

1.0

INTRODUCTION

1.1 Reassessment Report Context and Purpose

The former Fort Ord Army Base (Fort Ord) is located in Monterey County and served as a military base from 1917 to 1994. Redevelopment of the former Fort Ord from military uses to primarily civilian uses is directed by the *Fort Ord Base Reuse Plan* (BRP), which was adopted by the Fort Ord Reuse Authority (FORA) in 1997. As described in greater detail below, reassessment of the BRP is mandated at this time. The BRP reassessment process includes the preparation of three documents: the Fort Ord Reuse Plan Reassessment Scoping Report (Scoping Report); the *Fort Ord Reuse Plan Reassessment Market and Economic Analysis* (Market Study); and this *Fort Ord Reuse Plan Reassessment Report* (Reassessment Report). The Scoping Report and the Market Study were the first of these three documents to be prepared, and were published together in August 2012. The Scoping Report presented the findings of public input and independent review of a number of aspects of BRP implementation, and the Market Study considered economic issues relating to base reuse.

This document, the Reassessment Report, describes topics and related potential options for modifications to the BRP or to FORA's operational procedures for the FORA Board's consideration. The topics and potential options derive from independent review and research conducted about the status of BRP implementation; review of the BRP itself; and from public input and FORA Board input gathered over the course of the reassessment process to date. Once the FORA Board accepts the Reassessment Report, it will then consider which, if any, of the potential options described herein, and/or additional options that the FORA Board or other interests may identify going forward, should be implemented. If the FORA Board chooses to implement options that result in modifications to the BRP, the BRP would be republished in whole or in part to reflect the modifications.

Reassessment Requirements

The requirement for a reassessment of the BRP results from a lawsuit filed by the Sierra Club against FORA in 1997. The settlement agreement for this lawsuit is documented as Chapter 8 of the FORA Master Resolution. Chapter 2.0, Requirements of

the Reassessment, which is contained herein, provides further information on the requirement for conducting the reassessment.

BRP Key Provisions

The BRP is the guiding policy document for reuse and redevelopment of former Fort Ord. The BRP was adopted on June 13, 1997, and a revised version of the BRP was published in digital format in September 2001, incorporating various corrections and errata. The BRP envisioned a long-range timeframe for redevelopment of former Fort Ord. The BRP states that “the land supply is expected to accommodate growth for 40 to 60 years, depending on the land use type and future market conditions” (BRP Volume 1, pages 11 and 90). At this time, the reuse process has been underway for about 15 of the anticipated 40- to 60-year BRP implementation timeframe.

The BRP includes a focused goal for each of its elements:

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.

FORA’s Capital Improvement Program is also a required element of the BRP.

As stated in the introduction to the BRP Land Use Element (BRP Volume II, page 214), and echoed in the Land Use Element goal, base reuse focused on the

three “E’s”: Education, Environment, and Economy, is the global goal guiding all base reuse planning and land use decisions.

The BRP also establishes six design principles that guide the plan:

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.

I.2 BRP Reassessment Process Overview

The reassessment process has proceeded in two steps: 1) an information gathering step that was completed with publication of the Scoping Report and Market Report; and 2) preparation of this Reassessment Report, which identifies from the information gathered in the first step, a series of topics and related potential options for modifications to the BRP and to FORA Board procedures. The steps of the reassessment process that have been conducted to date are summarized in [Table 1, Reassessment Process to Date](#). Remaining steps in the reassessment process are listed in [Table 2, Future Steps in the Reassessment Process](#). A graphic summary of the reassessment process is shown in [Figure 1, Reassessment Process Timeline](#).

Table 1 Reassessment Process to Date

Step	Timing
Initial Public Workshops (5)/Input	May - June 2012
Scoping Report Released	August 2012
Market Report Released	August 2012
Public Workshop (1)/Input on Scoping and Market Reports	August 2012
Board Vote to Receive Scoping Report	October 2012
Reassessment Report Released	October 2012

Table 2 Future Steps in the Reassessment Process

Step	Timing
Public Workshop (1)/Input on Reassessment Report	October 2012
Board Consideration and Vote to Receive Reassessment Report	November 2012
Deadline for Board Vote to Receive Reassessment Report	December 2012

Source: EMC Planning Group and FORA 2012

The FORA Board’s process of considering modifications to the BRP would occur after the reassessment process is completed and the FORA Board takes action to receive the Reassessment Report. It is assumed that the FORA Board will, at the latest, vote to receive the Reassessment Report in December 2012. FORA Board consideration of potential options for updating the BRP could then begin in 2013. It is possible that the FORA Board could provide early direction to implement or take action on specific potential options for modifying the BRP that may not require significant deliberation. FORA Board direction on other potential options that address more complex topics is anticipated after it has had sufficient time to deliberate those topics and clearly identify the related modifications that it elects to implement.

The reassessment process is an informational process and is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15262 and 15306. Environmental review may be required prior to future actions of the FORA Board to modify the BRP should it determine that modifications are appropriate.

1.3 Reassessment Report Methodology

The Scoping Report focused on review and reporting of the status of the first 15 years of reuse and redevelopment activities at Fort Ord as guided by the BRP. The review addressed the status of implementation BRP objectives, policies, and programs; status of BRP consistency with current regional and local plans; and classification/reporting of public comments to be considered in the scoping and reassessment process. The economic/market report was incorporated into and summarized in the Scoping Report. Information included in the Scoping Report was a fundamental basis for identifying the subjects

