



ENVIRONMENT



EDUCATION



ECONOMIC DEVELOPMENT

FINAL SCOPING REPORT

Fort Ord Reuse Plan Reassessment



Prepared by:
**Fort Ord Reuse Authority &
EMC Planning Group**

FINAL SCOPING REPORT

Fort Ord Reuse Plan Reassessment

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TABLE OF CONTENTS

FOREWORD

CHAPTER 1.0 INTRODUCTION I-I

1.1	SCOPING REPORT CONTEXT AND PURPOSE	I-I
1.2	BACKGROUND.....	I-5
1.3	REASSESSMENT REQUIREMENTS.....	I-11
1.4	SCOPING REPORT CONTENTS.....	I-13
1.5	TERMINOLOGY.....	I-13

CHAPTER 2.0 COMMUNITY OUTREACH AND PARTICIPATION

2.1	CONTEXT AND PURPOSE	2-I
2.2	PUBLIC OUTREACH AND INFORMATION ACTIVITIES.....	2-I
2.3	SUMMARY OF SCOPING PHASE PUBLIC INPUT ON THE BRP REASSESSMENT	2-8
2.4	OTHER PUBLIC INFORMATION ACTIVITIES CONDUCTED DURING THE SCOPING PROCESS	2-11
2.5	PUBLIC REVIEW PARTICIPATION OPPORTUNITIES	2-12

CHAPTER 3.0 MARKET STUDY SUMMARY

3.1	CONTEXT AND PURPOSE	3-I
3.2	MARKET STUDY INTRODUCTION	3-I
3.3	MARKET STUDY EXECUTIVE SUMMARY	3-3

CHAPTER 4.0 REUSE PLAN IMPLEMENTATION STATUS

4.1	REVIEW OF BRP GOALS, OBJECTIVES, POLICIES, AND PROGRAMS	4-1
4.2	REVIEW OF MITIGATION MEASURES	4-3
4.3	REVIEW OF COMPLETED CONSISTENCY DETERMINATIONS.....	4-170
4.4	CONSISTENCY WITH REGIONAL AND LOCAL PLANS	4-185
4.5	TRANSFER AND REUSE PROGRESS.....	4-211
4.6	OTHER COMPLETED ACTIONS AFFECTING THE BRP.....	4-268

CHAPTER 5.0 DOCUMENTATION

5.1	BACKGROUND RESEARCH	5-1
5.2	REPORT PREPARERS	5-4

APPENDICES (under separate covers)

APPENDIX A	FORA MASTER RESOLUTION
APPENDIX B	FORT ORD REUSE AUTHORITY ACT
APPENDIX C	COMMUNITY OUTREACH MATERIALS
APPENDIX D	TABLE OF PUBLIC COMMENTS
APPENDIX E	MARKET STUDY
APPENDIX F	FORA CONSISTENCY DETERMINATIONS

FIGURES

FIGURE 1	AERIAL PHOTOGRAPH OF THE FORMER FORT ORD.....	1-3
FIGURE 2	AUTHORITY FOR LAND USE APPROVALS.....	1-9
FIGURE 3	DEL REY OAKS GENERAL PLAN LAND USE MAP (1998).....	4-187
FIGURE 4	MARINA GENERAL PLAN LAND USE MAP (2001)	4-189
FIGURE 5	SEASIDE GENERAL PLAN LAND USE MAP (2004)	4-191
FIGURE 6	LAND USE CHANGES	4-193
FIGURE 7	FORT ORD REUSE PLAN LAND USE CONCEPT (1997 AND 2012)	4-195
FIGURE 8	1997 BASELINE BUILT AND MUNITIONS CONDITIONS.....	4-213
FIGURE 9	ESCA LANDS	4-215

FIGURE 10	ESCA PROGRESS	4-219
FIGURE 11	GROUNDWATER CONTAMINATION	4-221
FIGURE 12	BUILDING STATUS.....	4-225
FIGURE 13	FORT ORD REUSE PLAN DEVELOPMENT FOOTPRINT	4-239
FIGURE 14	INFILL OPPORTUNITIES.....	4-241
FIGURE 15	PROJECTS BUILT OR ENTITLED SINCE 1997	4-243
FIGURE 16	PROJECTS BUILT, ENTITLED, PROPOSED AND AREAS PLANNED SINCE 1997	4-245
FIGURE 17	FORT ORD HOUSING STATUS	4-249
FIGURE 18	HABITAT PLAN CHANGES AT EAST GARRISON AND PARKER FLATS	4-257
FIGURE 19	HABITAT MANAGEMENT AREAS	4-261
FIGURE 20	FORT ORD NATIONAL MONUMENT	4-265
FIGURE 21	SEASIDE – U.S. ARMY – STATE PARKS PARCEL SWAP	4-273
FIGURE 22	INTER-MODAL CORRIDOR ALIGNMENT	4-275
FIGURE 23	GENERAL JIM MOORE BOULEVARD – SECOND AVENUE.....	4-277

TABLES

TABLE 1	REASSESSMENT PROCESS	1-2
TABLE 2	AUTHORITY FOR LAND USE APPROVALS	1-11
TABLE 3	PUBLIC WORKSHOP SCHEDULE	2-2
TABLE 4	WORKSHOP NOTIFICATION	2-3
TABLE 5	NUMBER OF WORKSHOP PARTICIPANTS	2-7
TABLE 6	RELATIONSHIP OF PUBLIC INPUT THEMES TO BRP OBJECTIVES AND CHAPTER 8	2-10
TABLE 7	COMPARISON OF FORT ORD PROJECTED SUPPLY AND ESTIMATED 20-YEAR DEMAND	3-4
TABLE 8	PROGRAM REVIEW AND STATUS	4-4
TABLE 9	MITIGATION MEASURES REVIEW AND STATUS	4-158
TABLE 10	DEL REY OAKS GENERAL PLAN CHANGES TO THE BASE REUSE PLAN LAND USE CONCEPT	4-178
TABLE 11	MARINA GENERAL PLAN CHANGES TO THE BASE REUSE PLAN LAND USE CONCEPT	4-179
TABLE 12	SEASIDE GENERAL PLAN CHANGES TO THE BASE REUSE PLAN LAND USE CONCEPT	4-181

TABLE 13	FORT ORD HOUSING UNITS AT BUILD-OUT (SUBJECT TO WATER AVAILABILITY – IDENTIFICATION OF ADDITIONAL WATER RESOURCES REQUIRED)	4-202
TABLE 14	AMBAG/MBUAPCD HOUSING UNITS THROUGH 2035.....	4-203
TABLE 15	BRP BUILD-OUT COMPARED TO AIR QUALITY MANAGEMENT PLAN	4-203
TABLE 16	MAJOR BUILDING REMOVAL EFFORTS.....	4-227
TABLE 17	PEAK HOUR TRAFFIC VOLUME COMPARISONS	4-228
TABLE 18	SALINAS VALLEY GROUNDWATER BASIN ALLOCATION AS OF MAY 2012 (ACRE-FEET/YEAR)	4-231
TABLE 19	FORT ORD WATER AUGMENTATION PROGRAM RECYCLED WATER ALLOCATIONS AS OF AUGUST 2012 (ACRE-FEET/YEAR).....	4-233
TABLE 20	JOB CREATION.....	4-236
TABLE 21	UNITS BUILT, ENTITLED, OR APPROVED SINCE 1997	4-248
TABLE 22	COMPLETED TRANSPORTATION IMPROVEMENTS.....	4-253
TABLE 23	FORT ORD PROTECTED SPECIES	4-259
TABLE 24	HABITAT MANAGEMENT AREAS	4-260
TABLE 25	AMBAG PROJECTED AND ACTUAL CENSUS POPULATIONS FOR CITIES IN REGION	4-267
TABLE 26	COMPARISON OF HOUSEHOLDS AND MEDIAN AGE 2000 - 2010.....	4-268
TABLE 27	HABITAT DESIGNATION CHANGES ASSOCIATED WITH THE EAST GARRISON-PARKER FLATS LAND SWAP (ACRES INCREASED OR DECREASED)	4-269

FOREWORD

The Fort Ord Reuse Plan Reassessment Scoping Report was prepared to present background information about the reuse of Fort Ord, a summary of events transpiring at the former Fort Ord since adoption of the Fort Ord Reuse Plan, findings of the Market Study, and public input on the Fort Ord Reuse Plan Reassessment. The public draft of the Scoping Report was released for public review on August 15, 2012, and comments were received through the October 12, 2012 Fort Ord Reuse Authority Board meeting.

Two addenda to the scoping report were prepared, and the Fort Ord Reuse Authority Board received the Scoping Report, as amended by the addenda, at the October 12, 2012 meeting. Also at the October 12, 2012 meeting, several Board members requested that changes or additional information be included in the final Scoping Report. This is the final version of the Scoping Report, and includes changes reflected in the addenda and changes as directed by the FORA Board.

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CHAPTER 1.0

INTRODUCTION

- 1.1 SCOPING REPORT CONTEXT AND PURPOSE I-1
 - BACKGROUND, PURPOSE, AND FOCUS OF THE SCOPING REPORT I-1
 - SUMMARY OF REASSESSMENT PROCESS I-2
 - REASSESSMENT DOCUMENT DIRECTION I-2
- 1.2 BACKGROUND I-5
 - EARLY PLANNING FOR REUSE OF FORT ORD I-5
 - FORA ESTABLISHMENT I-5
 - MASTER RESOLUTION AND BRP I-6
 - BRP GOALS..... I-7
 - FORA’S ROLES AND RESPONSIBILITIES..... I-8
- 1.3 REASSESSMENT REQUIREMENTS I-11
- 1.4 SCOPING REPORT CONTENTS I-13
 - CHAPTER 1.0 INTRODUCTION I-13
 - CHAPTER 2.0 MARKET STUDY EXECUTIVE SUMMARY..... I-13
 - CHAPTER 3.0 COMMUNITY PARTICIPATION AND PUBLIC INFORMATION..... I-13
 - CHAPTER 4.0 REUSE PLAN IMPLEMENTATION STATUS I-13
 - CHAPTER 5.0 DOCUMENTATION..... I-13
 - APPENDICES I-13
 - BACKGROUND DOCUMENT COMPILATION..... I-13
- 1.5 TERMINOLOGY..... I-13

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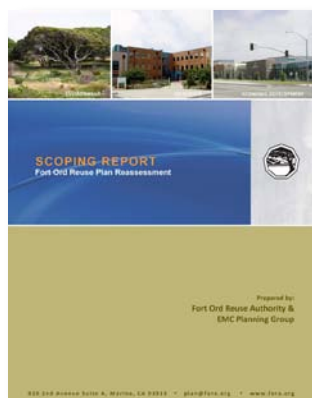
Chapter 1.0

INTRODUCTION

1.1 Scoping Report Context and Purpose

Background, Purpose, and Focus of the Scoping Report

This document, the Fort Ord Reuse Plan Reassessment Scoping Report (Scoping Report) provides a factual review of investigations into the status of the Fort Ord Reuse Plan (BRP), and efforts under the BRP to convert the former Fort Ord Army Base (Fort Ord) from military uses to primarily civilian uses. Former Fort Ord is located in Monterey County and served as a military base from 1917 to 1994. [Figure 1, Aerial Photograph of the Former Fort Ord](#), shows the 1994 boundaries of the base on an aerial photograph. The requirement for a reassessment of the BRP results from a Sierra Club lawsuit filed in 1997 against the Fort Ord Reuse Authority (FORA). The settlement agreement for this lawsuit is documented as Chapter 8 of the FORA Master



Resolution. The Master Resolution was originally adopted on March 14, 1997 and serves as FORA's bylaws. Chapter 8 was added to the Master Resolution as part of the Sierra Club lawsuit settlement, and was adopted by the FORA Board on November 20, 1998. A copy of the Master Resolution is provided in Appendix A.

Chapter 8 of the Master Resolution reflects the requirement for BRP reassessment with the following language:

...shall perform a full reassessment, review, and consideration of the Reuse Plan and all mandatory elements as specified in the Authority Act prior to the allocation of an augmented water supply, or prior to the issuance of a building permit for the 6001st new residential dwelling unit (providing a total population of 35,000 persons) on the Fort Ord territory or by January 1, 2013, whichever event occurs first...

Because the water supply and building permit thresholds have not been reached, FORA is preparing a reassessment at this time based on the specified deadline of January 2013.

The BRP reassessment process includes the preparation of three documents: the Scoping Report, the *Fort Ord Reuse Plan Reassessment Market and Economic Analysis* (Market Report) and the *Fort Ord Reuse Plan Reassessment Final Report* (Reassessment Document). The Scoping Report is the first of these three documents. The Scoping Report presents the findings of public input and independent investigation into a number of aspects of BRP implementation. The contents are described more specifically in Section 1.4 Scoping Report Contents, below.

Summary of Reassessment Process

The reassessment process takes place in two steps, an information gathering step and a step that provides options for consideration by the FORA Board of Directors. The reassessment process is summarized in [Table 1 Reassessment Process](#). If the FORA Board determines that changes should be made to the BRP, that process would occur as a separate, follow-on action after completion of the reassessment process.

Reassessment Document Direction

The Scoping Report does not make recommendations, but provides background information that the FORA Board of Directors will consider when it provides direction for the content of the Reassessment Document. It is anticipated that the Reassessment Document will provide a set of options for the FORA Board of Directors to consider subsequent to completion of the reassessment process. As envisioned, pending FORA Board of Directors' direction, the Reassessment Document will include:

- 1) recommendations for routine changes and corrections to bring the BRP fully up to date with decisions and determinations that have already occurred, such as correction of typographical errors or revision of the BRP Land Use Concept map to reflect changes resulting from completed consistency determinations;
- 2) “optional” changes based on past decisions/determinations, changes in circumstances, to clarify existing policy direction, or add new programs in conformance with regional plans; and

Table 1 Reassessment Process

Informational Step	Timing
Initial Public Workshops/Input	May - June 2012
Scoping Report	August 2012
Market Report	August 2012
Public Input on Scoping and Market Reports	August 2012
Board vote to Accept Scoping Report	September 2012
Board Direction for Reassessment Document	September 2012
Options for Consideration Step	
Reassessment Document	October 2012
Public Input on Reassessment Document	October 2012
Board Consideration of Reassessment Document	November 2012
Deadline for Board vote to Accept Reassessment Document	December 2012

Source: EMC Planning Group and FORA 2012



Legend

- Fort Ord Boundary
- CSUMB Campus Boundary
- Municipal Boundaries

Map Description

2010 aerial photograph of Fort Ord

Source: FORA 2012, U.S. Army Corps of Engineers GIS Database 2012

Figure 1

Aerial Photograph of the Former Fort Ord

Fort Ord Reuse Plan Reassessment Scoping Report



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- 3) potential substantive changes to the BRP (for example, changes to the amount or mix of development allowed) that would require additional consideration by the FORA Board of Directors, as well as environmental clearance and substantial public review, prior to implementation.

The FORA Board of Directors may also choose to provide direction for completion of specific tasks related to the Reassessment Document, or to provide direction to focus on selected issues.

1.2 Background

Early Planning for Reuse of Fort Ord

The Fort Ord Community Task Force was appointed by Congressman Leon Panetta in February 1990 to study the potential impacts of the closure of Fort Ord. In April 1990, the Secretary of Defense announced the planned closure of Fort Ord. The Fort Ord Community Task Force, acting as a citizen's advisory committee, issued a strategy report in June 1992. In October 1992 the Fort Ord Reuse Group was formed by local governments to begin the planning of base closure and reuse. The Fort Ord Reuse Group included involvement from Marina, Seaside, Del Rey Oaks, Monterey, Sand City, California State Universities, and University of California. The Initial Base Reuse Plan was prepared in March 1993 and approved by the member cities in April 1993. Following completion of the U.S. Army's environmental impact statement, a revised reuse plan was prepared in October 1993. Based on the passage of SB 899 and SB 1600 in 1994, FORA was created in May 1994 as successor to the Fort Ord Reuse Group.

FORA Establishment

FORA was established by the State Legislature with signage of the Fort Ord Reuse Authority Act (Authority Act) (SB 899) by Governor Pete Wilson



on May 10, 1994. The Authority act is chaptered as California Government Code sections 67650 through 67700. A copy of the Authority Act is provided in Appendix B. SB 1600 amended several sections of the Authority Act and added Sections 67575.5, 67575.9, and 67686 to the Government Code. This legislation also amended and added sections of the Health and Safety Code concerning former Fort Ord redevelopment. Governor Pete Wilson signed SB 1600 into law on September 29, 1994.

Authority Act section 67651 states the goals of the act:

The Legislature hereby declares the following goals to be the policy of the State of California:

- (a) To facilitate the transfer and reuse of the real and other property comprising the military reservation known as Fort Ord with all practical speed.
- (b) To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area.
- (c) To provide for the reuse and development of the base area in ways that enhance the economy and quality of life of the Monterey Bay community.
- (d) To maintain and protect the unique environmental resources of the area.

Authority Act section 67658 states the purpose of FORA:

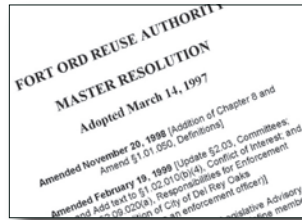
The authority's purpose is to plan for, finance, and manage the transition of the property known as Fort Ord from military to civilian use.

The Authority Act includes a sunset clause under which FORA dissolves at the end of 2014.

Master Resolution and BRP

Two of the first actions taken by the FORA Board of Directors were adoption of the Master Resolution and adoption of the BRP.

As mentioned above, the Master Resolution is an extension to the Authority Act and serves as the bylaws for FORA. The Master Resolution consists of eight chapters:



- Chapter 1: General Provisions (includes description of authority, territory, definitions, and enforcement);
- Chapter 2: Authority Offices and General Regulations (includes description of membership, directors, officers, committees, and meetings);
- Chapter 3: Procurement Code (includes provisions for purchasing goods and services);
- Chapter 4: Disposal of Authority Property (this chapter is reserved for future adoption);
- Chapter 5: Finances and Claims (includes procedures for processing claims against FORA);
- Chapter 6: Authority Fee Regulations (includes provisions for adopting fees);
- Chapter 7: Public Works ((this chapter is reserved for future adoption); and
- Chapter 8: Base Reuse Planning and Consistency Determinations (includes consistency standards and procedures for the staff and Board

of Directors to make determinations of consistency; and guidelines for implementation of the California Environmental Quality Act).

The BRP is the guiding policy document for reuse and redevelopment of former Fort Ord. The BRP was adopted on June 13, 1997 and envisions a 40 to 60 year timeframe for redevelopment of former Fort Ord, depending on the land use type and future market conditions. A revised version of the BRP was published in digital format in September 2001, incorporating various corrections and errata. The 2001 version was provided on compact disc and is the version available on the FORA website. The BRP consists of four volumes; the Scoping Report focuses on the first two volumes, which contain policy direction. Following is a brief description of each volume of the BRP:

- Volume I: Context and Framework (includes the socioeconomic setting; market opportunities; reuse considerations; community design vision; land use, circulation, open space, conservation, and recreation concepts; planning area descriptions; and implementation and development and resource management plans);
- Volume II: Reuse Plan Elements (includes the Land Use; Circulation; Recreation and Open Space; Conservation, Noise; and Safety elements, providing the goals, objectives, policies and programs of the BRP);
- Volume III: Appendices (includes the 2/21/1996 Draft Habitat Management Plan Implementing/Management Agreement and Business and Operations Plan); and
- Volume IV: Final Environmental Impact Report (includes the certified environmental impact report, public comments, and responses to comments).

BRP Goals

The Authority Act provided several overall goals for base reuse, as outlined above in the discussion of the Authority Act. Additionally, each element of the BRP presents a focused goal for that element:



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.

The Authority Act also describes FORA's Capital Improvement Program as a required element of the BRP.

As stated in the introduction to the BRP's Land Use Element (BRP page 214), and echoed in the Land Use Element goal, the global goal guiding all planning and land use decisions is summarized in the three "E's": Education, Environment, and Economy.

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.



FORA's Roles and Responsibilities

FORA is organized as a corporation of the State of California. FORA is comprised of a Board of Directors and a staff that includes an Executive Director.

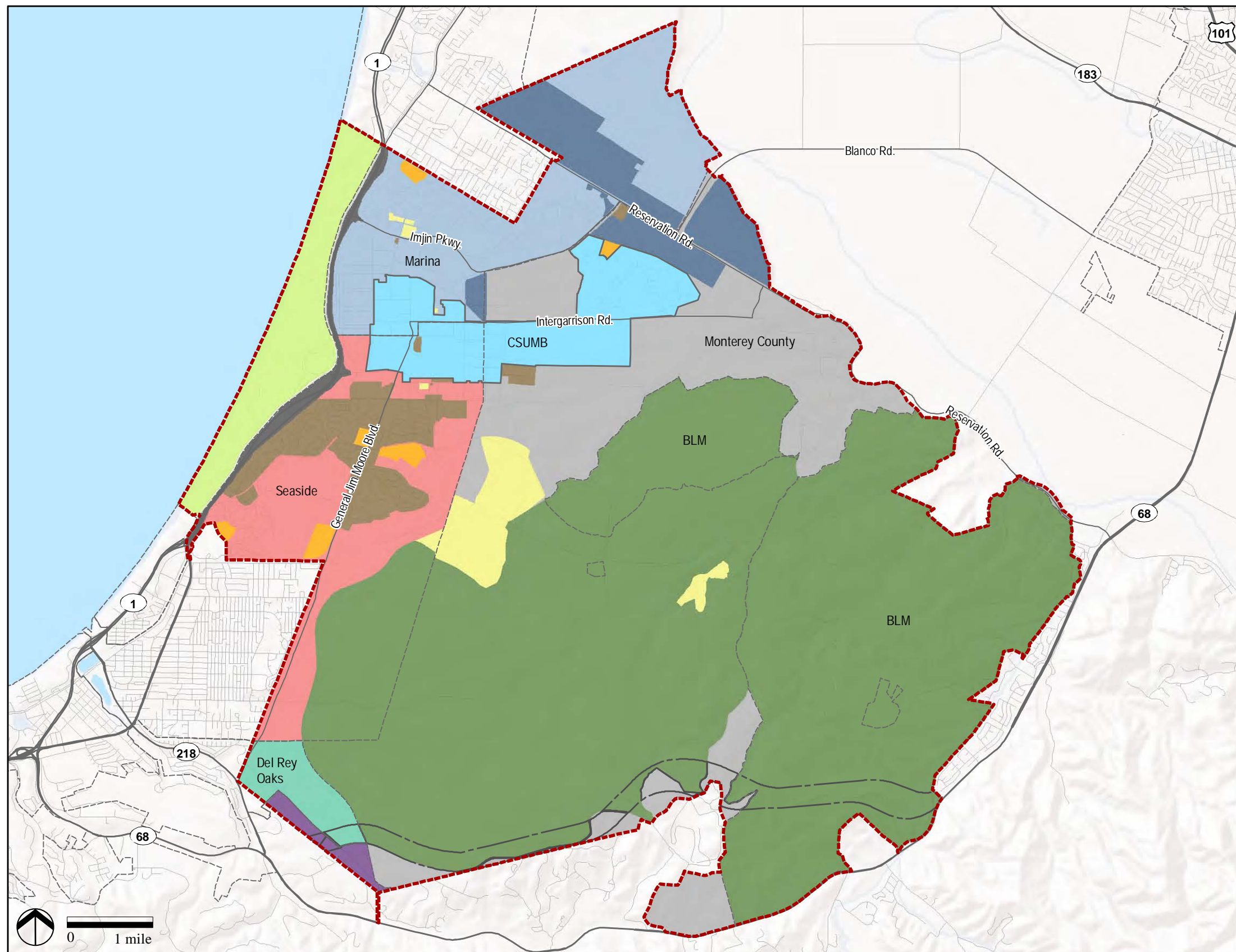
The FORA Board of Directors is comprised of 13 voting directors consisting of three members of the Monterey County Board of Supervisors, two city council members from each of the cities of Marina and Seaside, and one city council member from each of the cities of Carmel-by-the-Sea, Del Rey Oaks, Sand City, Monterey, Pacific Grove, and Salinas. Additional ex-officio members of the Board of Directors are identified in the Authority Act, and represent other agencies with an interest in former Fort Ord, schools, and legislators. 11 Ex-officio members participate on the Board of Directors, but do not have a vote. Members of the Board of Directors serve without compensation. Several committees are established by the Master Resolution to provide guidance to the Board of Directors, including the Administrative Committee, Executive Committee, and Finance Committee.

Staff is responsible for administrative, legal, planning, public works, and other implementing duties. The Executive Officer position is established by the Master Resolution and is the administrative head of the FORA staff. The Executive Officer serves at the pleasure of the Board of Directors and has authority for management of operations, hiring personnel, budget oversight, and contract execution.

FORA is the agency tasked with planning and public works oversight in the reuse and redevelopment of former Fort Ord. FORA's authority and responsibilities fall into several categories: establishment of the BRP including land use and circulation concepts and oversight of land use; oversight and coordination of clean-up operations; collection of fees; obtaining of grants; and funding of base-wide and regional operations and improvements; intermediary in land transfers; and habitat management.

In terms of land use and development, FORA's land use role is limited to overall guidance and planning (the BRP) and determinations of city and county plan or project consistency with the BRP. FORA does not directly control land use approvals. Land use approval authority is reserved by the following jurisdictions with territory within former Fort Ord: County of Monterey, City of Marina, City of Seaside, City of Monterey, City of Del Rey Oaks, University of California, California State University, Monterey Peninsula College, Monterey Peninsula Unified School District, State Department of Parks and Recreation, State Department of Transportation, Bureau of Land Management, and U.S. Army. The state and federal jurisdictions are completely independent of FORA land use oversight. FORA may serve as a lead agency or responsible agency for purposes of review under the California Environmental Quality Act.

FORA is the intermediary in the transfer of much of the land from the U.S. Army. When the U.S. Army and federal or state regulatory agencies have determined that a parcel of land is clear of hazardous materials after site investigations and/or active remediation, the land is transferred to FORA, which then has authority to transfer the land to the land use jurisdiction in charge of the territory (County of Monterey and Cities of Marina, Seaside, Del Rey



Legend

- Fort Ord Boundary
- State Route 68 Bypass Reservation

Land Use Authority (see note 1)

- BLM U.S. Department of the Interior (52.67%)
- City of Marina (10.86%)
- Monterey County (10.17%)
- City of Seaside (5.28%)
- CSUMB (4.99%)
- U.C. MBEST (3.90%)
- California Department Parks & Recreation (3.52%)
- U.S. Army Retained (3.18%)
- Monterey Peninsula College (2.01%)
- City of Del Rey Oaks (1.30%)
- Caltrans Road Reservation (1.01%)
- MPUSD (0.51%)
- City of Monterey (0.49%)

Map Description

This map identifies the location and size of jurisdictional governed areas within Fort Ord.

Notes

1. Represents jurisdictions with authority over land use and entitlement approvals, and the percentage of land within Fort Ord governed by each.

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009



Figure 2
Authority for Land Use Approvals
 Fort Ord Reuse Plan Reassessment Scoping Report

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Table 2 Authority for Land Use Approvals

Authority	Acreage	Percentage
BLM U.S. Department of Interior	14,657.80	52.67%
Marina	3,022.10	10.86%
Monterey County	2,830.60	10.17%
Seaside	1,470.46	5.28%
CSUMB	1,387.87	4.99%
UC MBEST	1,087.05	3.90%
California Dept. Parks & Recreation	979.47	3.52%
U.S. Army (Retained)	885.78	3.18%
Monterey Peninsula College	560.33	2.01%
Del Rey Oaks	362.13	1.30%
Caltrans Road Reservation	306.58	1.10%
MPUSD	142.02	0.51%
Monterey	135.20	0.49%
Total	27,827.39	

Source: FORA 2012

Oaks, and Monterey) or its designee. Conveyances from the U.S. Army fall into three major categories: U.S. Army to another Federal Agency (Fed to Fed), Public Benefit Conveyances (PBCs), and Economic Development Conveyances (EDCs). Fed to Fed transfers will comprise more than 50 percent of the former base, including the Fort Ord National Monument managed by BLM. PBCs are made to government agencies or non-profit organizations with a public purpose. EDCs allow FORA, UCSC, and CSUMB to receive land to further their educational or economic missions.

Table 2, [Authority for Land Use Approvals](#), lists the jurisdictions with land use approval authority within the former Fort Ord. Figure 2, [Authority for Land Use Approvals](#), illustrates the land controlled by each of these jurisdictions.

1.3 Reassessment Requirements

References to the review or reassessment of the BRP are found in the Authority Act and the Master Resolution. The Authority Act makes two references to review and revision of the BRP, but does not mandate any such review. Authority Act Section 67675 (a) states:

The board shall prepare, adopt, review, revise from time to time, and maintain a plan for the future use and development of the territory occupied by Fort Ord as of January 1, 1993. The adopted plan shall be the official local plan for the reuse of the base for all public purposes, including all discussions with the Army and other fed-

eral agencies, and for purposes of planning, design, and funding by all state agencies.

This section of the Authority Act is mirrored in Master Resolution Section 8.01.010 (a).

Authority Act Section 67675 (f) 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.

The mandate for a reassessment of the BRP is found in Master Resolution Section 8.01.010 (h), which states:

The Reuse Plan shall be reviewed periodically at the discretion of the Authority Board. The Authority Board shall perform a full reassessment, review, and consideration of the Reuse Plan and all mandatory elements as specified in the Authority Act prior to the allocation of an augmented water supply, or prior to the issuance of a building permit for the 6001st new residential dwelling unit (providing a total population of 35,000 persons) on the Fort Ord territory or by January 1, 2013, whichever event occurs first. No more than 6000 new dwelling units shall be permitted on the Fort Ord territory until such reassessment, review, and consideration of the Reuse Plan has been prepared, reviewed, and adopted pursuant to the provisions of the Authority Act, the Master Resolution, and all applicable environmental laws. No development shall be approved by FORA or any land use agency or local agency after the time specified in this subsection unless and until the water supplies, wastewater disposal, road capacity, and the infrastructure to supply these resources to serve such development have been identified, evaluated, assessed, and a plan for mitigation has been adopted as required by CEQA, the Authority Act, the Master Resolution, and all applicable environmental laws.

The other triggering events having not yet occurred, the BRP is undergoing reassessment as a result of the January 1, 2013 deadline.

1.4 Scoping Report Contents

The Scoping Report is divided into several sections, providing various types of information on the investigation undertaken. These sections are described below.

Chapter 1.0 Introduction

This section provides basic background information and a report overview.

Chapter 2.0 Market Study Executive Summary

Presents the executive summary of the Market Study prepared for the reassessment. The full study is provided in Appendix E.

Chapter 3.0 Community Participation and Public Information

This section provides an overview of the public outreach effort, and summarizes the comments received during the initial public comment period, which ended on June 15, 2012. Actual recorded comments from five public workshops, as well as written comments received by June 15, 2012 are included in the appendices.

Chapter 4.0 Reuse Plan Implementation Status

This section presents information on attainment of base reuse plan objectives, implementation of mitigation measures, consistency with local and regional plans, and reviews re-development progress since adoption of the base reuse plan. Completed actions are reviewed in terms of how they affect the reuse plan.

Chapter 5.0 Documentation

This section provides a list of sources reviewed and a list of report preparers.

Appendices

The Appendices include a variety of background and supporting information relevant to the Scoping Report and the reassessment process.

Background Document Compilation

Selected documents that provide useful background information have been compiled on a reference disc for ease of access.

