:* Seaside

*Status – Seaside:* These areas have not been designated as Special Design Districts. The City has adopted a specific plan for Polygon 15, which includes design standards for that area. The FORA State Route 1 Design Guidelines are applicable within the designated State Route 1 design corridor. The South Village area is within CSUMB territory and outside the jurisdiction of Seaside.

**Recreation/Open Space Land Use Policy E-1:** The County of Monterey shall limit recreation in environmentally sensitive areas, such as dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low-intensity recreation dependent on the resource and compatible with its long term protection.



**Program E-1.4:** The proposed community park facility in the Recreation/HMP District in the CSUMB/Recreation Planning Area (Polygon 17a) will use about 30 acres of land currently dominated by oak woodland for an equestrian center and other recreational facilities. The park will serve as a gateway to trails in the Bureau of Land Management (BLM) area. The County of Monterey shall coordinate polygon and property boundary adjustments as needed to meet jurisdictional requirements of the County, the City of Marina and CSUMB. [Topic III-32]

*Responsible Agency:* County

*Status – Monterey County:* Polygon 17a is located south of Inter-Garrison Road, and is not included within the HMP. The draft County trails plan (*Fort Ord Recreational Habitat Area Trail Master Plan*. Draft March 12, 2012) shows this parcel as residential..

**Institutional Land Use Policy A-1:** The [jurisdiction] shall review and coordinate with the universities, colleges and other school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.

**Program A-1.2:** The [jurisdiction] shall designate the land surrounding the CSUMB Planning Area for compatible use, such as Planned Development Mixed Use Districts, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and surrounding communities. [Topic III-33]

*Responsible Agency:* County

*Status – Monterey County:* The County has not amended its zoning to address transition areas near UC MBEST or CSUMB. With the exception of the East Garrison Specific Plan, the County has not amended its zoning ordinance in regard to land uses at the former Fort Ord.

**Program A-1.4:** The City of Marina shall minimize the impacts of or eliminate land uses which may be incompatible with public lands, such as a public maintenance yard and a transfer station, and an existing equestrian center located in the Marina Village District north of the CSUMB campus. [Topic III-34]

*Responsible Agency:* Marina

*Status – Marina:* The City has indicated that it considers the Marina Equestrian Center to be an interim use. The City has not otherwise indicated an intention to relocate these facilities or minimize their impacts.

**Program A-1.4:** The City of Seaside shall minimize the impacts of land uses which may be incompatible with public lands, such as a regional retail and entertainment use in the Gateway Regional Entertainment District located at the western entrance of the CSUMB campus. The City shall coordinate the planning of this site with CSUMB and the City of Marina. [Topic III-35]

*Responsible Agency:* Seaside

*Status – Seaside:* The City adopted the Projects at Main Gate Specific Plan in August 2010. Coordination of this process with Marina and CSUMB is not documented in the specific plan; however, both of these agencies raised significant issues in comment letters on the EIR. In addition, meetings between the jurisdictions were held during the development of the Specific Plan.

**Program A-1.4:** The County of Monterey shall minimize the impacts of proposed land uses which may be incompatible with public lands, such as major roadways near residential or university areas, location of the York School expansion area adjacent to the habitat management area, and siting of the Monterey Peninsula College's Military Operations Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area. [Topic III-36]



*Responsible Agency:* County

*Status – Monterey County:* The County has not yet had the opportunity to take actions to minimize potential impacts resulting from major roadways or the MPC MOUT facility. FORA, the County, MPC and BLM have entered into an agreement that addresses coordination between MPC and BLM. The York School expansion was completed; most of the additional land is open space used for field study.

**Institutional Land Use Policy D-2:** The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.

**Program D-2.1:** The [jurisdiction] shall prepare design guidelines for implementing institutional development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework. [Topic III-37]

*Responsible Agencies:* County, FORA

*Status – Monterey County:* The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County does not otherwise have design guidelines.

*Status – FORA:* FORA has adopted Highway 1 design guidelines, but has not adopted design guidelines for other areas of the former Fort Ord.

**Program D-2.2:** The [jurisdiction] shall review each institutional development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework. [Topic III-38]

*Responsible Agency:* County

*Status – Monterey County:* The County analyzes projects only for compliance within the Ridgeline Development standards.

## Circulation

**Streets and Roads Policy B-1:** FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.

**Program B-1.2:** Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of former Fort Ord. [Topic III-39]

*Responsible Agencies:* Marina, Seaside, County, FORA

*Status – Marina:* The City of Marina has not adopted truck routes. Marina General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).

*Status – Seaside:* The City of Seaside has not adopted truck routes. Seaside General Plan Implementation Plan C-1.7.1 discourages truck routes in residential areas.

*Status – Monterey County:* The County has not adopted truck routes.

*Status – FORA:* FORA has not coordinated with the jurisdictions to establish truck routes.

**Streets and Roads Policy C-1:** Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.

**Program C-1.1:** Each jurisdiction shall assign classifications (arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4). [Topic III-40]

*Responsible Agencies:* Marina, County

*Status – Marina:* The Marina General Plan designates the functional purpose of each street, and includes cross-sections for several specific streets. General Plan Figure 3.1 generally indicates streets with fewer lanes than indicated in BRP Figure 4.2-3, including Reservation Road, Second Avenue, and most of Imjin Parkway all of which are 6 lanes in the BRP and generally 4 lanes in the Marina General Plan.

*Status – Monterey County:* The Fort Ord Master Plan does not classify roadways or provide design details.

**Program C-1.2:** Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on buildout of the FORA Reuse Plan. [Topic III-41]

*Responsible Agency:* County

*Status – Monterey County:* The Fort Ord Master Plan includes the same Program language, but to date the County has only had the opportunity to reserve rights-of-way within the East Garrison Specific Plan.

**Program C-1.5:** Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes. [Topic III-42]

*Responsible Agencies:* Marina, Seaside, County, FORA

*Status – Marina:* The City of Marina has not adopted truck routes. Marina General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).

*Status – Seaside:* The City of Seaside has not adopted truck routes. Seaside General Plan Implementation Plan C-1.7.1 discourages truck routes in residential areas.

*Status – Monterey County:* The County has not adopted truck routes.

*Status – FORA:* FORA has not coordinated with the jurisdictions to establish truck routes. Refer to Streets and Roads Program B-1.2.

**Transit Policy A-1:** Each jurisdiction with lands at former Fort Ord shall coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within former Fort Ord.

**Program A-1.2:** Each jurisdiction shall develop a program to identify locations for bus facilities, including shelters and turnouts. These facilities shall be funded and constructed through new development and/or other programs in order to support convenient and comprehensive bus service. [Topic III-43]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* Local jurisdictions coordinate the location of transit stops with MST. The City of Marina does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.

*Status – Seaside:* Local jurisdictions coordinate the location of transit stops with MST. The City of Seaside does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.

*Status – Monterey County:* Local jurisdictions coordinate the location of transit stops with MST. The County does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.

**Pedestrian and Bicycles Policy A-1:** Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system

**Program A-1.1:** Each land use jurisdiction shall prepare a Pedestrian System Plan that includes the construction of sidewalks along both sides of urban roadways, sidewalks and pedestrian walkways in all new developments and public facilities, crosswalks at all signalized intersections and other major intersections, where warranted, and school safety features. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities. [Topic III-44]

*Responsible Agency:* Seaside

*Status – Seaside:* The City of Seaside has not adopted a pedestrian plan. 2004 Seaside General Plan Implementation Plan C-3.4.2 calls for complete pedestrian facilities within the City, focusing on new development and key existing areas.

## Recreation and Open Space

**Recreation Policy C-1:** The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system. [Topic III-45]

*Responsible Agencies:* Marina, Seaside, County

*Status -- Marina:* This program has not been established.

*Status – Seaside:* This program has not been established.

*Status – Monterey County:* This program has not been established.

**Recreation Policy D-4:** The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction. [Topic III-46]

*Responsible Agencies:* Marina, Seaside

*Status – Marina:* The parks identified in the BRP have not been constructed.

*Status – Seaside:* The parks identified in the BRP have not been constructed.

**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-1.2:** 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. [Topic III-47]

*Responsible Agency:* Marina

*Status – Marina:* The Marina Heights Specific Plan was instead approved for Polygon 4, and FORA found the specific plan consistent with the BRP. The site will be developed with housing, and no interim use is expected.

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

**Program F-2.1:** The [jurisdiction] shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord

within [jurisdiction’s] jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space. [Topic III-48]

*Responsible Agencies:* Marina, Seaside

*Status – Marina:* Marina has a bicycle and pedestrian plan that includes some “Class I” (off-street) bicycle/pedestrian facilities. However, a comprehensive trails plan responding to all the criteria outlined in this program has not been developed.

*Status – Seaside:* Seaside has a bicycle plan that includes some “Class I” (off-street) bicycle/pedestrian facilities. However, a comprehensive trails plan responding to all the criteria outlined in this program has not been developed.

**Recreation Policy G-1:** The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood’s [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources). [Topic III-49]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* No park development incentives are known to have been developed.

*Status – Seaside:* No park development incentives are known to have been developed.

*Status – Monterey County:* No park development incentives are known to have been developed.

**Recreation Policy G-2:** The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord. [Topic III-50]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* No program to encourage private park development is known, although such parks have been included in approved specific plans.

*Status – Seaside:* No program to encourage private park development is known, although such parks have been included in approved subdivisions.

*Status – Monterey County:* No program to encourage private park development is known, although such parks have been included in approved specific plans.

**Recreation Policy G-3:** The [jurisdiction] shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord. [Topic III-51]

*Responsible Agency:* County

*Status – Monterey County:* The County has not adopted landscape standards.

**Recreation Policy G-4:** The [jurisdiction] shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management. [Topic III-52]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* There are no known formal programs for coordination of parklands, although coordination does occur outside of formal programs.

*Status – Seaside:* There are no known formal programs for coordination of parklands, although coordination does occur outside of formal programs.

*Status – Monterey County:* There are no known formal programs for coordination of parklands, although coordination does occur outside of formal programs.

## Conservation – Soils and Geology

**Hydrology and Water Quality Policy B-1:** The [jurisdiction] shall ensure additional water to critically deficient areas.

**Program B-1.5:** The [jurisdiction] shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use. [Topic III-53]

*Responsible Agencies:* Marina, Seaside

*Status – Marina:* The Marina Coast Water District water conservation ordinance, which applies to areas within the City of Marina, does not include these provisions. The City of Marina has not adopted its own water conservation ordinance.

*Status – Seaside:* Seaside’s water conservation ordinances do not include these measures.

**Hydrology and Water Quality Policy C-4:** The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.

**Program C-4.1:** The [jurisdiction], in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord. [Topic III-54]

*Responsible Agencies:* Marina, Seaside

*Status – Marina:* This program has not been developed.

*Status – Seaside:* This program has not been developed.

**Biological Resources Policy A-1:** The City shall manage, or cause to be managed, the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.

**Program A-1.2:** The City shall monitor, or cause to be monitored, the Salinas River Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP. [Topic III-55]

*Responsible Agency:* Marina

*Status – Marina:* Annual monitoring reports have not been submitted to CRMP.

**Program A-1.3:** The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon. [Topic III-56]

*Responsible Agency:* Marina

*Status – Marina:* The City has not contracted for the management of the Salinas River Habitat Area, as required by the 1997 HMP.

**Biological Resources Policy A-1:** The County shall preserve all habitat in the County of Monterey Habitat Area (Polygon 11a) in perpetuity and manage, or cause to be managed, the area to maintain existing habitat values for HMP species.