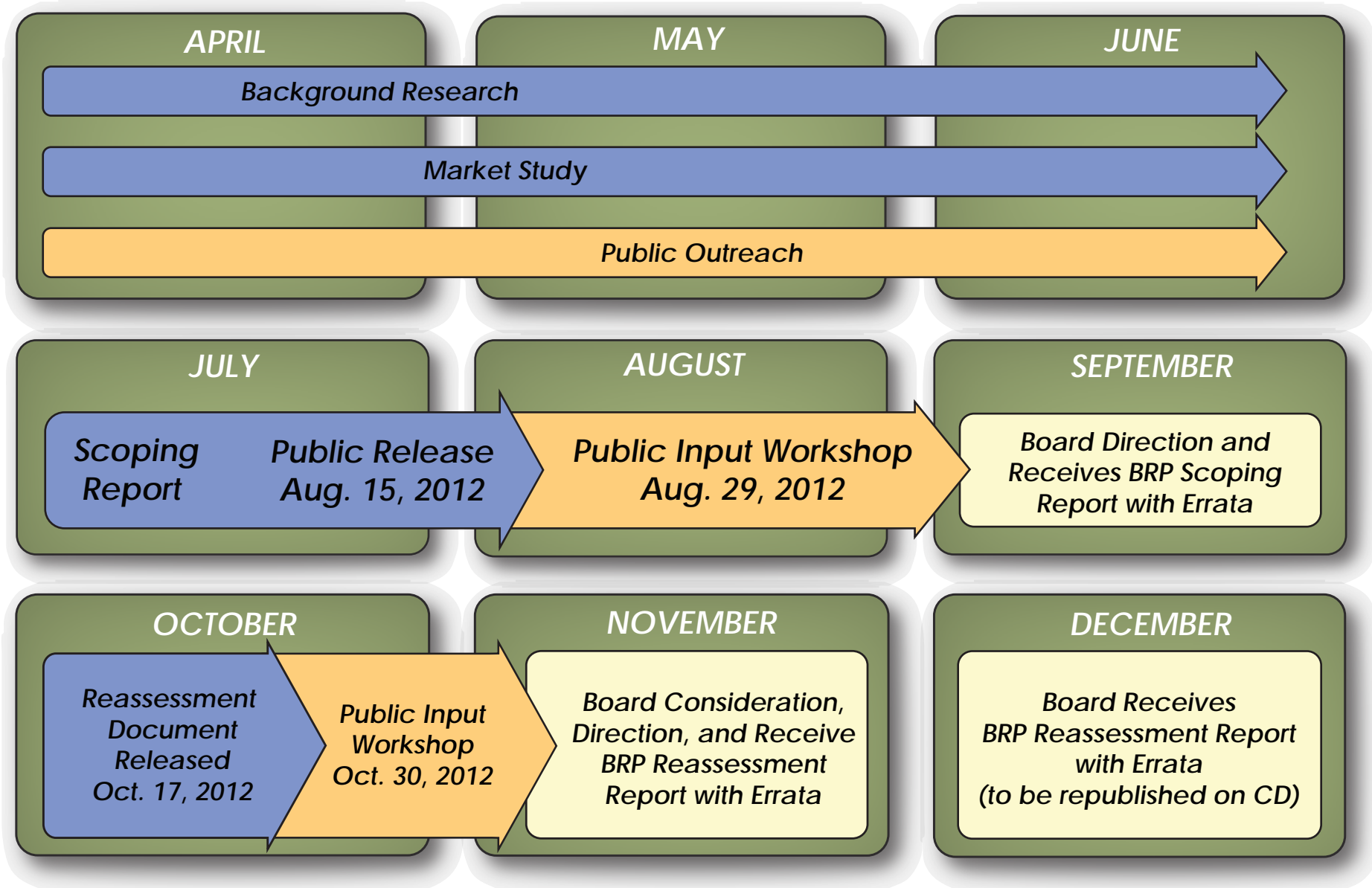
and topics included in this Reassessment Report, as well as for crafting the potential options identified for each topic.

Information that has been transitioned into the Reassessment Report from the Scoping Report is indexed in [Table 3, Index to Scoping Report Topics Addressed in the Reassessment Report](#). The location in the Scoping Report where each topic is discussed is also noted in Table 3 as is a brief notation describing the topic. Table 3 also includes a column which identifies which of five “categories” each topic has been placed for purposes of discussion in the Reassessment Report. A description of the five categories is provided below.

Not all of the topics included in this Reassessment Report were derived from information contained in the Scoping Report. Additional topics have also been identified based on information received from the public, member jurisdictions, and other interests that elaborated on topics contained in the Scoping Report or identified topics that were not explicitly part of the subject matter included in the Scoping Report. These additional topics are listed in [Table 4, Index to Additional Topics Addressed in the Reassessment Report](#).

Reassessment Report Organization

Topics and options for Board consideration have been placed into categories, in part based on the anticipated level of complexity and hence, level of consideration that may be required before the FORA Board determines which options, if any, it chooses to implement. Within each category, information is organized under a range of related subjects. Under each subject, one or more specific topics regarding potential BRP modifications related to that subject are identified and discussed. The discussion for each topic is intended to provide the FORA Board and the public with a “snapshot” understanding of the topic.



*Public input workshop Tuesday, October 30, 2012 @ 6:30 p.m. FORA board room

*Written public comments by Wednesday, November 7, 2012 @ 5:00 p.m. to FORA offices in order to have them put in the FORA Board packet



Figure 1
Reassessment Process Timeline

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The discussion is not intended to be exhaustive, but rather to provide context for a potential BRP modification issue that has been raised during the overall reassessment process. Under each topic, one or more potential options for FORA Board action on the topic are identified. The first option listed under each topic is generally a “status quo” option where no modifications regarding that topic would occur. Additional options could be identified by the FORA Board or other interests as part of the reassessment process and/or during FORA Board deliberations in 2013 when it considers potential BRP modifications. The organization of the Reassessment Report is presented graphically in [Figure 2, Visual Key to Reassessment Report](#).

As described above, topics and related potential options for BRP modifications have been placed into five categories. The category descriptions are as follows:

- **Category I – BRP Corrections and Updates:** This category includes corrections to bring the BRP text and graphics up to date. These include correction of typographical errors, correction of outdated references, and revisions to the BRP maps to correct inconsistencies. Category I is discussed in Section 3.2.
- **Category II – Prior Board Actions and Regional Plan Consistency:** This category includes potential options for modifications to the Land Use Concept map to reflect FORA Board decisions and consistency determinations that have already occurred, and potential options for new BRP programs or policies and/or revisions to existing programs and policies to ensure that the BRP is consistent with regional plans. The precise wording or graphics modifications to be considered would be developed by staff based on direction from the FORA Board. A determination about the required level of environmental review required to adopt such modifications would also be made by FORA staff. Category II is described in Section 3.3.
- **Category III - Implementation of Policies and Programs:** This category includes a summary of all BRP policies and programs determined in the Scoping Report to be incomplete. The implementation of BRP policies or programs is primarily the responsibility of local jurisdictions, though FORA also has a role in implementing several policies or programs. Category III topics are described in Section 3.4.
- **Category IV – Policy and Program Modifications:** This category consists of potentially substantive policy or program modifications to the BRP that may require full FORA Board consideration and public review prior to implementation. As the FORA Board makes determinations about which options it may wish to pursue, staff will make a determination about the required level of environmental review. The full wording of the modifications would be developed by staff based on direction from the FORA Board. Category IV items are discussed in Section 3.5.
- **Category V – FORA Procedures and Operations:** This category consists of topics and related potential options for modifying FORA Board procedures or operations. The full wording of the any modifications the FORA Board may wish to pursue would be developed by FORA staff based on direction from the FORA Board. Category V is discussed in Section 3.6.