1.5 Terminology

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

Authority Act	Fort Ord Reuse Authority Act
BRAC	Base Realignment and Closure
BRP	Fort Ord Base Reuse Plan
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("Superfund")
CDFG	California Department of Fish and Game
CSUMB	California State University Monterey Bay
DTSC	California Department of Toxic Substances Control
EDC	Economic Development Conveyance

ESCA	Environmental Services Cooperative Agreement
FORA	Fort Ord Reuse Authority
FORHA	Fort Ord Recreation Habitat Area
Fort Ord	Fort Ord Army Base
HCP	Habitat Conservation Plan
HMP	Habitat Management Plan
Market Report	Fort Ord Reuse Plan Reassessment Market and Economic Analysis
PBC	Public Benefit Conveyance
Reassessment Document	Fort Ord Reuse Plan Reassessment Final Report
Scoping Report	Fort Ord Reuse Plan Reassessment Scoping Report
UCMBEST	University of California Monterey Bay Education, Science, and Technology Center
USFWS	U.S. Fish and Wildlife Service

CHAPTER 2.0

COMMUNITY OUTREACH AND PARTICIPATION

2.1	CONTEXT AND PURPOSE.....	2-1
2.2	PUBLIC OUTREACH AND INFORMATION ACTIVITIES.....	2-1
	PUBLIC WORKSHOPS.....	2-2
	WORKSHOP LOCATIONS, DATES, AND CO-HOSTS	2-2
	WORKSHOP NOTIFICATION	2-2
	WORKSHOP FORMAT.....	2-5
	PARTICIPANT COMMENT FORM.....	2-6
	COMMENT SUBMISSION.....	2-6
	WORKSHOP INFORMATION HANDOUTS	2-6
	WORKSHOP PARTICIPATION	2-7
	FORA WEBSITE	2-7
2.3	SUMMARY OF SCOPING PHASE PUBLIC INPUT ON THE BRP REASSESSMENT	2-8
	METHODOLOGY FOR RECORDING/REPORTING PUBLIC INPUT	28
	LINKING PUBLIC INPUT TO POTENTIAL BRP MODIFICATION CONSIDERATIONS	2-9
2.4	OTHER PUBLIC INFORMATION ACTIVITIES CONDUCTED DURING THE SCOPING PROCESS.....	2-11
2.5	PUBLIC REVIEW PARTICIPATION OPPORTUNITIES.....	2-12

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Chapter 2.0

COMMUNITY OUTREACH AND PARTICIPATION

2.1 Context and Purpose

FORA recognizes that seeking community participation in the BRP reassessment is a critical component of the reassessment process. For this reason, a substantial community participation process was incorporated into the scope of work for the reassessment. The goal was to provide information to the public about the background, purpose, and goals of the reassessment and to solicit input on issues of interest to the public. The information obtained from the participation process will be used as a basis to identify potential modifications to the BRP that the FORA Board may wish to consider. Modification considerations will be included in the Reassessment

Document. Decisions to make related modifications to the BRP will be at the discretion of the FORA Board. This decision making process would occur after the FORA Board accepts the Reassessment Document.

2.2 Public Outreach and Information Activities

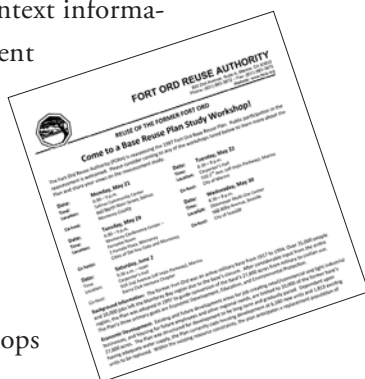
The primary opportunity for direct public input was through a series of public workshops conducted during the scoping process. Other indirect opportunities for public input were also provided. Each of these is summarized below.



Public Workshops

Public workshops were designed as the primary form of direct public participation in the reassessment process. Initially, a series of four public workshops was planned. In response to early public and FORA Board comments on the proposed scope of the reassessment/community participation process, a fifth workshop was added. The workshops were designed to be an interactive opportunity for FORA staff and members of the EMC Planning Group team to provide background and context information for the reassessment process and for members of the public to discuss and identify their interests.

Additional information about the public workshops is provided below.



Workshop Locations, Dates, and Co-Hosts

In the interest of promoting participation in the five workshops from community members in the local

jurisdictions to whom portions of the former Fort Ord have been conveyed, four workshops were co-hosted by local jurisdictions. The four workshops were held at venues within each of the local jurisdictions to encourage accessibility by local community members. The fifth workshop was co-hosted by the Sierra Club due to its role in the 1998 Settlement Agreement, which is the basis for Chapter 8 of the Master Resolution, committing FORA to complete a reassessment process by the end of 2012. [Table 3, Public Workshop Schedule](#), shows the locations, dates, times, and co-host(s) for each of the five workshops.

Workshop Notification

Public notification of the purpose of and schedule for the public workshops was provided through a variety of print and media outlets via display ads and informational media releases, and through copy of the ad/notice to jurisdictions and a variety of potentially interested organizations and groups. The ad/notice was also posted on the FORA website. [Table 4, Workshop Notification](#), shows the types of media and other notification methods used as well as the dates that display advertisements appeared in selected media publications.

Table 3 Public Workshop Schedule

Workshop Venue/Location	Date/Time	Co-Host(s)
Sherwood Hall City of Salinas	Monday May 21, 2012 6:30 PM	Monterey County
Carpenters' Hall City of Marina	Tuesday May 22, 2012 6:30 PM	City of Marina
Monterey Conference Center, City of Monterey	Tuesday May 29, 2012 6:30 PM	City of Monterey City of Del Rey Oaks
Oldemeyer Center City of Seaside	Wednesday May 30, 2012 6:30 PM	City of Seaside
Carpenters' Hall City of Marina	Saturday June 2, 2012 9:30 AM	Sierra Club

Source: EMC Planning Group 2012

Table 4 Workshop Notification

Resource/Channel	Publication Dates of Display Ads	Press Release Sent	Notice Sent	Posted Online
Print Media				
Monterey County Herald	May13, 20, 27	✓		✓
Monterey County Weekly	May 17, 24	✓		
Salinas Californian	May 12, 19	✓		✓ thru May 16
El Sol	May 12	✓		✓
Marina Gazette	May 21	✓		
Seaside-Salinas Post	May 23, June 6	Article June 6		
Pacific Grove Bulletin		✓		
Carmel Pine Cone	May 25	✓		
South County Newspapers		✓		
Register-Pajaronian		✓		
Santa Cruz Sentinel		✓		
Hollister Freelance		✓		
Electronic Media				
KSBW		✓		
KION		✓		
KCBA		✓		
KSMS-67		✓		
KAZU		✓		
KMBY		✓		
Jurisdictions and Agencies				
FORA Board members, jurisdictions, and agencies for distribution and posting on own websites and/or links to FORA			✓	✓
FORA Administrative Committee & listing			✓	✓

Resource/Channel	Publication Dates of Display Ads	Press Release Sent	Notice Sent	Posted Online
FORA distribution listings including other agencies			✓	✓
FORA web and Facebook sites			✓	✓
FORA-ESCA web and Facebook sites, distributed to contact lists (Users Groups, ESCA, Emergency Service Providers)			✓	✓
CSUMB			✓	
Others/Potentially Interested Organizations and Groups				
Sierra Club			✓	
LandWatch			✓	
League of Women Voters			✓	
Keep Fort Ord Wild			✓	
MORCA & Cycling groups			✓	
Fort Ord Recreational Users Group			✓	
Environmental Justice Network			✓	
Chambers of Commerce – Marina, Monterey, Seaside-Sand City, Salinas, Carmel, Hispanic)			✓	
MCHA (Hospitality)			✓	
Growers & Shippers			✓	
Farm Bureau			✓	
Carpenters /union groups			✓	
County Economic Dev Commission			✓	
Marina in Motion			✓	
Rotary & Service Groups – Marina, Seaside, Monterey, PG, Carmel			✓	
Veteran Organizations – UVC (including 31 organizations), CAC, Cemetery Foundation)			✓	

Resource/Channel	Publication Dates of Display Ads	Press Release Sent	Notice Sent	Posted Online
MCAR (Realtors)			✓	
OMBA & CRA (Businesses)			✓	
MCVCB (Tourism)			✓	
CHISPA (Housing)			✓	
BRAC			✓	

Source: EMC Planning Group and Ingram Group 2012

Note: For print media, advertisement/notice also linked to on-line publication when available.

Organizations were requested to please post and share information with their membership and any others.

The public notice was used as the fundamental form of communicating the purpose of the workshops and workshop dates and is included in Appendix C. English and Spanish versions of the notice were prepared and distributed.

Workshop Format

The fundamental components of all five workshops included presentations by the workshop co-hosts and by FORA staff and members of the EMC Planning Group team, followed by small group discussions at all but the Monterey County workshop. Because the Monterey County workshop was attended by a relatively low number of participants, one discussion group sufficed.

The basic agenda for each workshop is included in Appendix C, and consisted of the following topics:

- Welcome
- Workshop Overview
- Jurisdiction Co-Host Remarks
- FORA Staff/Consultant Presentation
- Small Group Discussion
- Discussion Group Recaps

Print versions of the presentations made by co-host jurisdictions, FORA staff, and the EMC Planning Group team are included in Appendix C.

At the conclusion of the workshop presentations, participants were organized into small groups. Group sizes ranged from about eight to 15 people, depending on the total number of workshop participants and the number of small groups formed. The small group discussion format was selected for its potential to permit maximum participation by each participant at the workshop. Each small group was facilitated by a group leader whose primary functions were to keep the discussion active, seek clarification of comments when needed, and to promote participation by each member of the group. Group leaders were comprised of FORA staff and consultants. Comments made by each small group member were recorded on large paper “flip charts” by a volunteer recorder, who was most often a member of the small group.

The small group discussions were unstructured in terms of topics. Participants were free to provide input on any issue or concern. As noted above, comments were recorded on flip charts. Participants were asked to monitor whether the recorder sufficiently captured their comments on the flip charts. The flip charts from each small group at each workshop were

collected and the comments recorded as described below in Section 2.3, Summary of Scoping Phase Public Input on the BRP Reassessment.

Spanish translation services were available at each workshop.

Participant Comment Form

In addition to input opportunities through the small group discussion process, workshop participants were provided with a “Fort Ord Reuse Plan Reassessment Comment Form”. The form was made available to participants at the workshops and was also available on the FORA website for use by those who wished to prepare and provide written comments instead of oral comments during the workshops. The form was also a means of providing comments (or additional comments) after the workshops were complete. A copy of the Comment Form is included in Appendix C.

Comment Submission

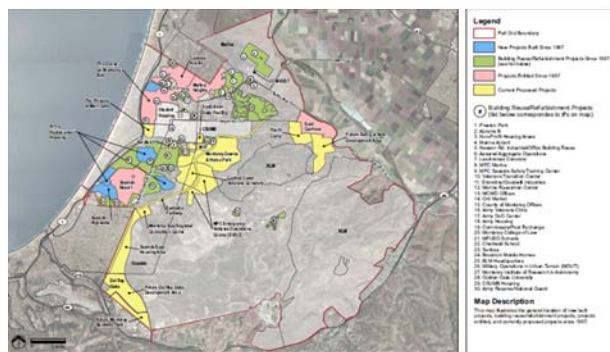
As described in the workshop notification, and emphasized at each workshop, participants were encouraged to submit comments on the reassessment in writing via email or by regular mail to FORA, in addition to and as supplementary to providing comments during attendance at the workshops. Questions regarding the process and submittal of comments, requests for information about particular aspects of reuse, FORA and/or jurisdictions and agencies, reuse-related activities, and/or other projects or programs relative to reuse of the former Fort Ord were directed to FORA staff. The email address used specifically for the reassessment process is: plan@fora.org and the mailing address for FORA is 920 2nd Avenue, Suite A, Marina, CA 93933. Comments for inclusion in this Scoping Report were invited up to and including June 15, 2012.

Workshop Information Handouts

To assist public understanding of the status of current development and land use at former Fort Ord, a series of information tables and graphics were prepared and made available as handouts at each workshop and were provided on computer disks (CDs) at most workshops. Presentation and handout materials included in and/or updated for workshops were also posted on the FORA website.

Information on water use, housing development, and employment at former Fort Ord was provided in table form. The employment information was through the year 2008. Projections of current employment are provided in the Market Analysis, provided under separate cover, and are summarized in Section 4.6 Transfer and Reuse Progress.

Eleven maps were prepared, displayed on boards, made available as color handouts, and are posted on and can be downloaded from the FORA website. Several of the maps illustrated basic resource and



jurisdictional information. Others were prepared to clarify the relationships between areas that have been developed, areas that have been approved for development, and areas that remain available for development based on the BRP and subsequent actions by local jurisdictions and the FORA Board. A map showing infill development opportunities was also

prepared. The list of maps displayed at the workshops is as follows:

- Aerial Photograph of the Former Fort Ord;
- Base Reuse Plan Land Use Concept;
- Authority for Land Use Approvals;
- 1997 Baseline Built and Munitions Conditions;
- Projects Built or Entitled Since 1997;
- Projects Built, Entitled, Proposed & Areas Planned Since 1997;
- 1997 Fort Ord Reuse Plan Development Footprint;
- Infill Opportunities;
- Habitat Management Areas;
- Fort Ord Housing Development Status; and
- Fort Ord National Monument.

Each of the tables and maps described above is included in Chapter 4.

Workshop Participation

Table 5, *Number of Workshop Participants*, shows that the number of participants signing in on voluntary sign-in sheets at the workshops varied from 32 at the Monterey County workshop to 87 at the City of Seaside workshop. There was a combined total of about 257 individual (non-repeat) sign-in attendees at the five workshops, although informal headcounts indicated there were numerous additional attendees who did not sign in, as indicated in Table 5. The total number of workshop participants, including those who did not sign the sign-in sheets, is estimated at about 400 people. Based on informal observations and review of sign-in sheets, it is estimated that approximately one-third of the 400 or so total participants attended more than one workshop.

FORA Website

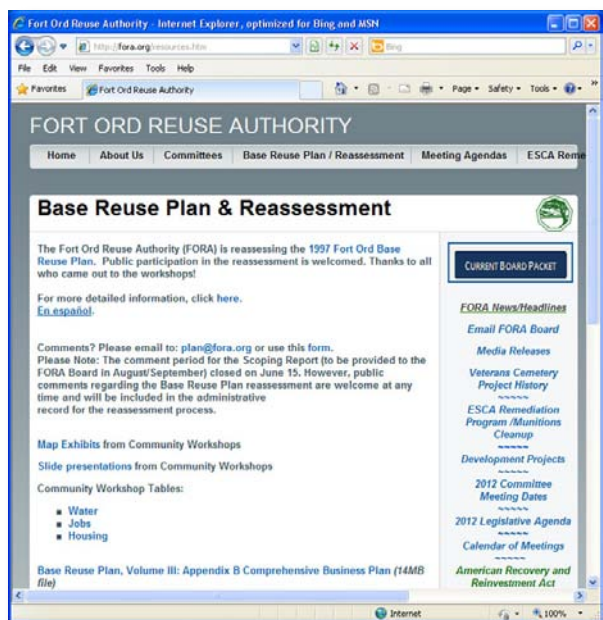
The FORA website has been presented and utilized as the “clearinghouse” for BRP reassessment process information and will continue to be used as such until the reassessment process is completed. An individual link to an individual BRP reassessment page was set up

Table 5 Number of Workshop Participants

Workshop Venue Location	Participants Signed-In (Approximate)	Participant Headcount (Approximate)
Sherwood Hall City of Salinas	32	±30
Carpenters’ Hall City of Marina	44	±50
Monterey Conference Center City of Monterey	56	±65
Oldemeyer Center City of Seaside	87	±150
Carpenters’ Hall City of Marina	38	±90
Total	257	±400

Source: EMC Planning Group and Ingram Group 2012

for ease of access to related resources and information. The website address is: fora.org/resources Persons with questions or desiring more information could also use the reassessment email address for inquiry and comment: plan@fora.org, or contact the FORA office by phone at (831) 883-3672 or visit the FORA office directly.



The public presentations, maps, and figures prepared to date as part of the reassessment process are posted on the website. This Scoping Report and the Reassessment Document will also be posted to the website when they are completed, as will other information that enhances public awareness of, and participation in, the reassessment effort.

2.3 Summary of Scoping Phase Public Input on the BRP Reassessment

As described above, public comments on the BRP reassessment were solicited in several forms including: 1) direct verbal comments at each public workshop provided during small group discussions and

as noted during presentation questions; 2) standardized printed comment forms collected at each public workshop; 3) emails delivered to the reassessment email address (plan@fora.org); ; and 4) comments/letters mailed, faxed, or delivered to FORA. This section of the Scoping Report summarizes the input received via these forms of communication. The full text of the public input that was received is included as Appendix D to this report and can be readily referenced as described below.

Methodology for Recording/Reporting Public Input

The methodology for recording and reporting public input is central to the purpose of the Scoping Report – to identify information that can be used as a basis for the FORA Board’s consideration of possible future modifications to the BRP. FORA staff and consultants have reviewed the public input received during the public workshops, in the workshops’ standardized comment forms, by email, and by letter. For comments received via, comment form, email, and/or individual letter, the name of the commenter, the form in which each commenter’s input was received, and the general themes raised by each commenter have been identified and reported. In the case of public workshop input, comments made in the small groups at each workshop have also been identified and reported based on the general themes raised. The purpose is to ensure that the public and the FORA Board have a broad view of the types of input provided by each individual commenter. It should be recognized that the text recorded on the small group recording sheets at the public workshops is a synopsis of each individual’s spoken comments. Appendix D contains the Table of Public Comments. The table is organized as described above. The comment forms, emails, and individual letters received are included in Appendix D after the table, as are transcripts of the

flip charts recorded in each small group at each workshop. Photos of the flipcharts are also included.

For ease of access and reference to the input provided, the commenter names in the left-hand column of the Table of Public Comments are electronically linked to the specific email, comment form, and/or individual letter submitted by the commenter. Readers can click on the commenter name to view the full text of the comments made by that person or group.

The reporting approach is qualitative. No attempt has been made to report specific comments made by any individual commenter or to quantify the total number of comments raised on specific themes. No attempt has been made to interpret the comments other than to cluster them into broad themes. The Table of Public Comments can be reviewed to visually identify the commonality of comments on particular subject areas that emerged from a review of the comments, which are listed on the left-hand side of the table. Each theme provides a reference point regarding a particular subject. However, within each subject area there may be a diverse range of comments and opinions expressed by individual commenters.

Also note that the Table of Public Comments includes two broad subheadings under which comments are tallied. The “BRP Reassessment Comments” subheading captures comments on themes that are considered specifically relevant to the BRP itself, the reassessment public involvement process, and/or FORA procedures. The “Project-Specific Comments” subheading shows comments that were made on individual projects located within former Fort Ord that either have been approved or are being considered by local jurisdictions. The local jurisdictions in which the noted individual projects are located have review and approval discretion for the referenced projects.

Project-specific public comments on projects not yet approved by the local jurisdictions are best directed to the relevant local jurisdiction, as the FORA Board does not have discretionary authority to review or approve entitlements for such projects. The exception is the Eastside Parkway project, which is a potential future component of the BRP capital improvements program with implementation managed by FORA.

For more detail on specific comments from individual commenters, refer to the emails, Comment Forms, and/or individual letters submitted by the commenters

Linking Public Input to Potential BRP Modification Considerations

Table 6, Relationship of Public Input Themes to BRP Objectives and Chapter 8 of the Master Resolution, shows the relationships between the comment themes from the Table of Public Comments and the topics/objectives contained in the BRP and the FORA Master Resolution. For example, the topic of housing became a public input theme and is addressed in the BRP in Residential Land Use Objectives A through J and in sections 8.01.010 (h), 8.02.020 (t), and 8.02.030 (a) of Chapter 8. The current status of specific programs implementing the Corresponding BRP objectives displayed in Table 6, below, may be explored in Chapter 4 of this report.

Table 6 was prepared as a tool to help readers track how public comments on various themes are being reported in this Scoping Report, and further, may be translated into modification considerations provided in the Reassessment Document. The Reassessment Document will, in part, provide the FORA Board with options for considering modifications to the BRP, including modifications to objectives contained in the BRP.

Table 6 Relationship of Public Input Themes to BRP Objectives and Chapter 8

Themes	Corresponding Base Reuse Plan Objectives	Corresponding Chapter 8 Section
Input Process	None	8.01.010 (h)
FORA Procedures	None	All
Economics/Jobs	Residential Land Use C, D, F Commercial Land Use A, B, C, D, E Recreation and Open Space E	8.02.020 (t) 8.02.030 (a)
Blight/Urban Footprint	Seismic Hazards B Hazardous Materials B	8.02.020 (e)
Hazardous Materials	Hazardous Materials A, B, C	8.02.020 (l), (m)
Housing	Residential Land Use A, B, C, D, F, G, H, I, J	8.01.010 (h) 8.02.020 (t) 8.02.030 (a)
Transportation	Residential Land Use E Commercial Land Use D, E Roadway System A, B, C, D Transit A, B, C Pedestrian and Bicycles A, B Transportation Demand Management A Land Use and Transportation A Recreation and Open Space F	8.01.010 (h), (j) 8.02.020 (n), (o), (p),
Water	Hydrological A, B, C	8.01.010 (h), (j) 8.02.020 (i), (j), (k)
Trails/Access	Recreation and Open Space Land Use B Pedestrian and Bicycles A, B Recreation and Open Space F	None
Open Space	Recreation and Open Space Land Use B, C, D, E Recreation and Open Space A, C, D, G Biological E	8.02.020 (a) 8.02.030 (a)
Habitat/Wildlife	Recreation and Open Space Land Use A, F Recreation and Open Space C Soil Conservation C Biological A, B, C, D, E	8.02.020 (a), (d), (s) 8.02.030 (a)

Themes	Corresponding Base Reuse Plan Objectives	Corresponding Chapter 8 Section
National Monument	None	None
Native Americans	None	None
CSUMB/UC/MPC	Residential Land Use J Recreation and Open Space Land Use E Institutional Land Use A, B, D Pedestrian and Bicycles A, B Recreation and Open Space H	8.01.010 (e)
Aesthetics	Residential Land Use I Commercial Land Use F Recreation and Open Space Land Use D Institutional Land Use D Recreation and Open Space B, G Biological C	8.02.030 (a)

Source: EMC Planning Group and Ingram Group 2012

2.4 Other Public Information Activities Conducted During the Scoping Process

During the scoping process, FORA staff and/or EMC Planning Group team members made presentations or provided information to various audiences about the reassessment process, the intended outcomes of the process, and the reassessment process schedule. Information was provided to the following organizations during the period of April 1, 2012 to August 2, 2012:

- Marina Rotary (April 1, 2012)
- Sierra Club (April 4, April 30, and July 20, 2012)
- Fort Ord Reuse Authority Environmental Roundtable with Assemblyman Bill Monning (April 27, 2012)
- Sigma Chi Alumni Assoc Luncheon – Monterey Yacht Club (May 10, 2012)
- City of Monterey (May 23, 2012)
- Marina Planning Commission (May 29, 2012)
- CSUMB (June 7, 2012)
- FORT Friends (June 20)
- City of Seaside Chamber of Commerce (July 18, 2012)
- City of Salinas Chamber of Commerce (August 2, 2012)

2.5 Public Review Participation Opportunities

An additional opportunity for public input on the Scoping Report was provided via a special meeting of the FORA Board Wednesday, August 29, 2012 at 6:30 PM at Carpenters Hall (910 2nd Avenue in Marina). At this event, the focus was on receiving public comments, which the FORA Board can consider in addition to the information provided in this Scoping Report. Refer to Appendix D.

Additional future public participation opportunities will be provided throughout the remainder of 2012 as part of the Reassessment Document preparation and review process. Advance public noticing of dates and times will be provided once they are available.

Chapter 3.0

MARKET STUDY SUMMARY

3.1 Context and Purpose

This section provides an overview of the Market Study prepared for the BRP reassessment. The introduction and executive summary from the Market Study are presented here to provide context to the BRP and economic implementation to date, an overview of the region's economic factors, a real estate market evaluation, and information on land supply and demand. It is expected that the Market Study will provide a tool to assist in focusing future economic development efforts at Fort Ord. The complete Market Study is provided in Appendix E.

3.2 Market Study Introduction

Economic & Planning Systems, Inc. (EPS), as part of the Base Reuse Plan (BRP) reassessment team, was retained by the Fort Ord Reuse Authority (FORA) to conduct a market and economic analysis of the Fort Ord BRP as part of the ongoing BRP Review and Reassessment Process. The Fort Ord BRP was adopted after the closure of the Fort Ord Military Base in 1994, and establishes the proposed reuse program, identifying the general location, amount, character and scale of new and replacement land uses, with a

primary focus on replacing economic activity lost by the base closure. Map 1 identifies the general land use concept for reuse of the former base [Not included here – please refer to Figure 7.1 or Appendix E].

This economic analysis of the Fort Ord BRP Review and Reassessment recognizes the complex inter-relationships surrounding the development and maintenance of Fort Ord. Not only must the type, amount, and mix of development be validated and adjusted as needed, but the ability to sustain effective base reuse oversight, meet habitat management obligations, provide affordable housing, and to build and maintain regional infrastructure is critical to sustaining positive momentum in the reuse of Fort Ord, the quality of open space and sensitive habitat, the continued remediation and monitoring of unexploded ordnance (UXO) areas, and the growth and diversity of the Monterey regional economy, for which Fort Ord is an important engine.

To that end, this analysis assesses key issues related to Fort Ord's redevelopment over the next decades, with a primary focus on economic trends that are reshaping future land use demand. A baseline estimate of demand for new commercial and residential real estate products is provided, with a high level comparison to projected Fort Ord supply.

This report identifies broad trends and factors influencing the type and mix of residential and commercial uses offered across Fort Ord. While an evaluation of detailed prospects for individual projects is beyond the scope of this basewide reassessment, it is intended that findings will help inform discussions of policy, as potential modifications to the BRP and implementation practices are considered. It should be noted that this study is not intended to offer an evaluation regarding the development potential or market viability of any individual entitled, proposed or potential Fort Ord project. To the extent that market constraints are identified herein, the reader should not conclude that a well-conceived project correctly positioned within the marketplace could not succeed on its own merits.

Market Study Overview

Since the advent of the BRP in 1997, FORA applied the BRP as an underlying statutory blueprint for the development of Fort Ord's remediation, infrastructure development, and habitat management. As jurisdictions and their developers conceive of projects, FORA's responsibility is to ensure these projects are consistent with the intent of the BRP, to coordinate extension of necessary regional and local capital improvements related to planned projects, and to ensure that the clean-up and preservation of development and conservation lands is coordinated efficiently with emerging projects. To maintain the focus on regional economic recovery, education, and environmental sustainability, it is necessary to ensure that the over the long term, BRP provides the framework for a balanced mix of employment-generating, service-providing, and residential land uses. In addition to residential development supporting an expanding labor force, a successful BRP will facilitate export-oriented industry activity, provide capacity for institutional expansion (CSUMB, UCSC and



other research/education institutions), and provide opportunities for servicing those employees and residents. A key ingredient in sustaining economic development while preserving environmental quality is strengthening the connections between the resident labor force and emerging employment opportunities (including service workers). If major infrastructure investments can be leveraged to facilitate projects meeting emerging consumer preferences and produce a balanced mix of land uses at buildout, progress can be made in ensuring the long-term preservation of Fort Ord's natural environment while reducing the perceived risk confronting developers of beneficial projects.

To accomplish this outcome, uses contained in the former Fort Ord must relate to one another and be mutually reinforcing. Emphasis must be placed on the end state result of BRP patterns; that is, how do uses relate to one another at the buildout of the plan? Economic cycles and other external factors will continually interfere with the pace and pattern of development, which may contribute to an interim emphasis on residential development, leading the way for longer-term realization of office and research and development (R&D) uses.

Through these cyclical fluctuations, it is critical that long term economic prospects are monitored to conform to end-state objectives for cohesive, balanced growth and development responding to and reflecting the policy goals set forth for the BRP. While making efforts to jump-start near-term residential and retail

projects, local jurisdictions also must be incented to focus on export-oriented industry development competing with the education and environmental sustainability goals on which base reuse is founded. These “basic employment” sectors are important to provide a broadened foundation for diversification and long-term economic stability.

It is also important that future development maximize use of existing infrastructure investments while ensuring that critically important regional improvements are constructed as needed to facilitate access and circulation. Infrastructure improvements must also contribute to fulfilling objectives ensuring that all jurisdictions share in economic recovery opportunities.

Within this context, this market and economic analysis seeks to evaluate the prospects for job and population growth on Fort Ord and specifically evaluates the following topics:

1. Current market conditions and expectations.
2. Ability for the BRP’s mix of residential and commercial uses to respond to expected economic conditions.
3. Chief constraints to the realization of the BRP.
4. Expected timeframe for buildout of the BRP.
5. Policy options that should be considered in calibrating the BRP to emerging trends and future conditions.

Organization of Report

Following this opening chapter, Chapter 2 [of the Market Study] provides an overview of the BRP, documenting accomplishments and progress toward initial growth targets. Chapter 3 [of the Market Study]

provides an overview of economic and demographic factors influencing Fort Ord development, documents regional growth expectations, and estimates the total population and employment growth that could be captured by Fort Ord. Chapter 4 [of the Market Study] provides an evaluation of residential and commercial real estate market conditions and is followed by a detailed examination of land supply/demand and potential capture of net demand by Fort Ord in Chapter 5 [of the Market Study].

This section offers an overall synthesis of this report, developing conclusions based on the data presented in the forthcoming chapters.

3.3 Market Study Executive Summary

Overall Conclusions

1. **The BRP should be considered as a long-term plan** expected to move forward in fits and starts. Temporary imbalances between residential and commercial development are natural and can be acceptable, providing there is a logical basis for realization of a balanced land use outcome at buildout. Buildout of the currently projected pipeline supply is anticipated to occur over the next 40 years.
2. **Population and job projections imply more than 20 years for Fort Ord’s remaining buildout.** AMBAG projects 4,800 housing units and 12,400 jobs for the Monterey Peninsula’s cities over the 20-year 2015-2035 period. Remaining (unbuilt) growth on Fort Ord is more than 6,400 units and roughly 14,400 jobs (based on the BRP’s 18,000 job goal). Remaining development capacity anticipated in the BRP exceeds projections for the Peninsula for the next 2 decades, even if Fort Ord achieves 100-percent capture of Peninsula-based demand.

[Table 7 Comparison of Fort Ord Projected Supply and Estimated 20-Year Demand, shows 20-year projected supply and demand for residential units, commercial square footage, and jobs.]

Economic and Demographic Findings

3. **The County and its cities are increasingly bifurcated** socio-economically, with a growing divide between the fast growing Salinas Valley and a Peninsula subregion that is losing population.
4. **The Peninsula area of Monterey County is losing middle income households**, with high earners in key age brackets leaving the region for other opportunities.
5. **The region's research strength has not translated to job creation and commercial real estate demand.** The Monterey Bay region harbors tremendous potential among its educational and research institutions, as well as a highly technical and talented pool of labor. However, these conditions have not led to substantial job development.
6. **The level of perceived legal risk associated with development on Fort Ord affects investment activity.** It is very important for developers and investors to “secure” acceptable growth targets addressing key environmental and public access concerns, to minimize risk to the extent possible. In the presence of ongoing threats of litigation, targeted return rates must be adjusted upward. This adjustment makes achievement of feasibility very difficult for projects providing needed jobs and housing.
7. **Fort Ord has a lack of integrated, mixed use development concepts relating to emerging consumer preferences.** As a national emerging trend, residential preferences are incurring a shift toward more efficient units and dynamic, multi-use locations, emphasizing orientation, appropriate size, and synergy with other uses and transit. While the BRP programs, policies and land use designations promote mixed use concepts, and developers are responding to these trends in certain cases (e.g., the approved and partially built “Dunes at Monterey Bay” project in Marina), more emphasis should be placed on meeting these consumer preferences if and when opportunity presents itself.