**Program A-1.1:** The County shall submit to the USFWS and CDFG, through the CRMP program, a plan for implementation of both short-term and long-term habitat management and protection measures for this habitat corridor, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat: [Topic III-57]

- Control of off-road vehicle use.



- Prevention of any unauthorized disturbance to the habitat.
- Prevention of the spread of non-native, invasive species that may displace native habitat.

*Responsible Agency:* County

*Status – Monterey County:* An implementation plan for Polygon 11a (East Garrison North) has not been completed. This polygon is outside the area included in the East Garrison Specific Plan. The Monterey County Recreational Habitat Areas Trail Master Plan includes Polygon 11a, and proposed trails in the southern portion and no access to the northern portion.

**Program A-1.2:** Management of this habitat conservation area shall include: [Topic III-58]

- Maintenance of areas with disturbed sandy soils to support sand gilia and Monterey spineflower.
- Maintenance of north-south trending linear habitat, such as dirt roads or firebreaks and to retain and improve the area’s function as a corridor for sand gilia dispersal.

*Responsible Agency:* County

*Status – Monterey County:* Management activities have not occurred; however, a Section 2081 incidental take permit was issued by CDFG for the East Garrison Specific Plan, which requires management of a mitigation site for sand gilia within Polygon 11a.

**Program A-1.3:** The County shall monitor, or cause to be monitored, the Monterey County Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP. [Topic III-59]

*Responsible Agency:* County

*Status – Monterey County:* Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program.

**Program A-1.4:** The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources. [Topic III-60]

*Responsible Agency:* County

*Status – Monterey County* The County has not contracted for the management of the East Garrison North habitat management area.

**Biological Resources Policy A-2:** The City shall manage, or cause to be managed the remaining habitat within the Marina Habitat Area #2 (Polygon 1b) to maintain existing habitat values for HMP species.

**Program A-2.1:** The City shall submit to the USFWS and CDFG, through the CRMP program, a plan for implementation of both short-term and long-term habitat management and protection measures for the Marina Habitat Area #2, including consideration of funding sources, legal mechanism, and a time table to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat: [Topic III-61]

- Control of off-road vehicle use.
- Prevention of any unauthorized disturbance to the habitat.
- Prevention of the spread of non-native, invasive species that may displace native habitat.

*Responsible Agency:* Marina

*Status – Marina:* An implementation plan has not been prepared or submitted to the USFWS or CDFG for the Airport Reserve habitat management area.



**Program A-2.2:** Development in this parcel shall be limited to FAA-required airport support facilities (navigational aids, access, and utilities), as well as a six-lane road through the area. Prior to proceeding with the design of allowable facilities, the City shall evaluate alternatives in coordination with a qualified biologist to ensure that the design and/or alignment is environmentally sensitive. [Topic III-62]

*Responsible Agency:* Marina

*Status—Marina:* The development limitations and land use designations were completed. However, development has not occurred in Polygon 1b and, therefore, the design of the allowable facilities or road alignment has not been evaluated. Further, the Draft HCP proposes that no development would be permitted in Polygon 1b and the proposed road alignment would occur within the adjacent development parcel.

**Program A-2.3:** The City shall ensure that gates or vehicle barriers are constructed along access roads to prevent unauthorized off-road vehicle travel within the Habitat Area. [Topic III-63]

*Responsible Agency:* Marina

*Status – Marina:* See above; barriers have not been constructed.

**Program A-2.4:** The City shall maintain, or cause to be maintained, small areas within the Habitat Area with disturbed sandy soils to support Monterey spineflower habitat. [Topic III-64]

*Responsible Agency:* Marina

*Status—Marina:* See above; the implementation plan has not been prepared.

**Program A-2.5:** The City shall monitor, or cause to be monitored this conservation area in accordance with the HMP Implementing/

Management Agreement and submit annual monitoring reports to CRMP. [Topic III-65]

*Responsible Agency:* Marina

*Status – Marina:* Annual reports have not been submitted to BLM/CRMP as required by the 1997 HMP.

**Program A-2.6:** The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon. [Topic III-66]

*Responsible Agency:* Marina

*Status – Marina:* The City has not contracted for the management of the Airport habitat management area.

**Biological Resources Policy A-2:** The County shall limit development in the East Garrison area (Polygon 11b) to approximately 200 acres and retain the remainder of the parcel as natural habitat.

**Program A-2.3:** The County shall prepare, or cause to be prepared, a management plan that addresses; special-status species monitoring, development and maintenance of fire breaks, controlled burning as appropriate, vehicle access controls, erosion control, and regular patrol to assure that passive public use and/or unauthorized action are not adversely affecting natural habitats. The management plan shall be submitted to the USFWS and CDFG, through the CRMP program. [Topic III-67]

*Responsible Agency:* County

*Status – Monterey County:* A management plan has not been submitted.

**Program A-2.4:** The County shall monitor, or cause to be monitored, the remaining natural areas within the parcel in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP. [Topic III-68]

*Responsible Agency:* County

*Status – Monterey County:* Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program.

**Program A-2.5:** The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources. [Topic III-69]

*Responsible Agency:* County

*Status – Monterey County:* The County has not contracted for the management of the East Garrison South habitat management area.

**Biological Resource Policy A-3:** The City shall preserve in perpetuity the population of Yaden’s piperia in Polygon 2a.

**Program A-3.3:** The City shall monitor, or cause to be monitored this preserve in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP. [Topic III-70]

*Responsible Agency:* Marina

*Status – Marina:* Annual monitoring reports, or the annual survey reports completed thus far, have not been submitted to the Coordinated Resource Management and Planning program.

**Biological Resources Policy A-3:** The County shall maintain the habitat values and integrity of the habitat corridor through the western portion of the Recreation Vehicle Park/Youth Camp (Polygon 17b).

**Program A-3.3:** The County shall prepare, or cause to be prepared, a management plan for the parcel that addresses special-status species monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the

habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for retaining and enhancing habitat values within the oak woodlands. [Topic III-71]

*Responsible Agency:* County

*Status – Monterey County:* Annual monitoring reports from 2006 to 2008 are the only annual reports completed thus far.

**Program A-3.4:** The County shall require the preparation and installation of interpretive signs/displays that describe the importance of the area as a wildlife corridor and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, and discouraging capture or harassment of wildlife. The County shall also require that campers be notified not to collect any of the rare plants in the area. Interpretive signs/displays shall be installed at the RV park entrance and in selected locations throughout the park and camping areas. [Topic III-72]

*Responsible Agency:* County

*Status – Monterey County:* Limited signage has been installed and completion of this program is expected to occur concurrently with youth camp planning and development activities, which have not yet occurred.

**Program A-3.5:** The County shall require surveys for the Monterey ornate shrew throughout the natural lands in the RV parcel. If found, the following management practices shall be implemented: wood collection for campfires shall not be permitted (wood shall be provided at the entrance to the campground); if trees or snags must be cut down for public safety reasons, the trunk shall be left on ground to provide potential habitat for the shrew. [Topic III-73]

*Responsible Agency:* County

*Status – Monterey County:* Surveys are expected to occur concurrently with youth camp planning and development activities, which have not yet occurred.

**Biological Resources Policy A-4:** The City shall ensure that all habitat conservation and corridor areas are protected from degradation due to development in, or use of adjacent polygons.

**Program A-4.1:** The City shall install or require the installation of a barrier sufficient to prevent vehicle access to all habitat conservation and corridor areas within its jurisdiction. Barriers are to be erected on the parcels adjacent to the conservation and corridor areas and area to be maintained in perpetuity. The barrier erected to protect the habitat corridor in Polygon 5c shall also be sufficient to strongly discourage pedestrian access. [Topic III-74]

*Responsible Agency:* Marina

*Status – Marina:* Barriers to prevent access to some, but not all habitat areas have been constructed to date. Partial fencing has been installed around UC’s North and South FONR, but barriers to the Salinas River HMA, Marina Northwest Corner HMA, and Airport HMA have not been constructed.

**Biological Resources Policy A-4:** The County shall protect the habitat corridor in the RV park/youth camp from degradation due to development in, or use of adjacent parcels.

**Program A-4.1:** The County shall design the Community Park adjacent to the RV park/youth camp such that it does not impede the function of the habitat corridor in this area. [Topic III-75]

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Program A-4.2:** The County shall control unauthorized vehicle access into the habitat corridor area from adjacent parcels by erecting appropriate barriers along the boundaries between the parcels and the corridor. [Topic III-76]

*Responsible Agency:* County

*Status – Monterey County:* No vehicular access is currently available because the design and planning for the Community Park has not occurred, and therefore, the County has not implemented the required barriers.

**Program A-4.3:** The County shall direct all lighting in the Community Park and in the residential areas west of the RV parcel away from the natural lands in the habitat corridor. [Topic III-77]

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Program A-4.4:** Where possible, the County shall use vegetation native to the former Fort Ord in the landscaping for the Community Park. [Topic III-78]

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Program A-4.5:** The County shall include permanent interpretive displays in the Community Park design that describe the natural resources within the former Fort Ord and their importance to the Monterey Bay region. [Topic III-79]

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Program A-4.6:** The County shall require the following measures of development in the residential lands adjacent to the habitat corridor to protect structures from wildfires and minimize the potential for erosion in the corridor. [Topic III-80]

- No structures shall be constructed immediately along the boundary of the residential area and the habitat corridor.

- A non-flammable surface (parking lots, green belt) shall be constructed where development in the residential area abuts the natural lands.
- Stormwater runoff and other drainage from the residential area shall be directed away from the corridor.

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Program A-4.7:** The County shall use native plants from on-site stock in all landscaping except for turf areas. [Topic III-81]

*Responsible Agency:* County

*Status – Monterey County:* The design and planning for the Community Park has not occurred.

**Biological Resources Policy A-6:** The City shall design the Community Park within the residential development north of Imjin Road to incorporate natural habitat features.

**Program A-6.1:** The City shall encourage the use of native vegetation for landscaping, either as preserved during construction or planted as part of a landscaping plan after construction. [Topic III-82]

*Responsible Agency:* Marina

*Status – Marina:* The Community Park has not been designed or constructed.

**Program A-6.2:** The City shall install permanent interpretive displays within the Community Park that describe the natural resources on the former Fort Ord and their importance to the Monterey Bay area. [Topic III-83]

*Responsible Agency:* Marina

*Status – Marina:* The Community Park has not been designed or constructed.

**Biological Resources Policy A-8:** The County shall maintain the quality of the habitat in the Frog Pond Natural Area.

**Program A-8.1:** The direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park parcel into the ephemeral drainage in the natural area expansion parcel will be prohibited. No increase in the rate of flow of storm water runoff beyond pre-development quantities shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b. [Topic III-84]

*Responsible Agency:* Del Rey Oaks

*Status – Del Rey Oaks:* The City of Del Rey Oaks now has jurisdiction over the office park parcel (since annexation of the site) and is required to implement the water quality requirements outlined in the MOA with FORA in accordance with the terms and conditions in the Biological Opinion issued by the USFWS on March 14, 2005. However, the office park parcel has not been proposed for development so these requirements have not been implemented.

**Program A-8.2:** The County shall require installation of appropriate fuelbreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e., shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No building or roadway will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and park district parking.

Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers should be designed to prohibit unauthorized access into Polygon 31a. [Topic III-85]

*Responsible Agency:* Del Rey Oaks

*Status–Del Rey Oaks:* Deed restrictions require implementation and compliance with HMP habitat management requirements. MOA and HMP Implementing/Management Agreement with FORA also requires compliance with HMP requirements. To date, no development adjacent to habitat areas is approved.