In addition to potential options for modifications to the BRP described in the five categories, the FORA Board may also wish to consider additional options that have not been explicitly identified to date, to focus its attention on a subset of the five categories or subjects within specific categories, and/or to focus only on specific topics as the basis for potential modifications to the BRP.

[Table 3, Index to Scoping Report Topics Addressed in the Reassessment Report](#), presents the topics contained identified in the Scoping Report and classifies each by category. This table provides a bridge between the content of the Scoping Report and the location where it is discussed in the Reassessment Report.

Items in Table 3 are presented in the order found in the Scoping Report. The Category column identifies the category into which each topic has been placed. Table 4, [Index to Additional Topics Addressed in the Reassessment Report](#) presents a list of other topics not specifically included in the Scoping Report that are also discussed in the Reassessment Report.

I.4 Terminology

The following acronyms and shortened titles are used throughout the Reassessment Report:

Authority Act Fort Ord Reuse Authority Act

BLM	Bureau of Land Management
BRP	Fort Ord Base Reuse Plan
CEQA	California Environmental Quality Act
CIP	Capital Improvement Program
CDFG	California Department of Fish and Game
County	Monterey County
CRMP	Coordinated Resource Management and Planning
CSUMB	California State University Monterey Bay
EIR	Environmental Impact Report
ESCA	Environmental Services Cooperative Agreement
EVOC	Emergency Vehicle Operations Center
FAR	Floor Area Ratio
FORA	Fort Ord Reuse Authority
Fort Ord	Fort Ord Army Base
HCP	Habitat Conservation Plan

HUD	Department of Housing and Urban Development
HMP	Habitat Management Plan
LAFCO	Local Agency Formation Commission
LSA	Land Swap Agreement
Market Study	Fort Ord Reuse Plan Reassessment Market and Economic Analysis
MCWD	Marina Coast Water District
MCWRA	Monterey County Water Resources Agency
MOU	Memorandum of Understanding
MOUT	Military Operations Urban Terrain
MPC	Monterey Peninsula College
MPUSD	Monterey Peninsula Unified School District
MST	Monterey Salinas Transit
RDA	Redevelopment Agency
Reassessment Document	Fort Ord Reuse Plan Reassessment Final Report
ROW	Right of Way
Scoping Report	Fort Ord Reuse Plan Reassessment Scoping Report
TAMC	Transportation Agency for Monterey County
UC MBEST	University of California Monterey Bay Education, Science, and Technology Center
USFWS	U.S. Fish and Wildlife Service

**ISSUES IDENTIFIED
IN THE SCOPING REPORT**

(see Table 3)

OTHER ISSUES IDENTIFIED

(see Table 4)

SORTED INTO FIVE CATEGORIES

CATEGORIES

CONTENTS

TIMING

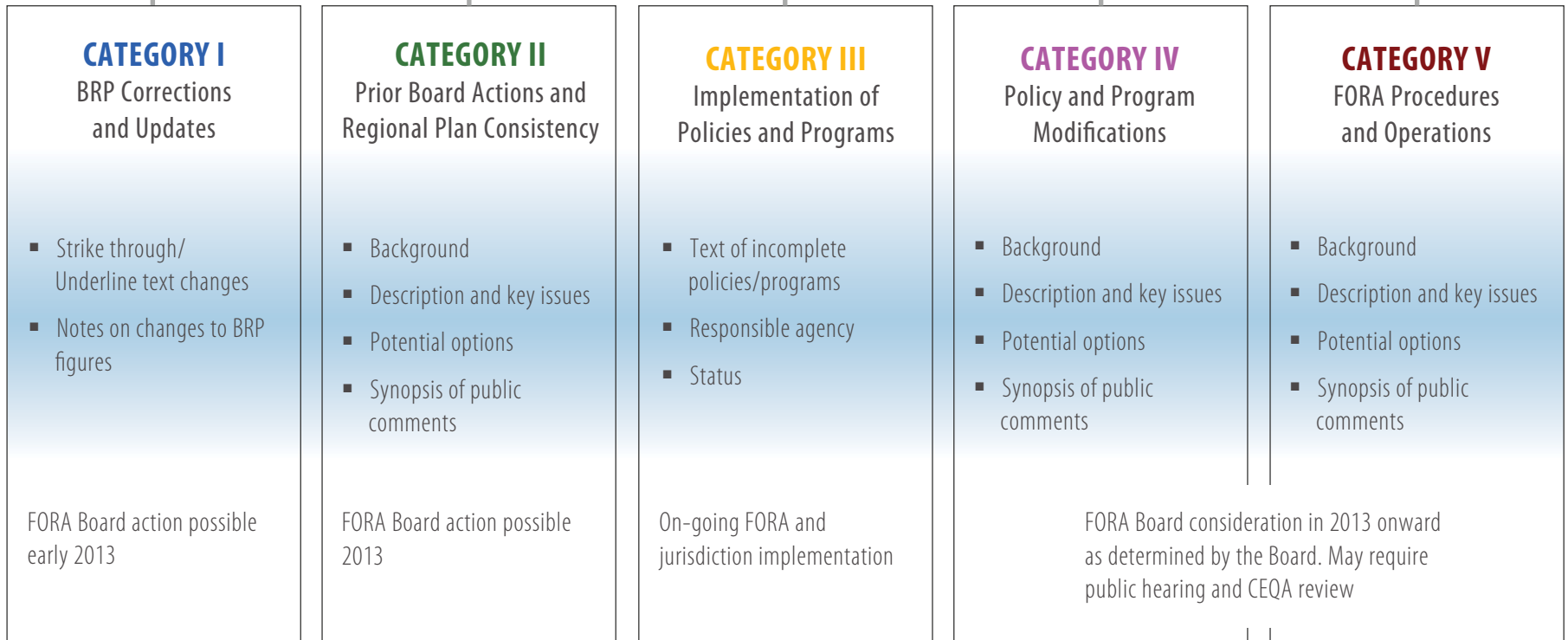


Figure 2
Visual Key to Reassessment Report

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Table 3 Index to Scoping Report Topics Addressed in the Reassessment Report