Table 7 Comparison of Fort Ord Projected Supply and Estimated 20-Year Demand

Item	Projected Fort Ord Supply ¹	Estimated 20 Year Demand	20 Year Surplus/ Shortfall ⁴
Residential Units ²	6,400	3,600	2,800
Commercial Building Square Footage	5,800,000	2,700,000	3,100,000
Jobs ³	14,400	9,400	5,000

Source: EPS 2012

1. Based on FORA development projections through 2022. See Table 2-7 of the Market Report (Appendix E).
2. Reflects total projected new and replacement units shown in Table 2-7 of the Market Report (Appendix E) less 492 CSUMB units. Of these units, roughly 4,000 new units and 500 replacement units are entitled.
3. Projected supply reflects BRP goal of 18,000 jobs less current 3,600 jobs present on Fort Ord.
4. Surplus reflects development expected to occur beyond the 20 year timeframe of the analysis. Entitled units cannot be withdrawn or canceled without permission of those who hold the entitlement and the governing land use authority.

8. **Job growth is paramount in the Peninsula's residential recovery.** In California and throughout the U.S. economy, residential development is recovering in areas of strong local job growth. The South Bay Area is a prime example of this dynamic.
9. **Residential markets have shifted, reflecting lower price points to match consumer ability to pay,** based on modest local salaries and limited equity. On Fort Ord, pricing of new residential units is expected to be 25 to 35 percent less than initially proposed price points, though fundamental product types do not appear to have substantially changed.
10. **Home prices are still too high for younger and less educated consumers,** indicating a potential need to reconfigure residential product types. If current patterns persist, more than 60 percent of future Peninsula area households will have incomes less than \$75,000 annually, corresponding to price points under \$325,000. Current products proposed and approved on Fort Ord consist of a high proportion of detached, single-family lots, and may be skewed to the upper end of the income spectrum. A larger proportion of attached product may be needed to address price-sensitive market segments while still achieving acceptable development profits.
11. **Declining home prices undercut economic feasibility.** As home prices are reduced in accordance with the economic "reset", FORA CFD Special Taxes and jurisdictional impact fees are becoming a larger percentage of overall development cost burden. This is an issue in particular for attached product with lower unit values, and could preclude creation of senior and affordable housing prototypes.
12. **Near-term residential demand is highly sensitive to price points and their linkage to local occupational wages;** evidence for "pent-up demand" is strong at lower price points, however, local housing demand is "elastic" (i.e., highly sensitive) with regard to increased prices,

increasing pressure on housing developers as profit margins are squeezed. It is therefore critical to ensure that the infrastructure cost burden, driven by FORA's Capital Improvement Program is as efficient as possible by serving the most units of development for the least cost. In this regard, goals of the development and environmental communities are aligned, in that targeted and strategic infrastructure investments could result in lower costs to the development community while minimizing environmental disturbance and promoting best practices in terms of environmentally sustainable development.

13. **Short-term demand for residential stems from a variety of sources and changing conditions.** In the absence of substantial near-term expansion of the job base, residential demand will emanate from growth in tourism and other sectors, improving access to South Bay job centers through potential Highway 156 improvements, improving accessibility between Santa Cruz County and Monterey County as a result of Highway 1 capacity improvements, and move-up demand from Seaside, Marina, and other local communities. All of these factors suggest an approach of initially building the local labor force as a means to attracting major employers.
14. **Office/R&D development is likely to be led by build-to-suit projects among owner-operators, followed by the potential emergence of multi-tenant speculative development** in the next 5 years. Low vacancy rates and continued lease rate growth on the Peninsula appear to be supportive of new development activity, providing that a supportive environment for job growth is established.



15. **Retail growth and development will directly respond to the pace of new residential development**, as the market is presently close to equilibrium. Opportunities to provide additional regional attractions will be facilitated by the recent National Monument designation on portions of Fort Ord and continued growth in tourism in general.
16. **Tourism expenditures are expected to continue to demonstrate considerable strength** and potentially show improvement. This will enable development of well-conceived hospitality concepts if risk levels are tolerable.

Fort Ord Prospects and Opportunities

17. **Achieving a long-term jobs-housing balance on Fort Ord will depend on a concerted economic development effort to grow basic “export” industries** and tie-together the R&D needs of agriculture, tourism, and education and to develop institutional/private sector research consortia. Over time, an expanding local labor force complemented by continued growth in opportunity between institutional entities, skilled sole proprietors located in Monterey County based on quality-of-life preferences, and corporate interest in the area and its labor force should combine to realize the job forecasts and scenarios discussed in this report (see Chapter 4). However, strong leadership will be required from one or more multi-jurisdictional entities motivated to further the economic balance and sustainability of the region.
18. **The National Monument offers an opportunity to distinguish Fort Ord**, providing a compelling additional regional destination and supporting base recovery by providing additional amenity value for well-conceived growth and development. Tourism remains a strong sector for the regional economy showing annualized spending growth exceeding 3 percent per annum. The National Monument designation’s effect, if accompanied by a compelling and thoughtful implementation strategy fully activating the base and providing access to a wide cross section of the public, can help extend tourism and related spending to the communities encompassed by Fort Ord. It is important to note, however, that the while the leisure and hospitality industry is a critical element of the regional economy, it offers jobs that are often low paying. As its growth will not solve issues of economic and social bifurcation, expansion of this industry is one element of potential economic growth that must be augmented through development of other sectors.
19. **The ability to realize strong growth heavily depends on the perception of the base as a coherent, well-planned area with a dynamic future.** More attention should be given to the “entry experience” prevalent from all areas of the base. Screening and signage should be used strategically to shape visitor impressions. Design guidelines should reinforce the unique topography and vegetation present on the base. Fort Ord calls for a recommitment to operations, marketing, and branding to bring additional coherence and recognition of future potential. Removal of derelict Army buildings needs to be prioritized to provide a better vision of future economic opportunity.
20. **Past investments in roadways should be fully used.** The facilities developed on Fort Ord have created substantial development capacity that should be efficiently and fully used. Second Avenue (within the Cities of Seaside and Marina) is an example of a facility that provides capacity for local development, driving ongoing progress by the Dunes at Monterey Bay project and CSUMB.



Discussion: BRP Implementation and Response to an Evolving Market

The BRP itself is characterized by two very important aspects: (1) it emphasizes the opportunity for jurisdictions affected by closure of the base to participate in the region's recovery, and (2) it emphasizes the ultimate form and function of reuse at the buildout condition. Much of the public's criticism regarding reuse and recovery progress to date relates to the interim status of the BRP's implementation. The interim completion status is obvious to even the casual observer on Fort Ord, where the landscape encompasses a chaotic array of partially completed housing and commercial projects, vast tracts of concrete and abandoned structures, and a partially built street system.

Based on identified economic trends, this economic analysis suggests policy options that may be available to improve the implementation of the BRP. These options are driven by a current, realistic assessment of economic conditions affecting the realization of stated growth targets, as well as the objectives stated in the 1997 BRP related to economic recovery, reflecting a commitment to education and environmental protection.

Overall, the BRP functions well in geographically distributing areas of commercial and residential development among multiple jurisdictions to promote economic recovery and replacement. However, improvements could be instituted in the implementation, execution, and oversight of the BRP among involved public and private-sector entities. Three entities are primarily involved in the growth and development of the former Fort Ord Army Base:

1. **FORA.** FORA is tasked with ensuring that the local jurisdiction's land use plans are consistent with the BRP. It is responsible for collecting fees and constructing infrastructure improvements and meet regional (e.g., TAMC) requirements and ensuring habitat conservation obligations shared throughout the Base are met. It also splits available land sale revenues and net incremental property tax revenue to effectuate the removal of buildings ahead of planned development, and ensures that the ongoing basewide tasks including clean-up of munitions and other contaminants are completed and synchronized with projects and related infrastructure improvements.
2. **Local Jurisdictions.** The Cities of Marina, Seaside, Monterey, and Del Rey Oaks, as well as the County of Monterey, have primary land use authority and are chiefly responsible for land use



decisions and development approvals. CSUMB, the University of California, and the US Army also control significant areas of the former base, and are not beholden to local jurisdiction entitlement processes. In a more direct capacity than FORA, these entities are responsible for the mix and form of development that occurs, provided that FORA subsequently makes findings of consistency with the BRP. Jurisdictions are confronted by the loss of redevelopment tools that, pending future State Department of Finance decisions, may not be available to provide gap funding to projects. A range of other emerging tools may mitigate the impact of losing redevelopment powers and tax increment financing.¹

3. **Development Community.** The development community is continuously reevaluating and redesigning products to respond to a changing

1. Under the now dissolved redevelopment agency powers, tax increment financing allowed local redevelopment agencies to retain growth in property tax revenues generated within a redevelopment area to finance redevelopment activities.

consumer demand profile. The issues confronting local developers include a lack of identified demand in the face of continued high development costs. In some cases, such as the cost of labor, there is relatively little that can be done; in other cases, policy options are available to encourage certain types of development (e.g., careful monitoring and adjustment of FORA and jurisdictional impact fees).

Uncertain Residential Development Prospects

The resource-constrained BRP currently caps development at 6,160 new dwelling units, 1,813 rehabilitated and replacement units, and 18,342 jobs (the approximate equivalent of 3.6 million square feet of commercial and industrial development). To date, 5,000 housing units have been approved, roughly 500 lots completed, and fewer than 400 built. The development community has been working concertedly to reduce development fees as it has scrambled to reduce pricing in the aftermath of a major economic recession starting in 2009. Nevertheless, the market outlook for these residential units remains uncertain, with developers presently planning to release small groups of units within the next 2 years to test the market's depth and breadth.

Housing development in California, at the outset of the recessionary recovery, has been very localized



and concentrated in areas with healthy and expanding job bases offering livable wages that support housing purchases. The recent era of rapid and effortless home equity growth, a major determinant of demand for move-up housing, has come to a close. On the positive side, the Monterey region remains an attractive region able to support a growing retirement sector, and housing demand at lower to moderate price points appears to be strengthening. The local housing needs of the region's service workers are expected to remain acute.

Realization of near-term housing demand at compelling price points can also leverage the area's regional proximity to the South Bay, strengthening the linkage between the two regions. An oft-observed pattern, exemplified by the "Tri-Valley" region northeast of Silicon Valley (which includes San Ramon, Dublin, Pleasanton, and Livermore), features rings of concentric growth, with labor force expansion attracting corporate interests seeking expansion or relocation options near a desired labor force. A similar dynamic could potentially be reinforced by the familiarity of major decision-makers with the Peninsula region, some of whom enjoy second homes in the area. Yet, job results predicated on this dynamic have been limited thus far in the Monterey Bay region.

Rather than relying on commuting, long-term economic recovery and achievement of BRP buildout relies on the region's ability to reinvigorate "basic"² economic growth on the Peninsula and Fort Ord to expand and diversify the range of economic activities.

Slow and Deliberate Job Growth

About 3,600 of the 18,000 jobs targeted by the Base Ruse Plan have been realized. Job growth to date can be characterized by an eclectic variety of education,

2. The phrase "basic employment" refers to sectors that sell goods and services to other regions (export industries). These industries are capable of expanding local wealth and bolstering demand for local support industries (e.g., retail and hospitality).



other public sector, resource-extraction, and health sector jobs, accompanying a continuing substantial military presence.

The rate and near-term composition of Fort Ord's near- and medium-term development is inextricably linked to prospects of Monterey County as a whole. Highly anticipated jobs stemming from information technology, marine and agricultural R&D, and other skill-based export industries have been very slow in arriving.

High expectations for job growth are nothing new to the Monterey Bay region. The area's relative proximity to South Bay employment centers, local quality of life factors, and institutional capabilities are compelling. In the region, Fort Ord provides the best prospects for accommodating projected growth with its water allocation and a coordinated multijurisdictional planning process.

A multi-pronged approach is necessary to achieve job growth that will stabilize the region's economy and offer more diversity, opening access to disadvantaged and underserved populations that have suffered since base closure and during the recent recession. As discussed in the prior section, this approach potentially involves supporting labor force growth through some initial acceptance of a "jobs follow housing" model. This approach relates to the fact that the middle class, which has been declining in the region, needs to be bolstered to arrive at a fully functioning economy that will attract larger employers. However, rather

than simply wait for an employer response to a larger and more diverse local labor force, efforts must also be made to institute a coordinated economic development strategy, to substantially reduce development risk, and to ensure that a variety of development opportunities are in place, corresponding to diverse consumer preferences.

Constraints to "Beneficial" Development

The Monterey Bay Region is known to be selective when it comes to growth and development. In a region of natural beauty and environmental sensitivity, it is appropriate that development be held to the highest standards regarding site selection, design, consumption of water resources, minimization of traffic impacts (vehicle miles traveled or "VMT"), and other criteria.

At the same time, it is important to recognize that areas that are stable and balanced economically are more likely to value the preservation and expansion of natural resources. High quality and permanently protected open space is a major amenity value to private and public development, and fosters healthy lifestyle opportunities for the region's residents.

Disadvantaged populations that were most acutely impacted by the base closure, ensuing recessions, and changing structure of the economy may prioritize open space and natural resource preservation to a greater extent if additional economic opportunity to participate equitably in the recovery is available. Opportunities to retain middle-income, younger- to middle-aged earners are enhanced by a greater spectrum of job, residential, cultural, and recreational opportunities. Seniors and younger households, sensitive to price points, need access to housing closer to Peninsula jobs in the area to foster a more stable community.

It should be recognized that several major constraints to development and sources of risk affect all projects on the former Fort Ord:

- **Charged political climate.** There is substantial concern regarding legal actions, the length of time necessary to garner entitlements, and the ability to achieve buy-in among diverse constituents.
- **Structure of FORA Board.** Concern has been expressed that the size of the Board and the process by which decisions are made should be examined to ensure that the needs of jurisdictions with land holdings on Fort Ord are met.
- **Potential Loss of Property Tax Revenue.** Property Tax Revenue (formerly tax increment) has been an invaluable funding resource on the base and has been implicitly assumed to be a major component in providing gap financing for high value projects, affordable housing, and a source of funding for ongoing FORA operations. Some possibility exists that FORA's share of tax increment remains intact, based on the fact that the State legislation creating FORA and its funding sources may supersede State law abolishing redevelopment.
- **Potential for Low Land Sale Revenue to FORA.** Land sale revenues are the chief source of funding for building removal. At the same time that this report indicates that clearance of blighted structures is a major priority for improving market perceptions, a very real possibility exists that lower price points for residential product in particular, without corresponding reductions to development costs, will reduce land values. The potential loss of increases in property tax revenue discussed above may also affect net land sale revenue as critical gap financing may not be available to render projects feasible.
- **Uncertainty regarding future of basewide operations and management (FORA extension).** Real estate investors seek to reduce risk by minimizing uncertainty. In many cases, the presence of substantial cost burdens is acceptable



if the return on investment is acceptable. In the case of Fort Ord, the presence of FORA provides stability and certainty, in that basewide programs have regional governance such as Building Removal, Habitat Management, Transportation and Transit, Water Augmentation, etc. The potential future need for developers to rely on each individual land-use jurisdiction to coordinate cross-cutting issues in the absence of a Local Reuse Authority (LRA) such as FORA constitutes a substantial development risk. Rather, it may be to the area's benefit to expand the range of FORA's cross-cutting oversight to include additional marketing, branding, and economic development—areas that are not presently being covered sufficiently by either the private or public sectors.

Policy Priorities: Overcoming Constraints to Balanced Growth

FORA and its jurisdictions should coordinate planning and economic development to ensure that future development opportunities are calibrated as follows:

- **A diversified range of opportunities is necessary to “land” job growth.** Specialized technology enterprises aligned with institutional initiatives are the most likely candidates for UC MBEST project. However, it will be critical to ensure that additional office/R&D job growth is facilitated by conventional, flat-topography fee-simple development opportunities, including areas near Highway 1 and more urbanized development patterns.
- **Emphasis should be placed on creating opportunities to attract the “creative classes.”** Major job centers have seen substantial technology growth in areas that are walkable to restaurants,

incorporate civic and cultural features, and provide the density required to foster transit services. This “downtown” or “village center” environment is a critical feature of the BRP that should be reinforced and strengthened over time if possible. The CSUMB area would appear to be a prime option in this regard, building on the emerging synergy between the evolving Dunes at Monterey Bay project and the nascent CSUMB campus. To the extent possible and if validated through further study, development capacity could be created using density bonuses which also potentially align with community and environmental benefits.

- **Income disparities (the disappearance of the middle class) must be addressed through a major effort to attract jobs and economic development to provide regional balance.** Fort Ord is positioned to be the “engine” for regaining this lost balance. In this regard, it will be necessary to accept some level of residential growth ahead of commercial development to build a labor force that will set in motion recognition of opportunity among South Bay and other employers looking at potential expansions.
- **More emphasis should be placed on multicultural and under-served populations’ inclusion.** Efforts to link the environmental justice community to entities such as the California Endowment (currently active in Salinas) can potentially improve surrounding conditions in Seaside and Marina, for example, though emphasis on creating healthy and resilient communities



by encouraging improved walkability, diversity of food choices, and transit-related and mixed use development. Specific populations, including veterans, Native Americans, African American, Hispanic, and others should play a role in celebrating the diversity of Fort Ord’s legacy and recovery. Additional collaborations with CSUMB and other entities would appear to be worth exploring in this regard.

Options for Policy Response

The most relevant and available policy options pertain to the implementation of the BRP; in some cases, modifications to the BRP itself may also be considered.

1. **Prioritize economic development to balance near-term growth and investment**, providing support to the local housing market while further developing the region’s strengths. This is by far the most critical next step to the implementation of the BRP, and breaks down into several important subfindings:

Consider alternative locations to capture a wider swath of high tech and R&D growth and development. The UC MBEST project remains a valid and important component of the BRP, but too much reliance has been placed on this project as a location for the region’s future technology-driven development. Developers and firms not interested in ground leasing or not permitted by use restrictions simply need an easily developed location benefiting from substantial traffic capacity and proximity to other major investments. Moreover, the “creative class” often favors dynamic, mixed use locations, which may lead to further consideration of other areas of the base. Additional sites, located on flat topography and open to a diverse range of commercial development opportunities are needed to realize targeted employment growth.

Potential areas of focus may involve the further development of the health care sector (e.g., leveraging Peninsula Wellness Center, VA clinic in Marina, and kinesiology and nursing programs at CSUMB), software development, agricultural technology development, and marine and environmental related research.

Existing capacity on General Jim Moore Boulevard should be studied as potential mixed use R&D districts targeted toward the creative class, interested in proximity to retail, restaurants, CSUMB, and access to Highway 1.

Maximize the potential impact of the Fort Ord National Monument Designation. To be successful, the backlands of Fort Ord need to be attractive, safe, and accessible to a broad spectrum of visitors. Paths need to be improved to accommodate bicycle, pedestrian, and equestrian uses without conflict, and visitor amenities should be constructed according to a full master plan for the Monument, which will be prepared by Federal agencies as time and resources permit. Linkages to key projects and other regional attractions will be an important element of future planning efforts.



Facilitate industry/academic consortia and other collaborations, with immediate emphasis on attracting local public and private investment, and ensuring a place to land in the local real estate market (e.g., shovel ready sites) as discussed above. Identifying regional leadership and clarity of mission are essential near-term priorities in this regard.

2. **Engage in comprehensive marketing and branding effort.** Whether led by the public or private sector, the appearance and perception of the base needs to be improved to support development and leverage the National Monument designation on portions of the former base.
3. **Improve interim transportation patterns and way-finding.** Despite public concern regarding a potential future east-west roadway connection (Eastside Parkway), regional traffic analyses conducted by TAMC articulate the established need for multiple Salinas Valley—Monterey Peninsula connection options to mitigate traffic impacts and provide adequate roadway capacity between these two interdependent subareas in the region and to reduce traffic moving through the central CSUMB campus. Nevertheless, the placement and timing of this and other major improvements should continue to be studied to ensure compatibility with future opportunities brought about by the National Monument designation and the overall vision for base reuse.
4. **Where applicable, prioritize use of existing infrastructure investments.** Much discussion in regional forums has centered on the full development and reuse of core areas near the Highway 1 corridor and CSUMB. Indeed, General Jim Moore Boulevard provides substantial capacity for future development and offers intriguing possibilities for future development patterns. An evaluation of intensified mixed use development in this area should be conducted.
5. **Where applicable, expand incentives for “beneficial” projects.** Although there is little latitude remaining to shape the type and placement of residential development on Fort Ord, future development can be incented through an expanded “toolkit” of financial options. For example, density bonuses could be offered for projects displaying societal- and resource-related benefits, i.e. projects that demonstrate best environmental and engineering practices that reduce VMT and other deleterious impacts on the natural environment.

6. **Ensure that FORA or a similar organization is positioned to coordinate cross-cutting planning and development issues.** The complexity of overlapping planning and development issues on Fort Ord requires a centralized, dedicated regional planning entity to minimize confusion and inefficiency. The prospective “sunset” of FORA, pending legislative efforts to extend the life of the organization, would shift the Fort Ord jurisdictions into a traditional LAFCO-led process where annexations involve requiring property tax sharing to fund common requirements, such as the Habitat Conservation Plan and other cross-cutting CEQA requirements.

Rather, FORA’s (or successor organization’s) role and responsibilities should be expanded to facilitate implementation of BRP and county-wide economic development objectives. Several economic studies have cited the need for more inter-jurisdiction collaboration and a cohesive strategy for countywide economic development. Most of the development that occurs in the Peninsula area will be on former Fort Ord lands. An expanded coordination role for FORA or its successor would be based on the following considerations:

- a. FORA has a track record of working cooperatively with the local jurisdictions and has the ability to tie various economic and environmental objectives together. Ensuring that the emerging health care, education, research and development and other emerging industry sectors continue to develop and thrive, will require a concerted effort to align local officials. Significant and careful attention to land use adjacencies is required to avoid conflicts and maximize complementary, synergistic uses.
- b. Earlier engagement in local land use decision making and more intensive scrutiny at the consistency determination stage may be necessary to ensure adherence to the BRP vision.

- c. An expanded role in overseeing marketing and branding of the former Fort Ord, made particularly important by the recent National Monument designation, is needed.
- d. Incentives for beneficial development through FORA fee adjustments, deferrals, subsidies, and other means (e.g., targeted infrastructure investments) should be further considered in CIP reviews.

7. **To the degree possible given market and economic conditions, near term redevelopment efforts should be focused on paved and built areas to remove visual blight and improve the ability of the former Fort Ord to attract new employment generating uses.** Focusing near-term redevelopment efforts on blighted (paved) areas will create a more attractive urban form with the potential to catalyze future growth opportunities.



Related to this concept, reliance on land sales to fund building removal should be reexamined. In the near term, residual land values are expected to be low to nonexistent, limiting the funds that may be available from this source. The availability of property tax funding remains unresolved, which further limits the ability to incent development. FORA should examine other means by which building removal can take place. An increased pace of building removal will not only assuage visual blight issues, but will improve safety and make the area more attractive to investors.

8. **A renewed focus on new funding sources open to FORA, jurisdictions, and developers is needed to overcome the potential loss of tax increment.** Current prospects include

the potential for Infrastructure Financing Districts (IFDs) to be used more effectively (see SB 214, AB 485, and AB 910), by amending voter approval requirements, extending the maximum term of bonds issued, expanding facility eligibility, and the inclusion of several other provisions. In addition, new legislation proposed by Senator Pro tem Steinberg (SB 1156) would offer redevelopment-like powers to jurisdictions and military base reuse communities reinforcing the priorities of SB 375, including mixed use, transit-oriented projects that are increasingly attractive to younger and older consumers and discussed further as an area to emphasize on Fort Ord. Finally, FORA has been pursuing vital base reuse legislation to ensure that LRA's, if not their member jurisdictions, have access to tax increment financing throughout the State.

9. **Slower growth on Fort Ord may require adjustments to the Capital Improvement Program (CIP) and the Habitat Conservation Plan (HCP).** Presently, these documents assume a more rapid rate of development absorption on Fort Ord than the findings of this market analysis suggest. Pending further review and discussion of growth dynamics, potential adjustments may include delaying certain capital expenditures until required by new development. However, it should be noted that off-site (regional) demands also affect the timing of capital improvements, and HCP funding ramps up as development occurs (i.e., mitigation is not required until the impact takes place). It is anticipated that this topic will be explored in more detail once any planning implications of the BRP reassessment are more fully understood.

CHAPTER 4.0

REUSE PLAN IMPLEMENTATION STATUS

4.1	REVIEW OF BRP GOALS, OBJECTIVES, POLICIES, AND PROGRAMS	4-1
	CONTEXT AND PURPOSE.....	4-1
	BRP ELEMENTS	4-1
	CAPITAL IMPROVEMENT PROGRAM	4-2
	BRP MAPS	4-3
	PROGRAM AND POLICY FORMAT	4-3
	OBJECTIVES, POLICIES, AND PROGRAMS REVIEW	4-3
4.2	REVIEW OF MITIGATION MEASURES	4-3
	CONTEXT AND PURPOSE.....	4-3
	ENVIRONMENTAL IMPACT REPORT.....	4-157
	MITIGATION MEASURES REVIEW	4-157
	COMPLETED PROGRAM-LEVEL MITIGATION MEASURES.....	4-157
	INCOMPLETE MITIGATION MEASURES.....	4-169
4.3	REVIEW OF COMPLETED CONSISTENCY DETERMINATIONS.....	4-170
	CONTEXT AND PURPOSE.....	4-170
	CONSISTENCY PROCESS	4-170
	MASTER RESOLUTION PROVISIONS.....	4-170
	FORA CONSISTENCY PROCEDURES	4-176

LEGISLATIVE CONSISTENCY DETERMINATIONS	4-177
CITY OF MARINA – 1998.....	4-177
CITY OF SEASIDE – 1998	4-177
CITY OF DEL REY OAKS – 1998	4-177
CITY OF MARINA – 2001.....	4-178
CITY OF SEASIDE – 2001	4-179
CITY OF SEASIDE – 2002	4-179
COUNTY OF MONTEREY – 2002.....	4-179
CITY OF MARINA – (MARINA HEIGHTS SPECIFIC PLAN) – 2004	4-179
CITY OF SEASIDE – 2004.....	4-180
CITY OF MARINA (HOUSING ELEMENT) – 2005	4-181
CITY OF MARINA – 2005.....	4-182
CITY OF MARINA (UNIVERSITY VILLAGES SPECIFIC PLAN) – 2005	4-182
COUNTY OF MONTEREY (EAST GARRISON SPECIFIC PLAN) – 2006.....	4-182
CITY OF MARINA (IMJIN OFFICE PARK GENERAL PLAN AMENDMENT) – 2006	4-183
CITY OF MARINA (LAS ANIMAS CONCRETE GENERAL PLAN AMENDMENT) – 2006	4-183
CITY OF MARINA (HOUSING ELEMENT ZONING AMENDMENTS) – 2006.....	4-183
CITY OF MARINA (FORT ORD ZONING) – 2006	4-183
CITY OF MARINA (CYPRESS KNOLLS) – 2006 – 2007..	4-183
CITY OF MARINA (YOUNG NAK CHURCH SPECIFIC PLAN AMENDMENT) – 2007	4-184
CITY OF MARINA (GENERAL PLAN CIRCULATION ELEMENT AMENDMENT) – 2007	4-184
CITY OF MARINA (PRESTON PARK ZONE CHANGE) – 2009	4-184

	COUNTY OF MONTEREY (HOUSING ELEMENT) – 2010	4-184
	CITY OF SEASIDE (MAIN GATE SPECIFIC PLAN) – 2010.....	4-184
	CITY OF SEASIDE (HOUSING ELEMENT) – 2011	4-184
	MAPS OF LAND USE AND CHANGES TO LAND USE	4-185
4.4	CONSISTENCY WITH REGIONAL AND LOCAL PLANS	4-185
	CONTEXT AND PURPOSE.....	4-185
	PLANS REQUIRING CONSISTENCY	4-185
	TRANSPORTATION AGENCY FOR MONTEREY COUNTY REGIONAL TRANSPORTATION PLAN.....	4-185
	MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT (MBUAPCD) AIR QUALITY MANAGEMENT PLAN	4-201
	REGIONAL WATER QUALITY CONTROL BOARD WATER QUALITY CONTROL PLAN FOR THE CENTRAL COASTAL BASIN.....	4-204
	BUREAU OF LAND MANAGEMENT RESOURCE MANAGEMENT PLAN FOR THE SOUTHERN DIABLO MOUNTAIN RANGE AND CENTRAL COAST OF CALIFORNIA.....	4-206
	COASTAL PROGRAM.....	4-206
	MARINA AIRPORT LAND USE PLAN	4-206
	LOCAL PLANS REQUIRING CONSIDERATION	4-207
	ENVISIONING THE MONTEREY BAY AREA	4-207
	UC MBEST CENTER PLANS	4-208
	MARINA GENERAL PLAN.....	4-208
	SEASIDE GENERAL PLAN	4-209
	DEL REY OAKS GENERAL PLAN	4-209
	MONTEREY GENERAL PLAN	4-209
	MONTEREY COUNTY 2010 GENERAL PLAN AND FORT ORD MASTER PLAN.....	4-209

	CALIFORNIA STATE UNIVERSITY MONTEREY BAY MASTER PLAN.....	4-210
	OTHER PLANS REVIEWED.....	4-210
	THE BASE CLOSURE AND REALIGNMENT ACT OF 1990.....	4-210
	BASE REALIGNMENT IMPLEMENTATION MANUAL.....	4-210
	McKINNEY–VENTO HOMELESS ASSISTANCE ACT OF 1987.....	4-210
4.5	TRANSFER AND REUSE PROGRESS.....	4-211
	CONTEXT AND PURPOSE.....	4-211
	BASE CLOSURE AND TRANSFER ACTIVITIES	4-211
	HAZARDOUS MATERIALS CLEANUP	4-211
	BUILDING REMOVAL AND BLIGHT ASSOCIATED WITH DERELICT BUILDINGS	4-223
	LAND TRANSFERS.....	4-227
	BASE REUSE CONSTRAINTS.....	4-227
	TRAFFIC	4-227
	WATER SUPPLY	4-229
	BASE REUSE PROGRESS.....	4-235
	JOB CREATION.....	4-235
	CHARACTERISTICS OF RE-DEVELOPMENT AT FORT ORD.....	4-237
	HOUSING DEVELOPMENT	4-238
	COMMERCIAL DEVELOPMENT	4-247
	INSTITUTIONAL DEVELOPMENT	4-247
	DEVELOPMENT PROJECTS RECENTLY OR CURRENTLY PROPOSED	4-251
	UTILITY INFRASTRUCTURE DEVELOPMENT	4-252
	TRANSPORTATION INFRASTRUCTURE DEVELOPMENT...	4-252

	HABITAT PROTECTION	4-254
	OPEN SPACE RECREATIONAL USE	4-260
	CULTURAL RESOURCES	4-264
	VETERANS' CEMETERY.....	4-264
	BRP POPULATION FORECASTS	4-264
	FORA PROCEDURES	4-268
4.6	OTHER COMPLETED ACTIONS AFFECTING THE BRP	4-268
	CONTEXT AND PURPOSE.....	4-268
	EAST GARRISON – PARKER FLATS LAND SWAP.....	4-268
	SEASIDE – U.S. ARMY AGREEMENT.....	4-269
	NATIONAL MONUMENT ESTABLISHMENT	4-270
	INTERMODAL CORRIDOR RELOCATION.....	4-270
	ALIGNMENT CHANGE AT GENERAL JIM MOORE/ LIGHTFIGHTER/2ND AVENUE	4-270

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Chapter 4.0

REUSE PLAN IMPLEMENTATION STATUS

4.1 Review of BRP Goals, Objectives, Policies, and Programs

Context and Purpose

This section provides a review of the goals, objectives, policies, and programs contained within the BRP. These goals, objectives, policies, and programs are included within the BRP Elements (Volume II of the BRP) and provide specific guidance for reuse of the former Fort Ord. The status of their implementation provides insights as to what has been accomplished and what remains to be accomplished. This section presents a summary table of every goal, objective, policy, and program contained in the BRP, an assessment of the degree to which each program has been implemented, and explanatory notes.