**Biological Resources Policy B-2:** As site-specific development plans for a portion of the Reconfigured POM Annex Community (Polygon 20c) and the Community Park in the University Planning Area (Polygon 18) are formulated, the City shall coordinate with Monterey County, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south of the landfill polygon (8a) in the north.

**Program B-2.1:** For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the range of sensitive species known or expected to use these oak woodland environments. Management measures shall include, but not limited to maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control and non-native species eradication. Specific management measures should be coordinated through the CRMP. [Topic III-86]

*Responsible Agency:* Seaside

*Status–Seaside:* An oak woodland conservation area has not been designated. Planning for Polygon 20c recently commenced with the City’s processing of the Monterey Downs, Monterey Horse Park, and Veterans’ Cemetery projects.

**Program B-2.2:** For lands within the jurisdictional limits of the City that are components of the designated oak woodland conservation area, the City shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management Agreement and shall submit annual monitoring reports to the CRMP. [Topic III-87]

*Responsible Agency:* Seaside

*Status–Seaside:* An oak woodland conservation area has not been designated, therefore, no monitoring has occurred.

**Biological Resources Policy B-2:** As site-specific planning proceeds for Polygons 8a, 16, 17a, 19a, 21a, and 21b, the County shall coordinate with the Cities of Seaside and Marina, California State University, FORA and other interested entities in the designation of an oak woodland conservation area connecting the open space lands of the habitat management areas on the south, the oak woodland corridor in Polygons 17b and 11a on the east, and the oak woodlands surrounding the former Fort Ord landfill in Polygon 8a on the north. Oak woodlands areas are depicted in Figure 4.4-1

**Program B-2.1:** For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the range of sensitive species known or expected to use those oak woodland environments. Management measures shall include, but not be limited to maintenance of



large, contiguous block of oak woodland habitat, access control, erosion control and non-native species eradication. Specific management measures should be coordinated through the CRMP. [Topic III-88]

*Responsible Agency:* County

*Status – Monterey County:* An oak woodland conservation area has not been designated. HMP habitat/development designations were revised for some of these polygons as part of the East Garrison/Parker Flats Land Swap Agreement (LSA). Planning for this area is being conducted by the City of Seaside on behalf of Monterey County, as the City processes the application for the Monterey Downs, Monterey Horse Park, and Veterans’ Cemetery projects.

**Program B-2.2:** For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall monitor, or cause to be monitored, those areas in conformance with the habitat management compliance monitoring protocol specified in the HMP Implementing/Management Agreement and shall submit annual monitoring reports to the CRMP. [Topic III-89]

*Responsible Agency:* County

*Status – Monterey County:* An oak woodland conservation area has not been designated. HMP habitat/development designations were revised for some of these polygons as part of the East Garrison/Parker Flats Land Swap Agreement (LSA).

**Biological Resources Policy C-2:** The [jurisdiction] shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.

**Program C-2.1:** The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a

certain size, requirements for obtaining permits for removing oaks of the size defined, and specifications for relocation or replacement of oaks removed. [Topic III-90]

*Responsible Agency:* Seaside

*Status – Seaside:* The City’s tree ordinance, Chapter 8.54 of the municipal code, does not specifically address oak trees or oak woodland.

**Program C-2.2:** [Marina] **Program C-2.5** [Seaside] **Program C-2.4** [County] Where development incorporates oak woodland elements into the design, the [jurisdiction] shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the dripline of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oaks Foundation (see Compatible Plants Under and Around Oaks). [Topic III-91]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The City’s tree ordinance, Chapter 17.51 of the municipal code, does not specifically address oak trees or oak woodland.

*Status – Seaside:* The City’s tree ordinance, Chapter 8.54 of the municipal code, does not specifically address oak trees or oak woodland.

*Status – Monterey County:* The County’s tree ordinance, Chapter 16.60 of the County code, restricts the removal of oak trees. Replacement planting standards are not included in the code.

**Biological Resources Policy D-2:** The [jurisdiction] shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and



emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.

**Program D-2.1:** The [jurisdiction] shall develop interpretive signs for placement in habitat management areas. These signs shall describe the resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected. [Topic III-92]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* Interpretive signs have not been installed.

*Status – Seaside:* Interpretive signs have not been installed.

*Status – Monterey County:* Interpretive signs have not been installed.

**Biological Resources Policy E-1:** The [jurisdiction] shall develop a plan describing how it intends to address the interim management of natural land areas for which the [jurisdiction] is designated as the responsible party.

**Program E-1.1:** The [jurisdiction] shall submit to the USFWS and CDFG, through CRMP, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of the following actions to prevent degradation of habitat: [Topic III-93]

- Control of off-road vehicle use in all undeveloped natural land areas.
- Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors.
- Prevent the spread of non-native, invasive species that may displace native habitat.

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* An implementation plan has not been completed.

*Status – Seaside:* An implementation plan has not been completed.

*Status – Monterey County:* An implementation plan has not been completed.

**Program E-1.2:** For natural lands areas under [jurisdiction] responsibility with partial or no HMP resource conservation or management requirements, the [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1. [Topic III-94]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* Annual monitoring reports have not been submitted to BLM.

*Status – Seaside:* Annual monitoring reports have not been submitted to BLM.

*Status – Monterey County:* Annual monitoring reports have not been submitted to BLM.

**Biological Resources Policy E-2:** The [jurisdiction] shall monitor activities that affect all undeveloped natural lands, including but not limited to conservation areas and habitat corridors as specified and assigned in the HMP.

**Program E-2.1:** The [jurisdiction] shall conduct Land Use Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for Fort Ord land under [jurisdiction] responsibility that has any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural lands (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect. [Topic III-95]

*Responsible Agency:* Marina, Seaside, County

*Status – Marina:* Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.

*Status – Seaside:* Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.

*Status – Monterey County:* Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.

## Noise

**Noise Policy A-1:** The City shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise.

**Program A-1.1:** The City shall adopt the land use compatibility criteria for exterior community noise shown in Table 4.5-3 for application in the former Fort Ord. [Topic III-96]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The City of Marina General Plan Table 4.1 presents the City's noise criteria. The City's noise criteria are 5 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan Table 4.5 3 but are found to be consistent with the Base Reuse Plan.

*Status – Seaside:* The City of Seaside General Plan Table N-2 presents the City's noise criteria. The City's noise criteria are 5 to 10 dBA higher for three categories of land use (residential, schools, industrial) compared to

Fort Ord Reuse Plan Table 4.5 3.

*Status – Monterey County:* The County's General Plan Table S-2 presents the County's noise criteria. The County's noise criteria are 5 to 10 dBA higher for two categories of land use (residential, schools) compared to Fort Ord Reuse Plan Table 4.5 3.

**Program A-1.2:** The City shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord. [Topic III-97]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* Marina Municipal Code Chapter 9.24 and Chapter 15.04 control noise in Marina. The Chapter does not include the specific noise performance standards in Fort Ord Reuse Plan Table 4.5-4, because noise is addressed in the CEQA process.

*Status – Seaside:* Seaside Municipal Code Chapter 9.12 controls noise in Seaside. The Chapter does not include the specific noise performance standards in Fort Ord Reuse Plan Table 4.5-4 because noise is addressed in the CEQA process.

*Status – Monterey County:* County Code Chapter 10.60 controls noise in the County. The Chapter does not include the specific noise performance standards in Fort Ord Reuse Plan Table 4.5-4 because noise is addressed in the CEQA process.

**Noise Policy B-1:** The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.

**Program B-1.1:** The [jurisdiction] shall develop and implement a program that identifies currently developed areas that are adversely affected by

noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources. [Topic III-98]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The City investigates noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but does not proactively address existing noise issues at existing developments.

*Status – Seaside:* The City investigates noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but does not proactively address existing noise issues at existing developments.

*Status – Monterey County:* The County investigates noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but does not proactively address existing noise issues at existing developments.

**Noise Policy B-2:** By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.

**Program B-2.1:** Same as Program A-1.1 above. [Topic III-99]

**Program B-2.2:** Same as Program A-1.2 above. [Topic III-100]

**Noise Policy B-3:** The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that

would be required to comply with the noise guidelines, specified in Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete. [Topic III-101]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The City prepares noise studies as part of the environmental review of projects. The noise studies are based on the City's noise standards, which vary from those of the BRP. However, the noise standards were found to be consistent by FORA as part of the general plan consistency determination.

*Status – Seaside:* The City prepares noise studies as part of the environmental review of projects. The noise studies are based on the City's noise standards, which vary from those of the BRP. However, the noise standards were found to be consistent by FORA as part of the general plan consistency determination.

*Status – Monterey County:* The County prepares noise studies as part of the environmental review of projects. The noise studies are based on the County's noise standards, which vary from those of the BRP.

## Safety – Seismic and Geological Hazards

**Seismic and Geologic Hazards Policy A-1:** The [jurisdiction] shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.

**Program A-1.2:** The [jurisdiction] shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet

setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials. [Topic III-102]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within the former Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of the former Fort Ord, but are not included within the Alquist-Priolo program. The City has, therefore, not adopted a fault zone setback requirement for projects within the former Fort Ord.

*Status – Seaside:* The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within the former Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of the former Fort Ord, but are not included within the Alquist-Priolo program. The City has, therefore, not adopted a fault zone setback requirement for projects within the former Fort Ord.

*Status – Monterey County:* The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within the former Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of the former Fort Ord, but are not included within the Alquist-Priolo program. The County has, therefore, not adopted a fault zone setback requirement for projects within the former Fort Ord.

**Seismic and Geologic Hazards Policy A-3:** The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures

cannot be taken to ensure the structural stability of habitual [sic] buildings and ensure the public safety.

**Program A-3.1:** As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if not [sic] other measures are available to mitigate potential impacts. [Topic III-103]

*Responsible Agency:* Seaside

*Status – Seaside:* The Ord Terrace and Seaside faults extend into Fort Ord at General Jim Moore Boulevard. These areas are designated for Medium Density Residential Development. The City adopts the State building codes every three years, and the seismic protections contained within these codes provide reasonable protection against earthquake damage.

**Program A-3.1:** The County shall require construction project proponents to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the County of Monterey. [Topic III-104]

*Responsible Agency:* County

*Status – Monterey County:* The Reliz Fault parallels Reservation Road through the County. Portions of these areas are designated for Planned Development Mixed Use. The East Garrison Specific Plan mentions the Reliz Fault and places it one-half mile to the north of developed areas. A geotechnical report that identified adequate mitigation measures was completed for the East Garrison Specific Plan. Also, see above. The County adopts the State building codes every three years, and the seismic protections contained within these codes provide reasonable protection against earthquake damage.

## Fire, Flood, and Emergency Management Policy

**C-1:** The [jurisdiction] shall develop an emergency preparedness and management plan, in conjunction with the (City of Seaside, City of Marina, the County of Monterey), and appropriate fire, medical, and law enforcement agencies.

**Program C-1.1:** The [jurisdiction] shall identify city emergency evacuation routes and emergency response staging areas with those of the (City of Seaside, City of Marina, and the County of Monterey), and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the [jurisdiction's] emergency response plans. [Topic III-105]

*Responsible Agency:* Marina

*Status – Marina:* The City of Marina does not have adopted evacuation routes. The Monterey County Catastrophic Earthquake Mass Transportation/Evacuation Plan designates Reservation Road as a priority transportation route.