- Key: Category I BRP Corrections and Updates: (refer to Section 3.2) ¹
 Category II Prior Board Actions and Regional Plan Consistency (refer to Section 3.3) ²
 Category III Implementation of Policies and Programs (refer to Section 3.4) ³
 Category IV Policy and Program Modification (refer to Section 3.5) ⁴
 Category V FORA Procedures and Operations (refer to Section 3.6) ⁵

Scoping Report Source	Topic	Category	
Page 3-3 (items 1,2)	Effects of Changes in Population Projections		IV
Page 3-4 (items 3,4)	Reversal of the Loss of Middle Class Job and Housing Opportunities		IV
Page 3-4 (item 5)	Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors (regional research strength relating to job and housing growth)		IV
Page 3-4 (item 6)	Constraints and Uncertainties for Development on Fort Ord (perceived legal risk associated with development on former Fort Ord)		IV
Page 3-4 (item 7)	Refinement of Integrated Mixed Use Concepts		IV
Page 3-5 (items 9, 10)	Cost of Housing and Targeting Middle-income Housing Types		IV
Page 3-5 (item 11)	Constraints and Uncertainties for Development on Fort Ord (CFD Special Taxes and impact fees as share of development cost)		IV
Page 3-5 (item 12)	Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program		IV
Page 3-5 (items 8,13, 14)	Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors (build local labor force to attract major employers and R&D/office development)		IV
Page 3-6 (items 15, 16, 18)	Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region; and Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism		IV
Page 3-6 (item 17)	Constraints and Uncertainties for Development on Fort Ord (FORA’s potential role in advancing economic balance and sustainability)		IV

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Scoping Report Source	Topic	Category	
Page 3-6 (item 19)	Prioritize Design Guidelines (effects of visual image on economic development)		IV
Page 3-6 (item 20)	Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program		IV
Page 3-10	Size and composition of FORA Board		V
Page 3-10	Constraints and Uncertainties for Development on Fort Ord (response to reduced government revenues)		IV
Page 3-11	Support for the Needs of Disadvantaged Communities		IV
Page 3-12 (item 1)	Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors (targeted expansion of mixed use / office / research uses)		IV
Page 3-12 (item 1, 2)	Establishment and Marketing of a Brand for Fort Ord		IV
Page 3-12 (item 3)	Re-evaluation of Transportation Demands and Improvement Needs; and Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation (options for improving circulation patterns and way-finding)		IV
Page 3-12 (item 4)	Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program		IV
Page 3-12 (item 5)	Cost of Housing and Targeting Middle-income Housing Types (incentivize mixed use and compact residential development)		IV
Page 3-13 (item 6)	Coordinated oversight of inter-jurisdictional planning and projects		V
Page 3-13 (item 7)	Prioritization of Funding for and Removal of Blight; and Prioritization of Development within Army Urbanized Areas (near-term focus)		IV
Page 3-13 (item 8)	Constraints and Uncertainties for Development on Fort Ord; and ; and Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program (new funding sources)		IV

Scoping Report Source	Topic	Category		
Page 3-14 (item 9)	Re-evaluation of Transportation Demands and Improvement Needs; and Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program (slower growth effects on the CIP)			IV
Page 4-3	Map formatting and content inconsistencies (various)	I		
Page 4-3	Specific Applicability of Programs/Policies to Del Rey Oaks and Monterey			IV
Page 4-5 (table)	Residential Land Use Program A-1.2 – Infill Residential Zoning for CSUMB. (County) incomplete		III	
	Residential Land Use Program C-1.2 (Seaside) out-of-date reference	I		
	Residential Land Use Program C-1.3 (Seaside) out-of-date reference	I		
Page 4-6 (table)	Residential Land Use Program B-2.1 – East Garrison Zoning Compatibility. (County) incomplete		III	
Page 4-6 (table)	Residential Land Use Program B-2.2 – University Villages/Dunes, East Garrison Zoning Compatibility. (Marina/County) incomplete		III	
Page 4-8 (table)	Residential Land Use Program C-1.1 – New Residential Area in the Eucalyptus Planning Area. (County) incomplete		III	
Page 4-9 (table)	Residential Land Use Program C-1.4 – Prepare Specific Plan in University Village District. (Seaside) incomplete		III	
Page 4-11 (table)	Residential Land Use Program E-1.1 – Prepare Specific Plan in University Village District. (Seaside) incomplete		III	
Page 4-11 (table)	Residential Land Use Program E-1.1 – Prepare Specific Plan(s) for UC MBEST Center. (County) incomplete		III	
Page 4-11 (table)	Residential Land Use Program E-1.2 – Prepare Specific Plan(s) for UC MBEST Center. (Marina) mis-numbered	I		
Page 4-13 (table)	Residential Land Use Program E-2.1 – Designate Convenience/Specialty Retail Use Zone. (County) incomplete		III	

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Scoping Report Source	Topic	Category	
Page 4-14 (table)	Residential Land Use Program E-3.2 – Prepare Pedestrian/Bikeway Plans. (Seaside) incomplete	III	
Page 4-15 (table)	Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless. (All) incomplete	III	
Page 4-16 (table)	Residential Land Use Program F-1.3– Document Contracts Between FORA and Homeless Service Providers, Submit to HUD. (Seaside/County) incomplete	III	
Page 4-19 (table)	Residential Land Use Program I-1.1– Prepare Design Guidelines for Development within Former Fort Ord. (Seaside/FORA/County) incomplete	III	
Page 4-20 (table)	Residential Land Use Program I-1.2 – Ensure Development Consistency with Community Design Principles and County’s Design Guidelines. (County) incomplete	III	
Page 4-20 (table)	Residential Land Use Program J-1.1– Amend Monterey Peninsula Area Plan & Provide Zoning Consistent with CSUMB Master Plan. (County) incomplete	III	
Page 4-25 (table)	Commercial Land Use Program A-1.1– Amend General Plan and Zoning to Designate Commercial Densities Consistent with Reuse Plan. (County) incomplete	III	
Page 4-26 (table)	Commercial Land Use Program B-1.1 – Amend General Plan and Zoning to Designate Visitor-Serving Densities Consistent with Reuse Plan. (County) incomplete	III	
Page 4-27 (table)	Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos. (All) incomplete	III	
Page 4-28 (table)	Commercial Land Use Program C-1.1 – Amend Zoning to Provide Commercial Densities Consistent with Reuse Plan. (County) incomplete	III	
Page 4-30 (table)	Commercial Land Use Program D-1.2 – Designate Convenience/Specialty Retail Use on Zoning Map. (Seaside/County) incomplete	III	
Page 4-32 (table)	Commercial Land Use Program E-2.2 – Prepare Pedestrian/Bikeway Plans. (Seaside) incomplete	III	