BRP Elements

The Authority Act requires the adoption of a base reuse plan, and the base reuse plan is required to include several specific components. Authority Act Section 67675(c) spells out these requirements:

The Fort Ord Reuse Plan shall include all of the following elements:

(1) A land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space, and other natural resources within the area of the base. The land use plan shall designate areas of the base for residential, commercial, industrial, and other uses, and may specify maximum development intensities and other standards and criteria. The land use plan shall provide for public safety.

(2) A transportation plan for the integrated development of a system of roadways, transit facilities, air transportation facilities, and appurtenant terminals and other facilities for the movement of people and goods to, from, and within the area of the base.

(3) A conservation plan for the preservation, development, use, and management of natural resources within the area of the base,

including, but not limited to, soils, shoreline, scenic corridors along transportation routes, open spaces, wetlands, recreational facilities, historical facilities, and habitat of, or for, exceptional flora and fauna.

(4) A recreation plan for the development, use, and management of the recreational resources within the area of the base.

(5) A five-year capital improvement program that complies with the requirements of Section 65403. The program shall include an allocation of the available water supply, sewage treatment capacity, solid waste disposal capability, and other limited public service capabilities among the potential developments within the area of the base. The program shall also identify both of the following:

(A) Base-wide facilities identified pursuant to Section 67679.

(B) Local facilities that are in the county or a city with territory occupied by Fort Ord and that primarily serve residents of the county or that city.

Thus the BRP contains four required elements: Land Use, Transportation, Recreation and Open Space, Conservation. In addition to the required elements, the BRP includes two optional elements: Noise and Safety. Note, however, that the Safety Element augments one of the requirements listed for the Land Use Element; that requirement is to provide for public safety.

Capital Improvement Program

The Capital Improvement Program is a separate document that is reviewed and updated on a regular basis. The original Capital Improvement Program was called the Public Facilities Implementation Plan and covered the period from 1996 to 2015. Since 2001, a review of the Capital Improvement Program has been undertaken annually, and is separate from the reassessment process. FORA has established a protocol for review of the Capital Improvement Program. The Capital Improvement Program committee meets quarterly, and confers with other interested entities (Caltrans, Transportation Agency for Monterey County, Monterey Salinas Transit, etc.).



The following priorities are set in the selection of funding for projects that address basewide obligations for transportation, water augmentation, storm drainage, habitat management, building removal, and fire fighting enhancement:

- 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.

An updated Capital Improvement Plan is prepared each year. The 2012-2013 Capital Improvement Plan was released recently. The 2012-2013 Capital Improvement Plan calls for completion of the Habitat Conservation Plan, transit improvements, payments for wildfire response units previously provided, and infrastructure design work. The pace of the projects is dependent on development fees and securing federal and state grants.

BRP Maps

Review of the maps in the BRP indicates that some maps have issues with formatting, legends and inconsistent content. Representative examples include:

- Volume 1, Figure 3.6-3: Legend and map colors do not match; State Park color incorrectly applied east of State Route 1; some designations differ from Land Use Concept maps in Volume 2.
- Volume 2, Figure 4.1-6 and 4.1-7: VC designation for Polygon 21a appears on one map but not the other.

Program and Policy Format

In all but the Circulation Element, the BRP presents objectives, policies, and programs separately for City of Marina, City of Seaside, and County of Monterey. No objectives, policies, or programs are specifically targeted to City of Del Rey Oaks or City of Monterey. For the most part, the objectives, policies, and programs are essentially the same for each of the three jurisdictions; in a few instances objectives, policies, or programs specific to the jurisdictions are presented.

Objectives, Policies, and Programs Review

Table 8 Program Review and Status, presents every goal, objective, policy, and program included in the BRP. Where there is significant variation between jurisdictions, the entire wording is presented for each jurisdiction. In cases where only minor differences occur, the alternate language is presented in parentheses. For each program, and for each jurisdiction, one of the following three assessments is presented:

- Complete (■);
- Incomplete (●); or
- Ongoing (▲).


The final column of the table provides a brief explanation of how the assessment was determined. Ongoing programs are those that do not have a definite end point; (i.e. they would be continually implemented). An incomplete program would have a definite end point, but that end point has not been achieved.




4.2 Review of Mitigation Measures






Context and Purpose

This section provides a review of the mitigation measures contained within the BRP Final Environmental Impact Report (Volume IV of the BRP). This section presents a summary table of each mitigation measure, an assessment of the degree to which each mitigation measure has been implemented, and explanatory notes. For mitigation measures that call for changes or additions to BRP policy or programs, the relevant policy or program is presented and a comparison of the two is discussed. Implementation of the mitigation measures, including collecting development impact fees, is an obligation of FORA as the lead agency for environmental review.

Table 8 Program Review and Status

Land Use Goal: Promote the highest and best use of land through orderly, well-planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.				
RESIDENTIAL LAND USE				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Establish a range of permissible housing densities for the Fort Ord area.</i>				
<p>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:</p> <p>Land Use Designation Actual Density-Units/Gross Acre</p> <p>SFD Low Density Residential up to 5 Du/Ac</p> <p>SFD Medium Density Residential 5 to 10 Du/Ac</p> <p>MFD High Density Residential 10 to 20 Du/Ac</p> <p>Residential Infill Opportunities 5 to 10 Du/Ac</p> <p>Planned Development Mixed Use District 8 to 20 Du/Ac</p>	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program A-1.1: Amend the [jurisdiction]'s General Plan and Zoning Code to designate former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types desired for the community.	Marina	Complete 	Consistency determinations with Marina General Plan & zoning code were made on the following dates: 3/13/98, 6/13/03, 3/22/01, 5/14/04, 3/11/05, 5/13/05, 7/8/05, 3/10/06, 1/12/07, 2/11/10, & 8/12/11 Marina General Plan consistency determination on 3/22/01 completed this program. Subsequent consistency determinations made refinements.	

	Seaside	Complete 	<p>Consistency determinations with Seaside General Plan & zoning code were made on the following dates: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, & 11/18/11. Seaside General Plan consistency determination on 12/10/04 completed this program. Subsequent consistency determinations made refinements. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and altered the specific locations of residential uses.</p>
<p>Program A-1.1: Amend the County's General Plan, Greater Monterey Peninsula Area Plan and Zoning Code to designate the former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types desired for the community.</p>	County	Complete 	<p>Consistency determinations with County General Plan/Fort Ord Master Plan & zoning code were made on the following dates: 1/18/02, 1/12/06, & 7/9/10. Monterey County General Plan consistency determination on 1/18/02 completed this program. Subsequent consistency determinations made refinements.</p> <p>Consistency determination for the 2010 General Plan pending.</p>
<p>Program A-1.2: Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock.</p>	County	Incomplete 	<p>The 2001 Monterey County General Plan/Fort Ord Master Plan has appropriate density; consistency determination for the 2010 General Plan pending. Monterey County has not adopted zoning for the CSUMB housing area.</p>
Objective B: Ensure compatibility between residential development and surrounding land uses.			
<p>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</p>	Marina	See BRP Programs below	

land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Complete 	Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
	Seaside	Complete 	Consistency determinations with Seaside zoning code were made on the following dates: 12/11/98, 8/10/01, & 9/13/02.
	County	Incomplete 	The County's East Garrison Specific Plan included a zoning amendment for the specific plan area. Consistency determination on 1/12/06. The County has not otherwise amended its zoning ordinance in regard to 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.	Marina	Incomplete 	Municipal Code Chapter 17.28 addresses buffers at the airport area. The University Villages (Dunes) Specific Plan does not include policies requiring buffers along State Route 1. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
	Seaside	Complete 	Municipal Code Section 17.30.020 addresses fences, walls, and screening, and additional standards apply to certain zoning districts.

	County	Incomplete ●	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. 2010 General Plan consistency determination is pending. The County has not otherwise amended its zoning ordinance in regard to Fort Ord.
Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.			
Residential Land Use Policy C-1: The City of Marina shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-1.1: The City of Marina shall evaluate the existing residential areas in the Planned Residential District—the Abrams, Preston and Patton housing projects—and determine those areas that are suitable for renovation.	Marina	Ongoing ▲	To date 444 residential units in the Abrams and Preston housing areas have been renovated, of a total 1,327 units.
Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of the POM Annex community.	Seaside	Complete ■	The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City 11/15/07.







Reuse Plan Implementation Status

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.	County	Incomplete ●	The Eucalyptus Road Planning Area is within the County's Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The 2010 Fort Ord Master Plan shows this area as residential. 2010 General Plan consistency determination is pending. The County has not amended its zoning ordinance in regard to Fort Ord.
Program C-1.2: The City of Marina shall identify, zone, and consider development of "Infill Opportunities" in these residential areas where sites can be developed, which are easily served with existing infrastructure. This infill development will enrich the mix of housing types available by providing additional single-family housing on a range of lot sizes, including small lots (4,000 to 5,000 square foot lots).	Marina	Complete ■	City approved Marina Heights Specific Plan, University Villages (Dunes) Specific Plan, and Cypress Knolls project, including a variety of housing opportunities. Consistency determinations 5/14/04, 7/8/05 & 1/12/07.
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 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.	Seaside	Complete ■	POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road). Existing SunBay and Brostrom housing and new Seaside Highlands and Seaside Resort subdivisions are within the New Golf Course Community. 2004 Seaside General Plan includes most housing east of the New Golf Course Community.
Program C-1.2: The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and zone for the development of new housing and other use in the East Garrison Historic District in the County Reservation Road	County	Complete ■	East Garrison District is within the County's Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The County has adopted the East Garrison Specific Plan.





Planning Area to be designated as a Planned Development Mixed Use District. This district may include a residential component, perhaps in a village setting incorporated into the designated historic district, depending on the ultimate location of the POST facilities within the former Fort Ord.			Consistency determination on 1/12/06.
Program C-1.3: The City of Marina shall prepare one or more specific plans for the Marina Town Center Planning Area in order to provide for appropriate market-responsive housing in the area designated as Planned Development Mixed Use. Housing shall range from single family homes to attached town homes, apartments, and condominiums.	Marina	Complete ■	The City approved the University Villages (Dunes) specific plan covering this area and providing a variety of housing opportunities. Consistency determination 7/8/05.
Program C-1.3: 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.	Seaside	Complete ■	POM Annex reconfiguration is complete, but most POM residential land is west of General Jim Moore Boulevard (North-South Road).
Program C-1.4: Development in the UC MBEST Center Cooperative Planning District shall be consistent with the University of California Master Plan for this area, in particular with regard to providing a mixed-use housing component.	Marina	Complete ■	The 2000 Marina General Plan shows areas of Commercial Multiple Use within the UC MBEST Center/Airport area. Marina's Commercial Multiple Use allows housing. The UC MBEST Master Plan also shows area of Commercial Mixed Use; which allows residential uses in support of the primary research uses.
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.	Seaside	Incomplete ●	This specific plan has not been completed.

Reuse Plan Implementation Status





Program C-1.5: The City of Seaside shall amend its zoning ordinance to allow new residential development in the Planned Residential Extension Districts that provides a direct extension of the city's existing residential area west of the former Fort Ord properties.	Seaside	Complete ■	The Planned Residential Extension areas are shown as R-8 on the Seaside Zoning Map, consistent with the areas immediately west of General Jim Moore Boulevard. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01 & 9/13/02.
Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.			
Residential Land Use Policy D-1: The [jurisdiction] shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	
Program D-1.1: The [jurisdiction] shall cooperate with FORA and provide adequate public facilities and services that will support residential revitalization and new housing construction at the former Fort Ord.	Marina	Ongoing ▲	FORA routinely coordinates with the jurisdictional agencies on provision of public infrastructure and services (e.g., water, wastewater, streets, transit, and emergency services) to meet current and future needs
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.			
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.	Marina	See BRP Programs below	

	Seaside	See BRP Programs below
	County	See BRP Programs below
Program E-1.1: The City of Marina shall prepare one or more specific plans for the Marina Village and Mixed Used Corporate Center districts in the city's Town Center Planning Area which are designated as mixed use areas, in order to support transportation alternatives to the automobile.	Marina	Complete  The City approved the University Villages (Dunes) Specific Plan covering this area including a mix of uses and the intermodal corridor along Eighth Street. Consistency determination 7/8/05. Marina's adopted 2010 bicycle and pedestrian master plan provides further support for alternative transportation opportunities to occur in this area.
Program E-1.1: 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.	Seaside	Incomplete  This specific plan has not been completed.
Program E-1.1: The County of Monterey shall prepare one or more specific plans for the UC MBEST Center Cooperative Planning District.	County	Incomplete  This specific plan has not been completed by the County. UC MBEST has completed a Master Plan for this area.
Program E-1.2: The [jurisdiction] shall encourage CSUMB in the preparation of its master plan to designate high-density residential development near convenience corridors and public transportation routes.	Marina	Complete  CSUMB has completed a master plan that includes high density housing (for students and faculty) generally at the north edges of the campus. Much of the housing is near the University Villages (Dunes) Specific Plan area, which includes the intermodal corridor.
	Seaside	Complete  See above
Program E-1.2 [sic]: The City of Marina shall prepare one or more master or specific plans for the UC MBEST Center Cooperative Planning District and incorporate provisions to support transportation alternatives to the automobile.	Marina	Complete  The City of Marina has adopted an Airport Master Plan which designates about 255 acres for commercial/industrial uses in the area adjacent to UC MBEST. The UC MBEST Center is included within the 2000 Marina General Plan and the University of California has been prepared a master plan.

Reuse Plan Implementation Status






Program E-1.2: The County of Monterey shall prepare one or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.	County	Complete 	East Garrison District is within the County's Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The County has adopted the East Garrison Specific Plan. Consistency determination on 1/12/06.
Program E-1.3: The [jurisdiction] shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets.	Seaside	Ongoing 	The City has opened several streets that connect the established parts of the city to the Fort Ord lands, including Broadway Avenue after the base closed, and Hilby Avenue and San Pablo Avenue in 2012. Military Avenue is open for pedestrian and bicycle access to Coe Avenue. The Seaside Highlands subdivision included connecting streets with several connections to Coe Avenue.
	County	Ongoing 	The County has approved only the East Garrison Specific Plan, which includes streets connecting in a traditional neighborhood pattern with no cul-de-sacs.
Residential Land Use Policy E-2: The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Complete 	The Marina zoning map includes retail uses in several areas at Fort Ord, and additional retail within the SP-UV (Specific Plan –University Villages) district. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.

	Seaside	Complete ■	The Seaside zoning map includes a Community Commercial designation at Monterey Road/Coe Avenue and Mixed Use Commercial along Lightfighter Drive and Gigling Road. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01 & 9/13/02.
	County	Incomplete ●	The County has approved only the East Garrison Specific Plan, which includes convenience commercial. The County has not amended its zoning ordinance in regard to Fort Ord. Consistency determination on 1/12/06.
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program E-3.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.	Marina	Complete ■	The City of Marina utilizes primarily existing rights-of-way to provide access to residential areas. The City extended California Avenue and constructed a portion of Patton Parkway. The 2000 Marina General Plan includes four new connections: Patton Parkway between California Avenue and Del Monte Boulevard, 2 nd Avenue to Del Monte Boulevard, Imjin Parkway to Inter-garrison west of Abrams, and Imjin Parkway to Blanco Road. Eastside Parkway is also shown.
	Seaside	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to residential areas. The City opened connections from

			existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
	County	Complete 	The County will rely primarily on existing rights-of-way to provide access to residential areas. The Eastside Parkway is included in the Fort Ord Master Plan and would provide access to residential areas east of Seaside.
Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.	Marina	Complete 	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan shows connections between residential and commercial uses and public transit.
	Seaside	Incomplete 	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.
	County	Complete 	Two bicycle plans cover the County: the 2008 Monterey County General Bikeways Plan, which includes the unincorporated areas of the County, and the 2011 Bicycle and Pedestrian Master Plan prepared by TAMC to cover both the County and cities. The plan shows connections between residential and commercial uses and public transit.
Objective F: Balance economic development needs with the needs of the homeless population in the community. The City of Marina shall proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing related services to the	Marina		

<i>homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Park housing areas.</i>			
Objective F: Balance economic development needs with the needs of the homeless population in the community.	Seaside County		
Residential Land Use Policy F-1: The City of Marina shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord, specifically in the city's Patton Park housing area.	Marina	See BRP Programs below	
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.	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.	Marina	Incomplete ● A coalition for homeless services providers met periodically with FORA between 1998 and 2005 (approx.). However, the coalition no longer meets with FORA on a regular basis, and specific guidelines have not been developed.	
	Seaside	Incomplete ● See above	
	County	Incomplete ● See above	
Program F-1.2: The [jurisdiction] shall conduct outreach to homeless service providers and nonprofit low income housing developers to determine homeless needs in the community	Marina	Ongoing ▲ The City's Development Services Department provides public information and liaisons with a variety of housing and homeless services groups.	
	Seaside	Ongoing ▲ The City's Resource Management Services Department provides public information and liaisons with a variety of housing and homeless services groups.	

	County	Ongoing ▲	The Housing Authority of the County of Monterey (HACM) is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County.
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.	Seaside	Incomplete ●	This document has not been developed.
	County	Incomplete ●	This document has not been developed.
Program F-1.4: All properties under Title V of the McKinney Act shall be considered to be legal non-conforming uses, and shall be subject to an inspection by the building inspector subject to Health and Safety Codes.	County	Complete ■	Title V of the McKinney-Vento Act provides suitable Federal properties categorized as unutilized, underutilized, excess, or surplus for use to assist homeless persons. Properties are made available to States, units of local government, and non-profit organizations. They can be used to provide shelter, services, storage, or other uses of benefit to homeless persons. There are currently no properties known to be operating under Title V provisions in the County of Monterey's land use jurisdiction.
Objective G: Improve access for people with disabilities by creating a barrier-free environment.			
Residential Land Use Policy G-1: The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	

Program G-1.1: The [jurisdiction] shall identify focused areas and develop inclusionary zoning to encourage group homes and flexibility in household size and composition.	Marina	Complete 	Municipal Code Chapter 17.45 establishes the city's affordable housing and inclusionary housing programs. The city last adopted its Housing Element in 2009 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 2/11/10.
	Seaside	Complete 	Municipal Code Chapter 17.31 and Chapter 17.32 establish the city's affordable housing and inclusionary housing programs. The city last adopted its Housing Element in 2011 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 11/18/11.
	County	Complete 	County Code Chapter 10.40 establishes the county's inclusionary housing program, and was updated in April 2011. The County last adopted its Housing Element in 2010 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 7/9/10.
Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.	Marina	Ongoing 	The City of Marina is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
	Seaside	Ongoing 	The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.

Reuse Plan Implementation Status

	County	Ongoing ▲	The County is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program G-1.3: The [jurisdiction] shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.	Marina	Complete ■	There are no known accessibility barriers at operational public facilities on the former Fort Ord.
	Seaside	Complete ■	See above
	County	Complete ■	See above
Objective H: Provide General Plan consistency between land use and housing elements.			
Residential Land Use Policy H-1: The [jurisdiction] shall incorporate policies in its Housing Element consistent with Fort Ord policies for residential lands.	Seaside	See BRP Programs below	See BRP Programs below
	Marina	See BRP Programs below	See BRP Programs below
Residential Land Use Policy H-1: The County of Monterey shall incorporate policies in its Housing Framework consistent with Fort Ord policies for residential lands.	County	See BRP Programs below	See BRP Programs below
Program H-1.1: The [jurisdiction] shall revise its housing element to incorporate and address the policy direction in this plan, including but not limited to issues regarding additional housing stock, opportunities for affordable housing, and provisions for housing displacement.	Marina	Ongoing ▲	The city last adopted its Housing Element in 2009 and the Housing Element addresses housing at Fort Ord. The approved residential projects at Fort Ord provide for up to 20 percent affordable housing. Programs 2.2, 2.3, 6.2, 6.3, and 6.4 address displacement and conservation of existing low income housing units. Consistency determination on 2/11/10.
	Seaside	Ongoing ▲	The city last adopted its Housing Element in 2011 and the Housing Element addresses housing at Fort Ord. The Housing Element includes policies and programs to conserve




				existing affordable housing and homeless shelters. Consistency determination on 11/18/11.
	County	Ongoing ▲		The County last adopted its Housing Element in 2010 and the Housing Element addresses housing at Fort Ord. Policies H-1.1 through H-1.8 and related programs address the preservation of existing affordable housing. Consistency determination on 7/9/10.
Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.				
Residential Land Use Policy I-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	Seaside	See BRP Programs below		
	Marina	See BRP Programs below		
Residential Land Use Policy I-1: The County of Monterey shall adhere to the Community Design principles of the Fort Ord Reuse Plan Design Framework.	County	See BRP Programs below		
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.	Marina	Complete ■		The City of Marina has a design review process, adopted city-wide design guidelines in 2001, and has adopted design guidelines within the Marina Heights and University Villages (Dunes) specific plans. The guidelines are generally consistent with the BRP design framework.
	Seaside	Incomplete ●		The City of Seaside has a design review process and a Highway 1 Design Overlay Zone but has not prepared generally-applicable guidelines.
	FORA	Incomplete ●		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.	County	Incomplete ●	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 [jurisdiction] shall review each development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Marina	Ongoing ▲	The City of Marina has a design review process that considers applicable standards and guidelines.
	Seaside	Ongoing ▲	The City of Seaside has a design review process that considers applicable standards and 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.	County	Incomplete ●	The County does not have design standards; the County does analyze projects for compliance with the Ridgeline Development standards.
Residential Land Use Policy I-2: The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework	Marina	Ongoing ▲	See above
	Seaside	Ongoing ▲	See above
	County	Incomplete ●	See above
Objective J: Provide for adequate housing for CSUMB.			
Residential Land Use Policy J-1: The County shall coordinate with CSUMB to provide for maintenance of existing housing and infill of new housing.	County	See BRP Program below	
Program J-1.1: The County shall amend the Monterey Peninsula Area Plan and provide zoning for appropriate housing consistent with CSUMB master plan.	County	Incomplete ●	The 2001 Fort Ord Master Plan has appropriate density. Other than for East Garrison, the County has not completed zoning amendments for the Fort Ord area.




COMMERCIAL LAND USE				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.</i>				
<p>Commercial Land Use Policy A-1: The City of Marina shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land uses shall be designated as follows:</p> <ul style="list-style-type: none"> • Business Park/Light Industrial <p>Marina Municipal Airport District (Polygons 1a, 1f): 60 acres, 0.13 FAR, 340,000 square feet</p> <p>Light Industrial/Technology Center (Polygons 1a, 1f): 48.37 acres, .20 FAR, 421,399 square feet</p> <p>North Airport Lt. Ind./Technology District (Polygon 1c) 207 acres, .20 FAR, 1,807,304 square feet</p> <ul style="list-style-type: none"> • Office/R&D <p>Mixed Use Corporate Center (Polygons 2a, 2b) 53.68 acres, .35 FAR, 818,405 square feet</p> <p>Marina Village District (Polygons 2b/c/d/g, 3) 2 acres, .35 FAR, 30,492 square feet</p> <p>University Office Park/R&D District 64.65 acres, .20 FAR, 563,231 square feet</p> <ul style="list-style-type: none"> • Regional Retail <p>Mixed Use Corporate Center (Polygons 2a, 2b)</p>	Marina	See BRP Program below		

<p>30 acres, .25 FAR, 326,700 square feet</p> <ul style="list-style-type: none"> • Neighborhood Retail <p>Planned Residential District (Polygons 2a, 4, 4a, 5b/c)</p> <p>17.25 acres, .25 FAR, 187,853 square feet</p> <p>Mixed Use Corporate Center (Polygons 2a, 2b)</p> <p>9 acres, .35 FAR, 98,010 square feet</p> <ul style="list-style-type: none"> • Convenience/Specialty Retail <p>Planned Residential District (Polygons 2a, 4, 4a, 5b/c)</p> <p>1 acre, .25 FAR, 10,890 square feet</p> <p>Civic/Mixed Use District (Polygon 5a)</p> <p>1 acre, .25 FAR, 10,890 square feet</p> <p>UC MBEST Center Cooperative Planning District (Polygon 7c)</p> <p>1 acre, .25 FAR, 10,890 square feet</p> <p>Marina Village District (Polygons 2b/c/d/g, 3)</p> <p>7 acres, .25 FAR, 76,230 square feet</p>		
<p>Commercial Land Use Policy A-1: The City of Seaside 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:</p> <ul style="list-style-type: none"> • Regional Retail <p>Gateway Regional Entertainment District (Polygon 15)</p> <p>43.78 acres, .25 FAR, 476,764 square feet</p> <ul style="list-style-type: none"> • Neighborhood Retail <p>University Village District (Polygons 18, 20e, 20h)</p> <p>27.85 acres, .25 FAR, 303,287 square feet</p> <p>Planned Residential Extension District (Polygon 23)</p>	Seaside	See BRP Program below

<p>26.05 acres, .25 FAR, 283,685 square feet</p> <ul style="list-style-type: none"> • Convenience/Specialty Retail <p>University Village District (Polygons 18, 20e, 20h)</p> <p>4 acres, .25 FAR, 43,560 square feet</p>		
<p>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:</p> <ul style="list-style-type: none"> • Business Park/Light Industrial <p>East Garrison District (Polygon 11b):</p> <p>70 acres, 0.2 FAR, 609,840 square feet</p> <p>South Gate Planning Area (Polygons 29a, 31a, and 31b):</p> <p>48 acres: .20 FAR; 415,127 square feet</p> <p>York Road Planning Area (Polygons 29b, and 29d):</p> <p>147 acres; .06 FAR; 413,000 square feet</p> <ul style="list-style-type: none"> • Office/R&D <p>UC MBEST Center Cooperative Planning District (Polygons 6a, 9b)</p> <p>30.15 acres, .35 FAR, 459,667 square feet</p> <p>267.47 acres, .27 FAR, 3,192,372 square feet</p> <p>East Garrison District (Polygon 11b)</p> <p>25 acres, .20 FAR, 217,800 square feet</p> <ul style="list-style-type: none"> • Convenience/Specialty Retail <p>East Garrison District (Polygon 11b)</p> <p>5 acres, 54,461 square feet</p> <p>Residential/Recreational District (Polygon 19a, 19b)</p> <p>1 acre, 10,890 square feet</p>	County	See BRP Program below

<p>County Recreation/Habitat District (Polygon 8a) 1 acre, 10,890 square feet</p> <p>County Recreation District (Polygon 17a) 1 acre, 10,890 square feet</p> <p>South Gate Planning Area (Polygons 29a, 31a, and 31b): 5 acres; .14 FAR; 30,000 square feet</p>	<p>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.</p>	<p>Marina</p>	<p>Complete </p>	<p>The 2000 Marina General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. Primary consistency determinations with Marina General Plan & zoning code: 3/22/01, 7/8/05 & .3/10/06.</p>
		<p>Seaside</p>	<p>Complete </p>	<p>The 2004 Seaside General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan & zoning code: 11/20/98, 12/11/98, 8/10/01, 9/13/02, 12/10/04, 10/8/10, & 11/18/11.</p>
		<p>County</p>	<p>Incomplete </p>	<p>The 2010 Monterey County General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. Consistency determinations with County General Plan/Fort Ord Master Plan & zoning code: 1/18/02, 1/12/06, & 7/9/10. 2010 General Plan consistency determination pending.</p>





Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.				
<p>Commercial Land Use Policy B-1: The City of Marina shall allocate land in the visitor serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor-serving uses shall be designated as follows:</p> <ul style="list-style-type: none"> • UC MBEST Center Cooperative Planning District (Polygon 7c): Hotel Opportunity Site, 10 acres, 150 rooms. • North Airport Visitor-Serving District (Polygon 1c): Hotel Opportunity Site, 15 acres, 200 rooms; Golf Course Opportunity Site, 184.67 acres. 	Marina		See BRP Program below	
<p>Commercial Land Use Policy B-1: The City of Seaside shall allocate land in the visitor serving category to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses. Visitor-serving uses shall be designated as follows:</p> <ul style="list-style-type: none"> • Visitor-Serving Hotels and Golf Courses (Polygon 22): Hotel Opportunity Site, approximately 25 acres, 800 rooms; 36-Hole Golf Course Site, 350.14 acres. 	Seaside		See BRP Program below	
<p>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:</p> <ul style="list-style-type: none"> • 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. 	County		See BRP Program below	

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.	Marina	Complete 	The 2000 Marina General Plan includes visitor-serving uses, including a golf course and visitor serving land use designation north of the airport, consistent with the Fort Ord Reuse Plan land use concept. Primary consistency determinations with Marina General Plan & zoning code: 3/22/01, 7/8/05 & 3/10/06.
	Seaside	Complete 	The 2004 Seaside General Plan includes visitor-serving uses, including the existing golf courses and an approved hotel, consistent with the Fort Ord Reuse Plan land use concept. The 2004 amendment re-arranged land uses to recognize the Ord Community uses and U.S. Army land swap, and not all of the specific parcel references are valid. Consistency determinations with Seaside General Plan & zoning code: 12/11/98 & 12/10/04..
	County	Incomplete 	The Monterey County General Plan amendment/Fort Ord Master Plan, found consistent with the BRP on 01/18/02 includes golf course and hotel opportunity sites consistent with the BRP land use concept. 2010 General Plan consistency determination pending.
Commercial Land Use Policy B-2: The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	







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.	Marina	Incomplete ●	Marina has no regulations relating to gambling.
	Seaside	Incomplete ●	Seaside regulates bingo games (Municipal Code Chapter 5.16), but does not prohibit bingo or other gambling within Fort Ord.
	County	Incomplete ●	County Code Chapter 11.24 regulates card rooms. The code does not prohibit gambling within Fort Ord.
Commercial Land Use Policy B-3: The [jurisdiction] shall prepare design guidelines for implementing hotel development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	
Program B-3.1: The [jurisdiction] shall review each hotel proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.	Marina	Ongoing ▲	The City of Marina has established design guidelines within the approved specific plan areas. The City adopted city-wide design guidelines in 2001. To date, FORA regional urban design guidelines have been completed only for projects within the Highway 1 corridor. The City of Marina has a design review process that considers a proposal's conformance to the applicable standards and guidelines.
	Seaside	Ongoing ▲	The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to hotels. The City of Seaside has a design review process that

				considers a proposal's conformance to the applicable standards and guidelines. The design guidelines pre-date approvals for the Seaside Resort; however, the Seaside Resort was reviewed by the City's Board of Architectural Review and design quality enforced by the City.
	County	Ongoing ▲		The County has not adopted design guidelines; the County does analyze projects for compliance with the Ridgeline Development standards.
Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and self-sufficiency of Fort Ord communities.				
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.	Marina	See BRP Program below		
	Seaside	See BRP Program below		
	County	See BRP Program below		
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.	Marina	Complete ■		The Marina zoning map designates a variety of commercial land uses, in a density approximately matching the BRP Land Use Concept. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
	Seaside	Complete ■		The Seaside zoning map designates a variety of commercial land uses, in a density approximately matching the BRP Land Use Concept. Consistency determinations with





				Seaside zoning code: 12/11/98, 8/10/01, & 9/13/02.
	County	Incomplete●		Except for the zoning associated with the East Garrison Specific Plan, Monterey County has not amended its zoning map for compliance with the BRP Land Use Concept.
Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.				
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.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program D-1.1: The City of Marina shall allow for all types and a balance of commercial designations in the following Planned Development Mixed Use Districts: <ul style="list-style-type: none">• UC MBEST Center Cooperative Planning District• Del Monte Mixed Use District• Mixed Use Corporate Center District• Marina Village District	Marina	Complete■	City approved the University Villages (Dunes) Specific Plan to cover development of the Corporate Center, Marina Village, and southern part of Del Monte districts. The University Villages (Dunes) Specific Plan includes a variety of office and commercial uses. The 2000 Marina General Plan shows areas of Commercial Multiple Use and Office/Research within the UC MBEST Center/Airport area.	
Program D-1.1: The City of Seaside shall allow for a balance of neighborhood and convenience commercial designations in the University Village Planned Development Mixed Use District to serve the CSUMB population and Community Park in Polygon 18.	Seaside	Complete■		The 2004 Seaside General Plan includes a Mixed Use designation for this area. The community park has been relocated elsewhere.
Program D-1.1: The County of Monterey shall allow for convenience commercial designations in the following	County	Complete■		The County has approved the East Garrison Specific Plan, which includes convenience








Planned Development Mixed Use Districts: • UC MBEST Center Cooperative Planning District • East Garrison District				commercial. UC MBEST has jurisdiction over its land and has adopted a master plan that includes commercial uses servicing and supporting research uses.
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.	Marina		Complete 	The City of Marina includes a C-R Commercial Multifamily Residential and a C-1 Retail Commercial zone district with special regulations for development of mixed uses. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
	Seaside		Incomplete 	The City of Seaside includes a Community Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.
	County		Incomplete 	The County has a Light Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.
Objective E: Provide for adequate access to commercial developments.				
Commercial Land Use Policy E-1: The [jurisdiction] shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner which offers convenient access.	Marina		See BRP Program below	
	Seaside		See BRP Program below	
	County		See BRP Program below	
Program E-1.1: The [jurisdiction] shall coordinate with FORA and the Transportation Agency of Monterey County to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord as specified in the Reuse Plan.	Marina		Ongoing 	Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.	Marina	Complete ■	The City of Marina utilizes primarily existing rights-of-way to provide access to commercial areas. The City extended California Avenue which connects existing housing areas with businesses along Imjin Parkway. The 2000 Marina General Plan includes four new plan line connections: Patton Parkway between California Avenue and Del Monte Boulevard, Second Avenue to Del Monte Boulevard, Imjin Parkway to Inter-garrison west of Abrams, and Imjin Parkway to Blanco Road. Eastside Parkway is also shown.
	Seaside	Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to commercial areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
	County	Complete ■	The County will rely primarily on existing rights-of-way to provide access to commercial areas. The Eastside Parkway is included in the Fort Ord Master Plan and would provide access

			to commercial areas in Seaside.
Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.	Marina	Complete 	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan shows connections between residential and commercial uses and public transit.
	Seaside	Incomplete 	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. Seaside does not have a pedestrian plan.
	County	Complete 	Two bicycle plans cover the County: the 2008 Monterey County General Bikeways Plan, which includes the unincorporated areas of the County, and the 2011 Bicycle and Pedestrian Master Plan prepared by TAMC to cover both the County and cities. The plan shows connections between residential and commercial uses and public transit.
Program E-2.3: The [jurisdiction] shall preserve sufficient land at the former Fort Ord for right-of-ways [sic] to serve long-range commercial build-out.	Marina	Complete 	Preservation of adequate right-of-way to serve additional development in the future is verified through the consistency determination process.
	Seaside	Complete 	See above
	County	Complete 	See above
Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.			
Commercial Land Use Policy F-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	









<p>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.</p>	Marina	See BRP Programs below
	Seaside	See BRP Programs below
	County	See BRP Programs below
<p>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.</p>	Marina	Ongoing ▲ The City of Marina has established design guidelines within the approved specific plan areas. To date, FORA regional urban design guidelines have been completed only for projects within the Highway 1 corridor. The City adopted city-wide design guidelines in 2001.
	Seaside	Ongoing ▲ The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to commercial areas outside the Highway 1 corridor.
	County	Incomplete ● The County has not adopted design guidelines.
<p>Program F-1.2: The [jurisdiction] shall review each commercial development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.</p>	Marina	Ongoing ▲ The City of Marina has a design review process that considers a project's conformance to the applicable standards and guidelines.
	Seaside	Ongoing ▲ The City of Seaside has a design review process that considers a project's conformance to the applicable standards and guidelines.
	County	Ongoing ▲ The County analyzes projects for compliance with its Ridgeline Development standards.