**Program C-1.3:** The [jurisdiction] shall identify a “critical facilities” inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency. [Topic III-106]

*Responsible Agencies:* Marina, Seaside, County

*Status – Marina:* The City is currently preparing inventories and operations plans for critical facilities, and has an emergency preparedness plan in place. The Cities of Seaside and Marina and CUSMB have recently formed a joint Emergency Operations Center on CSUMB through an MOU for joint emergency planning and operations purposes.

*Status – Seaside:* The City is not known to have prepared inventories or operations plans for critical facilities. Emergency response is coordinated through the City's

fire department. The Cities of Seaside and Marina and CUSMB have recently formed a joint Emergency Operations Center on CSUMB through an MOU for joint emergency planning and operations purposes.

*Status – Monterey County:* The County is not known to have prepared inventories or operations plans for critical facilities. The Monterey County Office of Emergency Services coordinates emergency response throughout Monterey County, and has prepared response plans for several emergency scenarios.

## EIR Mitigation Measures

Following are mitigation measures identified in the Scoping Report as incomplete.

### Historic Resources [Topic III-107]

Adopt a policy and/or program within the Draft Fort Ord Reuse Plan that states: The County of Monterey shall review future development projects at East Garrison to ensure compatibility with the historic context and associated land uses as a condition of project approval.

*Responsible Agencies:* FORA, County

*Status – FORA:* The specific wording was not adopted, although other policies and programs to protect historic resources at East Garrison are included in the Fort Ord Reuse Plan and had been included at the time the EIR was prepared. FORA and the State Historic Preservation Officer entered into a covenant form the parcel containing the East Garrison Historic District on August 3, 2004. Although the specific wording of the mitigation measure has not been added to the BRP, the intent of preserving the East Garrison historic resources has been carried out.



*Status – Monterey County:* The County reviewed historic resources at East Garrison as part of the CEQA process, prior to approval of the East Garrison Specific Plan.

### Hydrology/Water Quality [Topic III-108]

Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey prior to implementing the proposed project that states: the City/County shall adopt and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and augment future water supplies.

*Responsible Agencies:* FORA Marina, County

*Status – FORA:* Hydrology and Water Quality Program A-1.2 was not listed in the BRP for the City of Marina or the County. Hydrology and Water Quality Program A-1.2 was listed in the BRP for the City of Seaside. FORA has prepared a master drainage plan for storm water.

*Status – Marina:* The City has not adopted this program because it was not listed in the BRP. However, the City practices the intent of the measure.

*Status – Monterey County:* The County has not adopted this program because it was not added to the BRP. However, the County practices the intent of the measure.

### Hydrology/Water Quality – Master Drainage Plan [Topic III-109]

Add a new program that shall require preparation of a Master Drainage Plan should be developed for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide

improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e. development), the assessment of existing facilities shall be completed first and by the year 2001 and submitted to FORA. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003 and submitted to FORA.

*Responsible Agency:* FORA

*Status – FORA:* Hydrology and Water Quality Program A-1.1 is included in the Fort Ord reuse Plan; however, it does not provide for a comprehensive drainage plan. Note, however, that FORA has prepared a master drainage plan. Although the drainage plan has been prepared, the provision requiring the master drainage plan should be added to Program A-1.1.

### Visual Resources [Topic III-110]

Develop policies and programs to implement design guidelines for proposed development on the bluffs to avoid strong visual contrasts seen from the Salinas Valley.

*Responsible Agency:* FORA

*Status – FORA:* No policies or programs specific to the Salinas River bluffs have been included in the BRP. Several policies and programs in the BRP require general design guidelines or design guidelines for Highway 1.



**Table 12 Category IV Topics**

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

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

*Source:* EMC Planning Group 2012

### 3.5 Category IV – Policy and Program Modifications

#### Introduction

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

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

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

## Land Use/General

### BRP Visions and Goals [Topic IV-1]

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

**Land Use Element.** Promote the highest and best use of land through orderly, well-planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.

**Circulation Element.** Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.

### Recreation and Open Space Element.

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

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

**Noise Element.** To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects of exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

**Safety Element.** To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.

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

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

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

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

**Design Principle 5.** Encourage sustainable practices and environmental conservation.

**Design Principle 6.** Adopt regional urban design guidelines.

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

The current BRP should be upheld.

The current BRP is no longer a viable choice.

The BRP is balanced and requires little modification.

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

Interests and demands of the community have changed.

Keep the diverse interests of the community in mind.

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

Economic recovery should be the primary focus of the reassessment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Potential Options:**

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

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

#### **Synopsis of Public Comments:**

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

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

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

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

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

Separate the cemetery project from Monterey Downs project.

Locate the cemetery at East Garrison.

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

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

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

MOUT and EVOC facilities are needed for police training.



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

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

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

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

#### Potential Options:

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

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

#### Synopsis of Public Comments:

No public comments on this topic.

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

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

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

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

### Potential Options:

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

- Prioritize existing BRP programs and/or establish new BRP programs relating to community sustainability and job development/training to promote and enable self-sufficiency within disadvantaged communities.

### Synopsis of Public Comments:

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

Place more emphasis on multi-cultural and underserved populations.

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

Preserve and reuse barracks buildings for veterans' services.

Use Fort Ord for homeless housing for veterans.

Require affordable housing.

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

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

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

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

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

#### **Potential Options:**

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

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

#### **Synopsis of Public Comments:**

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

Provide leadership towards smart and sustainable growth.

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

#### **Promotion of Green Building [Topic IV-6]**

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

Development should have goal of greenhouse gas reduction.

All development should be designed within the landscape.

All development should use solar energy.

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

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

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

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

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

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

**Potential Options:**

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

### Synopsis of Public Comments:

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

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

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

Development should have goal of greenhouse gas reduction.

All development should use solar energy.

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

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

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

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

### Potential Options:

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

### Synopsis of Public Comments:

Environmental focus of CSUMB requires preservation of surrounding open space.

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

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

Landscaping policies should protect rare native species.

Preserve old oak trees at development sites.

Include the interests of wildlife in the BRP.

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

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

Maintain trees and build around them.



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

Pay more attention to wildlife corridors.

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

Avoid fragmented mix of open space and development.

Endemic plant species are not protected.

Make environmental protection the principal goal of the BRP.

Protect rare species.

All development should be designed within the landscape.

Make a commitment to future generations to preserve wildlife.

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

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

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

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

#### **Potential Options:**

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



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

**Synopsis of Public Comments:**

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

Build new housing in blighted areas only.

Do not build on open space.

Open space is the region’s most valuable asset.

Development should not be considered in the oak woodlands.

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

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

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

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

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

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

Adopt the 1992 Fort Ord Parklands Vision Statement as policy.

Charge a fee for loss of habitat.

Study economic implications of prohibiting further development on undeveloped land.

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

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

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

Include open space areas within the urban footprint.

Don’t reduce area for economic development.

Most base reuse plans set aside 30 percent open space.

Plan development to minimize habitat harm.

Avoid fragmented mix of open space and development.

Complete HCP prior to major project approvals.

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

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

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

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

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

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

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

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

**Potential Options:**

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

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

### Synopsis of Public Comments:

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

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

Offer incentives for beneficial projects near the CSUMB campus.

Environmental focus of CSUMB requires preservation of surrounding open space.

Mutually-beneficial development around CSUMB should be supported.

Unfinished infrastructure projects near campus should be completed.

### Issues Relating to Gambling [Topic IV-11]

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

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

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

### Potential Options:

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

### Synopsis of Public Comments:

Gambling should be prohibited on Fort Ord.

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

There should be no gambling near CSUMB.

Do not let Native Americans construct a casino.

### Economic Development and Jobs

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

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

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

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

#### **Potential Options:**

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

#### **Synopsis of Public Comments:**

Bring back the middle class.

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

Require affordable housing.

Use Fort Ord for homeless housing for veterans.

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

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

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

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

#### **Potential Options:**

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

#### **Synopsis of Public Comments:**

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

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

Consider alternative funding since RDAs are dissolved.

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

Developers face financial risks and a slow process.

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

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

FORA should cover caretaker costs until property is sold.

Return property taxes to the jurisdictions.

Marina has paid a disproportionately high share of financing.

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

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

Develop funding plan for storm water basin maintenance.

Distribute revenue/expense fairly among FORA members.

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

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



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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

Promote ecotourism instead of development.

Open space and trails are economic assets.

Consider economic potential from recreation.

Promote economic development while maintaining quality of life.

A healthy environment attracts businesses and jobs.

Interconnected trails network will attract business owners.

Low cost improvements would support ecotourism.

A cost/benefit analysis of eco-tourism should be prepared.

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

Expansion of ecotourism is one element of economic growth but must be augmented by other sectors.



Market the National Monument to a broad range of users.

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

Offer guided horseback and mountain bike tours.

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

Use existing hotels rather than build new hotels.

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

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

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

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

#### **Potential Options:**

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

**Synopsis of Public Comments:**

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

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

Identify economic drivers that can attract permanent jobs.

Bring in high-paying jobs.

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

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

Coordinate jobs with CSUMB graduate skills.

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

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

A healthy environment attracts businesses and jobs.

Promote economic development while maintaining quality of life.

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

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

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

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

How many jobs have been added each year?

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

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

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

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

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

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

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

**Potential Options:**

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

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

**Synopsis of Public Comments:**

Initiate a marketing program for Fort Ord.

Develop a vigorous marketing program to draw tourists.

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

The National Monument offers an opportunity to distinguish Fort Ord.

Make the National Monument the keystone of Fort Ord reuse.

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

Market the National Monument to a broad range of users.

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

**Blight and Clean-up**

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

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

Blight removal should be the first priority.

Add BRP policies regarding the removal of blighted buildings.

Functioning base has been allowed to become blight.

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

Blighted buildings are a challenge to patrol and maintain secured.

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

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

Hazardous materials are exposed to vandalism and weathering.

Prioritize blighted building removal around Marina High School.

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

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

MPC has renovated existing buildings for educational use.

FORA must fund building removal.

Find alternative ways to finance blighted building removal.

Hold fund-raisers to cover cost of building removal.

Reexamine reliance on land sales for blight removal.

FORA should cover caretaker costs until property is sold.

Collaborative cross-jurisdictional building efforts should be considered.

Preserve and reuse barracks buildings for veterans' services.

Reexamine reliance on land sales for blight removal.

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

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

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

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

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

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

### Potential Options:

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

### Synopsis of Public Comments:

Impact area won't be usable for decades.

Will cleanup be completed on time?

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

Consider use of helicopter magnetometers for locating unexploded ordnance.

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

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

Munitions remain in cleaned areas.

The carbon tetrachloride plume source has been remediated.

Discontinue parcel transfers in the ESCA area.

Don't sacrifice safety for tree protection.

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

## Aesthetics

### Prioritization of Design Guidelines

#### [Topic IV-19]

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

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



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

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

#### **Potential Options:**

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

#### **Synopsis of Public Comments:**

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

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

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

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

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

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

Main Gate project does not include a wildlife corridor.

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

Monterey Peninsula is known worldwide for its beauty.

National Monument status adds fourth E – “esthetics.”

### **Housing**

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

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

There are material changes that require an amended BRP.

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

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

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

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

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

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

#### Potential Options:

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

#### Synopsis of Public Comments:

Let the market drive housing and housing prices.

Too much housing is already approved.

There is a surplus of housing in Monterey County.

Demand does not exist for continued housing development.

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

Additional housing will lower the value of existing houses.

Housing should be the last thing built.

Need housing moratorium.

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

Rehabilitation of existing housing should be priority.

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

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

Let the market drive housing and housing prices.

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

Additional housing will lower the value of existing houses.

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

Rehabilitation of existing housing should be priority.