Scoping Report Source	Topic	Category		
		I	II	III
Page 4-32 (table)	Commercial Land Use Program E-2.3 – Preserve ROW to serve commercial build-out. (Marina) typographical error	I		
Page 4-33 (table)	Commercial Land Use Program F-1.1– Prepare Design Guidelines for Commercial Development. (FORA/County) incomplete			III
Page 4-34 (table)	Recreation/Open Space Land Use Program A-1.2 – Natural Ecosystem Easement Deed Restriction. (County) incomplete			III
Page 4-35 (table)	Recreation/Open Space Land Use Program B-1.2 – Prepare Open Space Plan showing Open Space within Jurisdiction. (Marina/Seaside) incomplete			III
Page 4-38 (table)	Recreational and Open Space Land Use Program B-2.4 – Install Open Space Barrier Along Border of Polygon Adjacent to Marina Neighborhoods Planning Area. (Marina) various errors	I		
Page 4-40 (table)	Recreation/Open Space Land Use Program C-1.1 – Amend Greater Monterey Peninsula Area Plan and Zoning to Designate Park Facilities. (County) incomplete			III
Page 4-41 (table)	Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages. (Marina/County) incorrect references	I		
Page 4-41 (table)	Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages. (Marina/County) incomplete			III
	Recreation/Open Space Land Use Program C-1.3 (Seaside) update references.		II	
Page 4-44 (table)	Recreation/Open Space Land Use Program C-3.1 – Habitat Protection Area for Community Park in Seaside Residential Planning Area. (Seaside) incomplete			III
Page 4-46 (table)	Recreation/Open Space Land Use Program D-1.3 – Designate Special Design Districts along Main Gate, South Village, and SR 1. (Seaside) incomplete			III
Page 4-49 (table)	Recreation/Open Space Land Use Program E-1.4 – Coordinate Adjustments for Equestrian/Community Park Facility. (Marina/County/FORA) incomplete			III

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Scoping Report Source	Topic	Category		
		I	III	
Page 4-50 (table)	Institutional Land Use Program A-1.1 – Active Role in CSUMB Master Planning Efforts. (Seaside) typographical error	I		
Page 4-51 (table)	Institutional Land Use Program A-1.2 – Designate Lands Adjacent to CSUMB for Compatible Use. (County) incomplete		III	
Page 4-51 (table)	Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands. (All) incomplete		III	
Page 4-53 (table)	Institutional Land Use Program B-1.1– Review Planning and Design for Safety Standards Near Schools. (Seaside) typographical error	I		
Page 4-55 (table)	Institutional Land Use Program D-2.1 – Prepare Design Guidelines for Implementing Institutional Development. (County) incomplete		III	
Page 4-56 (table)	Institutional Land Use Program D-2.2– Ensure Institutional Development Design is Consistent with Reuse Plan. (County) incomplete		III	
Page 4-59 (table)	Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes. (All/FORA) incomplete		III	
Page 4-59 (table)	Streets and Roads Program C-1.1 – Assign Street and Roadway Classifications/Construct Consistent with Reuse Plan Standards. (Marina/County) incomplete		III	
Page 4-60 (table)	Streets and Roads Program C-1.2– Preserve Sufficient ROW for Anticipated Future Travel Demands. (County) incomplete		III	
Page 4-60 (table)	Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes. (All/FORA) incomplete		III	
Page 4-62 (table)	Streets and Roads Program D-1.3– Evaluate Development Proposals for Need to Include On-Street Parking. (All) typographical error	I		
Page 4-63 (table)	Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities. (All) incomplete		III	

Scoping Report Source		Topic		Category	
Page 4-65 (table)	Pedestrians and Bicycles Program A-1.1 – Prepare Pedestrian System Plan. (Seaside) incomplete			III	
Page 4-69 (table)	Land Use and Transportation Program A-2.1 – Develop Transportation Standards (i.e. ROW Widths, Capacity, Design Speed, etc.). (All) typographical error	I			
Page 4-70 (table)	Recreation Policy A-1 – Work with State Parks to Coordinate Development of Dunes State Park. (Marina and Seaside) typographical error	I			
Page 4-70 (table)	Recreation Policy A-2 (– Support Development of Regional Visitor Center/Historical Museum. Marina) typographical error	I			
Page 4-73 (table)	Recreation Policy C-1 – Establish an Oak Tree Protection Program. (All) incomplete			III	
Page 4-75 (table)	Recreation Policy D-4 – Plan for Long-Term Maintenance of Public Parks. (Marina/Seaside) incomplete			III	
Page 4-75 (table)	Recreation and Open Space Program E-1.2 – Golf Course as Interim Land Use within Planned Residential District. (Marina) incomplete			III	
Page 4-78 (table)	Recreation Program F-2.1 (– Adopt Comprehensive Trails Plan and Incorporate into General Plan. Marina/Seaside) incomplete			III	
Page 4-79 (table)	Recreation and Open Space Policy G-1 – Promote Development of Park and Open Space System. (All) typographical error	I			
Page 4-79 (table)	Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods. (All) incomplete			III	
Page 4-79 (table)	Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development. (All) incomplete			III	
Page 4-80 (table)	Recreation Policy G-3 – Adopt Landscape Standards Design for Public ROW Areas. (County) incomplete			III	
Page 4-80 (table)	Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities. (All) incomplete			III	