RECREATION/OPEN SPACE LAND USE			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.</i>			
Recreation/Open Space Land Use Policy A-1: The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.	Marina	Complete 	The Marina General Plan includes open space and habitat areas. Primary consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
	Seaside	Complete 	The Seaside General Plan includes open space areas. Consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04.
	County	Complete 	A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending.
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.	County	Incomplete 	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 A-2: The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.	Marina		See BRP Program below	
	Seaside		See BRP Program below	
	County		See BRP Program below	
Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.	Marina	Complete  / Ongoing 	The Marina General Plan includes open space and habitat areas. Consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11	
	Seaside	Complete  / Ongoing 	The Seaside General Plan includes open space areas. Primary consistency determinations with Seaside General Plan: 12/11/98 & 12/10/04.	
	County	Complete  / Ongoing 	A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation. Consistency determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending.	
Objective B: Use open space as a land use link and buffer.				
Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.	Marina		See BRP Program below	
	Seaside		See BRP Program below	
	County		See BRP Program below	
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].	Marina	Incomplete 	An Open Space Plan has not been completed to date.	



Reuse Plan Implementation Status

Chapter 4

	Seaside	Incomplete 	An Open Space Plan has not been completed to date.
	County	Ongoing 	An Open Space Plan has not been completed to date. However, the County has prepared a Draft Fort Ord Recreational Habitat Area Master Plan, which could function as the required open space plan. The draft plan has not been adopted.
Recreation/Open Space Land Use Policy B-2: The [jurisdiction] shall use open space as a buffer between various types of land use.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program B-2.1: The [jurisdiction] shall review each development project at the former Fort Ord with regard to the need for open space and buffers between land uses.	Marina	Complete  / Ongoing 	Chapter 8 of the FORA Master Resolution section 8.02.030 (a)(4) and (a)(6), states that the FORA Board will withhold a finding of consistency if the underlying jurisdiction's development entitlement conflicts or is incompatible with open space, recreational, or habitat management areas, or implementation of the 1997 Habitat Management Plan. Marina has implemented this program with the development entitlements submitted to FORA for consistency review to date. It is the jurisdiction's responsibility to ensure consistency before submitting for a FORA entitlement-level determination of consistency.
	Seaside	Complete  / Ongoing 	See above
Program B-2.1: The County of Monterey shall review each future development projects for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval.	County	Complete  / Ongoing 	See above

When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.			
Program B-2.2: The [jurisdiction] shall encourage clustering of all types of land uses, where appropriate, to allow for a portion of each project site to be dedicated as permanent open space.	Marina	Complete  / Ongoing 	The Marina General Plan includes five categories of open space: habitat reserves; agricultural reserves; parks and recreation; golf courses; and urban growth boundary open spaces. Specific Plan approvals for Marina have included open space areas. Primary FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
	Seaside	Complete  / Ongoing 	The City of Seaside General Plan includes parks and recreation; habitat management; and recreational commercial designations, which are primarily open space uses. The Seaside Highlands and Seaside Resort projects both include open space areas with clustered development. At the Main Gate area, the City has concentrated commercial development north of Lightfighter Drive while designating the area to the south for open space. Primary FORA Consistency Determinations with Seaside General Plan & zoning code: 12/11/98 & 12/10/04.
	County	Complete  / Ongoing 	Monterey County approved the East Garrison Specific Plan, with developed uses occupying about 80 percent of the current plan area and 20 percent left in open space. A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation, with development concentrated in four areas. FORA


			Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan consistency determination pending.
Program B-2.3: The [jurisdiction] shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.	Marina	Complete 	Refer to Program B-2.2.
	Seaside	Complete 	Refer to Program B-2.2.
	County	Complete 	Refer to Program B-2.2.
Program B-2.4: In the Planned Development/Mixed Use District in the Existing City [sic] Marina Neighborhoods Planning Area, intended for public facilities such as the future Marina Civic Center and related facilities [Polygon 5a], the City shall install an open space barrier along the border of adjacent [sic] Polygon 5b to prevent potential degradation of this undeveloped habitat. Both polygons [sic] provide corridor linkage from the maritime chaparral around the airfield to the habitats in the interior.	Marina	Ongoing 	The civic center area is identified in the BRP Framework (Volume 1) as Polygon 5a, which is south of Reservation Road, west of and non-contiguous with Polygon 5b. Fencing has been installed near Polygon 5b along Imjin Parkway and surrounding a detention basin.
Program B-2.4: The [jurisdiction] shall designate a fire-resistant buffer between BLM lands and residential land use.	Seaside	Complete  / Ongoing 	FORA is signatory to the 1997 Habitat Management Plan (HMP). The HMP requires firebreaks between BLM and lands adjacent to BLM on former Fort Ord. FORA has complied with these HMP requirements and will ensure Seaside's compliance through the FORA Consistency Determination review process described in section 8.02.030 (a)(6) of the FORA Master Resolution.
	County	Complete  / Ongoing 	FORA and the County of Monterey are signatories to the 1997 Habitat Management Plan (HMP). The HMP requires firebreaks between BLM and lands adjacent to BLM on




			former Fort Ord. FORA has complied with these HMP requirements and will ensure Monterey County's compliance through the FORA Consistency Determination review process described in section 8.02.030 (a)(6) of the FORA Master Resolution.
Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.			
Recreation/Open Space Land Use Policy C-1: The [jurisdiction] shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall amend its General Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan.	Marina	Complete 	The City of Marina General Plan designates open space and park lands at the former Fort Ord. Primary consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 7/8/05 & .3/10/06.
	Seaside	Complete 	The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use. Seaside General Plan Policy COS-1.1 and related programs establish park and open space requirements. Primary consistency determinations with Seaside General Plan & zoning code: 12/11/98 & 12/10/04

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.	County	Incomplete ●	The 2010 General Plan/Fort Ord Master Plan consistency determination is pending.
<p>Program C-1.2: The City of Marina shall use the following Recreation Standards established for Fort Ord reuse and based on existing Marina Community Standards:</p> <ul style="list-style-type: none"> • Provide and equip five park acres per one thousand residents. • 2015 demand for park area: 42 acres. • Full build-out for park area: 64 acres. 	Marina	Ongoing ▲	<p>The City of Marina General Plan establishes the required ratios of parkland per 1,000 residents.</p> <p>The 2015 demand for parkland is affected by the rate of residential development. Primary consistency determinations with Marina General Plan & Zoning Code: 3/22/01, 7/8/05 & 3/10/06.</p>
<p>Program C-1.2: The City of Seaside shall use the following recreation standards established for Fort Ord reuse and based on existing Seaside Community Standards:</p> <ul style="list-style-type: none"> • Provide and equip neighborhood parks at the rate of two park acres per 1,000 people and community parks at the rate of one acre per 1,000 people. • 2015 demand for park area: 24 acres of neighborhood parks, 12 acres of community parks. • Full build-out demand for park area: 31 acres of neighborhood parks, 16 acres of community parks. 	Seaside	Ongoing ▲	<p>The Seaside General Plan establishes the required ratios of parkland per 1,000 residents.</p> <p>The 2015 demand for parkland is affected by the rate of residential development. FORA Consistency Determinations with Seaside General Plan:</p> <p>12/11/98 & 12/10/04.</p>

<p>Program C-1.2: The County of Monterey shall designate land uses for the following park locations and acreages:</p> <ul style="list-style-type: none"> • 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. 	<p>County</p>	<p>Complete  / Ongoing </p>	<p>HMP revisions were made to these areas in the East Garrison/Parker Flats Land Swap Agreement. The ISA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project. Open space will be provided within Eucalyptus Road area on a portion of the land under the control of Monterey Peninsula College. A land exchange agreement between MPC, FORA, and Monterey County approved development of public safety training facilities on Parcel e19a.5 and designated habitat adjacent to Range 45. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan/Fort Ord Master Plan consistency determination pending. See also City of Marina notes, below, regarding the Community Park site (Polygon 17A).</p>
<p>Program C-1.3: The City of Marina shall designate land uses for the following park locations and acreages:</p> <ul style="list-style-type: none"> • Neighborhood Park in housing area (Polygon 4): 27 acres. • Neighborhood Park with community recreation center (Polygon 2B): 10 acres. • Community Park at existing equestrian center (Polygon 2G): 39.5 acres. • Community Park with equestrian trailhead (Polygon 17a): 46 acres. <p>[Note: The Polygon 17a park site is located within Monterey County jurisdiction, not City of Marina jurisdiction]</p>	<p>Marina</p>	<p>Complete  ; Incomplete  regarding Polygon 17a.</p>	<p>Parks are planned as part of the approved University Villages, and Marina Heights specific plans. Polygon 2g is still in use as an equestrian center. With regard to the Community Park on Polygon 17A, this parcel is not within City jurisdiction, but rather the County's, but not included with the County program above. Polygon 17A: (also referred to as L5.7) was originally a Public Benefit Conveyance property designated for transfer to the City of Marina. The City of Marina rescinded their request for this parcel in 2003. The Monterey Peninsula Unified School District considered the parcel for a future school site, but later determined that it did not want this site. The County is</p>






Reuse Plan Implementation Status


<p>Program C-1.3: The City of Seaside shall designate land uses for the following park locations and acreages:</p> <ul style="list-style-type: none"> • Community Park in housing area (Polygon 18): 50 acres. • Neighborhood Park near new golf course community (Polygon 15): 10 acres. • Neighborhood Park serving University Village Area (Polygon 20e): 5 acres. • Neighborhood Park with Recreation Center (Polygon 20h): 10 acres. • Community Park with equestrian/trailhead access to BLM: (Polygon 24): 25 acres. 	<p>Seaside</p>	<p>Complete </p>	<p>currently designated as the end recipient of this parcel. The draft County trails plan shows this parcel as residential. FORA Consistency Determinations with Marina General Plan & Zoning Code:</p> <p>3/22/01, 7/8/05 & 3/10/06. Consistency determination for the 2010 Monterey County General Plan is pending.</p>
			<p>The City of Seaside has re-located some of its open space and recreation parcels compared to the BRP Land Use Concept and the specific designation in this program; some of these changes are related to the reconfiguration of the Ord Community and the land swap with the U.S. Army.</p> <p>The 2004 Seaside General Plan includes the following changes compared to the list in this Program: Polygon 18 is designated for a regional park; The 10 acres of Polygon 15 designated for park (the Drumstick parcel) is designated for Regional Commercial; Polygon 20h is now Military Enclave; and</p> <p>FORA Consistency Determinations with Seaside General Plan:12/11/98 & 12/10/04.The 2004 consistency determination included the changes noted above.</p> <p>Seaside has provided 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 approximately equal amount of total parkland.</p>

Program C-1.3: This parkland shall be created in such a way as to maximize protection of existing oak woodland in support of the Habitat Management Plan.	County	Complete 	FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan/Fort Ord Master Plan consistency determination pending. Land use revisions were made to these areas in the East Garrison/Parker Flats Land Swap Agreement. The ISA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project and was also an approved amendment to the HMP.
Program C-1.4: The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this land as Park and Open Space.	County	Complete 	Land use revisions were made to these areas in the East Garrison/Parker Flats Land Swap Agreement. The ISA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan consistency determination pending.
Recreation/Open Space Land Use Policy C-2: The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-2.1: The [jurisdiction] shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The [jurisdiction] should also provide a budget for a complete recreation and park maintenance program when the population to be served by the park reaches one thousand residents.	Marina	Ongoing 	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, the community roller rink in Marina along 2 nd Ave. and community park along Preston Drive are the only parks currently operating within the former Fort Ord portion of Marina.

	Seaside	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, park improvements associated with Seaside Highlands have been completed.
	County	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, no new parks have been developed in Monterey County's jurisdiction on the former base.
Program C-2.2: Each park in [jurisdiction] should be developed and recreation equipment should be in place when approximately 50% of the residential dwelling units that will be served by the park have been constructed and occupied.	Marina	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed
	Seaside	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed
	County	Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed
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.	Seaside	See BRP Programs below	
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.	Seaside	Incomplete ●	Neither the park plan nor the protective criteria have been prepared to date.

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).	Seaside	Incomplete●	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. Consistency determinations with Seaside General Plan 12/10/04.
Program C-3.3: The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB.	Seaside	Incomplete●	An agreement has not been prepared or approved.
<i>Objective D: Retain open space to enhance the appearance of special areas that serve as primary gateways to the Fort Ord area.</i>			
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
Program D-1.1: The [jurisdiction] shall designate the State Highway 1 corridor along the former Fort Ord as a special design district in its zoning code.	Marina	Complete■	FORA has prepared Highway 1 design guidelines. The City of Marina has a design review process that requires conformance to the Highway 1 guidelines for projects that are located within the Highway 1 corridor. Though not a special design zoning district per se, this requirement carries out an essentially identical function..
	Seaside	Complete■	FORA has prepared Highway 1 design guidelines. The City of Seaside has a design review process and a Highway 1 Design

			Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1. Buildings and building heights are restricted within 500 feet of the highway.
Program D-1.2: The [jurisdiction] shall develop special design standards for the State Highway 1 Special Design District textual (and not graphic) and establish a hierarchy of gateways as a part of these standards to help define the Fort Ord community and signify a sense of entry and threshold into the community.	Marina	Complete 	See above
	Seaside	Complete 	See above
Program D-1.3: The City of Marina shall designate the retail and open space areas along the State Highway 1 area and the Mixed Use Corporate Center area (Polygons 2a and 2b) as a Special Design District to convey the commitment to high-quality development to residents and visitors.	Marina	Complete 	FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11. The City designated these areas for preparation of a Specific Plan, and the University Villages (Dunes) Specific Plan has been completed for this area. The University Villages Specific Plan includes design guidelines intended to result in superior design qualities in that area.
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.	Seaside	Incomplete 	These areas have not been designated as Special Design Districts.
Program D-1.4: For this Special Design District, the [jurisdiction] shall provide for such features as setbacks and	Marina	Complete 	See above. The University Villages (Dunes) Specific plan limits commercial building heights

<p>buffers, height limits, architectural quality, landscaping and pedestrian access, as well compatibility with surrounding areas as a part of the design standards.</p>			<p>to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions.</p>
	Seaside	Complete 	<p>See above. The Projects at Main Gate Specific Plan provides a 100 to 200 foot buffer area between the development and State Route 1, and limits heights to 40 feet within 300 feet of State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions.</p>
<p>Program D-1.5: The City of Marina shall consider supporting the State Department of Parks and Recreation to develop a State Park entry and information center at the 8th Street Bridge.</p>	Marina	Complete 	<p>FORA Consistency Determination with University Villages (Dunes) Specific Plan: 7/08/05.</p> <p>This entry at 8th Street Bridge was described in the University Villages Specific Plan and opened in 2009 with the parking lot and interpretive signage located on the Fort Ord Dunes State Park to the west of State Route 1.</p>
<p>Program D-1.5: The City of Seaside shall develop a coordinated building and landscape design plan in conjunction with FORA and CSUMB representatives to create a “grand entry” at the main gate entrance area and shall work with the State Department of Parks and Recreation to create a secondary entry. The landscape plan shall enhance and reinforce the regional character of the main entrance area.</p>	Seaside	Complete 	<p>FORA Consistency Determination for The Projects at Main Gate Specific Plan: 10/08/10.</p> <p>The City coordinated with FORA and CSUMB in preparing the specific plan. The specific plan addresses the goals laid out in BRP Program D-1.5.</p>

<p>Objective E: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of State Parks and Recreation and the Bureau of Land Management.</p>			
<p>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.</p>	<p>County</p>	<p>See BRP Programs below</p>	
<p>Program E-1.1: The County of Monterey shall assist the CDPR to develop and implement a Master Plan for ensuring the management of the Fort Ord coastal dunes and beaches for the benefit of the public by restoring habitat, recreating the natural landscape, providing public access, and developing appropriate day use and overnight lodging facilities (limited to a capacity of 40 rooms).</p>	<p>County</p>	<p>Complete ■</p>	<p>The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.</p>
<p>Program E-1.2: The County of Monterey shall coordinate with the State Department of Parks and Recreation to resolve the issue of a frontage roadway to connect the cities of Marina and Sand City.</p>	<p>County</p>	<p>Complete ■</p>	<p>The County, State DPR, and other involved agencies ultimately resolved to repurpose the Army's Beach Range Road as a bicycle and pedestrian trail. It is currently open for public use in that capacity.</p>
<p>Program E-1.3: The County of Monterey shall work with and support the Army to investigate clean-up of the Recreation/HMP District in the CSUMB/ Recreation Planning Area (Polygon 8a). This area is proposed to be used for remediation and reuse research, habitat management, open space/recreation (including an equestrian center, a golf course opportunity site, and an amphitheater), and a convenience center. This proposed</p>	<p>County</p>	<p>Ongoing ▲</p>	<p>The County has been working with the Army on the clean-up process of the landfill. FORA has transferred the parcels surrounding the landfill cap to the County. The County is currently evaluating revising the land use designation for its parcels in the southwest corner of the landfill as open space.</p>





use is subject to capping of the landfill and remediation of groundwater beneath it. A minimum of 120 acres will require mitigation by the Army. The polygon is considered for an annexation request by the City of Marina. Drainage, slumping, toxic fumes or gases associated with old landfill need to be considered.			
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.	County	Incomplete●	Polygon 17a is located south of Inter-Garrison Road is not included within the HMP or the County's draft trails plan; residential lots are shown in this area in the draft trails plan. 2010 General Plan/Fort Ord Master Plan consistency determination pending.
Program E-1.5: The Youth Camp District in the Reservation Road Planning Area (Polygon 17b) is intended for rehabilitation of the existing travel camp. The County of Monterey shall assure that this planned use is compatible with adjacent land uses which may include a public safety agency training facility with shooting ranges in the East Garrison.	County	Ongoing▲	FORA Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending. The County is in discussions with a potential program operator. Note: a public safety training facility planned in the East Garrison area has moved to the Parker Flats area.
INSTITUTIONAL LAND USE			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i>			
Institutional Land Use Policy A-1: The [jurisdiction] shall review and coordinate with the universities, colleges and other	Marina	See BRP Programs below	

school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall be included in the master planning efforts undertaken by the University of California and California State University, and jointly with those agencies ensure compatible land uses (in the transition) between university lands and non-university lands.	Marina	Ongoing ▲	CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.
	County	Ongoing ▲	See above
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 into [sic] transition between university lands and non-university lands.	Seaside	Ongoing ▲	See above
Program A-1.2: The City of Marina shall designate the land surrounding the UC MBEST Center Cooperative Planning District and CSUMB planning areas for compatible use, such as Planned Development Mixed Use Districts, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and surrounding communities.	Marina	Complete ■	The 2000 Marina General Plan includes Planned Development –Mixed Use designations for the land to the north and west of CSUMB, and the City has adopted the University Villages (Dunes) Specific Plan to provide more precise designations. FORA Consistency Determinations with Marina General Plan: 3/22/01, 7/8/05 & .3/10/06.
Program A-1.2: The City of Seaside 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.	Seaside	Complete ■	The 2004 Seaside General Plan includes Mixed Use designations for the land to the south of CSUMB. FORA Consistency Determinations with Seaside General Plan & zoning code occurred on 12/10/04.






(Program A-1.2)	County	Incomplete ●	The County has not amended its zoning to address transition areas near UC MBEST or CSUMB.
Program A-1.3: The City of Marina shall review and, if necessary, revise its zoning ordinance regulations on the types of uses allowed in areas adjacent to the UC MBEST Center Cooperative Planning District and the CSUMB Planning Area District, so as to ensure compatibility of uses; the City will adopt zoning standards to ensure a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.	Marina	Complete ■	The City has adopted development standards within its zoning ordinance as well as design and development standards within the University Villages (Dunes) Specific Plan. The Airport Master Plan land uses are compatible with those of the UC MBEST Master Plan. Consistency determinations with the Marina zoning code were made on the following dates: 3/13/98, 6/13/03, 5/14/04, 7/8/05, 3/10/06, 2/9/07, 9/10/10 & 8/12/11.
Program A-1.3: The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.	Seaside	Complete ■	The City has adopted design and streetscape standards for the Mixed Use Commercial zone district to ensure pedestrian-oriented streetscapes in the areas near CSUMB.
Program A-1.3: The County of Monterey shall designate the land surrounding the UC MBEST Center Cooperative Planning District and CSUMB planning areas for compatible use, such as Business Park/Light Industrial/Office/R&D and Planned Development Mixed Use, 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.	County	Complete ■	The 2010 Monterey County General Plan/Fort Ord Master Plan designates the areas around UC MBEST as Planned Development-Mixed Use, consistent with the Fort Ord Reuse Plan Land use Concept. FORA Consistency Determinations with County General Plan/Fort Ord Master Plan & zoning code: 1/18/02, 1/12/06, & 7/9/10. 2010 General Plan consistency determination pending.
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	Marina	Incomplete ●	The City has not indicated an intention to relocate these facilities or minimize their impacts.

Reuse Plan Implementation Status

<p>maintenance yard and a transfer station, and an existing equestrian center located in the Marina Village District north of the CSUMB campus.</p>	Seaside	Incomplete ●	<p>The City adopted the Projects at Main Gate Specific Plan in August 2010. Coordination with Marina and CSUMB is not documented in the specific plan; however, both raised significant issues in comment letters on the EIR. FORA consistency determination has not been completed for the specific plan</p>
<p>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.</p>	County	Incomplete ●	<p>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.</p>
<p>Institutional Land Use Policy A-2: The City of Marina shall encourage CSUMB to pursue the early redevelopment of the boundary lands, to the degree possible, to support the revitalization of the Marina Village District.</p>	Marina	See BRP Programs below	
<p>Institutional Land Use Policy A-3: The City of Marina shall carefully review and coordinate with UC the planning of the lands designated for airport-related uses surrounding the Marina Municipal Airport.</p>	Marina	See BRP Programs below	
<p>Program A-3.1: The City of Marina shall designate the land surrounding the Marina Municipal Airport for compatible uses, such as Business Park/Light Industrial/Office/R&D, Visitor Serving, or Habitat Management, and coordinate land use designations and decisions with UC.</p>	Marina	Complete ■	<p>The 2000 Marina General Plan shows areas of Commercial Multiple Use, Office/Research, Habitat Management, Visitor Serving, and Golf Course within the UC MBEST Center/Airport area.</p>

Program A-3.2: The City of Marina shall review and modify, as necessary, its zoning ordinance regulations on the types of uses allowed in areas adjacent to the Marina Municipal Airport District and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways.	Marina	Complete 	The City of Marina's zoning for the airport/UC MBEST area is consistent with its general plan. Consistency Determinations on 9/21/00 & 6/13/03.
Objective B: Consider special needs of schools in developing land and infrastructure.			
Institutional Land Use Policy B-1: The [jurisdiction] shall provide a (compatible and) safe environment for schools serving (former) Fort Ord areas when planning land use and infrastructure improvements.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: The City of Marina shall review all planning and design for land use and infrastructure improvements in the vicinity of public schools or college facilities, especially with respect to land use compatibility (expected impacts of residential and other development), school safety and ensure appropriate compatibility, including all applicable safety standards for development near schools as a condition of project approval.	Marina	Ongoing 	The City has reviewed proposed development near the Marina High School, the CSUMB campus, and MPC facilities.
Program B-1.1: The [jurisdiction] shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools [sic] ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.	Seaside	Ongoing 	Projects are routed to appropriate agencies for review.
	County	Ongoing 	Projects are routed to appropriate agencies for review.

Program B-1.2: The City of Marina shall inform the Monterey Peninsula Unified School District and Monterey Peninsula College of all proposed land use and infrastructure improvements which may impact school and college sites.	Marina	Ongoing ▲	Projects are routed to appropriate agencies for review.
Program B-1.2: The City of Seaside shall inform the Monterey Peninsula Unified School District of all proposed land use and infrastructure improvements which may impact school and college sites.	Seaside	Ongoing ▲	Projects are routed to appropriate agencies for review.
Program B-1.3: The City of Marina shall designate the location of a new high school in accordance with state and local safety and siting standards.	Marina	Complete ■	The Marina High School opened in renovated existing former Army school buildings. A master plan is underway, anticipating construction of additional facilities.
Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.			
Institutional Land Use Policy C-1: The City of Seaside shall encourage opportunities for developing market-responsive housing in the POM Annex Military Enclave District at the former Fort Ord.	Seaside	See BRP Program below	
Program C-1.1: The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of institutional land use related to the POM Annex community.	Seaside	Complete ■	The reconfigured POM Annex is shown on the 2004 Seaside General Plan land use map. City/Army agreement to swap Stillwell Kidney site for land near Lightfighter Drive, approved by City RDA 11/15/07.
Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.			
Institutional Land Use Policy D-1: The [jurisdiction] shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.	Marina	See BRP Programs below	

	Seaside	See BRP Programs below
	County	See BRP Programs below
Institutional Land Use Policy D-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.	Marina	See BRP Programs below
	Seaside	See BRP Programs below
	County	See BRP Programs below
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.	Marina	Ongoing  The City of Marina has established design guidelines within the approved specific plans areas. To date, FORA regional urban design guidelines have been completed only for projects within the Highway 1 corridor. The City's adopted guidelines are consistent with the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework, and would apply to any institutional project elements within the plan areas.
	Seaside	Ongoing  The City of Seaside has a Highway 1 Design Overlay Zone but has not prepared design guidelines applicable to areas outside the Highway 1 corridor.
	County	Incomplete  The County has not adopted design guidelines.
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.	Marina	Complete  The City of Marina has a design review process that considers a project's conformance to the applicable standards and guidelines.
	Seaside	Complete  The City of Seaside has a design review process that considers a project's conformance to the applicable standards and guidelines.











	County	Incomplete ●	The County analyzes projects only for compliance with the Ridgeline Development standards.
Goal: Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.			
CIRCULATION – STREETS AND HIGHWAYS			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.</i>			
Streets and Roads Policy A-1: FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA’s Development and Resource Management Plan (DRMP).	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-1.1: Each jurisdiction through FORA’s DRMP, shall fund its “fair share” of “on-site,” “off-site” and “regional” roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC’s re-prioritizing of improvements in the network and is reported in the “Fort Ord Regional Transportation Study,” prepared by TAMC, January 6, 1997.	Marina	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a base-wide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.
	Seaside	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a base-wide Development

			Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.
	County	Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a base-wide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.
Program A-1.2: FORA will retain the flexibility to build roadway improvements to the “on-site” and “off-site” network, as described in the Reuse Plan to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord’s fair share when alternative programs for financing roadway and transit improvements are established.	FORA	Ongoing ▲	FORA coordinates with TAMC and the jurisdictions to update the transportation system development program.
Program A-1.3: Each jurisdiction, through FORA’s DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute Fort Ord’s “fair share” to construction of a roadway arterial network in and around the former Fort Ord. FORA’s participation in the regional improvements program constitutes mitigation of FORA’s share of cumulative impacts.	Marina	Ongoing ▲	See Program A-1.1.
	Seaside	Ongoing ▲	See Program A-1.1.
	County	Ongoing ▲	See Program A-1.1.
Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA’s level of service standards, each	Marina	Ongoing ▲	Marina provides annual development forecasts to FORA as part of FORA’s annual Capital Improvement Program preparation process.