**Transportation**

**Re-evaluation of Transportation Demands and Improvement Needs**

[Topic IV-23]

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

Update the Fort Ord transportation analysis.

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

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

Regional transportation planning changes could affect the BRP.

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

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

New development will increase traffic on already crowded roads.

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

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

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

Incorporate Intermodal Corridor into Capital Improvement Program.

Provide adequate funding for transit.

Prioritize funding for bicycle and pedestrian projects.

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

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

State Route 68 is part of the Regional Transportation Network.

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

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

Planned roads split habitat areas.

Assumptions for the need for Eastside Parkway are outdated.

Eastside Parkway has no economic or demographic justification.

Eastside Parkway will destroy trees.



Eastside Parkway severs biological and recreational corridors.

Require an EIR for the Eastside Parkway.

Eastside Parkway will block pedestrian and bicycle access.

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

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

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

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

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

#### Potential Options:

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



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

### Synopsis of Public Comments:

Maximize the use of existing infrastructure.

Not enough emphasis is placed on improving existing roadways.

Use existing corridors for all transportation improvements.

Make sure existing roads function adequately before building new roads.

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

New development will increase traffic on already crowded roads.

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

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

Prioritize improvements to local roads.

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

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

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

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

T interchange at Imjin Road does not work.

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

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

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

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

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

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

### Potential Options:

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

### Synopsis of Public Comments:

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

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

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

Include campus roads in project CEQA analysis.

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

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

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

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

### Potential Options:

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

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

**Synopsis of Public Comments:**

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

Incorporate Intermodal Corridor into Capital Improvement Program.

Provide adequate funding for transit.

Prioritize funding for bicycle and pedestrian projects.

Ensure maximum non-vehicular and public transit connections.

Require multimodal level of service analysis.

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

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

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

Need public transit to trailheads.

**Water**

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

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

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

Table 13 Former Fort Ord Water Allocations

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

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

**Sources:** FORA 2012, Marina Coast Water District 2012

**Notes:**

“WSA” means Water Supply Assessment

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

Project the water needs of BRP build-out.

Require reliable long-term water supply for development.

Consider water use on a regional scale.

New development will strain water supplies.

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

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

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

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

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

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

Seawater intrusion is worsening.

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

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

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

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

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

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

**Prioritization of Water Augmentation**  
[Topic IV-28]

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



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

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

#### **Potential Options:**

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

#### **Synopsis of Public Comments:**

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

### **Prioritization of Water Conservation** [Topic IV-29]

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

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

#### **Potential Options:**

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

#### **Synopsis of Public Comments:**

All development should use grey water and rainwater collection.

## Fort Ord National Monument

### Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region [Topic IV-30]

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

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

### Potential Options:

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

### Synopsis of Public Comments:

Consider economic potential from recreation.

Make the National Monument the keystone of Fort Ord reuse.

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

The National Monument offers an opportunity to distinguish Fort Ord.

Market the National Monument to a broad range of users.

BLM headquarters should become National Monument visitors' center.

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

Include horse camping sites with horse tie-ups.

The area needs more campgrounds.

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

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

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

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

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

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

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

### Potential Options:

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

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

**Synopsis of Public Comments:**

Expand the boundaries of the National Monument.

ESCA lands should be added to the National Monument.

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

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

Adopt the 1992 Fort Ord Parklands Vision Statement as policy.

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

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

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

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

Make the National Monument the keystone of Fort Ord reuse.

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

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

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

National Monument designation does not extend to MOUT site.

**Integrated Fort Ord Trails Plan**

[Topic IV-32]

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

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

**Potential Options:**

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

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

### Synopsis of Public Comments:

An integrated Fort Ord trails system is needed.

Protect access to open space.

Designate some trails exclusively for horses.

Don't allow bicycles on trails.

Include carriage-driving trails.

Trails can be used for therapeutic horse programs.

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

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

No equestrian uses should be included in the BRP.

All bike paths need extra 100 feet for horses.

Marina Equestrian Center should be recognized in trail planning.

Interconnected trails network will attract business owners.

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

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

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

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



**Potential Options:**

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

**Synopsis of Public Comments:**

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

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

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

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

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

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

National Monument requires an access plan.



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

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

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

Dispersed recreational opportunities bring revenue without traffic.

Badger Hills trail access has problems with parking and views.

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

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

BLM headquarters should become National Monument visitors' center.

## Cultural Resources

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

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

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

#### Potential Options:

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

#### Synopsis of Public Comments:

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

Land should be provided for a cultural center.

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

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

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

Do not let Native Americans construct a casino.

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

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

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

#### **Potential Options:**

- Maintain existing historic resources policies.

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

#### **Synopsis of Public Comments:**

Preserve and reuse barracks buildings for veterans' services.

Historic aspects must be recognized, retained, and preserved.

The Army veterinary facilities should be preserved.

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

Development destroys history.

Need policies to memorialize soldiers.

Preserve some of the structures and training grounds.

A military museum should be developed on Fort Ord.

### **Veterans' Cemetery**

#### **Veterans' Cemetery Location [Topic IV-37]**

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

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

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

The veterans’ cemetery is needed.

Establish the location.

Locate the cemetery inside the National Monument.

Add the cemetery location to the National Monument.

Locate the cemetery at East Garrison.

Separate the cemetery project from Monterey Downs project.

Race track should not be near the cemetery.

Cemetery should not be next to a university or a racetrack.

The current site was donated for the cemetery.

The current site is mostly remediated.

A federal cemetery must be located at least 75 miles (direct line) from the next existing federal cemetery.

Relocating the cemetery would not be fiscally responsible.

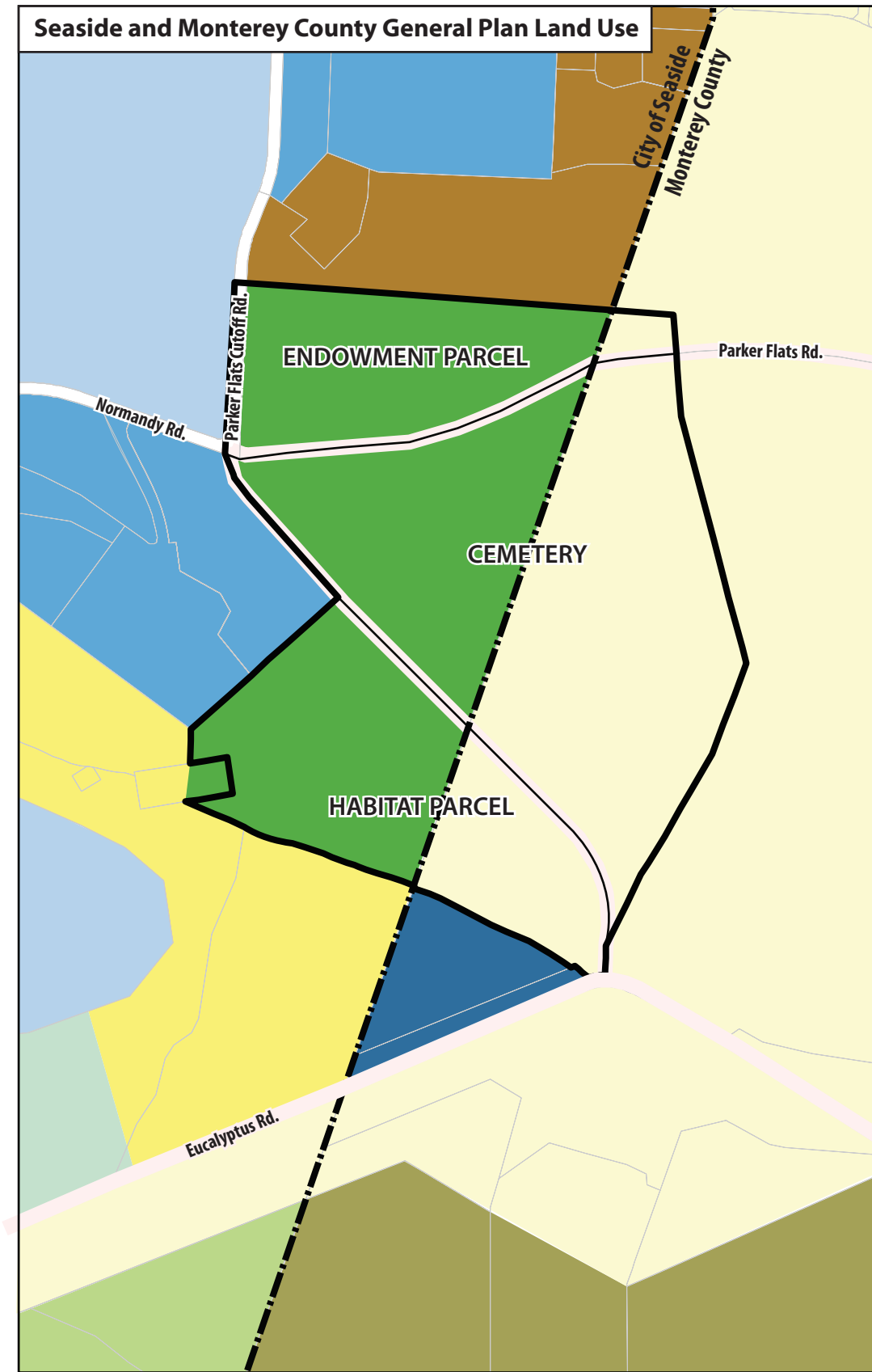
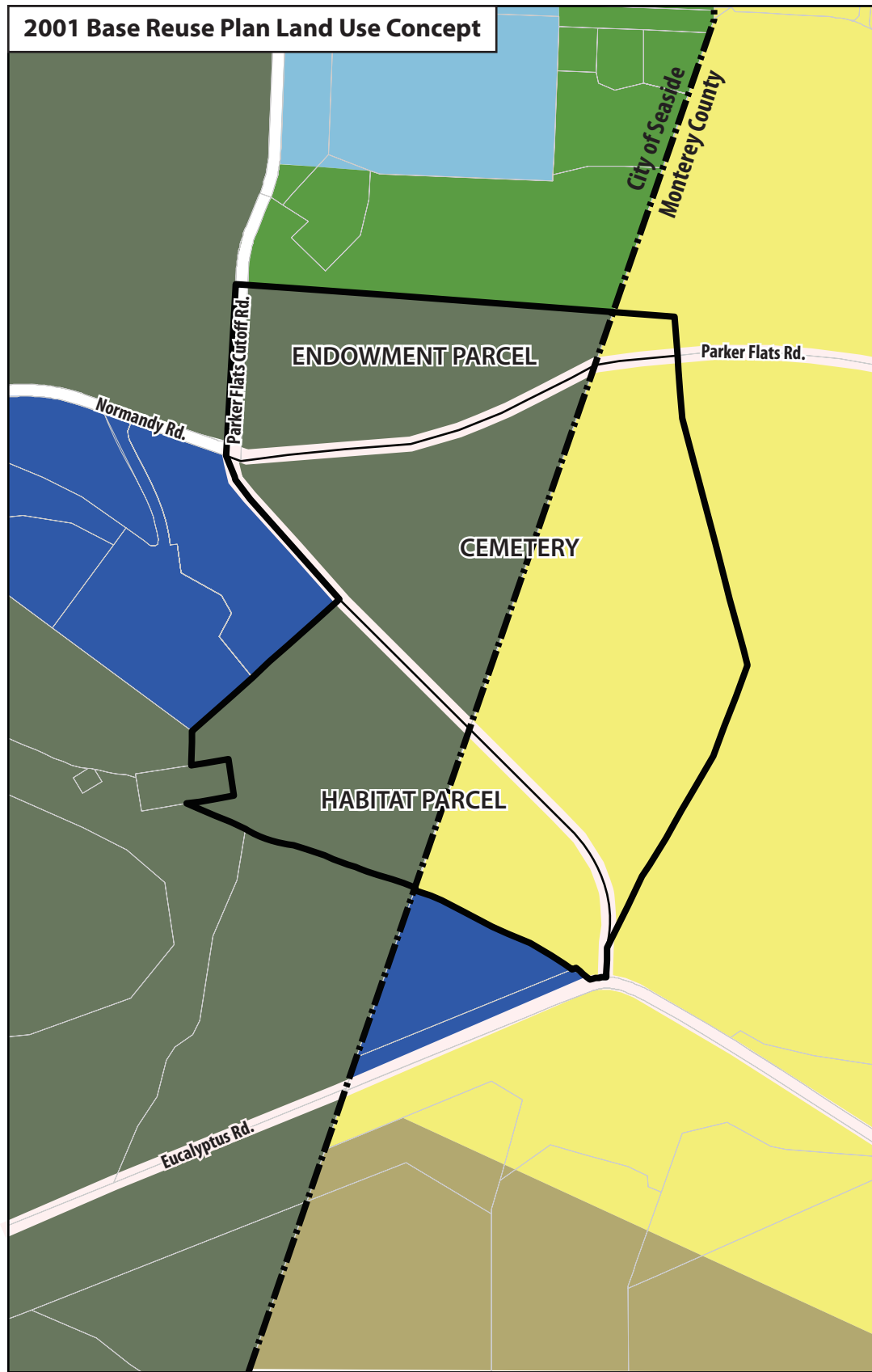
The nearest veterans’ cemetery is at Santa Nella.