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Scoping Report Source	Topic	Category
Page 4-82 (see BRP)	Soils and Geology Program A-2.3 – Address Soil Limitations Characteristic through Engineering Design Techniques. (Seaside/County) format	I
Page 4-83 (table)	Soils and Geology Policy A-4 – Enforce California Building Code to Minimize Slope Stability and Erosion Problems. (All) out-of-date reference	I
Page 4-84 (table)	Soils and Geology Program A-6.1 – Prepare Slope Constraints Map. (All) clarification	I
Page 4-87 (table)	Soils and Geology Program C-2.1 – Implement Fort Ord Habitat Management Plan. (All) clarification	I
Page 4-89 (see BRP)	Hydrology and Water Quality Policy B-1– Ensure Additional Water to Critically Deficient Areas. (All) format	I
Page 4-90 (see BRP)	Hydrology and Water Quality Program B-1.2 to 1.7 – Programs to Ensure Additional Water to Critically Deficient Areas. (Seaside/County) format	I
Page 4-90/4-91 (see BRP)	Hydrology and Water Quality Program B-2.4 to 2.7 – Programs to Ensure Additional Water to Critically Deficient Areas. (County) incorrect reference	I
Page 4-91 (table)	Hydrology and Water Quality Program B-1.5 – Promote On-Site Water Collection. (All) clarification	I
Page 4-91 (table)	Hydrology and Water Quality Program B-1.5 – Promote On-Site Water Collection. (Marina/Seaside) incomplete	III
Page 4-92 (table)	Hydrology and Water Quality Program C-1.2 – Comply with SWRCB Requiring Discharge Permit. (All) out of date reference	I
Page 4-93 (table)	Hydrology and Water Quality Program C-1.5 – Implement Hazardous Substance Control Ordinance. (County) typographical error	I
Page 4-94 (table)	Hydrology and Water Quality Program C-2.1– Develop Measures to Minimize Water Quality Impacts. (All) wording/format	I
Page 4-95 (table)	Hydrology and Water Quality Policy C-3 – Cooperate with MCWRA and MPWMD to Mitigate Seawater Intrusion. (All) typographical error	I

Scoping Report Source	Topic	Category	
Page 4-95 (table)	Hydrology and Water Quality Program C-4.1 – Develop Program Preventing Siltation of Waterways. (Marina/Seaside) incomplete		III
Page 4-97 (see BRP)	Hydrology and Water Quality Program C-6.1 – Work with other Jurisdictions and CDDPR to Implement Plan Ending Direct Discharge of Storm water into Marine Environment. (Seaside/County) format	I	
Page ??? (table)	Biological Resources Objective A (All) period missing.	I	
Page 4-98 (table)	Biological Resources Program A-1.2 – Monitor Salinas River Habitat Area and Submit Reports to CRMP. (Marina) incomplete		III
Page 4-98 (table)	Biological Resources Program A-1.3 – Contract with Appropriate CRMP Agency to Manage Salinas River Habitat Area. (Marina) incomplete		III
Page 4-100 (table)	Biological Resources Program A-1.1 – Implement and Submit Habitat Management Protection Measures for County Habitat Area (Polygon 11a). (County) incomplete		III
Page 4-100 (table)	Biological Resources Program A-1.2 – Requirements for Management of Habitat Conservation Areas (Polygon 11a). (County) incomplete		III
Page 4-100 (table)	Biological Resources Program A-1.3 – Monitor County Habitat Area (Polygon 11a) and Submit Reports to CRMP. (County) incomplete		III
Page 4-100 (table)	Biological Resources Program A-1.4 – Contract with Appropriate CRMP Agency to Manage Habitat Area (Polygon 11a) Resources. (County) incomplete		III
Page 4-101 (table)	Biological Resources Program A-2.1 – Implement and Submit Habitat Management Protection Measures for Marina Habitat Area #2. (Marina) incomplete		III
Page 4-101 (table)	Biological Resources Program A-2.2 (– Limit Development in Marina Habitat Area #2. Marina) incomplete		III
Page 4-102 (table)	Biological Resources Program A-2.3 – Construct Gates or Vehicle Barriers to Prevent Travel within Habitat Area #2. (Marina) incomplete		III

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Scoping Report Source	Topic	Category
Page 4-102 (table)	Biological Resources Program A-2.4 – Maintain Small Areas within Habitat Area #2 for Spineflower Habitat. (Marina) incomplete	III
Page 4-102 (table)	Biological Resources Program A-2.5 – Monitor Habitat Area #2 and Submit Reports to CRMP. (Marina) incomplete	III
Page 4-102 (table)	Biological Resources Program A-2.6 – Contract with Appropriate CRMP Agency to Manage Natural Resources within Habitat Area #2. (Marina) incomplete	III
Page 4-103 (table)	Biological Resources Policy A-2 – Limit Development in East Garrison to 200 Acres. (County) inconsistent with 2005 HMP amendment	IV
Page 4-103 (table)	Biological Resources Program A-2.3 – Prepare Natural Habitats Management Plan for East Garrison, Submit to USFWS and CDFG. (County) incomplete	III
Page 4-103 (table)	Biological Resources Program A-2.4– Monitor Remaining Natural Areas within East Garrison and Submit Reports to CRMP. (County) incomplete	III
Page 4-104 (table)	Biological Resources Program A-2.5 – Contract with Appropriate CRMP Agency to Manage Resources within East Garrison. (County) incomplete	III
Page 4-104 (table)	Biological Resources Program A-3.2– Restrict Uses in Natural Areas Adjacent to RV/Youth Camp. (County) clarifications	I
Page 4-104 (table)	Biological Resources Program A-3.3 – Monitor Habitat Preserves for Yadon’s Piperia and Submit Reports to CRMP. (Marina) incomplete	III
Page 4-105 (table)	Biological Resources Program A-3.3 – Prepare Natural Habitats Management Plan for RV/Youth Camp, Submit to USFWS and CDFG. (County) incomplete	III
Page 4-105 (table)	Biological Resources Program A-3.4 – Require Interpretive Signs Describing Importance of RV/Youth Camp as Wildlife Corridor. (County) incomplete	III
Page 4-106 (table)	Biological Resources Program A-3.5– Require Surveys for Monterey Ornate Shrew in Natural Lands of RV/Youth Camp. (County) incomplete	III