Reuse Plan Implementation Status













jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.			
	Seaside	Ongoing ▲	Seaside provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
	County	Ongoing ▲	County provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.			
Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Figures 4-2-2 (in the 2015 scenario) and Figure 4-2-3 (in the buildout scenario) in order to connect to the regional transportation network.	Marina	Complete ■	All arterial roadways planned or constructed at Fort Ord connect to the regional network. No arterial roadways are proposed that are not included in the Fort Ord Reuse Plan.
	Seaside	Complete ■	See above
	County	Complete ■	See above
	FORA	Complete ■	See above

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.	Marina	Incomplete ●	The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).
	Seaside	Incomplete ●	The City has not adopted truck routes. General Plan Implementation Plan C-1.7.1: discourages truck routes in residential areas.
	County	Incomplete ●	The County has not adopted truck routes.
Objective C: Provide a safe and efficient street system at the former Fort Ord.			
Streets and Roads Policy C-1: Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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).	Marina	Incomplete ●	The 2000 Marina General Plan designates the functional purpose of each street, and includes cross-sections for several specific streets. General Plan Figure 3.1 generally indicates streets with fewer lanes than indicated in BRP Figure 4.2-3, including Reservation Road, Second Avenue, and most of Imjin Parkway all of which are 6 lanes in the BRP and generally 4 lanes in the Marina General Plan.
	Seaside	Complete ■	The 2004 Seaside General Plan designates the functional purpose of each street, and includes cross-sections for several typical streets.
	County	Incomplete ●	The Monterey County General Plan/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.	Marina	Complete 	The 2000 Marina General Plan designates street rights-of-way anticipated to serve Fort Ord at build-out.
	Seaside	Complete 	The 2004 Seaside General Plan designates street rights-of-way anticipated to serve Fort Ord at build-out.
	County	Incomplete 	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
Program C-1.3: Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.	Marina	Complete 	2000 Marina General Plan Policy C-1.2 establishes an acceptable level of service of LOS D.
	Seaside	Complete 	2004 Seaside General Plan Policy C-1.2 establishes an acceptable level of service of LOS C.
	County	Complete 	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
Program C-1.4: Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).	Marina	Ongoing 	Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.
	Seaside	Ongoing 	See above
	County	Ongoing 	See above
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	Marina	Incomplete 	The City has not adopted truck routes. General Plan Policy 3.17 prohibits trucks from residential streets (other than for local delivery).

	Seaside	Incomplete ●	The City has not adopted truck routes. General Plan Implementation Plan C-1.7.1: discourages truck routes in residential area.
	County	Incomplete ●	The County has not adopted truck routes.
Streets and Roads Policy C-2: Each jurisdiction shall provide improvements to the roadway network to address high accident locations.	Marina	See BRP Program below	See BRP Program below
	Seaside	See BRP Program below	See BRP Program below
	County	See BRP Program below	See BRP Program below
Program C-2.1: Each jurisdiction shall collect accident data, identify and assess potential remedies at high accident locations and implement improvements to lower the identified high accident rates.	Marina	Ongoing ▲	Jurisdictions are required to implement this program under state law.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Objective D: Provide an adequate supply of on-street parking.			
Streets and Roads Policy D-1: Each jurisdiction shall provide a program of on-street parking.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.	Marina	Complete ■	General Plan Policy 3.19 encourages on-street parking on residential streets over wide travel lanes.
	Seaside	Complete ■	The typical street cross sections in the 2004 Seaside General Plan include room for parking on residential and collector streets.
	County	Complete ■	The County's Fort Ord Master Plan includes the on-street parking policy from the BRP.





Program D-1.2: Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking.	Marina	Ongoing ▲	The City of Marina is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
	Seaside	Ongoing ▲	The City of Seaside is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
	County	Ongoing ▲	The County is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall on-street [sic] parking program.	Marina	Ongoing ▲	On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
CIRCULATION – TRANSIT			
Objectives, Policies, & Programs			
Objective A: Provide convenient and comprehensive bus service.			
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-1.1: Each jurisdiction shall identify key activity centers and key corridors, coordinate with MST to identify bus routes that could serve former Fort Ord, and support MST to provide service responsive to the local needs.	Marina	Complete ■ / Ongoing ▲	2000 Marina General Plan Figure 3.2 shows a local transit zone and seven transit station locations within Fort Ord. The intermodal corridor also passes through Marina, and is

			included in the University Villages ("Dunes") Specific Plan.
	Seaside	Complete  / Ongoing 	2004 Seaside General Plan Policy C-3.3 encourages transit-oriented development in key areas of the City where transit service is provided.
	County	Complete  / Ongoing 	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
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.	Marina	Incomplete  Ongoing 	Local jurisdictions coordinate the location of transit stops with MST. The City does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.
	Seaside	Incomplete  Ongoing 	See above. The City does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements..
	County	Incomplete  Ongoing 	See above. The County does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements..
Program A-1.3: Each jurisdiction shall identify the need for transit/paratransit services for the elderly and disabled and coordinate with and support MST to implement the needed transit services.	Marina	Ongoing 	Local jurisdictions coordinate the provision of special transit services with MST.
	Seaside	Ongoing 	See above. Seaside General Plan Implementation Plan C-3.2.1 encourages the provision of transit services for special needs populations.

Reuse Plan Implementation Status

	County	Ongoing ▲	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
Program A-1.4: MST shall coordinate with the Santa Cruz Metropolitan Transit District to provide an integrated intercounty bus transit system.	MST	Ongoing ▲	MST and Santa Cruz Metro services connect at Watsonville, with one of the connecting MST lines running to Marina.
Program A-1.5: Existing rideshare programs shall be expanded to accommodate intercounty travel.	AMBAG	Ongoing ▲	AMBAG facilitates several programs aimed at reducing single-occupancy vehicle trips in Monterey, Santa Cruz, and San Benito counties.
Objective B: Promote passenger rail service that addresses transportation needs for the former Fort Ord.			
Transit Policy B-1: Each jurisdiction shall support TAMC and other agencies to provide passenger rail service that addresses transportation needs for former Fort Ord.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	
Program B-1.1: Each jurisdiction shall support TAMC and other agencies to assess the need, feasibility, design and preservation of rights-of-way for passenger rail service that addresses transportation needs at former Fort Ord.	Marina	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC. Board of Directors.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.			
Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	

Program C-1.1: Each jurisdiction shall coordinate with and support TAMC and MST to identify the need, location, and physical design of intermodal centers and regional and local transportation routes to connect with the intermodal centers.	Marina	Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
CIRCULATION – PEDESTRIAN AND BICYCLES			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
Pedestrian and Bicycles Policy A-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	
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.	Marina	Complete ■	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan provides standards for the development of pedestrian facilities.
	Seaside	Incomplete ●	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. The TAMC plan referenced below also identifies pedestrian improvement projects in Seaside.
	County	Complete 		The 2011 Bicycle and Pedestrian Master Plan prepared by TAMC covers both the County and cities. The plan provides standards for development of pedestrian facilities.
Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.				
Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program B-1.1: Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Figure 4.2- 6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle parking facilities at public and private activity centers. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.	Marina	Complete 		The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan meets state guidelines for bicycle plans.
	Seaside	Complete 		The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The plan meets state guidelines for bicycle plans.
	County	Complete 		Two bicycle plans cover the County: the 2008 Monterey County General Bikeways Plan, which includes the unincorporated areas of the





				County, and the 2011 Bicycle and Pedestrian Master Plan prepared by TAMC to cover both the County and cities. The plans meet state guidelines for bicycle plans.
Program B-1.2: Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan concurrently with development approval.	Marina	Ongoing ▲		Local jurisdictions include a review of transportation improvements in their development review.
	Seaside	Ongoing ▲		See above
	County	Ongoing ▲		See above
CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.</i>				
Transportation Demand Management Policy A-1: TDM programs shall be encouraged.		See BRP Programs below		
		See BRP Programs below		
		See BRP Programs below		
Program A-1.1: Promote TDM programs at work sites. Specific measures that can be pursued at the work site include: compressed work weeks, staggered/flexible work hours, telecommuting, on-site ridesharing, public transit subsidies, guaranteed ride home, bicycle facilities, and parking pricing.	AMBAG, MBUAPCD	Ongoing ▲		AMBAG and MBUAPCD facilitate trip reduction programs, and the jurisdictions rely on these programs to a significant extent.
	Marina	Ongoing ▲		2000 Marina General Plan Policy 3.22 requires a ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.

	Seaside	Ongoing ▲	2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs.
	County	Ongoing ▲	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.	Marina	Ongoing ▲	See above
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.	Marina	Ongoing ▲	See above
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-1.4: Enforce CMP trip reduction programs.	Marina	Ongoing ▲	MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
CIRCULATION – LAND USE AND TRANSPORTATION			
Objectives, Policies, & Programs			
<i>Objective A: A transportation system that supports the planned land use development patterns.</i>			
Land Use and Transportation Policy A.1: Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.	Marina	See BRP Programs below	

	Seaside		See BRP Programs below	
	County		See BRP Programs below	
Program A.1-1: Each jurisdiction shall support development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.	Marina	Ongoing ▲	TAMC maintains a traffic model that local jurisdictions can utilize in their transportation planning.	
	Seaside	Ongoing ▲	See above	
	County	Ongoing ▲	See above	
Program A-1.2: Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions, require measures such as TDM programs and traffic impact fees to mitigate these impacts.	Marina	Ongoing ▲	Each jurisdiction has defined standards as to when a traffic impact analysis is required. Traffic impact analysis and mitigation, as needed, is also required for all applicable development projects under CEQA.	
	Seaside	Ongoing ▲	See above	
	County	Ongoing ▲	See above	
Land Use and Transportation Policy A.2: The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.	Marina	See BRP Program below	See BRP Program below	
	Seaside	See BRP Program below	See BRP Program below	
	County	See BRP Program below	See BRP Program below	
Program A.2-1: Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for all [sic] incorporation in all roadway designs.	Marina	Ongoing ▲	Each jurisdiction's public works department has design standards for transportation facilities. Local standards are typically based on the Caltrans Highway Design Manual, which incorporates standards and guidelines for all types of roadways and includes guidance for non-motorized access. TAMC also oversees regional facilities.	

Reuse Plan Implementation Status

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Goal: Establish a unified open space system which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.			
RECREATION AND OPEN SPACE ELEMENT			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.</i>			
Recreation Policy A-1: The [jurisdiction] shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.	Marina	Complete ■	The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.
	Seaside	Complete ■	See above
Recreation Policy A-1: Monterey County shall provide for adequate access to BLM recreation area.	County	Ongoing ▲	Monterey County is preparing a Draft Fort Ord Recreational Habitat Area (FORHA) Master Plan, which identifies access areas into BLM. This plan has not been adopted. However, non-motorized access is open on existing roads and trails in areas that are not restricted due to munitions cleanup.
Recreation Policy A-2: The City of Marina shall support the development of a regional Visitor Center/Historical Museum complex adjacent to the 8 th Street entrance to Fort Ord Beach [sic] State Park which will serve as an orientation center to communicate information about all of the former Fort Ord's recreation opportunities.	Marina	Complete ■	The University Villages (Dunes) Specific Plan describes the connection via the Eighth Street bridge to the State Park, but does not include a visitors' center. The Fort Ord Dunes State Park General Plan indicates the visitor center would be located west of State Route 1.
Note: There are no associated Programs for these Policies.			






Objective B: Protect scenic views, and preserve and enhance visual quality.				
<p>Recreation Policy B-1: The [jurisdiction] shall designate a Scenic Corridor adjacent to Highway 1 to preserve and enhance the State Highway 1 viewshed.</p>	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	Marina	Complete 	FORA has prepared and adopted Highway 1 design guidelines, which the City of Marina has incorporated into its design review process for development projects. The Highway 1 guidelines include guidance for landscape design and planting.	
	Seaside	Complete 	FORA has adopted Highway 1 design guidelines (see above). The City of Seaside has a design review process and a Highway 1 Design Overlay Zone.	
<p>Program B-1.2: The City of Marina shall incorporate landscape buffers and/or other mechanisms adequate to mitigate the potential visual impacts on State Highway 1 Scenic Corridor from development within the Mixed Use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b).</p>	Marina	Ongoing 	See above. FORA Consistency Determinations with University Villages (Dunes) Specific Plan: 7/8/05 FORA's development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program.	
	Seaside	Ongoing 	See above. FORA Consistency Determination with The Projects at Main Gate Specific Plan: 10/8/10 FORA's development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program. This project has not yet been entitled at the development permit level.	
<p>Program B-1.2: The City of Seaside shall require that all development within the Regional Retail and Golf Course Housing Districts incorporate landscape buffers adequate to visual intrusion into the State Highway 1 Scenic Corridor.</p>				

<p>Recreation Policy B-1: Monterey County shall work with the Army to review design of the landfill closure cap and related infiltration ponds to ensure development of a landscape which enhances the adjacent natural setting and becomes a visual asset to the former Fort Ord.</p>	<p>County</p>	<p>Ongoing ▲</p>	<p>The landfill cap remains Army property; however, the surrounding parcels have been transferred to the County. The County is currently evaluating whether the parcels comprising the formerly proposed Whispering Oaks Business Park site should be designated as open space in the County's General Plan. As for the landfill cap, the County, FORA, Army, and Marina Heights have signed a MOU to include 19 acres as a restoration site. Coordination continues for the remaining landfill cap area.</p>
<p>Recreation Policy B-2: The City of Marina shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.</p>	<p>Marina</p>	<p>Ongoing ▲</p>	<p>Marina General Plan Development and Design Element includes policies for the visual treatment of the City's edges and gateways, consistent with BRP policies. The approved Specific Plans also include design standards.</p>
	<p>Seaside</p>	<p>Ongoing ▲</p>	<p>The Seaside General Plan Urban Design Element shows City gateways at State Route 1 and Lightfighter Drive, and at the eastern end of Gigling Road. Implementation Plan UD-1.1.1 provides direction for gateway design. The Projects at Main Gate Specific Plan includes setbacks from State Route 1, height restrictions within the FORA scenic corridor, and tree preservation requirements along State Route 1. There are no specific gateway policies in the Specific Plan. The Seaside Highlands project pre-dates the FORA Highway 1 Design Guideline, however, the EIR required set-backs and landscape treatments along the Monterey Road gateway to Fort Ord.</p>
<p>Note: There are no associated Programs for these Policies.</p>			

Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.			
Recreation Policy C-1: The [jurisdiction] shall establish an oak tree protection program to ensure conservation of existing coastal live oak woodlands in large corridors within a comprehensive open space system.	Marina	Incomplete ●	This program has not been established.
	Seaside	Incomplete ●	This program has not been established.
	County	Incomplete ●	This program has not been established.
Note: There are no associated Programs for this Policy.			
Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.			
Recreation Policy D-1: The [jurisdiction] shall designate and locate park facilities to adequately serve the current and projected population of [the jurisdiction] within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.	Marina	Ongoing ▲	The Marina General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.
	Seaside	Ongoing ▲	The Seaside General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.
	County	Ongoing ▲	Most of the land within Monterey County's portion of Fort Ord is designated for open space. The draft Fort Ord Recreational Habitat Area Master Plan includes many public access trails.
Recreation Policy D-2: The City of Marina shall develop active parkland within the former Fort Ord which reflects the	Marina	Ongoing ▲	The City of Marina General Plan designates open space and park lands at the former Fort



adopted City of Marina standard of 5 acres of neighborhood/community parks per 1,000 population.			Ord. The City of Marina General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development.
Recreation Policy D-2: The City of Seaside shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the adopted City of Seaside standard of 2 acres of neighborhood parkland and 1 acre of community parkland per 1,000 population.	Seaside	Ongoing ▲	The City of Seaside General Plan reserves portions of Fort Ord under three categories: parks and open space; habitat management; and recreational commercial, each of which preserves open space for a specific type of use. Seaside General Plan Policy COS-1.1 and related programs establish park and open space requirements. The Seaside General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development.
Recreation Policy D-2: Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas.	County	Ongoing ▲	Provision of neighborhood parkland needs to be correlated with residential development, and to date, no residences have been occupied. The County has prepared a draft open space management and trails plan for the areas of the County within the HMP.
Recreation Policy D-3: The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities	Marina	Ongoing ▲	The Water City hockey rink re-uses a former U.S. Army gymnasium. Small recreational facilities within the U.S. Army housing areas are in use.
	Seaside	Ongoing ▲	Seaside has refurbished the Soper Field park on Coe Avenue and reconstructed much of the Black Horse and Bayonet golf courses. All of these former U.S. Army facilities are in use.










Recreation Policy D-4: The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.	Marina	Incomplete ●	The parks identified in the BRP have not been constructed.
	Seaside	Incomplete ●	The parks identified in the BRP have not been constructed.
Note: There are no associated Programs for these Policies.			
Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.			
Recreation Policy E-1: The City of Marina shall identify golf course opportunity sites where appropriate as long-term or interim use solutions within the Marina portion of the former Fort Ord	Marina	See BRP Programs below	
Program E-1.1: The City of Marina shall promote the development of a private golf course as an interim land use within the North Airport Light Industrial/Technology District.	Marina	Ongoing ▲	The City is currently initiating a Master Plan for the Airport; all compatible recreational uses are being evaluated.
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.	Marina	Incomplete ●	Marina Heights Specific Plan was instead approved for that area. FORA Consistency Determinations with Marina Heights Specific Plan: 5/14/04
Recreation Policy E-1: The City of Seaside shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.	Seaside	See BRP Program below	
	Seaside	Complete ■	The Seaside General Plan includes two large commercial recreation sites.

Program E-1.1: The City of Seaside shall designate the existing golf course as a recreation opportunity site, and to be operated as a commercial venture.	Seaside	Complete 	The golf courses are designated for commercial recreation and the City has a lease for operation of the golf courses.
Recreation Policy E-2: The City of Marina shall promote the development of a variety of interim use recreation facilities where appropriate within the former Fort Ord.	Marina	See BRP Program below	
Program E-2.1: The City of Marina shall facilitate the development and operation of a commercial equestrian center as an interim land use within the Marina Village District.	Marina	Complete 	The Marina Equestrian Center is operating within the Marina Village District on an interim basis.
Recreation Policy E-2: Monterey County shall work with landowners to create a multi-functional recreation area within the former Fort Ord landfill area.	County	See BRP Programs below	
Program E-2.1: Monterey County shall create a joint management team with representatives of adjacent agencies to work together institutionally in the planning and development of the landfill, protect oak woodlands, and address the potential impacts of planned uses on surrounding neighborhoods.	County	Ongoing 	A joint management team has not been created; however, responsible agencies and the Coordinated Resource Management Planning group have met to discuss planning the landfill area.
Program E-2.2: Monterey County shall promote the development of commercial recreation uses of this area compatible with the capping of the landfill, including such uses as a golf course, an equestrian center, and a regional serving amphitheatre.	County	Ongoing 	The former landfill is not available for public use. The adjacent area to the south is being evaluated by County staff to determine whether its designation should be revised to open space in the County's General Plan, and what types of recreational uses would be allowed. The draft FORHA Master Plan shows trails in the area.
Program E-2.3: Monterey County shall designate a team of staff planners, landscape architects, engineers, and other qualified professional to work with the Army through the BRAC process to ensure landfill cap design is adequate for proposed uses, including such parameters as depth of cap, final landforms, and visual attractiveness.	County	Ongoing 	See above. The cap will seal out rainwater to prevent leaching of chemicals into the ground water. Typically, the tops of landfills can be used for open space or recreation uses. The U.S. Army is still utilizing a portion of the landfill.

Recreation Policy E-3: Monterey County shall coordinate with the City of Marina and BLM to create an equestrian center/trail access point into the BLM lands within Marina's Community Park on Intergarrison Road.	County	See BRP Program below
Program E-3.1: Monterey County shall designate an equestrian trail between the former landfill area equestrian center and the Marina Community Park along Intergarrison Road, including a safe crossing point of Intergarrison Road.	County	Ongoing ▲ There has been no official trail designation; however, a trail currently follows this route and is depicted in the draft FORHA Master Plan, and in conceptual form in roughly the same location in the BRP (Figure 3-3). There has been a crossing established at Inter-Garrison Road with signage and striping.
Recreation Policy F-1: The City of Marina shall adopt roadway standards which allow for the development of hiker/biker trails within the right-of-way where appropriate.	Marina	Complete ■ Pedestrian and bicycle trails have been accommodated within some rights-of-way, including Second Avenue and Imjin Parkway. The planned Eighth Street corridor includes the provision of light rail and walking/bicycling paths. Two underpasses of State Route 1 have been developed with pedestrian/bicycle connections, in addition to the Eighth Street bridge over State Route 1.
Note: There are no associated Programs for this Policy.		
Recreation Policy F-1: The City of Seaside shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.	Seaside	Complete ■ Pedestrian and bicycle trails have been accommodated within the General Jim Moore Boulevard right-of-way. There is ample room to accommodate a trail on the east side of Monterey Road. The trail shown on Military Avenue (outside Fort Ord) would need to be accommodated on the street/sidewalk, but the connection to Coe Avenue has been constructed.
	County	Complete ■ FORA Consistency Determinations with County General Plan & zoning code:

			1/18/02 2010 General Plan/Fort Ord Master Plan consistency determination pending. FORA Consistency Determination with East Garrison Specific Plan: 1/12/06
Note: There are no associated Programs for this Policy.			
Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.	Marina		See BRP Programs below
	Seaside		See BRP Programs below
	County		See BRP Programs below
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.	Marina	Incomplete ●	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.
	Seaside	Incomplete ●	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..
	County	Ongoing ▲	The Fort Ord Regional Habitat Area Master Plan provides a trails plan for all of the County's habitat areas. The Plan is currently in draft form, but has not been finalized or adopted.

<p>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</p>	<p>Recreation Policy G-1: The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood's [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources).</p>	<p>Marina</p>	<p>Incomplete ●</p>	<p>No park development incentives are known to have been developed.</p>
<p>Recreation Policy G-2: The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.</p>	<p>County (additional policy language in parentheses)</p>	<p>Marina</p>	<p>Incomplete ●</p>	<p>No park development incentives are known to have been developed.</p>
<p>Recreation Policy G-3: The [jurisdiction] shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.</p>	<p>County</p>	<p>Marina</p>	<p>Complete  / Ongoing </p>	<p>FORA has prepared Highway 1 design guidelines. The City of Marina has a design review process that requires conformance to the Highway 1 guidelines for projects that are located within the Highway 1 corridor. Though not a special design zoning district per se, this requirement carries out an essentially identical function.. The University Villages (Dunes) Specific plan limits commercial building heights</p>









			to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan includes architectural, landscape and pedestrian provisions. The Marina municipal code does not include landscaping requirements
	Seaside	Complete  / Ongoing 	The City of Seaside has a design review process and a Highway 1 Design Overlay Zone. The Highway 1 Design Overlay requires substantial landscaping with regionally-native plants for the purpose of protecting views from State Route 1.
	County	Incomplete 	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.	Marina	Incomplete 	There are no known programs for coordination of parklands.
	Seaside	Incomplete 	See above
	County	Incomplete 	See above
Note: There are no associated Programs for these Policies.			
Objective H: Promote environmental education.			
Recreation Policy H-1: The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.	Marina	Ongoing 	The jurisdictions are required through deed restrictions to implement the HMP, which includes educational programs. At this point no specific programs are in place.
	Seaside	Ongoing 	See above
	County	Ongoing 	See above

Recreation Policy H-2: The County of Monterey shall ensure that the designated operator of its Youth Camp develops a theme of environmental education as part of its curriculum.	County	Ongoing ▲	The County is currently working with a potential operator.
Note: There are no associated Programs for these Policies.			
Goal: Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.			
CONSERVATION - SOILS AND GEOLOGY			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.</i>			
Soils and Geology Policy A-1: In the absence of more detailed site-specific information, the [jurisdiction] shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.	Marina	Ongoing ▲	As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. Review of soils is also a required component of CEQA.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Note: There are no Programs associated with this Policy.			
Soils and Geology Policy A-2: The [jurisdiction] shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the public works director for the [jurisdiction]. The erosion component of the	Marina	See BRP Programs below	

plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-2.1: The [jurisdiction] shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the [jurisdiction] to be used by all future development at former Fort Ord.	Marina	Ongoing ▲	This list has not been developed. However, similar lists and guidance are available from regulatory agencies such as State Water Resources Control Board, and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-2.2: The [jurisdiction] shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the [jurisdiction's] sphere of influence.	Marina	Ongoing ▲	This has not been developed, but similar lists and procedures are available.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above. The County has published a list of drought-resistant plants.
Program A-2.3: The [jurisdiction] shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.	Marina	Ongoing ▲	This list has not been developed. However, in general standard engineering solutions are available to the types of soil conditions encountered at the former Fort Ord.

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Soils and Geology Policy A-3: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.	Marina	Ongoing ▲	The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.	Marina	Ongoing ▲	The Uniform Building Code has been replaced by the California Building Code. The jurisdictions enforce codes through the permitting and inspection processes, as well as enforcement of conditions of approval and CEQA monitoring.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Soils and Geology Policy A-5: Before issuing a grading permit, the [jurisdiction] shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The [jurisdiction] shall require that engineering and design techniques be recommended and implemented to address these limitations.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-5.1: See Program A-2.3 above.			
Program A-5.2: The [jurisdiction] shall designate areas with severe soil limitations, such as those related to piping, low-	Marina	Complete ■	As a routine step in the planning and development review processes, jurisdictions use

Reuse Plan Implementation Status

strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.			the best available data to evaluate soil suitability for different land uses. For most development projects, a soils report or geotechnical report is required on which to base engineering designs. Review of soils is also a required component of CEQA.
	Seaside	Complete 	See above
	County	Complete 	See above
Soils and Geology Policy A-6: The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program A-6.1: The [jurisdiction] shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.	Marina	Ongoing 	The jurisdictions establish policies for development on slopes and grading standards, which entail the development of topographic data for the sites of proposed development projects.
	Seaside	Ongoing 	See above
	County	Ongoing 	See above
Program A-6.2: The [jurisdiction] shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.	Marina	Ongoing 	See Program A-6.1 above
	Seaside	Ongoing 	See above
	County	Ongoing 	See above

<p>Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.</p>			
	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
	Marina	Ongoing ▲	No valuable mineral resources warranting protection are known to have been discovered. In the event they are discovered, the requirements of this program will remain in effect.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
	Marina	Ongoing ▲	Not applicable at present (see Program B-1.1 above)
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
<p>Soils and Geology Policy B-1: The [jurisdiction] shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology's mineral resource "classification-designation" system, and provide for the protection of these areas.</p>			
<p>Program B-1.1: If the [jurisdiction] determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the [jurisdiction] shall designate these areas in a mineral resource or similar land use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.</p>			
<p>Program B-1.2: On property titles in the affected mineral resources protection areas, the [jurisdiction] shall record a notice identifying the presence of valuable mineral resources.</p>			
<p>Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.</p>			
<p>See BRP Programs below</p>	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	









	County	See BRP Programs below	
Program B-2.1: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible land uses.	Marina	Ongoing ▲ Not applicable at present, but could occur in the future (see Program B-1.1 above)	
	Seaside	Ongoing ▲ See above	
	County	Ongoing ▲ See above	
Program B-2.2: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.	Marina	Ongoing ▲ Not applicable at present, but could occur in the future (see Program B-1.1 above)	
	Seaside	Ongoing ▲ See above	
	County	Ongoing ▲ See above	
Soils and Geology Policy B-3: Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.	Marina	Ongoing ▲ Not applicable at present, but could occur in the future (see Program B-1.1 above)	
	Seaside	Ongoing ▲ See above	
	County	Ongoing ▲ See above	
Soils and Geology Policy B-4: The [jurisdiction] shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.	Marina	Ongoing ▲ Not applicable at present, but could occur in the future (see Program B-1.1 above)	

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.			
Soils and Geology Policy C-1: The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders.	Marina	Ongoing ▲	The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Note: There are no Programs associated with this Policy.			
Soils and Geology Policy C-2: The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].	Marina	See BRP Program below	
	Seaside	See BRP Program below	
	County	See BRP Program below	
Program C-2.1: The [jurisdiction] shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.	Marina	Ongoing ▲	Deed restrictions require implementation and compliance with HMP habitat management requirements. Marina is a signatory to the 1997 HMP. FORA reviews legislative land use decisions and development entitlements for conflicts and compliance with the 1997 as part of its Consistency Determination process described in Chapter 8 of its Master Resolution.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.

CONSERVATION - HYDROLOGY AND WATER QUALITY				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i>				
Hydrology and Water Quality Policy A-1: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimize and infiltration maximized in groundwater recharge areas.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program A-1.1: The [jurisdiction] shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.	Marina	Ongoing ▲	Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.	
	Seaside	Ongoing ▲	See above	
	County	Ongoing ▲	See above	
Program A-1.2: 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	Seaside	Complete ■	FORA prepared a Storm Water Master Plan in 2005.	

future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by the 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. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003.			
Hydrology and Water Quality Policy A-2: To avoid adversely affecting groundwater recharge or surface water in downstream areas, the County shall ensure that land use and drainage facilities on newly developed lands do not decrease or increase the magnitude and duration of flows less than or greater than the mean annual flow in creeks downstream of the development sites.	County	See BRP Program below	
Program A-2.1: The County shall implement a stream gauging program for creeks in the eastern part of the former Fort Ord if proposals are submitted for development in that area. The gauging program shall be entirely funded by development fees.	County	Ongoing ▲ The County has approved the East Garrison Specific Plan within the eastern part of the former Fort Ord. The East Garrison Specific Plan includes three storm water basins that will provide percolation during smaller storms and detention during larger storms. Off-site flows beyond the basins will comply with Monterey County Water Resources Agency standards, and not significantly affect flows in downstream creeks.	
Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.			
Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.	Marina	See BRP Programs below	

	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: [This program was removed based on the listing of modifications to the Reuse Plan approved by the FORA Board on June 13, 1997].	Marina	Not Applicable	Program Removed
Program B-1.2: The [jurisdiction] shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).	Marina	Ongoing ▲	The local jurisdictions are participating in Marina Coast Water District's development of the Fort Ord Water Augmentation project, a component of the Regional Urban Water Augmentation Program (RUWAP). The Monterey County Water Resources Agency has an oversight role in the protection of groundwater resources. .
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.	Marina	Complete ■ / Ongoing ▲	The Marina Coast Water District has adopted Ordinance 40, which is applicable within the Water District, which includes all of Marina.
	Seaside	Complete ■ / Ongoing ▲	Chapter 13.18 of the municipal code is a water conservation ordinance based on the Monterey Peninsula Water Management District.
Program B-1.3: The County shall adopt and enforce a water conservation ordinance for its jurisdiction within Fort Ord, which is at least as stringent as Regulation 13 of the MPWMD.	County	Complete ■ / Ongoing ▲	Chapter 15.12 of the County code is a water conservation ordinance.
Program B-1.4: The [jurisdiction] shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.	Marina	Ongoing ▲	Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; agency agreements are not yet in place.