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

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

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

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



**Legend**

- Veterans Cemetery Boundary
- - - City of Seaside City Limits

**2001 Base Reuse Plan Land Use Concept**

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

**Land Use Designations - City of Seaside General Plan, 2003**

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

**Land Use Designations - Monterey County General Plan, 2006**

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

**Map Description**

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



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

Figure 3  
Veterans' Cemetery Land Use and Boundaries

## Chapter 3: Topics and Options

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

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

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

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

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

#### **Potential Options:**

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

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

**Synopsis of Public Comments:**

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

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

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

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

**Potential Options:**

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

**Synopsis of Public Comments:**

No public comments specific to adding policies for the cemetery.

### 3.6 Category V – FORA Procedures and Operations

**Introduction**

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

**Table 14 FORA Procedures and Operations Topics**

Topic
FORA Board composition, representation, and voting process (Scoping Report)
Oversight of the land use/development implementation decisions of local jurisdictions (Scoping Report)
Regularly track and report on the status of BRP policy and program implementation
Clarify the methodology for making consistency determinations and track and report results of consistency determinations
Provide regular updates on modifications to the BRP Land Use Concept map
Regularly monitor, update and report on status of BRP build out constraint variables and other measures of BRP implementation status
Improve access to and disclosure of FORA Board decisions and fundamental data regarding the status of base reuse
Periodically Assess the BRP
Prepare a FORA Phase Out Plan
Assess Infrastructure Maintenance Cost Issues

of jurisdictions and progress of water augmentation) and indexed in Table 3, are addressed within two of the new topics and, therefore, are not individually included in Table 14.

A discussion of each topic follows Table 14. The discussions are brief summaries intended to provide an overview for the FORA Board and do not constitute an exhaustive treatment of all possible aspects of each topic. Following completion of the reassessment process, if requested by the FORA Board, FORA staff will develop more detailed information on each topic. A subsection entitled, “Other Procedures Related Comments” also follows Table 14. This subsection includes topics related to FORA Board procedures that were raised in public comments, but that are not addressed as individual topics due to the nature of the comments or because responses to the comments are provided.

## FORA Board and/or FORA Staff Procedures and Operations

### FORA Board Composition, Representation and Voting Process [Topic V-1]

**Background.** FORA is governed by a Board of Directors with 13 voting members, consisting of three members of the Monterey County Board of Supervisors, two city council members from each of the Cities of Marina and Seaside, and one city council member from each of the cities of Carmel-by-the-Sea, Del Rey Oaks, Sand City, Monterey, Pacific Grove, and Salinas. Twelve ex-officio representatives are FORA Board non-voting members, as authorized by State law.

Ex-officio representatives participate in FORA Board meetings and hearings, but carry no voting privileges. Participation may include making motions, requesting items be placed on the FORA Board agenda, serving on committees, and participating in all discussions regarding any matter which may come before the FORA Board in public session.

Currently, there are no terms limits for FORA Board members or ex-officio members.

**Description and Key Issues.** This topic addresses options for modifications to the composition of and/or voting structure of the FORA Board that have been raised by the public. These issues include: 1) voting rights as they are assigned to Board members, but not ex-officio representatives and whether voting rights best represent the needs of member jurisdictions or other interests (i.e. special districts, educational institutions, etc.) with the most significant land holdings within the former Fort Ord; 2) conveying voting rights only to members who represent jurisdictions or institutions with land holdings within the former Fort Ord; 3) restricting the term for which FORA Board members and/or ex-officio members may serve; 4) increasing the FORA Board membership fee for members that do not have land holdings within the former Fort Ord; and 5) eliminating the unanimous vote requirement.

This topic involves the interests of major stakeholders in the reuse of Fort Ord, but also affects the perceived risk of challenges the development community and local member jurisdictions face in obtaining approvals (largely in the form of consistency analysis determinations) from the FORA Board. It should be noted that the current FORA Board structure (voting, term, and fees) is a matter of State law and can only be adjusted by the Legislature.

### Potential Options:

- No modification to the composition of or voting rights of FORA Board members and ex-officio members, no restrictions on the term of service on the FORA Board and/or ex-officio representation, no modification of FORA Board membership fees, and no modifications to unanimous voting requirements;
- Considering voting rights:
  - amend voting rights to extend rights to ex-officio members; and/or
  - amend voting rights in consideration of weighing rights relative to stakeholders with land holdings within the former Fort Ord;
- Regarding the composition of the FORA Board, limit FORA Board membership only to members with land holdings or significant land holdings within the former Fort Ord;
- Regarding FORA Board membership fees, consider raising fees for members that do not have land holdings within the former Fort Ord;
- Create restrictions on the term for which FORA Board members and/or ex-officio representatives may serve;
- Modify the membership of the FORA Board to be limited only to local government (or local government and other entities) with authority for land use jurisdiction on the former Fort Ord; and/or
- Modify the voting process to eliminate or modify the need for a consensus/unanimous vote of the FORA Board to approve FORA Board actions.

### Synopsis of Public Comments:

Better recognize the needs of non-voting members that hold large land areas or contribute to economic growth.

Voting members should be those with territory on the former Fort Ord.

Add a public member and CSUMB representative with voting rights to the FORA Board.

Ex-officio members of FORA should have a stronger voice in decisions.

FORA Board decision making process is too cumbersome and too influenced by interests who can derail those of the member jurisdictions with the most at stake in base reuse.

FORA Board membership fee for non-stakeholders is too low.

FORA Board member fees should be increased.

Limit the terms of FORA Board members.

Eliminate the unanimous vote requirement.

## Oversight of the Land Use/Development Implementation Decisions of Local Jurisdictions [Topic V-2]

**Background.** The FORA Board’s discretion to affect the land use decisions of member jurisdictions is generally limited to its role in making determinations about the consistency of local legislative approvals made by member agencies (i.e. general plan amendments and zoning changes) with the BRP. However, the FORA Board’s discretion can be extended to review of other member jurisdiction land use and development approval decisions (i.e. subdivisions, development permits, and use permits) upon appeal from a FORA Board member or the public. Outside of these situations, the FORA Board has limited discretion/ability to influence the actions of member jurisdictions in implementing projects.

**Description and Key Issues.** Should the FORA Board’s discretion and review of land use and/or development implementation agreements made by local

member jurisdictions be expanded? Expanded discretion would extend beyond the FORA Board’s current consistency review authority. It would serve as a tool to ascertain, for example, whether the actions and agreements made by local member jurisdictions after the FORA Board has made a consistency determination remain consistent with the intent of the BRP.

### Potential Options:

- Modification of the FORA Board’s current scope of discretion and review of member jurisdiction land use or development implementation agreements would not be undertaken
- Extend the FORA Board’s discretionary review of post-consistency determination land use and development implementation decisions made by member agencies to address consistency with the BRP. Extended review could apply to: mitigation monitoring, condition compliance, development agreement compliance, or other member jurisdiction decisions as deemed appropriate. Implementation of this topic could involve modifying FORA’s procedures to enable extended FORA Board review, but would likely require an amendment to State law, as FORA’s authority is restricted.

### Synopsis of Public Comments:

Local member jurisdictions are not being closely monitored enough by FORA to determine whether their post-consistency determination project agreements and project implementation actions remain consistent with the intent of the BRP.

## Regularly Track and Report on the Status of BRP Policy and Program Implementation [Topic V-3]

**Background.** The BRP contains numerous policies and programs that provide guidance for reuse of the former Fort Ord. The extent to which the policies and programs have been implemented or are in the process of being implemented is a key measure of



the overall progress in implementing the BRP. Refer to Section 3.4 of this Reassessment Report and to Section 4.1 of the Scoping Report.

**Description and Key Issues.** To date, the implementation status of BRP policies and programs has not been regularly tracked or reported. Typically, FORA reports on FORA programs and policies at the time that a legislative land use decision or development project entitlement is submitted for Board review. The Scoping Report includes results of the first comprehensive effort to track and report on the implementation of policies and programs for which both FORA and local member jurisdictions are responsible. Tracking incomplete policies and programs is a mechanism for focusing the FORA Board and local jurisdictions on actions needed to further the implementation of the BRP. Tracking results could be reported in FORA’s annual report. This topic addresses FORA Board options for systematically tracking and reporting progress on implementation of BRP policies and programs.

**Potential Options:**

- No additional regular tracking and reporting of BRP policy and program implementation status;
- Direct FORA staff to develop a process and mechanism for regularly reviewing and reporting on the status of BRP policy and program implementation and possibly reporting results in FORA’s annual report to the public; or
- Pursue one or more other options to be identified at the discretion of the FORA Board or FORA staff.

**Synopsis of Public Comments:**

FORA needs to actively monitor progress in implementing the policies and programs contained in the BRP as a measure of progress in implementing the BRP. This action is needed to provide the FORA

Board and the public an understanding of implementation progress.

FORA’s annual reports should be more detailed.

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

Monterey County has completed only 16 percent of programs and 27 percent are incomplete.

Twenty-one percent of programs (overall) are complete, 21 percent are incomplete, and 55 percent are on-going.

Continuous monitoring of program implementation is needed.

**Clarify the Methodology for Making Consistency Determinations and Track and Report the Results of Consistency Determinations [Topic V-4]**

**Background.** The FORA Board does not have a role in projects that have not yet been submitted to the FORA Board by member jurisdictions for consistency determination. Once local member jurisdictions have modified their general plans to be consistent with the BRP, the FORA Board does have discretion over the land use decisions of local member jurisdictions, but that discretion is limited to assessing consistency of subsequent legislative actions with the BRP (i.e. general plan amendments, specific plans, and zoning). The FORA Board does not have a role in decision making or a role in consistency review authority over project-specific entitlements for projects being considered by member jurisdictions (i.e. subdivisions and use permits), unless a member jurisdiction’s entitlement decisions are appealed to the FORA Board. However, member jurisdictions often voluntarily consult with FORA staff and committees prior to submitting a Board consistency determination.