Scoping Report Source	Topic	Category	
Page 4-106 (table)	Biological Resources Program A-4.1 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas. (Marina) incomplete		III
Page 4-107 (table)	Biological Resources Program A 4.2 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas in RV/Youth Camp. (County) incomplete		III
Page 4-107 (table)	Biological Resources Program A 4.3 – Direct Lighting in Community Park and Residential Areas West of RV/Youth Camp away from Natural Lands. (County) incomplete		III
Page 4-107 (table)	Biological Resources Program A 4.4 (– Use Vegetation Native to Former Fort Ord in Landscaping for Community Park. County) incomplete		III
Page 4-107 (table)	Biological Resources Program A 4.5 – Include Interpretive Displays in Community Park. (County) incomplete		III
Page 4-107 (table)	Biological Resources Program A 4.6 – Require Development Measures in Residential Lands Adjacent to Habitat Corridor. (County) incomplete		III
Page 4-108 (table)	Biological Resources Program A 4.7 – Use Native Plants From On-Site Stock in all Landscaping in RV/Youth Camp. (County) incomplete		III
Page 4-111 (table)	Biological Resources Program A-6.1 – Encourage Use of Native Vegetation for Landscaping of Community Park – North of Imjin Road. (Marina) incomplete		III
Page 4-111 (table)	Biological Resources Program A-6.2 – Install Interpretive Displays within Community Park – North of Imjin Road. (Marina) incomplete		III
Page 4-112 (table)	Biological Resources Program A-7.1 – Consult with CSUMB Regarding Pedestrian, Bike, and Vehicle Access to Adjacent Habitat. (County) typographical error	I	
Page 4-113 (table)	Biological Resources Program A-8.1 – Prohibit Storm Water Discharge from Office Park Parcel into Frog Pond Natural Area. (Del Rey Oaks) out-of-date reference.	I	
Page 4-113 (table)	Biological Resources Program A-8.1 – Prohibit Storm Water Discharge from Office Park Parcel into Frog Pond Natural Area. (Del Rey Oaks) incomplete		III

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Scoping Report Source	Topic	Category		
		I	III	
Page 4-114 (table)	Biological Resources Program A-8.2 – Install Fuel Breaks and Barriers to Prevent Access to Polygons 31a and 31b. (Del Rey Oaks) out-of-date reference	I		
Page 4-114 (table)	Biological Resources Program A-8.2 – Install Fuel Breaks and Barriers to Prevent Access to Polygons 31a and 31b. (Del Rey Oaks) incomplete		III	
Page 4-115 (table)	Biological Resources Program B-2.1– Manage and Maintain Designated Oak Woodlands Conservation Areas. (Seaside/FORA) incomplete		III	
Page 4-116 (table)	Biological Resources Program B-2.2 – Monitor Designated Oak Woodland Conservation Areas in Compliance with HMP. (Seaside/FORA) incomplete		III	
Page 4-116 (table)	Biological Resources Program B-2.1 – Manage and Maintain Designated Oak Woodlands Conservation Areas. (County/FORA) incomplete		III	
Page 4-117 (table)	Biological Resources Program B-2.2 – Manage and Maintain Designated Oak Woodlands Conservation Areas. (County/FORA) incomplete		III	
Page 4-120 (table)	Biological Resources Program C-2.1 – Adopt Ordinance Addressing Preservation of Oak Trees. (Seaside) incomplete		III	
Page 4-120 (table)	Biological Resources Program C-2.2 – Provide Development Standards for Development that Incorporates Oak Woodlands Elements. (Marina) incomplete		III	
Page 4-120 (table)	Biological Resources Program C-2.5 – Adopt Ordinance Addressing Preservation of Oak Trees. (Seaside) incomplete		III	
Page 4-120 (table)	Biological Resources Program C-2.4– County’s Tree Ordinance (Chapter 16.60) Restricts Removal of Oaks Trees. (County) incomplete		III	
Page 4-121 (table)	Biological Resources Program C-2.2–Restrictions for Preservation of Oak and Other Protected Trees in Accordance with Chapter 16.60 of Monterey County Code. (County) typographical error	I		
Page 4-124 (table)	Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas. (All) incomplete		III	

Scoping Report Source	Topic	Category
Page 4-125 (table)	Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP. (All) incomplete	III
Page 4-126 (table)	Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements. (All) incomplete	III
Page 4-126 (table)	Biological Resources Program E-2.1– Conduct Land Use Status Monitoring for all Undeveloped Natural Lands. (All) incomplete	III
Page 4-133 (table)	Cultural Resources Program B-2.3 – Cooperate with California State Historic Preservation Officer to Develop East Garrison Historic Management Strategy. (County) out of date reference	I
Page 4-133 (table)	Cultural Resources Program B-2.3 – Cooperate with California State Historic Preservation Officer to Develop East Garrison Historic Management Strategy. (All) incomplete	III
Page 4-134 (table)	Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise. (All) incomplete	III
Page 4-135 (table)	Noise Program A-1.2– Adopt Noise Ordinance to Control Noise from Non-Transportation Sources. (All) incomplete	III
Page 4-136 (table)	Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas. (All) incomplete	III
Page 4-137 (see BRP)	Noise Programs B-2.1 and B-2.2– See Noise Program A-1.1 and A-1.2 above. (Seaside and County) mis-numbered	I
Page 4-137 (table)	Noise Program B-2.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise. (All) incomplete	III
Page 4-137 (table)	Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources. (All) incomplete	III
Page 4-137 (table)	Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I. (All) incomplete	III

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Scoping Report Source	Topic	Category	
Page 4-141 (table)	Seismic and Geologic Hazards Program A-1.2– Setback Requirements Associated with Seismic Hazard Zones and Faults. (All) incomplete		III
Page 4-143 (table)	Seismic and Geologic Hazards Program A-3. – Amend General Plan and Zoning to Designate Areas with Seismic Risk as Open Space (Seaside). Require Geotechnical Reports (County). incomplete		III
Page 4-142 (table)	Seismic and Geologic Hazards Policy A-2.3– Update and Enforce California Building Code to Minimize Seismic Hazards Impacts. (All) out-of-date reference	I	
Page 4-143 (table)	Seismic and Geologic Hazards Policy A-3– Designate Areas with Seismic Risk as Open Space. (All) typographical error	I	
Page 4-143 (table)	Seismic and Geologic Hazards Program A-3.1– Amend General Plan and Zoning to Designate Areas with Seismic Risk as Open Space. (Marina and Seaside) typographical error	I	
Page 4-144 (table)	Seismic and Geologic Hazards Program B-1.1 – Evaluative Ability of Buildings to Maintain Structural Integrity. (All) out-of-date reference	I	
Page 4-145 (table)	Seismic and Geologic Hazards Program C-1.1– Prepare or Make Available Earthquake Preparedness Education Materials. (Seaside) format error	I	
Page 4-146 (table)	Fire Flood and Emergency Management Program A-2.1 – Incorporate Fire Department Recommendations for Development in High Fire Areas. (Marina) out-of-date reference	I	
Page 4-149 (table)	Fire Flood and Emergency Management Program C-1.1 – Identify Emergency Evacuation Routes and Adopt Fort Ord Evacuation Routes Map. (Marina) incomplete		III
Page 4-150 (table)	Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies. (All) incomplete		III
Page 4-158 (table)	Mitigation Measure (historic resources)– Adopt Policy/Program Regarding Development Review Projects at East Garrison. Incomplete		III