	Seaside	Ongoing 	See above
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.	Marina	Incomplete 	The Marina Coast Water District water conservation ordinance does not include these provisions.
	Seaside	Incomplete 	Seaside's water conservation ordinances do not include these measures.
Program B-1.6: The [jurisdiction] shall work with FORA to assure the long-range water supply for the needs and place for the reuse of the former Fort Ord.	Marina	Ongoing 	The local jurisdictions are participating in the development of a regional water project.
	Seaside	Ongoing 	See above
Program B-1.7: The [jurisdiction], in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential project, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield.	Marina	Ongoing 	FORA requests this information from the jurisdictions as part of its annual development forecast..
	Seaside	Ongoing 	See above
Hydrology and Water Quality Policy B-2: The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.	Marina	Ongoing 	Annual use of up to 6,600 acre-feet of water is considered sustainable at the former Fort Ord. At present, annual water use is about 2,200 acre-feet. Each jurisdiction's development review process (including mandatory water

			supply assessment under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Note: There are no Programs associated with this Policy.			
Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.			
Hydrology and Water Quality Policy C-1: The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.	Marina	Ongoing ▲	Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program C-1.2: The [jurisdiction] shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.	Marina	Ongoing ▲	See Program C-1.1 above

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program C-1.3: The [jurisdiction] shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.	Marina	Ongoing ▲	See Program C-1.1 above
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program C-1.4: The [jurisdiction] shall develop and implement a surface water and groundwater quality monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including drinking water quality.	Marina	Ongoing ▲	This program has not been developed by the jurisdictions; however, the Marina Coast Water District, the water purveyor for the former Fort Ord, monitors water quality, including drinking water.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program C-1.5: The [jurisdiction] shall support the County in implementing a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.	Marina	Complete ■	Chapter 8.12 of the municipal code addresses hazardous waste.
	Seaside	Complete ■	Chapter 8.50 of the municipal code addresses hazardous waste.
Program C-1.5: The County shall adopt and enforce an 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.	County	Complete ■	Hazardous substance control ordinance is described in Title 10.65 of County Code.

Reuse Plan Implementation Status

Program C-1.6: The [jurisdiction] shall develop a program to identify wells that contribute to groundwater degradation. The City shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).	Marina	Ongoing ▲	The Marina Coast Water District monitors wells and coordinates with the local jurisdictions to repair and destroy wells in accordance with state standards.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Hydrology and Water Quality Policy C-2: At the project approval stage, the [jurisdiction] shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Ongoing ▲	Descriptions of feasible and effective measures have not been developed. However, similar lists and guidance are available from regulatory agencies such as the State Water Resources Control Board, and updated from time to time as new techniques and technologies become available. Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.
	Seaside		See above
	County		See above

Hydrology and Water Quality Policy C-3: The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
	Marina	Ongoing ▲	The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program C-3.1: The [jurisdiction] shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and the Seaside groundwater basins to determine available water supplies.	Marina	Ongoing ▲	Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
	Marina	See BRP Programs below	
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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	Marina	Incomplete ●	This program has not been developed.

vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.	Seaside	Incomplete ●	See above	
	County	Ongoing ▲	The County is currently developing a streamside erosion control ordinance.	
Hydrology and Water Quality Policy C-5: The [jurisdiction] shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	Marina	Ongoing ▲	The jurisdictions construct and operate much of the wastewater conveyance infrastructure that leads to the regional wastewater treatment plant, and coordinate with the Monterey Regional Water Pollution Control Agency regarding system capacity and demands.	
	Seaside	Ongoing ▲	See above	
	County	Ongoing ▲	See above	
Hydrology and Water Quality Policy C-6: In support of Monterey Bay's national marine sanctuary designation, the [jurisdiction] shall support all actions required to ensure that the bay and intertidal environmental will not be adversely affected, even if such actions would exceed state and federal water quality requirements.	Marina	See BRP Programs below	See BRP Programs below	
	Seaside	See BRP Programs below	See BRP Programs below	
	County	See BRP Programs below	See BRP Programs below	
Program C-6.1: The [jurisdiction] shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean and outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.	Marina	Complete ■	FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.	

	Seaside	Complete ■	FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.
	County	Complete ■	FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.
Hydrology and Water Quality Policy C-7: The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity.	Marina	Ongoing ▲	Each jurisdiction's development review process (including mandatory assessment of public services availability under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
CONSERVATION - BIOLOGICAL RESOURCES			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-wide Habitat Management Plan (HMP) for the former Fort Ord in conformance with its resources conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.</i>			
Biological Resources Policy A-1: The City shall manage, or cause to be managed, the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.	Marina	See BRP Programs below	
Program A-1.1: The City shall restrict development in parcels adjacent to the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.	Marina	Complete ■	The Marina General Plan designates these polygons for Habitat Reserve and Other Open Space. FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan: 10/10/97;

Reuse Plan Implementation Status

			FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
Program A-1.2: The City shall monitor, or cause to be monitored, the Salinas River Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	Marina	Incomplete ●	Annual monitoring reports have not been submitted to CRMP.
Program A-1.3: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.	Marina	Incomplete ●	The City has not contracted for the management of the Salinas River Habitat Area.
Biological Resources Policy A-1: The [jurisdiction] shall ensure that the habitat management areas are protected from degradation due to development in, or use of, adjacent parcels within its jurisdiction	Seaside	See BRP Programs below	
County (Policy A-5)	County	See BRP Programs below	
Program A-1.1: The [jurisdiction] shall coordinate with BLM in the design and installation of appropriate firebreaks to be required on all parcels that border habitat management areas. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled fuelbreak, and parking lots. All firebreaks shall be at the development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management areas. Firebreaks on adjacent parcels shall be contiguous.	Seaside	Ongoing ▲	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.
(Program A-5.1)	County	Ongoing ▲	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.





Program A-1.2: The [jurisdiction] shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The [jurisdiction] shall maintain, repair, and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity. (Program A-5.2)	Seaside	Ongoing ▲	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.
(Program A-5.2)	County	Ongoing ▲	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.
Program A-1.3: The [jurisdiction] shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.	Seaside	Ongoing ▲	Each jurisdiction's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.
(Program A-5.3)	County	Ongoing ▲	See above
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.	County	See BRP Programs below	

Reuse Plan Implementation Status






<p>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:</p> <ul style="list-style-type: none"> ▪ Control of off-road vehicle use. ▪ Prevention of any unauthorized disturbance to the habitat. ▪ Prevention of the spread of non-native, invasive species that may displace native habitat. 	County	Incomplete ●	Implementation Plan for Polygon 11a (East Garrison North) has not been completed.
<p>Program A-1.2: Management of this habitat conservation area shall include:</p> <ul style="list-style-type: none"> ▪ 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. 	County	Incomplete ●	Management activities have not occurred; however, a Section 2081 incidental take permit was issued by CDFG for the East Garrison Project which requires management of a mitigation site for sand gilia within this polygon.
<p>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.</p>	County	Incomplete ●	Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program.
<p>Program A-1.4: The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.</p>	County	Incomplete ●	The County has not contracted for the management of the East Garrison North habitat management area.
<p>Biological Resources Policy A-2: The City shall manage, or cause to be managed the remaining habitat within the Marina</p>	Marina	See BRP Programs below	


Habitat Area #2 (Polygon 1b) to maintain existing habitat values for HMP species.	Marina	Incomplete●	An implementation plan has not been prepared or submitted to the USFWS or CDFG for the Airport Reserve habitat management area.
<p>Program A-2.1: The City shall submit to the USFWS and CDFG, through the CRMP program, a plan for implementation of both short-term and long-term habitat management and protection measures for the Marina Habitat Area #2, including consideration of funding sources, legal mechanism, and a time table to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat:</p> <ul style="list-style-type: none">▪ Control of off-road vehicle use.▪ Prevention of any unauthorized disturbance to the habitat.▪ Prevention of the spread of non-native, invasive species that may displace native habitat.	Marina	Incomplete●	<p>FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan:10/10/97;</p> <p>FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11</p> <p>The development limitations and land use designations were completed. However, development has not occurred in Polygon 1b and, therefore, the design of the allowable facilities or road alignment has not been evaluated. Further, the Draft HCP proposes that no development would be permitted in Polygon 1b and the proposed road alignment would occur within the adjacent development parcel.</p>

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.	Marina	Incomplete ●	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.	Marina	Incomplete ●	See Above; the implementation plan has not been prepared.
Program A-2.5: The City shall monitor, or cause to be monitored this conservation area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	Marina	Incomplete ●	Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program..
Program A-2.6: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.	Marina	Incomplete ●	The City has not contracted for the management of the Airport habitat management area.
Biological Resources Policy A-2: The City shall ensure that measures are taken to prevent degradation and siltation of the ephemeral drainage that passes through the Planned Residential Extension District and Community Park in Polygon 24.	Seaside	See BRP Programs below	
Program A-2.1: The City shall require preparation of erosion control plans for proposed developments in vicinity of the ephemeral drainage that specifically address measures for protecting the drainage.	Seaside	Complete ■	Seaside's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Program to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.

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.	County	See BRP Programs below
Program A-2.1: The County shall ensure the majority of the development in this parcel is contained within existing developed areas of East Garrison. Development that cannot be accommodated in existing developed areas shall be constructed in areas with less than 30% slope and sited to minimize impacts to HMP species.	County	<div>Complete </div> <div>Land use designations were revised to these areas in the East Garrison/Parker Flats Land Swap Agreement (LSA). The LSA was an approved amendment to the HMP and also was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06.</div> <div>2010 General Plan/Fort Ord Master Plan consistency determination pending.</div>
Program A-2.2: Development within the East Garrison area shall be planned, sited, and designed to retain natural habitat areas that are contiguous within the parcel and with natural habitats in adjacent parcels.	County	<div>Complete </div> <div>See above</div>
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.	County	<div>Incomplete </div> <div>A management plan has not been submitted.</div>
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.	County	<div>Incomplete </div> <div>Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program..</div>

Reuse Plan Implementation Status

Program A-2.5: The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.	County	Incomplete 	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 Yadon's piperia in Polygon 2a.	Marina	See BRP Programs below	
Program A-3.1: The City shall require seasonally-timed surveys for Yadon's piperia in Polygon 2a over time in order to establish suitable boundaries for the habitat preserve and proposed mixed-use areas. Consecutive annual surveys for a period of years will provide a comprehensive data base from which to plan land use.	Marina	Ongoing 	Annual surveys commenced in 2006 and are continuing.
Program A-3.2: Once the habitat preserve for Yadon's piperia has been established, the City shall erect a barrier around the preserve sufficient to restrict vehicle access and require adjacent development to direct its runoff and storm drainage away from the preserve.	Marina	Ongoing 	Annual surveys are ongoing and expected to continue until 2015, and then this program can be completed. The Draft HCP has proposed a preliminary five-acre preserve area within Polygon 2a (i.e., the Marina Northwest Corner) to protect the piperia population observed to date.
Program A-3.3: The City shall monitor, or cause to be monitored this preserve in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	Marina	Incomplete 	Annual monitoring reports, or the annual survey reports completed thus far, have not been submitted to the Coordinated Resource Management and Planning program..
Biological Resources Policy A-3: The City shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.	Seaside	See BRP Programs below	
Program A-3.1: The City shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.	Seaside	Complete 	The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004. The City obtained the "Drumstick" parcel from State Parks and has designated it for commercial development. The City does not

				have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.
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).	County	See BRP Programs below		
Program A-3.1: [This program has been removed based on the listing of modifications adopted by the FORA Board on June 13, 1997.]	County	Not applicable		Program removed.
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 shall continue to be used for recreational fishing.	County	Complete 		The habitat conservation restrictions for Polygon 17a are included in the HMP. Polygon 17a is classified as a development parcel with reserve or restrictions.
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.	County	Incomplete 		A management plan has not been prepared.
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	County	Incomplete 		Limited signage has been installed and completion of this program is expected to occur concurrently with youth camp planning and development activities.

Reuse Plan Implementation Status

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.				
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.	County	Incomplete ●	Surveys are expected to occur concurrently with youth camp planning and development activities.	
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.	Marina	See BRP Programs below		
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.	Marina	Incomplete ●	Barriers to prevent access to all habitat areas have not been constructed to date. Fencing has been installed around FONR, but barriers to the Salinas River HMA and Airport HMA have not been constructed.	
Program A-4.2: The City shall require stormwater drainage plans for all developments adjacent to habitat conservation and corridor areas to direct its runoff and storm drainage away from those areas to minimize potential for hydrology modifications and erosion problems. The City shall require that all developments comply with the drainage plan as well as employ Best Management Practices during construction.	Marina	Ongoing ▲	Marina's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.	

Program A-4.3: The City shall coordinate with the University of California Natural Reserve System when reviewing project applications for city lands that about the habitat areas managed by the University of California to incorporate appropriate barriers and/or drainage controls in the project design.	Marina	Ongoing ▲	The City is currently coordinating with the University of California Natural Reserve System regarding the Airport Master Plan. FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
Biological Resources Policy A-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.	County	See BRP Programs below	
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.	County	Incomplete ●	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.	County	Incomplete ●	See Program A-4.1 above
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.	County	Incomplete ●	See Program A-4.1 above
Program A-4.4: Where possible, the County shall use vegetation native to the former Fort Ord in the landscaping for the Community Park.	County	Incomplete ●	See Program A-4.1 above
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.	County	Incomplete ●	See Program A-4.1 above
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. <ul style="list-style-type: none"> No structures shall be constructed immediately along 	County	Incomplete ●	See Program A-4.1 above

<p>the boundary of the residential area and the habitat corridor.</p> <ul style="list-style-type: none"> ▪ 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. 				
<p>Program A-4.7: The County shall use native plants from on-site stock in all landscaping except for turf areas.</p>	County	Incomplete ●	See Program A-4.1 above	
<p>Biological Resources Policy A-5: The City shall protect structures in parcels adjacent to the habitat corridor south of Reservation Road and west of Imjin Road (Polygon 5c) from wildfires that may originate in the corridor.</p>	Marina	See BRP Programs below		
<p>Program A-5.1: The City shall not permit any structures which directly abut the habitat corridor.</p>	Marina	Complete ■ / Ongoing ▲	The HMP sets forth buffer requirements for new development. Existing residences that predate the BRP are located near the edge of the habitat corridor.	
<p>Program A-5.2: The City shall require a greenbelt, park, or other fire-resistant, non-residential land use at the boundary between development structures and the habitat corridor.</p>	Marina	Complete ■	See above	
<p>Biological Resources Policy A-5: The County shall ensure that the habitat management areas are protected from degradation due to development in, or use of, adjacent parcels within its jurisdiction</p>	County	See BRP Programs below.		
<p>Program A-5.1: The County shall coordinate with BLM in the design and installation of appropriate firebreaks to be required on all parcels that border habitat management areas. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled fuelbreak, and parking lots. All firebreaks shall be at the</p>	County	Ongoing ▲	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.	

development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management areas. Firebreaks on adjacent parcels shall be contiguous.				
Program A-5.2: The County shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The County shall maintain, repair, and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.	County	Ongoing ▲	See Program A-5.1 above.	
Program A-5.3: The County shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.	County	Complete ■	The County's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.	
Program A-5.4: The County shall require that plans for construction of facilities in the northeastern portion of Polygon 19a include measures to protect the flow to and water quality of the ponds nearby, in the habitat management areas.	County	Complete ■	Land use revisions were made to this area in the East Garrison/Parker Flats Land Swap Agreement. The LSA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project and was also an approved amendment to the HMP. This portion of Polygon 19a is now a designated as a habitat management area (Parker Flats HMA). FORA Consistency Determinations with	




Reuse Plan Implementation Status

			County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan/Fort Ord Master Plan consistency determination pending.
<p>Program A-5.5: To minimize the potential for erosion or accelerated sedimentation, prevent fires from spreading, and prevent unauthorized access in the adjacent habitat management areas, the County shall require the following in the Laguna Seca Regional Park expansion areas on the former Fort Ord:</p> <ul style="list-style-type: none"> ▪ Maintain grass over the majority of the areas where vegetation is removed to allow for parking. Mow the grass prior to using the area for parking. ▪ Require construction of a firebreak along the inside perimeter of each of the expansion areas. The firebreak shall be inspected before each event for which the areas are used and shall be improved as necessary to ensure its effectiveness. ▪ Require the removal of all trash immediately following each event in which the expansion areas are used. ▪ Post signs before each event in the expansion areas that state off-road vehicle use is not permitted in the habitat management areas. 	County	Ongoing ▲	The County has begun planning for management of its habitat areas, but has not specifically addressed these requirements.
<p>Program A-5.6: The County shall monitor, or cause to be monitored, the two ponds within the habitat management area adjacent to the Laguna Seca Regional Park expansion areas to identify any impacts to these areas from the adjacent use. The ponds shall be inspected after each event for which the expansion areas are used. If adverse impacts are noted, the County shall require appropriate actions to prevent similar effects during future events.</p>	County	Ongoing ▲	See Program A-5.5 above.

<p>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.</p> <p>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.</p> <p>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.</p>	Marina	See BRP Programs below	
	Marina	Incomplete ●	The Community Park has not been designed or constructed.
	Marina	Incomplete ●	See Program A-6.1 above
<p>Biological Resources Policy A-7: Where possible, the [jurisdiction] shall encourage the preservation of small pockets of habitat and populations of HIMP species within and around developed areas.</p>	Marina	See BRP Programs below	
(Policy A-4)	Seaside	See BRP Programs below	
(Policy A-9)	County	See BRP Programs below	
<p>Program A-7.1: The [jurisdiction] shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.</p> <p>(Program A-4.1)</p> <p>(Program A-9.1)</p>	Marina	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above

Chapter 4

Program A-7.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.	Marina	Ongoing ▲	Each jurisdiction's development review process provides a mechanism for this Program to be pursued. FORA's development entitlement consistency determination process for each individual project provides an additional level of oversight for this requirement. The Seaside Resort project has provided mitigation for an area of Monterey Spineflower.
(Program A-4.2)	Seaside	Ongoing ▲	See above
(Program A-9.2)	County	Ongoing ▲	See above
Program A-7.3: Where development will replace existing habitat which supports sensitive biological resources, the [jurisdiction] shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.	Marina	Ongoing ▲	See Program A-7.2 above
(Program A-4.3)	Seaside	Ongoing ▲	See above
(Program A-9.3)	County	Ongoing ▲	See above
Biological Resources Policy A-7: The County shall coordinate with California State University and UCNRS to minimize the potential for HMP species in the habitat conservation and corridor areas adjacent to the CSUMB land to be adversely affected by human activity.	County	See BRP Programs below	
Program A-7.1: The County shall consult with CSUMB during its Master Plan Process regarding potential pedestrian, bicycle and vehicle access to adjacent habitat conservation and corridor areas from the campus.	County	Complete ■	The County coordinated with CSUMB during its 2007 Master Plan process and with its preparation of the Draft Fort Ord Recreational Habitat Area Master Plan process. The

Methods for controlling this access should be developed by CSUMB with assistance from the County and UCNRS.			FORHA planning process is currently on hold but is anticipated to resume when a funding source can be identified.
Biological Resources Policy A-8: The [jurisdiction] shall protect the coastal zone west of State Highway 1 from habitat degradation due to increased public access.	Seaside	See BRP Programs below	
(Policy A-6)	County	See BRP Programs below	
Program A-8.1: The [jurisdiction] shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.	Seaside	Complete 	The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004. The City obtained the “Drumstick” parcel from State Parks and has designated it for commercial development. The City does not have jurisdiction over any lands on which the Fort Ord Dunes Master Plan is currently applicable.
(Program A-6.1)	County	Complete 	The State Parks land west of State Route 1 is in unincorporated territory, but the County does not have jurisdiction over the land. The California Department of Parks and Recreation completed the Fort Ord Dunes State Park Master Plan in September 2004.
Biological Resources Policy A-8: The County shall maintain the quality of the habitat in the Frog Pond Natural Area.	County	See BRP Programs below	
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	County	Incomplete  (Compliance requirement not triggered)	The City of Del Rey Oaks now has jurisdiction over the office park parcel 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

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.			been developed 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.	County	Incomplete ●	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.
Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.			
Biological Resources Policy B-1: The [jurisdiction] shall strive to avoid or minimize loss of sensitive species listed in Table 4.4.-2 that are known or expected to occur in areas planned for development.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: Where the City has reason to suspect that they may occur on a proposed development site, the [jurisdiction] shall require directed, seasonally-timed surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning.	Marina	Ongoing ▲	Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.

	Seaside	Ongoing ▲	See above
Program B-1.1: The County shall require directed, seasonally-times surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning in previously undeveloped areas of the former Fort Ord.	County	Ongoing ▲	See above
Program B-1.2: If any sensitive species listed in Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.	Marina	Ongoing ▲	See Program B-1.1 above
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
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.	Seaside	See BRP Programs below	
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	Seaside	Incomplete ●	An oak woodland conservation area has not been designated.

Reuse Plan Implementation Status

<p>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.</p>				
<p>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.</p>	Seaside	Incomplete ●	An oak woodland conservation area has not been designated and, therefore, no monitoring has occurred.	
<p>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.</p>	County	See BRP Programs below.		
<p>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</p>	County	Incomplete ●	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). The LSA was an approved amendment to the HMP and was also determined to be consistent with the BRP on	

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.			1/12/06 as part of the East Garrison Project.
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.	County	Incomplete ●	See above
Biological Resources Policy B-3: The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program B-3.1: [This program was removed based on the listing of modifications to the Reuse Plan adopted by the FORA Board on June 13, 1997.]	Marina	Not applicable	Program Removed
Program B-3.1: The County shall require, prior to any development activities within the watersheds of riparian drainages, vernal pools, or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to or water quality of those drainages, ponds or wetlands.	County	Ongoing ▲	The East Garrison Specific Plan does not propose development within significant riparian drainages, vernal pools, or wetlands, and detention basins will percolate or detain storm water flows to maintain pre-development flows.
Program B-3.2: The [jurisdiction] shall evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event wetlands are present, the [jurisdiction] shall require that	Marina	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at development sites approved by Marina within the former Fort Ord.

Reuse Plan Implementation Status

they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plan should be coordinated through the CRMP.			
(Program B-3.1)	Seaside	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at development sites approved by Seaside within the former Fort Ord.
(Program B-3.2)	County	Ongoing ▲	Compliance requirement not triggered. There are no wetlands identified at the East Garrison Specific Plan.
Program B-3.3: The [jurisdiction] should incorporate wetland features into stormwater control facilities to the extent practicable.	Marina	Ongoing ▲	Each jurisdiction’s development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. FORA’s development entitlement consistency determination process supplies an additional level of oversight for this requirement.
Program B-3.2)	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program B-3.4: The County shall coordinate with the State Department of Transportation in the design of SR 68 to assess the feasibility of avoiding the riparian forest within the alignment. Where riparian forest removal is unavoidable, the County shall request CalTrans to compensate at a 2:1 ratio of newly created habitat to lost habitat or a 4:1 acreage ratio of enhance habitat to lost habitat. Compensation and restoration could occur on other areas of Toro Creek.	County	Ongoing ▲	Compliance requirement not triggered The potential Highway 68 bypass, which was shown in conceptual form on 1997 BRP maps, is not actively being proposed or pursued by any public agency, although it remains an option in Caltrans long-range planning. If it were to be implemented in the future, the bypass would be subject to various agency approvals and environmental clearance requirements.

Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.			
Biological Resources Policy C-1: The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.	Marina	Ongoing ▲ Each jurisdiction's development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential impacts on geology, aesthetics, and biological resources, among others. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.	
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	

	County	See BRP Programs below	
Program C-2.1: The City shall protect the small patches of oak woodland located along the bluffs in Polygon 1c unless project-specific plans for development in those areas cannot proceed without selective tree removal.	Marina	Ongoing ▲	Compliance requirement not triggered. No projects have been proposed in this area.
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.	Seaside	Incomplete ●	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: 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).	Marina	Incomplete ●	The City's tree ordinance, Chapter 17.51 of the municipal code, does not specifically address oak trees or oak woodland.
(Program C-2.5)	Seaside	Incomplete ●	See Program C-2.1 (Seaside)
(Program C-2.4)	County	Incomplete ●	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.
Program C-2.2: When reviewing project plans for developments within oak woodlands, the [jurisdiction] shall cluster development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.	Seaside	Ongoing ▲	See Program C-2.1 (Seaside). The Seaside Resort project clustered residential development and positioned lots and streets to minimize oak removal

Program C-2.1: The County shall cluster development whenever possible so that contiguous stands of oak trees can be maintained in the non-0developed natural land areas.	County	Ongoing ▲	The East Garrison Specific Plan places most development in areas previously disturbed by the Army, and sets outlying areas aside as open space.
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).	County	Complete ■	The County applies Chapter 16.60 in the development review process by requiring tree removal permit approval for oak trees exceeding a specified size.
Program C-2.3: The [jurisdiction] shall require that paving within the dripline of preserved oak trees be avoided whenever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.	Marina	Ongoing ▲	Each jurisdiction's development review process (including design review for consistency with applicable adopted landscape guidelines and other design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential impacts on biological resources such as trees, among others. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.
(Program C-2.6)	Seaside	Ongoing ▲	See above
(Program C-2.5)	County	Ongoing ▲	See above
Program C-2.3: The City shall require project applicants to submit a plot plan of the proposed development which: 1) clearly shows all existing trees (noting location, species, age, health, and diameter, 2) notes whether existing trees will be retained, removed or relocated, and 3) notes the size, species, and location of any proposed replacement trees.	Seaside	Ongoing ▲	This is a routine component of the submittal package for proposed development projects. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.

Reuse Plan Implementation Status

Program C-2.4: The [jurisdiction] shall require the use of oaks and other native plant species for project landscaping. To that end, the [jurisdiction] shall require collection and propagation of acorns and other plant material from former Fort Ord oak woodlands be used for restoration areas or as landscape plants. However, this program does not exclude the use of non-native plant species.	Marina	Ongoing ▲	Each jurisdiction's project review and approval process includes opportunities for conditions of project approval requiring this standard. CEQA mitigation measures, where applicable, may also require equal or similar performance. FORA's development entitlement consistency determination process provides an additional level of oversight for this requirement to be met.
(Program C-2.4)	Seaside	Ongoing ▲	See above
(Program C-2.3)	County	Ongoing ▲	See above
Biological Resources Policy C-3: Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.	Marina	See BRP Program below	See BRP Program below
	Seaside	See BRP Program below	See BRP Program below
	County	See BRP Program below	See BRP Program below
Program C-3.1: The [jurisdiction] shall review lighting and landscape plans for all development adjacent to habitat conservation and corridor areas, or other open space that incorporates natural lands to ensure consistency with Policy C-3.	Marina	Ongoing ▲	Each jurisdiction's development review process (including design review for consistency with applicable adopted outdoor lighting guidelines and other design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential lighting impacts on sensitive receptors. FORA's development entitlement consistency determination process supplies an additional

				level of oversight for this requirement.
	Seaside		Ongoing ▲	See above
	County		Ongoing ▲	See above
Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.				
Biological Resources Policy D-1: The [jurisdiction] shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.	Marina		See BRP Programs below	See BRP Programs below
	Seaside		See BRP Programs below	
	County		See BRP Programs below	
Program D-1.1: The [jurisdiction] shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act and Section 2080 of the Fish and Game Code.	Marina		Ongoing ▲	Contractor education programs are frequently required as a condition of approval or for compliance with CEQA mitigation measures.
	Seaside		Ongoing ▲	See above
	County		Ongoing ▲	See above
Program D-1.2: The [jurisdiction] shall provide project applicants specific information on the protocol for recovered and relocation of particular species that may be encountered during construction activities.	Marina		Ongoing ▲	This requirement is routinely addressed through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Incomplete ●	Interpretive signs have not been installed.
	Seaside	Incomplete ●	Interpretive signs have not been installed.
	County	Incomplete ●	Interpretive signs have not been installed.
Program D-2.2: The [jurisdiction] shall coordinate production of educational materials through the CRMP process.	Marina	Ongoing ▲	The BLM has posted educational materials on it's Fort Ord National Monument website.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the [jurisdiction] shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as describes measures for	Marina	Ongoing ▲	Public information or brochures are frequently required as a condition of approval or for compliance with CEQA mitigation measures.







protecting wildlife and vegetation in adjacent habitat areas (i.e., access controls, pet controls, use of natives in the landscape, etc.)				
	Seaside	Ongoing ▲	See above	
	County	Ongoing ▲	See above	
Objective E: Develop strategies for interim management of undeveloped natural land areas.				
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.	Marina	See BRP Programs below	See BRP Programs below	
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
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: <ul style="list-style-type: none">Control of off-road vehicle use in all undeveloped natural land areas.Prevent any unauthorized disturbance in all undeveloped natural land areas, but especially in designated conservation areas and habitat corridors.Prevent the spread of non-native, invasive species that may displace native habitat.	Marina	Incomplete ●	An implementation plan has not been completed.	
	Seaside	Incomplete ●	An implementation plan has not been completed.	

Reuse Plan Implementation Status

	County	Incomplete●	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.	Marina	Incomplete●	Annual monitoring reports have not been submitted to BLM.
	Seaside	Incomplete●	Annual monitoring reports have not been submitted to BLM.
	County	Incomplete●	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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Incomplete●	Annual reports have not been prepared. Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.
	Seaside	Incomplete●	See above
	County	Incomplete●	See above

CONSERVATION - AIR QUALITY			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
Objective A: Protect and improve air quality.			
Air Quality Policy A-1: Each jurisdiction shall participate in regional planning efforts to improve air quality.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program A-1.1: Each jurisdiction shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.	Marina	Ongoing ▲	Each jurisdiction is in communication with the Air District.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	
Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.	Marina	Ongoing ▲	The jurisdictions coordinate with TAMC on an ongoing basis.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Air Quality Policy A-2: Each jurisdiction shall promote local efforts to improve air quality.	Marina	See BRP Programs below	See BRP Programs below
	Seaside	See BRP Programs below	See BRP Programs below
	County	See BRP Programs below	See BRP Programs below
Program A-2.1: Each jurisdiction shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants.	Marina	Ongoing ▲	Identification, avoidance, and mitigation (as needed) of air quality impacts is a mandatory element of all projects that are subject to CEQA. This applies to General Plan and zoning changes as well as individual development projects.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above

<p>Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.</p>	Marina	Ongoing ▲	2000 Marina General Plan Policy 3.22 requires a ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.
	Seaside	Ongoing ▲	2004 Seaside General Plan Implementation Plan C-2.2.2 encourages TDM programs.
	County	Ongoing ▲	The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
<p>Air Quality Policy A-3: Integrate the land use strategies of the California Air Resources Board's The Land Use – Air Quality Linkage – How Land Use and Transportation Affect Air Quality, into local land use decisions.</p>	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
<p>Program A-3.1: Each jurisdiction shall plan and zone properties, as well as review development proposals to promote the Land Use – Air quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.</p>	Marina	Complete ■	The jurisdictions prepare and adopt general plan policies, specific plans, and design guidelines that support land use patterns consistent with this Program. Each jurisdiction's development review process (including design review for consistency with applicable adopted policies, specific plans, and design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding air quality impacts. FORA's consistency determination process supplies an

				additional level of oversight for this requirement, particularly at the legislative action stage before development entitlements for individual projects are considered.
	Seaside	Complete 		See above
	County	Complete 		See above
Program A-3.2: Each jurisdiction shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.	Marina	Complete 		See Program A-3.1 above.
	Seaside	Complete 		See above
	County	Complete 		See above
CONSERVATION - Cultural Resources				
Objectives, Policies, & Programs	Resp. Entity	Status		Notes
<i>Objective A: Identify and protect all cultural resources at the former Fort Ord.</i>				
Cultural Resources Policy A-1: The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program A-1.1: The jurisdiction shall conduct a records search and a preliminary archaeological surface reconnaissance as part of environmental review for any development project(s) proposed in a high archaeological resource sensitivity zone.	Marina	Ongoing 		A project's impacts on archaeological resources are a required subject area under CEQA. This Program's requirement is covered through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-1.2: The [jurisdiction] shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale.	Marina	Ongoing ▲	See Program A-1.1 above.
	Seaside	Ongoing ▲	
	County	Ongoing ▲	
Program A-1.3: As a contractor work specification for all new construction projects, the [jurisdiction] shall include that during construction upon the first discovery of any archaeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archaeologist and recommendations made.	Marina	Ongoing ▲	In order for a development project to be in compliance with CEQA during the construction phase, all construction-relevant mitigation measures (including those relating to avoiding and minimizing impacts on archaeological resources) must be conveyed to, and carried out by, construction personnel.
	Seaside	Ongoing ▲	
	County	Ongoing ▲	
Cultural Resources Policy A-2: The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-2.1: The [jurisdiction] shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.	Marina	Ongoing ▲	Consultation with tribal representatives is required for general plan amendments and is performed by jurisdictional staff or their consultants as needed to avoid or minimize potential impacts to cultural resources.