To date, the FORA process for assessing consistency has been guided by criteria contained in FORA Master Resolution section 8.02.010, as described in Section 4.6 of the Scoping Report. Please refer to the discussion starting on page 4-170 of the Scoping Report for the specific criteria to be followed for consistency determinations. The Scoping Report includes a review of prior consistency determinations based on the best available information from FORA staff and on the best available information gleaned from in-depth review of FORA staff reports and other evidence in the record. The Scoping Report did not include analysis of the adequacy of prior consistency determinations, as the purpose of the Scoping Report regarding this issue was solely to report on prior consistency determinations.

The Master Resolution criteria allow for some flexibility in the consistency evaluation process, with the critical criteria addressing whether the legislative action is consistent with the BRP designated development capacity “cap” for member jurisdictions. This flexibility appears to be the primary public concern regarding the methodology of the consistency determination process. This topic addresses identifying and disclosing a consistent methodology and criteria for making consistency determinations and clearly tracking and disclosing the results.

**Description and Key Issues.** Public input reflects a concern that the methodology and justification for making past consistency determinations has been unclear and has not accounted for consistency with BRP policies and programs that have not yet been implemented or only partially implemented. Implementation of this topic would involve one or more actions to address this concern.

#### **Potential Options:**

- Take no action to further clarify or report on the methodology for making consistency determinations;

- Prepare and disclose a written methodology that clarifies in greater detail how the qualitative determinations of consistency that are allowed under Master Resolution section 8.02.010 are made;
- In combination with or independent of the first two options noted above, identify a methodology and rationale for how consistency is to be addressed for policies and programs in BRP that have not yet been implemented or are only partially implemented and which provide guidance for reuse project development (refer to Master Resolution sections 8.02.010(a)(3), 8.02.030(a)(3), and 8.02.040);
- Monitor and report non-consistency determinations related to FORA Board land use decisions, such as land swaps, and identify how such decisions are consistent with the BRP.

#### **Synopsis of Public Comments:**

It is difficult to track the basis for and history of FORA’s individual consistency determinations.

Consistency determinations should be based on mandatory criteria, not on the general plan substantial conformance standard.

Consistency determinations have not addressed consistency with policies and programs that have yet to be implemented, so consistency determinations omit consideration of important reuse guiding principles contained in the BRP.

The consistency determination process is flawed.

What is FORA’s role in projects not yet submitted for consistency determinations?

The Scoping Report provides misleading information about consistency determinations.

Scoping Report does not analyze the adequacy of the FORA Board consistency determination findings.

## Provide Regular Updates on Modifications to the BRP Land Use Concept Map [Topic V-5]

**Background.** Figure 3-3.1, Land Use Concept, contained in the BRP, identifies land uses for the reuse of the former Fort Ord, including land uses within the boundaries of member jurisdictions. The FORA Board has, through its consistency determination process and other actions, approved land use changes that modify or refine the land uses shown on the Land Use Concept map.

**Description and Key Issues.** This topic addresses providing current information to the public and the FORA Board that reflects how past and future consistency determinations have modified or refined the land use designations shown on the Land Use Concept map. Information is not readily available to the public or FORA Board that reflects the sum of the modifications and refinements approved to date. Consequently, decision makers and the public do not have ready access to land use information which modifies the Land Use Concept map either in graphic or text form. Implementation of this topic could involve establishing a mechanism whereby information about past and future modifications and refinements to the Land Use Concept map is made available in graphic and text form on a regular basis, possibly annually, in response to FORA Board consistency determinations or other actions which affect land use.

### Potential Options:

- Make no modifications to existing FORA Board activities regarding availability/accessibility to Land Use Concept map modifications/refinements
- Identify and implement a mechanism to provide regular updates to land use information provided on the Land Use Concept map. The mechanism could include preparing an addendum to the Land Use Concept map for each modification

of land use information resulting from past and future consistency determinations or other land use related decisions made by the FORA Board. Each addendum could include a text description of the modification, a map showing the modification, and a graphic showing the boundaries/parcels contained in the Land Use Concept map to which the modification applies. Initially, modifications to the Land Use Concept map itself would not be made; the sum of the supplemental addenda information would comprise the modifications.

- Adopt a policy to maintain the BRP Land Use Concept as it is, regardless of differences between the Land Use Concept and local plans.

### Synopsis of Public Comments:

The public does not have access to current information on land use conditions in the former Fort Ord because the land use concept map available through FORA is not accurate.

How does the public know which is the current Land Use Concept if updates are not made available after consistency determinations?

Update of the Land Use Concept map when consistency determinations are made raises concerns.

Note: Modification of the Land Use Concept map is also discussed in Section 3.3, Category II – Prior Board Actions and Regional Plan Consistency. The discussion in that section includes potential options for making direct modifications to the Land Use Concept map rather than providing supplemental addenda to describe and illustrate the modifications.

## Regularly Monitor, Update and Report on Status of BRP Build Out Constraint Variables and other Measures of BRP Implementation Progress [Topic V-6]

**Background.** The ultimate build out of the former Fort Ord, as guided by the BRP, is constrained by

three primary variables: 1) a cap on the volume of water allocated to base reuse (6,600 acre-feet per year) and availability of an augmented (i.e., reclaimed/desalinated) water supply; 2) a cap on the number of new housing units (6,160); and 3) a cap on new population (37,700). FORA issues an annual report outlining key activities or accomplishments each year.

**Description and Key Issues.** This topic addresses the availability of current information on reuse activities and projects as measured against these constraint variables and against additional development metrics. To date, a system to regularly monitor and report data about reuse activities as measured against the three primary build out constraint variables noted above has not been in place. Options for implementation of this topic address instituting a data monitoring and reporting program.

#### **Potential Options:**

- Retain existing system of annual reporting through FORA Capital Improvement Program for buildout, and the Marina Coast Water District annual reports for water consumption, as the method to track reuse variables; or
- Institute a data monitoring and reporting program for:
  - tracking water allocation to each member jurisdiction and amount of water used/unused by each, actual water use for approved reuse projects, and projected water demand of proposed projects and activities against the 6,600 acre-feet cap. This task could also involve regular reporting on progress/issues with water augmentation efforts needed to assure water supply for full BRP build out;
  - tracking built, approved but un-built, and proposed housing unit numbers against the housing unit cap;
  - tracking and reporting new population growth within the BRP boundary against the population cap; and/or

- monitoring and reporting additional development metrics such as employment generation, job-to-housing balance, land sale revenues or other sources of funding available or projected to be available annually or otherwise, progress/milestones in completing the Habitat Conservation Plan, etc., that can be used to better understand the status/progress of base reuse and BRP implementation.

#### **Synopsis of Public Comments:**

It has been very difficult for the public or other interested parties to find or verify basic data about progress in implementing the BRP, especially resource constraint variables.

Current information is needed on water availability, housing unit development status, jobs generation status, and other variables that are a measure of progress in implementing the BRP.

How much land sale money has been collected each year?

How much development fee money has been collected each year?

Provide measurement of progress on HCP.

Annual reports should be more detailed.

### **Improve Access to and Disclosure of FORA Board Decisions and Fundamental Data Regarding the Status of Base Reuse [Topic V-7]**

**Background.** FORA is subject to State requirements for agenda noticing and records retention. FORA agenda packets and a number of FORA documents are posted on FORA's website for public access. Many of the archived agenda packets and minutes, as well as some older documents and some archival and current data are not available on the website. The information

not posted on the website can be obtained through FORA staff. FORA issues an annual report outlining key activities or accomplishments each year.

**Description and Key Issues.** As discussed in several of the topics described above, improving public and decision maker access to a range of information about the status of base reuse is at issue. This topic relates to improving public access to a range of data that would be monitored, updated, and reported on a regular basis with the implementation of the related topics described above. Implementation of this topic would involve developing new mechanisms and/or tools to ensure that data on the status of implementation of the BRP as described in several previous topics is made readily available to the public and decision makers. This data could include, but may not be limited to: 1) status of implementation of BRP policies and programs; 2) modifications of Figure 3.3-1, Land Use Concept, to ensure that information about modifications/refinements to the Land Use Concept map as affected by consistency determinations and other FORA Board actions is available to the public and decision makers; and 3) status of BRP development as measured against build out constraint variables and other development status variables.

**Potential Options:**

- New mechanisms or tools are not developed and implemented to expand accessibility/availability of BRP implementation data.
- Establish mechanisms/tools to enhance accessibility and availability of data on the status of BRP implementation. Tools/mechanisms could include, but may not be limited to:
  - posting regularly updated information on the FORA website using a dedicated link;
  - including data in FORA Board staff reports where one or more items on the agenda have potential to affect the status of BRP

implementation information, especially consistency analyses or other topics with potential to affect land use; and/or

- expanding/enhancing the content of FORA’s annual reports to include BRP implementation status data as well as additional content regarding issues and information on implementation status.

**Synopsis of Public Comments:**

Current information about the status of BRP implementation and progress towards critical development constraint variables must be more accessible to the community and decision makers.

Annual reports should be more detailed.

FORA should be more accessible to the community.

**Periodic Reassessment of the BRP**  
[Topic V-8]

**Background.** As described in Chapter 2.0, Requirements of the Reassessment, the current reassessment of the BRP stems from a lawsuit and settlement agreement between the Sierra Club and FORA. The settlement agreement stipulates that a reassessment of the BRP must be conducted when one of several possible triggers occurs. The deadline for completion of the reassessment by January 1, 2013 is the trigger that has mandated the preparation of this Reassessment Report. Neither the settlement agreement, nor any other requirement of FORA stipulates that other reassessments of the BRP must be conducted.

**Description and Key Issues.** Public input includes a suggestion that the BRP be reassessed on a periodic basis, such as every five years. Implementation of this topic would involve conducting a reassessment of the BRP that could mirror the scope and content of this current Reassessment Report or follow a different

scope and content or process to be identified by the FORA Board should it chose to consider a periodic reassessment. The need for a periodic reassessment at five year or greater intervals could be tempered by the fact that FORA has been reauthorized to remain as the BRP implementing agency until only 2020.

#### **Potential Options:**

- Periodic reassessment of the BRP is not considered.
- Include a requirement for reassessment of the BRP on a periodic basis with the period of review to be determined by the FORA Board. Amend the Master Resolution to incorporate a periodic reassessment requirement or identify another mechanism in which the requirement could be recorded.
- Include a requirement for reassessment of the BRP at the time FORA prepares its State law required plan for dissolution in 2018, as described in the following topic.

#### **Synopsis of Public Comments:**

BRP should be assessed every five years.

HCP should be done before reassessment.

Amend Sierra Club settlement to allow additional time for reassessment process.

### **Prepare a FORA Phase Out Plan** [Topic V-9]

**Background.** Upon the sunset of FORA’s responsibilities as the implementing agency for the BRP, FORA would be dissolved as the implementing agency. Dissolution of districts or special agencies as well as other agencies of the state is the responsibility of the Local Agency Formation Commission (LAFCO). Section 56375 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 identifies LAFCO authority for managing dissolutions. Per

Section 56035 of the Act, dissolution means “the dissolution, disincorporation, extinguishment, and termination of the existence of a district and the cessation of all its corporate powers, except for the purpose of winding up the affairs of the district.”