Scoping Report Source	Topic	Category	
Page 4-159 (table)	Mitigation Measure (hydrology/water quality) - Adopt and Enforce Storm Water Detention Plan. (Marina and County) incomplete		III
Page 4-160 (table)	Mitigation Measure (hydrology/water quality) – Master Drainage Plan to be Developed by FORA. Incomplete		III
Page 4-160 (table)	Mitigation Measure (hydrology/water quality) - Master Drainage Plan to be Developed by FORA. Typographical error	I	
Page 4-163 (table)	Mitigation Measure (biological resources) – Use of Native Plants from On-Site for Landscaping. Typographical error	I	
Page 4-163 (table)	Mitigation Measure (visual resources) – Policies to Implement Design Guidelines for Development on Bluffs to Avoid Visual Contrasts. Incomplete		III
Page 4-177	Del Rey Oaks General Plan – changes to the Land Use Concept		II
Page 4-178	Marina General Plan – changes to the Land Use Concept		II
Page 4-180	Seaside General Plan – changes to the Land Use Concept		II
Page 4-182	East Garrison Specific Plan – changes to the Land Use Concept		II
Page 4-183	Imjin Office Park General Plan Amendment – changes to the Land Use Concept		II
Page 4-183	Las Animas General Plan Amendment – changes to the Land Use Concept		II
Page 4-183	Cypress Knolls – changes to the Land Use Concept		II
Page 4-184	Imjin Road designation – change to the Circulation Concept		II
Page 4-198	Additional BRP Transportation Policies/Programs per Regional Transportation Plan		II
Page 4-204	Additional BRP Air Quality Policies/Programs per Air Quality Management Plan		II
Page 4-205	Additional BRP Water Quality Policies/Programs per Water Quality Control Plan		II
Page 4-222	Evaluation of Base Clean-up Efforts and Methods		IV
Page 4-224	Prioritization of Funding for and Removal of Blight		IV
Page 4-224	Prioritization of Development within Army Urbanized Areas		IV

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Scoping Report Source	Topic	Category
Page 4-233	Re-evaluation of the Salinas Valley Groundwater Basin Water Supply	IV
Page 4-233	Prioritization of Water Augmentation	IV
Page 4-236	Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism; and Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors (job development)	IV
Page 4-239	Policy Regarding Existing Residential Entitlements Inventory	IV
Page 4-253	Re-evaluation of Transportation Demands and Improvement Needs	IV
Page 4-253	State Route 1/Monterey Road interchange – change to Circulation Concept	I
Page 4-258	Fort Ord National Monument - change to the Land Use Concept	I
Page 4-261	Access Points and Trailhead Development for the Fort Ord National Monument	IV
Page 4-261	Policy on Land Use Adjacent to the National Monument	IV
Page 4-261	Fort Ord National Monument – Fort Ord Dunes State Park Trail Connection	IV
Page 4-262	Integrated Trails Plan	IV
Page 4-262	Site for a Native American Cultural Center	IV
Page 4-262	Policy Regarding the Veterans’ Cemetery	IV
Page 4-262	Veterans’ Cemetery – Land Use Designation	IV
Page 4-262	Veterans’ Cemetery Location	IV
Page 4-265	Effects of Changes in Population Projections	IV
Page 4-266	Evaluation of Land Use Designations Related to the East Garrison-Parker Flats Land Swap Agreement	IV
Page 4-267	Seaside-U.S. Army Agreement – changes to polygon references in BRP policies	I
Page 4-268	Intermodal Corridor Relocation – change to Circulation Concept	I
Page 4-268	General Jim Moore/Lightfighter/2 nd Avenue – change to Circulation Concept	I

Scoping Report Source	Topic	Category
Page 4-268	Policy on Through Traffic at CSUMB	IV

¹Category I – BRP Corrections and Updates: This category includes corrections to bring the BRP text and graphics up to date. These include correction of typographical errors, correction of outdated references, and revisions to the BRP maps to correct inconsistencies. Category I is discussed in Section 3.2.

²Category II – Prior Board Actions and Regional Plan Consistency: This category includes potential options for modifications to the Land Use Concept map to reflect FORA Board decisions and consistency determinations that have already occurred, and potential options for new BRP programs or policies and/or revisions to existing programs and policies to ensure that the BRP is consistent with regional plans. The precise wording or graphics modifications to be considered would be developed by staff based on direction from the FORA Board. A determination about the required level of environmental review required to adopt such modifications would also be made by FORA staff. Category II is described in Section 3.3.

³Category III - This category includes a summary of all BRP policies and programs determined in the Scoping Report to be incomplete. The implementation of BRP policies or programs is primarily the responsibility of local jurisdictions, though FORA also has a role in implementing several policies or programs. Category III topics are described in Section 3.4.

⁴Category IV - This category consists of potentially substantive policy or program modifications to the BRP that may require full FORA Board consideration and public review prior to implementation. As the FORA Board makes determinations about which options it may wish to pursue, staff will make a determination about the required level of environmental review. The full wording of the modifications would be developed by staff based on direction from the FORA Board. Category IV items are discussed in Section 3.5.

⁵Category V - FORA Procedures and Operations: This category consists of topics and related potential options for modifying FORA Board procedures or operations. The full wording of the any modifications the FORA Board may wish to pursue would be developed by FORA staff based on direction from the FORA Board. Category V is discussed in Section 3.6.

Table 4 Index to Additional Topics Addressed in the Reassessment Report

Additional Topic	Category			
BRP Visions and Goals				IV
Promotion of Green Building				IV
Climate Action and Greenhouse Gas Reduction				IV
Policy on Development/Habitat Interfaces				IV
Policy on Land Use Compatibility Adjacent to CSUMB Campus				IV
Issues Relating to Gambling				IV
Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation				IV
Prioritization of Water Conservation				IV
Additional Policy on Historic Building Preservation				IV
Regularly track and report on the status of BRP policy and program implementation				V
Clarify the methodology for making consistency determinations and track and report results of consistency determinations				V
Provide regular updates on modifications to the BRP Land Use Concept map				V
Regularly monitor, update and report on status of BRP build out constraint variables and other measures of BRP implementation status				V
Improve access to and disclosure of FORA Board decisions and fundamental data regarding the status of base reuse				V
Periodically Assess the BRP				V
Prepare a FORA Phase Out Plan				V
Assess Infrastructure Maintenance Cost Issues				V