**Description and Key Issues.** This topic addresses public comment about advance preparation for FORA’s future dissolution. FORA’s mandate as the implementing agency for the BRP has been legislatively extended to the year 2020. A provision of Assembly Bill 1614, the legislation recently signed by the governor to extend FORA to the year 2020, requires that FORA prepare a dissolution plan by December 30, 2018. Options for planning and executing the transfer of BRP implementation responsibility from FORA may involve coordination with Monterey County LAFCO pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Possible options for implementation of this topic are described below.

#### **Potential Options:**

- Prepare a dissolution plan by 2018 pursuant to State law.
- Coordinate FORA transition/dissolution activity requirements with Monterey County LAFCO as a basis to define FORA’s roles and responsibilities in the dissolution process. Define a program for assisting Monterey County LAFCO with the dissolution process.
- Consider completing another reassessment of the status of BRP implementation as described in the “Periodic Reassessment of the BRP” topic above as part of the transition plan as a basis to provide guidance to Monterey County LAFCO regarding continued implementation of the BRP.

#### **Synopsis of Public Comments:**

Phase out plan should be submitted to LAFCO two years prior to end of FORA.



## Address Infrastructure Maintenance Issues [Topic V-10]

**Background.** Jurisdictions, agencies, and institutions, with land holdings within the former Fort Ord are typically responsible for the costs of maintaining infrastructure that supports developed uses on those lands unless such costs are covered through caretaker provisions. Agreements between member jurisdictions and project developers, FORA, and/or other agencies such as the U.S. Army, are commonly made for the construction and maintenance of various types of infrastructure such as roads, storm drainage improvements, water supply improvements, etc. It is possible that in some cases, over time and due to changes in circumstances, such agreements may not result in an equitable assignment of maintenance costs.

**Discussion and Key Issues.** This topic addresses public input which suggests that the maintenance costs of certain facilities may not currently be equitably assigned. To determine whether modifications to maintenance cost-sharing agreements over which FORA may be party or have review authority should be considered, the FORA Board may, at the request of the above-noted or other interests, wish to consider reviewing such agreements or arrangements.

### Potential Options:

- Do not review existing infrastructure maintenance agreements between member jurisdictions, agencies, FORA, and/or institutions with land holdings within the former Fort Ord.
- Conduct a general review of local and base wide infrastructure and facility maintenance responsibilities and cost allocations to promote equitable assignment of maintenance.

### Synopsis of Public Comments:

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

Develop funding plan for storm water basin maintenance.

## Other Procedures Related Topics [Topic V-11]

This section includes FORA procedures and operations related comments from the public, local jurisdictions, and other interests as part and independent of Scoping Report process that: 1) represent opinions; 2) were considered too general to utilize as a basis for identifying topics or options for FORA Board consideration; and/or 3) could be addressed through specific responses. To ensure they are recognized by the FORA Board and the public, these comments are presented below, followed by a brief response.

### Synopsis of Public Comments:

FORA does not have a records retention/destruction policy.

**Discussion.** In August 2012, the FORA Board approved a records retention/destruction policy. Consequently, the issue raised by the commenter has been addressed.

### Synopsis of Public Comments:

A ten-year extension of FORA is not needed.

FORA should not be extended beyond its useful life.

Extend FORA at least ten years.



**Discussion.** On September 30, 2012, Governor Brown signed AB1614 into law, extending FORA’s sunset date from June 30, 2014 to June 30, 2020 or when the FORA Board determines that 80 percent of the territory of Fort Ord that is designated for development or reuse in the plan prepared pursuant to the Authority Act has been developed or reused in a manner consistent with the plan adopted or revised pursuant to Section 67675 of Government Code, whichever occurs first.

**Synopsis of Public Comments:**

Return property taxes to the jurisdictions.

**Discussion.** FORA’s share of property tax (formerly tax increment) revenues is used for a variety of functions including gap financing for redevelopment projects, affordable housing, FORA operations, etc. The issue raised in the comment has recently been discussed by the FORA Board. The FORA Board recently considered and approved an amendment to the BRP Implementation Agreement. The amendment includes a provision that 10 percent of FORA’s property tax revenues will now be returned to member jurisdictions. This amendment has been approved by some FORA member jurisdictions and is being scheduled for consideration by the remaining FORA member jurisdictions.

**Synopsis of Public Comments:**

Consider alternative funding since RDAs are dissolved.

**Discussion.** FORA has redevelopment authority by virtue of its authorizing statute, but has elected to let this power rest with each of the individual member jurisdictions, who have adopted redevelopment areas to implement Fort Ord reuse plans. FORA has implemented its power to collect property tax revenues (formerly tax increment), which (to date) appears to be exempt from the abolition of redevelopment affecting

member jurisdictions. This property tax increment is a vital source of funding for operations and other potential base-wide uses. As a local reuse authority, FORA has limited authority to raise alternative funding sources for redevelopment relative to FORA’s member jurisdictions. Nevertheless, FORA has been and will continue to pursue alternative funding and base reuse legislation that expands member jurisdiction access to capital and operations funding. Funding for reuse activities is and will continue to be at the forefront of FORA’s priorities; FORA has always aggressively sought to augment revenues available to facilitate reuse efforts. Through the Phase II FORA Capital Improvement Program review process that is currently underway, FORA is seeking to quantify existing sources of funds available to fund reuse activities. This effort is expected to provide a more comprehensive picture of available funding relative to expected infrastructure and other costs.

**Synopsis of Public Comments:**

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

**Discussion.** To ensure timely infrastructure delivery, public financing mechanisms must be calibrated to ensure that facilities necessary to serve new development are funded without constraining the financial viability of the new development. FORA collects revenues to fund infrastructure via a community facilities district mechanism. This is a special tax, not a development impact fee as defined by Government Code 66000 et seq. FORA has recently undertaken an effort to adjust the FORA special tax to reflect a standardized formula that takes all other available revenue sources into account, calibrating the special tax rates to complement other available funds (i.e. property tax and land sale revenues) necessary to finance and facilitate reuse activities. As a result of this effort, the FORA Board adopted a resolution to implement the standardized formula periodically and approved an

amendment to FORA's Implementation Agreements with FORA member jurisdictions that also formalizes a periodic review of the formula.

**Synopsis of Public Comments:**

Marina has paid a disproportionately high share of financing/distribute revenue/expense evenly and fairly among FORA members.

**Discussion.** To date, a significant proportion of reuse activity on the former Fort Ord has occurred within the City of Marina. Given that circumstance, development within the City of Marina generates a disproportionate share of FORA property tax revenues, as well as other City General Fund Revenues such as sales tax. Infrastructure improvements completed to date are also concentrated in the City of Marina, as facilities are needed to serve the higher level of development activity. FORA has completed more public improvements in Marina than in other jurisdictions.

Temporal concentrations of development activity, associated revenue generation, and infrastructure construction are to be expected as various projects move through the planning and development stages. As a result, member jurisdictions experiencing greater levels of development are more likely to initially incur higher development financing responsibilities, but also benefit from sales tax and other revenue generation as well as infrastructure improvements. These imbalances will vary by jurisdiction over time and will approach equilibrium over time. The FORA Board could consider commissioning an independent review to establish relative historic levels of fiscal impacts and capital improvement spending within each jurisdiction.

**Synopsis of Public Comments:**

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

**Discussion.** Through the annual Capital Improvement Program update process, FORA continually evaluates, updates, and quantifies its long term commitments. FORA anticipated the need to address the issue noted in the comment, has implemented a contract mechanism and has funding in place through its Capital Improvements Program to evaluate modifications to financial commitments should the FORA Board elect to modify the BRP. As the FORA Board considers modifications to the BRP, the effect of such modifications on capital and operational costs will be evaluated as part of the planning and decision making process.

**Synopsis of Public Comments:**

FORA should cover caretaker costs until property is sold.

**Discussion.** FORA is already addressing the interest expressed by the commenter. Caretaker costs are defined by the U.S. Army as "the minimum required staffing to maintain an installation in a state of repair that maintains safety, security, and health standards." These are costs that are generally assumed to occur prior to transfer of a property for development by member jurisdictions to which portions of the former Fort Ord have been conveyed. Caretaker costs that are assumed to be a short-term bridge to assist jurisdictions with property holding costs while lands transition to active reuse. Based on the FORA Board's recent actions to clarify the availability of funds to cover the caretaker costs of member jurisdictions, it may be possible for member jurisdictions to receive reimbursement from FORA for caretaker costs up to a maximum annual cap amount.

**Synopsis of Public Comments:**

The Scoping Report does not present the non-program level mitigation measures.

**Discussion.** There are no non-program level mitigations measures. The BRP EIR is a program level

EIR that includes only program level mitigation measures.

### **Synopsis of Public Comments:**

FORA should eliminate burdensome appeal fees/ appeal fees should be reduced.

**Discussion.** The FORA Board took action in mid-2012 to reduce appeal fees. Consequently, the issue raised by the comment has been addressed by FORA.

## **3.7 Other Public Comments**

Following are additional public comments that do not directly relate to the topics discussed in this Reassessment Report.

### **Procedures**

Eliminate the Executive Officer position.

Eliminate FORA's power to develop new infrastructure.

Independent review of executive leadership is needed.

The deadline for comments was not adequately publicized.

EMC Planning Group has a conflict of interest.

### **Economic Development and Jobs**

CSUMB students will spend equal to military soldiers.

Soldiers had low pay and did not have spending money to contribute to the local economy.

CSUMB will create jobs if not surrounded by strip malls, hotels, and a horse racing track.

Focus on long-term economic picture.

Economic damage from base closure was minor compared to what was predicted.

Estimated economic loss from base closure was \$500-\$700 million.

Small business has been hurt by the recession.

Bureaucrats make poor venture capitalists.

Development parcels with environmental constraints should be traded for more suitable parcels, without diminishing total developable area.

Seaside was hardest hit by the base closure.

### **Housing**

Convey Preston Park to City of Marina at no cost.

Transfer Preston Park Housing to the City of Marina free of encumbrances.

### **Commercial Development**

Monterey County has no demand for additional commercial space.

There are one million square feet of approved/not built commercial space.

BRP conflicts with County Policy OS-10.4 which encourages commercial and industrial development in areas served by transit.

### **Recreation**

Upgrade the Marina Equestrian Center.

### **Habitat/Wildlife**

Quantity and arrangement of badger habitat are both important, and fragmentation is harmful.

### **CSUMB**

Allow CSUMB to grow to 25,000 students

CSUMB has far-reaching benefits for the agricultural industry.

CSUMB is the success story of Fort Ord.

CSUMB is one of the top 20 employers in Monterey County.

CSUMB expects to grow to 8,500 full time equivalent and 3,500 distance students.

Some programs that affect CSUMB are not being implemented.

### **Veterans' Cemetery**

Develop additional funding sources.

WWII veterans are dying at a rate of 1,000 per day.

### **Current or Future Projects**

A veterans' retirement home should be developed.

Establish a new veterans' hospital.

A race track is a horrible idea.

A horse park is acceptable but not a race track.

Horse Park will bring thousands of jobs and be an economic generator.

Horse Park will bring cultural assets to the community.

Horse racing and retail will only bring low-paying jobs.

Horse racing will increased tourism revenue.

Horse Park will be an equestrian destination.

CSUMB can have synergistic relationship with Horse Park.

Fort Ord is centrally-located for a horse park serving the entire state.

The Horse Park should consider a picturesque European design.

The Horse Park is appropriate due to historic ties at Fort Ord to the Cavalry.

The horse park will provide a centrally-located regional facility.

Competitive horse events are inconsistent with community sensitivities.

Other

FORA has lost its ability to lead positive change.

Provide a map showing relationship of FORA Polygons, Army parcels, and Assessor's parcels.

FORA has a role as a lead agency for CEQA.