			Notification of the California Native American Heritage Commission and a cultural resources investigation is typically required as part of the CEQA process. These processes screen for the presence of sacred lands.
	Seaside	Ongoing ▲	
	County	Ongoing ▲	
Program A-2.2: If traditional cultural properties are found to exist on the [jurisdiction's] lands at the former Fort Ord, the jurisdiction shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.	Marina	Ongoing ▲	The Esselen Nation did not receive Federal recognition or lands through the PBC process conducted for Former Fort Ord lands. No traditional cultural lands have been officially identified to date.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Objective B: Preserve and protect historically significant resources at the former Fort Ord.			
Cultural Resources Policy B-1: The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord's historically and architecturally significant resources.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: The [jurisdiction] shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.	Marina	Ongoing ▲	The jurisdictions seek grant funding for a variety of purposes, including the preservation of structures.

Chapter 4

	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program B-1.2: The [jurisdiction] shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants. These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.	Marina	Ongoing ▲	Buildings proposed for demolition are required to be screened for historic significance in accordance with Department of Parks and Recreation guidelines.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above. Several buildings at East Garrison are specifically identified in the BRP and have been preserved. The East Garrison Specific Plan includes historic district design guidelines.
Program B-1.3: The City shall regulate the demolition of buildings of architectural or historic importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.	Marina	Ongoing ▲	The CEQA process (State law) requires impact avoidance and mitigation--including possible relocation of historic buildings--to occur, or to be determined infeasible, before demolition can be approved by a jurisdiction. CEQA also requires public notification of proposed projects and, in the case of significant impacts such as demolition of historic buildings, requires an Environmental Impact Report with associated public hearings. Each jurisdiction's development review process provides additional mechanisms requiring public notice and hearings. First is the determination of the structure being an eligible historic resource.
	Seaside	Ongoing ▲	
	County	Ongoing ▲	

Program B-1.4: The City of Marina should attempt to establish a historic barracks district near the 8 th Street overcrossing and the State Parks entrance. This small area could represent the historic character of the former Fort Ord, be utilized for museums and non-profit organizations and assist in establishing an activity center in the Town Center Planning Area.	Marina	Ongoing ▲	The University Villages (Dunes) Specific Plan proposes the preservation and re-use of the large warehouse building (south of Eighth Street near State Route 1), two chapels, and a brick structure. Most of the barracks between Eighth Street and Divarty Road are still standing
Cultural Resources Policy B-2: The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area.	County	See BRP Programs below	
Program B-2.1: The County of Monterey shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.	County	Complete ■ / Ongoing ▲	The East Garrison Specific Plan sets aside a set of building form redevelopment as an arts district. A traditional grid street pattern is maintained in this area, and historic design guidelines have been prepared. FORA Consistency Determination with East Garrison Specific Plan: 1/12/06
Program B-2.2: The County of Monterey shall ensure that development of the East Garrison historic area is consistent with maintaining its historic scale and character.	County	Complete ■ / Ongoing ▲	See Program B-2.1 above
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.	County	Complete ■ / Ongoing ▲	The Monterey Peninsula College uses have been relocated to the Parker Flats area. See Program B-2.1 above regarding historic preservation.

Goal: To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects of exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.				
Noise				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.</i>				
Noise Policy A-1: The City shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
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.	Marina	Incomplete ●	2000 Marina General Plan Table 4.1 presents the City's noise criteria. The City's noise criteria are 5 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan Table 4.5-3, but are found to be consistent with the Base Reuse Plan.	
	Seaside	Incomplete ●	2004 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.
	County	Incomplete ●		General Plan Table S-2 presents the County's noise criteria. The City'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.	Marina	Incomplete ●		Marina Municipal Code Chapter 9.24 and Chapter 15.04 control noise in Marina. The Chapter does not include specific noise performance standards because it is addressed in the CEQA process.
	Seaside	Incomplete ●		Seaside Municipal Code Chapter 9.12 controls noise in Seaside. The Chapter does not include specific noise performance standards.
	County	Incomplete ●		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.
Objective B: Ensure through land use planning that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.				
Noise Policy B-1: The City shall ensure that the noise environments for existing residences and other existing	Marina	See BRP Programs below		

Reuse Plan Implementation Status

noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Incomplete ●	The jurisdictions investigate noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but do not proactively address existing noise issues at existing developments.
	Seaside	Incomplete ●	See above.
	County	Incomplete ●	See above.
Program B-1.2: Wherever practical and feasible, the [jurisdiction] shall segregate sensitive receptors, such as residential land uses, from noise generators through land use.	Marina	Complete ■	The 2000 Marina General Plan land use map places most residential uses at a distance from State Route 1, or buffers it from Imjin Parkway. Industrial uses are not located immediately adjacent to residential uses.
	Seaside	Complete ■	The 2004 Seaside General Plan land use map places most residential uses at a distance from State Route 1. Future/new residential land uses adjacent to General Jim Moore Boulevard could experience street noise above desirable levels, but it is expected noise attenuation would be identified and required at the project design phase. No noise-generating land uses are adjacent to schools or residential areas.

	County			All noise-sensitive land uses are within Planned Development Mixed Use districts. No noise-generating land uses are adjacent to the Planned Development Mixed Use districts.
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.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program B-2.1: See description of Program A-1.1 above.	Marina	Incomplete ●	See Program A-1.1 above.	
	Seaside	Incomplete ●	See Program A-1.1 above.	
	County	Incomplete ●	See Program A-1.1 above.	
Program B-2.2: See description of Program A-1.2 above.	Marina	Incomplete ●	See Program A-1.2 above.	
	Seaside	Incomplete ●	See Program A-1.2 above.	
	County	Incomplete ●	See Program A-1.2 above.	
Noise Policy B-3: The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5- 3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.	Marina	Incomplete ●	The jurisdictions prepare noise studies as part of the environmental review of projects. The noise studies are based on each jurisdiction's noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and A-1.2 above), however, found to be consistent under the General Plan.	

	Seaside	Incomplete ●	See above.
	County	Incomplete ●	See above.
There are no Programs associated with these Policies.			
Noise Policy B-4: The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.	Marina	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn (a 24-hour weighted average that is a commonly used noise metric). This standard is typically enforced through standard design measures at the plan check (building permit) stage.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.
Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.	Marina	Ongoing ▲	The jurisdictions all maintain an internal standard of 45 dB-Ldn.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.
Noise Policy B-6: If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family; and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by	Marina	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.

more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.			
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.
Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.	Marina	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.
Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.	Marina	Ongoing ▲	These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.

Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.	Marina	Ongoing ▲	Marina Municipal Code Chapter 9.24 and Section 15.04.055 restrict construction noise to specified hours and decibel levels.
	Seaside	Ongoing ▲	Seaside Municipal Code Chapter 9.12 controls noise in Seaside, including construction noise.
	County	Ongoing ▲	County Code Chapter 10.60 prohibits any noise exceeding 85 dBA at a distance of 50 feet, and would include construction equipment.
Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.			
SAFETY -- SEISMIC AND GEOLOGIC HAZARDS			
Objectives, Policies, & Programs	Resp. Entity	Status	Notes
<i>Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.</i>			
Seismic and Geologic Hazards Policy A-1: The [jurisdiction] shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	

Program A-1.1: The [jurisdiction] shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground-shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.	Marina	Ongoing ▲	Each jurisdiction adopts the current version of the California Building Code every three years, including requirements for the design of each building to the appropriate seismic design category. Seismic design categories are determined by a combination of spectral response acceleration, soil type, and occupancy type. The State Department of Conservation, California Geological Survey and the United States Geological Survey issue maps and data used by engineers to assess seismic conditions for the appropriate design of buildings.
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
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.	Marina	Incomplete ●	The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of Fort Ord, but are not included within the Alquist-Priolo program. The City of Marina has not adopted a fault zone setback requirement.
	Seaside	Incomplete ●	See above. The City of Seaside has not adopted a fault zone setback requirement.
	County	Incomplete ●	See above. The County has not adopted a fault zone setback requirement.
Seismic and Geologic Hazards Policy A-2: The [jurisdiction] shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.	Marina	See BRP Programs below	

	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program A-2.1: The [jurisdiction] shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Marina.	Marina	Ongoing ▲ The CEQA process requires project- and site-specific identification, avoidance, and mitigation of seismic-related risks and impacts. This issue is then addressed at a more detailed level at the plan check (building permit) stage under applicable building code requirements. Conformance with both of these regulatory mechanisms, as needed, is ensured through state law and the individual jurisdiction's enforcement and inspection procedures.	
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-2.2: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector confirming such.	Marina	Ongoing ▲	See above
	Seaside	Ongoing ▲	See above
	County	Ongoing ▲	See above
Program A-2.3: The [jurisdiction] shall continue to update and enforce the Uniform Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.	Marina	Ongoing ▲	The jurisdictions enforce building codes through their plan check and building inspection processes. UBC and the California Building Code (CBC) are updated from time to time, and may be enhanced with local amendments to meet each jurisdiction's individual circumstances.

	Seaside	Ongoing ▲	
	County	Ongoing ▲	
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Ongoing ▲	The Reliz Fault parallels Reservation Road through Marina, and the BRP indicates this as an area of “high” risk. Portions of this area are designated for Planned Development Mixed Use with a hotel/convenience retail opportunity site, and Medium Density Residential. However, the jurisdictions adopt the State building codes every three years, and the seismic protections contained within these codes provides reasonable protection against earthquake damage.
	Seaside	Incomplete ●	The Ord Terrace and Seaside faults extend into Fort Ord at General Jim Moore Boulevard. These areas are designated for Medium Density Residential Development. See above.
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.	County	Incomplete ●	See program A-2.1, above. 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. A geotechnical report that identified adequate

				mitigation measures was completed for the East Garrison Specific Plan. Also, see above.
Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.				
Seismic and Geologic Hazards Policy B-1: The [jurisdiction] shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous materials.	Marina	See BRP Program below		
	Seaside	See BRP Program below		
	County	See BRP Program below		
Program B-1.1: The [jurisdiction] shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC. The [jurisdiction] shall implement these recommendations in accordance with the schedule.	Marina	Ongoing ▲		Each jurisdiction's building department assesses the structural integrity of the buildings at Fort Ord prior to re-use and occupancy or issuance of permits for renovation. Note that the Uniform Building Code is superseded by the California Building Code.
	Seaside	Ongoing ▲		See above.
	County	Ongoing ▲		See above.








Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.				
Seismic and Geologic Hazards Policy C-1: The [jurisdiction] shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.	Marina	See BRP Program below		
	Seaside	See BRP Program below		
	County	See BRP Program below		
Program C-1.1: The [jurisdiction] shall prepare and/or make available at City Hall libraries and other public places, information and educational materials regarding earthquake preparedness.	Marina	Ongoing ▲	The jurisdictions provide a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.	
	Seaside	Ongoing ▲	See above.	
	County	Ongoing ▲	See above.	
SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.				
Fire, Flood, and Emergency Management Policy A-1: The City of Marina shall incorporate sections the Greater Monterey Peninsula Area Plan – Safety Element relative to wildfire management for areas which the City plans to annex and which pose high or extreme fire danger.	Marina	See BRP Programs below		

Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private. (Policy A-1) (Policy A-1)	Marina	See BRP Programs below
	Seaside County	See BRP Programs below See BRP Programs below
Program A-2.1: The [jurisdiction] shall incorporate the recommendations of the [jurisdiction's] Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies. (Program A-1.1) (Program A-1.1)	Marina	Ongoing ▲ Each jurisdiction includes the appropriate fire department in the review of development and building proposals. Note that the Uniform Building Code is superseded by the California Building Code (including the California Fire Code).
	Seaside County	See above. See above.
Fire, Flood, and Emergency Management Policy A-3: The [jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage. (Policy A-2) (Policy A-2)	Marina	See BRP Programs below
	Seaside County	See BRP Programs below See BRP Programs below

Fire, Flood, and Emergency Management Policy A-4: The [jurisdiction] shall develop in cooperation with other Fort Ord jurisdictions and the surrounding communities fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire “fuel management program” in conjunction with (the County of Monterey) and the Bureau of Land Management.	Marina	See BRP Programs below
(Policy A-3)	Seaside	See BRP Programs below
(Policy A-3)	County	See BRP Programs below
Program A-4.1: The [jurisdiction] shall develop with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.	Marina	Ongoing ▲ The jurisdictions are participants in the State Master Mutual Aid Agreement and/or the Monterey County Fire Chiefs Association In County Mutual Aid Plan.
(Program A-3.1)	Seaside	Ongoing ▲ See above.
(Program A-3.1)	County	Ongoing ▲ See above.
Program A-4.2: The [jurisdiction] shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.	Marina	Ongoing ▲ The City’s Fire Department posts a range of information on fire safety and prevention on the City’s website, and provides speakers for schools or other venues and audiences.
(Program A-3.2)	Seaside	Ongoing ▲ The City’s Fire Department presents fire safety, fire prevention, and other safety programs to schools and organizations.
(Program A-3.2)	County	Ongoing ▲ The Monterey County Regional Fire District posts a range of information on its website and provides several safety classes.

<p>Fire, Flood, and Emergency Management Policy A-5: The [jurisdiction] shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the [jurisdiction] plans to annex in order to provide acceptable fire/emergency response time.</p>	<p>Marina</p>	<p>Ongoing ▲</p>	<p>The 2000 Marina General Plan identifies a site at the Marina Airport for a new fire station, and two other potential sites (8th Street/Second Avenue and Imjin Parkway/Abrams Drive) for fire stations to serve Fort Ord. Under CEQA, the environmental review of other projects will be required to include an assessment of the need for additional fire suppression facilities.</p>
<p>(Policy A-4)</p>	<p>Seaside</p>	<p>Ongoing ▲</p>	<p>The City's Broadway fire station and the Presidio of Monterey's fire station on General Jim Moore Boulevard provide adequate first response for most areas of Fort Ord within the City. The Main Gate Specific Plan notes the need for a new fire station in north Seaside. The environmental review of development projects will include an assessment of the need for additional fire suppression facilities.</p>
<p>Fire, Flood, and Emergency Management Policy A-4: The County shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the County plans to develop in order to provide acceptable fire/emergency response time.</p>	<p>County</p>	<p>Ongoing ▲</p>	<p>The County has included a fire station within the East Garrison Specific Plan. The environmental review of other projects will include an assessment of the need for additional fire suppression facilities.</p>
<p>There are no Programs associated with these Policies.</p>			
<p>Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.</p>			
<p>Fire, Flood, and Emergency Management Policy B-1: The [jurisdiction] shall identify areas within the former Fort Ord that may be subject to 100-year flooding (in the Salinas River Bluffs area) and restrict construction of habitable building structures in this area.</p>	<p>Marina</p>	<p>Complete ■</p>	<p>The only area of Marina within Fort Ord that is subject to 100-year flooding is designated for golf course development.</p>

	Seaside	Complete ■	No parts of Seaside within Fort Ord are designated as 100-year flood zones.
	County	Complete ■	Within the County sections of Fort Ord, most of the 100-year flood zone is within areas designated Habitat Management, which allows limited or no construction. One area within the East Garrison Planned Development Mixed Use designation in the 1997 BRP is within a 100-year flood zone; however, this area was designated for Habitat Management in the East Garrison-Parker Flats land swap.
There are no Programs associated with this Policy.			
Objective C: Promote public safety through effective and efficient emergency management preparedness.			
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.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
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.	Marina	Incomplete ●	The City of Marina does not have adopted evacuation routes.
	Seaside	Complete ■	2004 Seaside General Plan Figure S-6 is consistent with the evacuation Routes shown in Fort Ord Reuse Plan Figure 4.6-2.





	County	Complete 	The 2010 Fort Ord Master Plan includes the policy referring to Fort Ord Reuse Plan Figure 4.6-2. The Monterey County Operational Area Tsunami Incident Response Plan shows routes specific to coastal areas during tsunamis. The County Office of Emergency Services has also prepared the Mass Transportation Evacuation Plan.
Program C-1.2: The [jurisdiction] shall establish a community education program to train volunteers to assist police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Marina	Ongoing 	The Central Coast Community Emergency Response Team (CERT) Association provides training for citizens and community organizations in Monterey County.
	Seaside	Ongoing 	See Above.
	County	Ongoing 	See Above.
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.	Marina	Incomplete 	The City of Marina has not prepared an inventory or operations plan for critical facilities.
	Seaside	Incomplete 	The City of Seaside has not prepared an inventory or operations plan for critical facilities.
	County	Incomplete 	The County has not prepared an inventory or operations plan for critical facilities.

SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY				
Objectives, Policies, & Programs	Resp. Entity	Status	Notes	
<i>Objective A: Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/Feasibility Study and associated remedial action ROD as part of the land transfer process.</i>				
Hazardous and Toxic Materials Safety Policy A-1: The [jurisdiction] shall monitor and report to the public all progress made on the RA-ROD.	Marina	See BRP Programs below		
	Seaside	See BRP Programs below		
	County	See BRP Programs below		
Program A-1.1: The City shall make timely reviews of the RA-ROD implementation progress and maintain a public record of property locations which contain hazardous material, including a timetable for and the extent of remediation to be expected.	Marina	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.	
	Seaside	Ongoing ▲	See above.	
	County	Ongoing ▲	See above.	
Program A-1.2: The [jurisdiction] shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation including treatment, storage, transportation, and disposal.	Marina	Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.	
	Seaside	Ongoing ▲	See above.	
	County	Ongoing ▲	See above.	
Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources	Marina	Ongoing ▲	The jurisdictions coordinate with the DENR for review of plans within Fort Ord.	

Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.			Note: "OE" refers to ordnance and explosives.
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.
Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.	Marina	Complete ■	Municipal Code Chapter 15.56 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
	Seaside	Complete ■	Municipal Code Chapter 15.34 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
	County	Complete ■	County Code Chapter 16.10 requires excavation/digging permits and delivery/explanation of safety notices to all workers involved in the digging or excavation.
Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.			
Hazardous and Toxic Materials Safety Policy B-1: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors to ensure safe and effective removal and disposal of	Marina	See BRP Programs below	

hazardous materials, ensure compliance with all applicable regulations and hazardous materials and provide for the protection of the public during remediation activities.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program B-1.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contain asbestos and/or lead base paint.	Marina	Ongoing ▲ The jurisdictions do not maintain a list or timetable for remediation of such buildings. However, levels of asbestos and lead-based paint in buildings that are anticipated to be rehabilitated for reuse are relatively low in comparison to the WWII-era buildings, most of which will be demolished.	
	Seaside	Ongoing ▲ See above.	
	County	Ongoing ▲ See above	
Program B-1.2: The [jurisdiction] shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors.	Marina	Ongoing ▲ Lead removal is subject to regulations overseen by DTSC and asbestos removal is subject to permitting by the Air District. Jurisdictional building departments ensure compliance through permit conditions.	
	Seaside	Ongoing ▲ See above.	
	County	Ongoing ▲ See above	
Program B-1.3: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of those site containing ordnance and explosive (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.	Marina	Ongoing ▲ This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.	
	Seaside	Ongoing ▲ See above.	

Chapter 4

	County	Ongoing 	See above.
Program B-1.4: The [jurisdiction] shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.	Marina	Complete 	Marina Municipal Code Chapter 8.12 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).
	Seaside	Complete 	Seaside Municipal Code Chapter 8.50 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).
	County	Complete 	County Code Chapter 10.65 addresses hazardous materials transport and permits. Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).
Hazardous and Toxic Materials Safety Policy B-2: The [jurisdiction] shall monitor implementation procedures of the RA-ROD and work cooperatively with the U. S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.	Marina	See BRP Programs below	
	Seaside	See BRP Programs below	

	County	See BRP Programs below
Program B-2.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of landfill or hazardous materials storage sites, including closure and postclosure activities.	Marina	Ongoing ▲ This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
	Seaside	Ongoing ▲ See above.
	County	Ongoing ▲ See above.
Program B-2.2: The [jurisdiction] shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage ensure that landfill closure or hazardous materials storage and restoration activities are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use the landfill, and that such uses are consistent with the administrative covenants and all post closure activities.	Marina	Ongoing ▲ DTSC and BRAC make final determinations on completion and compliance on hazardous materials site restoration. The jurisdictions are in communication regarding the status of clean-up operations. The jurisdictions receive written determinations from DTSC and BRAC and keep them on file for public review upon request.
	Seaside	Ongoing ▲ See above.
	County	Ongoing ▲ See above.
Hazardous and Toxic Materials Safety Policy B-3: The [jurisdiction] shall follow all applicable procedures and regulations for the Marina Municipal Airport (formerly Fritzsche Airfield) underground and above ground storage tanks, maintenance inventory and documentation of hazardous material and dispose of hazardous waste at properly certified facilities.	Marina	Ongoing ▲ This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The City maintains communications with the BRAC office.
Note: There is no Program for this Policy.		
Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.		
Hazardous and Toxic Materials Safety Policy C-1: The [jurisdiction] shall require hazardous materials management and	Marina	See BRP Programs below

disposal plans for any future projects involving the use of hazardous materials.			
	Seaside	See BRP Programs below	
	County	See BRP Programs below	
Program C-1.1: The [jurisdiction] shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the County Environmental Health Department.	Marina	Ongoing ▲ The City reviews the use of hazardous materials in its permit review and environmental review processes.	
	Seaside	Ongoing ▲	See above.
	County	Ongoing ▲	See above.

Environmental Impact Report

A Notice of Preparation was submitted to the State Clearinghouse on January 12, 1996, and public information and comment meetings were held on January 22 and February 12, 1996 to obtain comments on the scope of the EIR. The Draft Fort Ord Reuse Plan Environmental Impact Report was circulated for public review from May 31, 1996 through October 11, 1996. Based on 360 comment letters received, revisions were made and the Final Environmental Impact Report was prepared. The FORA Board of Directors certified the Final Environmental Impact Report on June 13, 1997.

Mitigation Measures Review

Table 9 Mitigation Measures Review and Status, presents each mitigation measure in the Final Environmental Impact Report. For each mitigation measure, one of the following three assessments is presented:

- Complete (■);
- Incomplete (●); or
- Ongoing (▲).

The final column of the table provides a brief explanation of how the assessment was determined. Ongoing mitigation measures are those that do not have a definite end point; (i.e. they would be continually implemented). An incomplete mitigation measure would have a definite end point, but that end point has not been achieved.

Completed Program-level Mitigation Measures

The majority of the mitigation presented in the Final Environmental Impact Report is in the form of policies or programs already included in the BRP; (i.e., existing policies or programs are cited as reducing impacts). Many of the mitigation measures call for

the addition of a new policy or program to the BRP, or revision of an existing policy or program. This section focuses on program-level mitigation measures where new or revised policies and programs resulting from mitigation measures adequately implement the mitigation measure. The mitigation measure and the program or policy are presented together to facilitate comparisons. Revisions to policies or programs are shown with strikethrough and underline to show deletions and insertions, respectively.

Mitigation Measure






Amend Program B-2.1 within the Fort Ord Reuse Plan to state: The County of Monterey shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plan of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.

Revised Program



[Monterey County Recreation and Open Space Land Use] Program B-2.1: The County of Monterey shall review each future development project ~~at the former Fort Ord with regard to the need for~~ compatibility with adjacent open space land uses and require that suitable open space buffers between land uses are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management

Table 9 Mitigation Measures Review and Status

Mitigation Measures	Anticipated Residual Impact	Status	Notes
Land Use			
Amend Program B-2.1 within the Fort Ord Reuse Plan to state: The County of Monterey shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plan of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.	Less than Significant	Complete 	Recreation/Open Space Land Use Program B-2.1 was amended.
FORA and CDPR will coordinate future use of the coastal zone through the CDPR master planning process and shall comply with the requirements of the Coastal Zone Management Act and coastal consistency determination.	Less than Significant	Complete 	The coastal zone within Fort Ord is entirely within the jurisdiction of the California Department of Parks and Recreation (CDPR), which has adopted a general plan.
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.	Less than Significant	Incomplete 	This 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.
Socioeconomics			
No Mitigation Measures			
Geology and Soils			
No Mitigation Measures			

<i>Public Services, Utilities and Water Supply</i>				
Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall comply with Assembly Bill 939, which mandates a reduction in generated solid waste to a target rate of 5.4 lb/cap/day, by developing and enforcing a solid waste reduction and recycling program for the former Fort Ord area.	Less than Significant	Complete 	Although this Program has not been added to the Fort Ord Reuse Plan, the provisions of AB 939 are enforceable at the state level. The word “cap” in this mitigation measure is understood to mean “capita.”	
Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall carry out all actions necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department.	Less than Significant	Complete 	Although this Program has not been added to the Fort Ord Reuse Plan, the provisions of the measure are enforceable at the state level..	
Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall carry out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations through Title 22.	Less than Significant	Complete 	Although this Program has not been added to the Fort Ord Reuse Plan, the provisions of this measure are enforceable at the state level.	
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.	Less than Significant	Complete  (Seaside) Incomplete  (Marina and County)	Hydrology and Water Quality Program A-1.2 was added to the Fort Ord Reuse Plan for the City of Seaside only.	

A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA.	Less than Significant	Complete 	Hydrology and Water Quality Program B-1.7 was added to include reference to Development and Resource Management Plan, and other Programs were added relating to water conservation. The Development and Resource Management Plan was adopted. by FORA.
Hydrology and Water Quality			
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.	Less than Significant	Incomplete 	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 should be added to Program A-1.1. This mitigation measure has a typographical error.
Public Health and Safety			
FORA, jointly with the local city managers and law enforcement agencies involved, shall develop a regional law enforcement program that promotes joint efficiencies in	Significant and Unavoidable	Complete  / Ongoing 	The Law Enforcement Mutual Aid System was established in 1961 as an ongoing cooperative effort among law enforcement agencies to

operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanism to provide the required services.			ensure an effective and organized response to a wide range of emergencies. As a component of the Standardized Emergency Management System, the Mutual Aid System is based on four organizational levels: cities, counties, regions and the State. In California, each county's sheriff serves as the Regional Mutual Aid Coordinator. Since 2007, FORA has hosted monthly or bimonthly emergency services coordination meetings with law enforcement and fire protection agencies to help ensure the provision of law enforcement and fire protection services on former Fort Ord.
FORA, jointly with the local city managers and fire protection agencies involved, shall develop a regional program that promotes joint efficiencies in operations, identifies further sources of funding for additional required fire protection services such as a special fire district or other standard mechanism, and seeks to secure adequate funding to maintain existing levels of service.	Significant and Unavoidable	Complete  / Ongoing 	At the state level, the Governor's Office of Emergency Services (OES) coordinates disaster preparedness, response, recovery and mitigation activities. California's 58 counties are subdivided into six mutual aid regions, each of which is comprised of several operational areas, which may include a number of local jurisdictions. Locally, each of the FORA land use jurisdictions participates in a Master Mutual Aid Agreement, as well as a Monterey County Mutual Aid Plan. Since 2007, FORA has hosted monthly or bimonthly emergency services coordination meetings with law enforcement and fire protection agencies to help ensure the provision of law enforcement and fire protection services on former Fort Ord. FORA

				lease-purchased four fire engines and a water tender and provided this equipment to Marina, Seaside, Monterey, Ord Community, and Salinas Rural fire departments.
FORA, through consultation with the Army and involved agencies, shall ensure that clean-up levels are consistent with all revised land uses proposed in the Fort Ord Reuse Plan.	Less than Significant	Ongoing ▲		FORA works with the Army, DTSC, and other appropriate agencies to ensure appropriate levels of clean-up prior to transfer of land.
All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas. Construction crews and contractors must stop all work and contact the federal police when ordnance is found. The contractor must have an Army approved plan for OE avoidance and the avoidance must be performed by a trained OE specialist.	Less than Significant	Complete ■ / Ongoing ▲		Hazardous and Toxic Materials Safety Program A-1.3 was added to the Fort Ord Reuse Plan. Implementation of the Program is ongoing.
Before construction activities commence on any element of the proposed project, all supervisors and crew shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.	Less than Significant	Complete ■ / Ongoing ▲		Hazardous and Toxic Materials Safety Program A-1.4 was added to the Fort Ord Reuse Plan. Implementation of the Program is ongoing.
Traffic and Circulation				
Amend Streets and Roads Policy A-1.2 to add the following wording: FORA shall review the options for distributing its [fair share] financial contributions to all or selected off-site transportation improvements so as to maximize the effectiveness of these contributions in reducing traffic impacts to the regional roadway system.	Significant and Unavoidable	Complete ■		Streets and Highway Program A-1.2 was amended with similar language.

A Development and Resource Management Plan (DRMP) to establish programs and monitor development at Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA.	Less than Significant	Complete 	Streets and Roads Policy A-1 and Program A-1.2 were revised to incorporate a reference to the Development and Resource Management Plan. The Development and Resource Management Plan was adopted. by FORA. Program A-1.2 was also revised to reference the nexus established by the Fort Ord Regional Transportation Study.
Climate and Air Quality			
No Mitigation Measures			
Noise			
No Mitigation Measures			
Biological Resources			
Because of the unique character of Fort Ord flora, the County shall use native plants from on-site stock shall be used in all landscaping except for 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.	Less than Significant	Complete  / Ongoing 	Biological Program A-4.4 and Biological Program A-4.7 require the use of native plants and on-site stock sources. This mitigation measure has a typographical error.
Visual Resources			
Develop policies and programs to implement design guidelines for proposed development on the bluffs to avoid strong visual contrasts seen from the Salinas Valley.	Less than Significant	Incomplete 	No policies or programs specific to the bluffs have been included in the Fort Ord Reuse Plan. Several policies and programs require general design guidelines.
Cultural Resources			
No Mitigation Measures			

areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.

Discussion: The Final Environmental Impact Report required this revised language only for the County of Monterey, and the revised language was added. For the City of Seaside and City of Marina a program similar to the original County of Monterey program was retained.

Inconsistencies: None

Mitigation Measure

A Development and Resource Management Plan (DRMP) to establish programs and monitor development at the former Fort Ord to assure that it does not exceed resource constraints posed by transportation facilities and water supply shall be established by FORA.

New Programs added as CEQA Mitigation

[City of Marina/City of Seaside Hydrology and Water Quality] 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.

[City of Marina/City of Seaside Hydrology and Water Quality] 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 water for in-tract irrigation and other nonpotable use.

[City of Marina/City of Seaside Hydrology and Water Quality] 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.

[City of Marina/City of Seaside Hydrology and Water Quality] 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.

Discussion: There is no requirement in the mitigation measure to revise or add programs to the BRP. However, several new policies were added that complement the purpose of the DRMP.

Inconsistencies: None.



Mitigation Measure

All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas. Construction crews and contractors must stop all work and contact the federal police when ordnance is found. The contractor must have an Army approved plan for OE avoidance and the avoidance must be performed by a trained OE specialist.

New Program added as CEQA Mitigation

[Hazardous and Toxic Materials Safety] Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.

Discussion. Hazardous and Toxic Materials Safety Program A-1.3 was added for City of Marina, City of Seaside, and County of Monterey, and reflects the language of the mitigation measure.

Inconsistencies: None

Mitigation Measure

Before construction activities commence on any element of the proposed project, all supervisors and crew shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are

expected to exist on the installation and the actions to be taken if a suspicious item is discovered.

New Program added as CEQA Mitigation

[Hazardous and Toxic Materials Safety] Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.

Discussion. Hazardous and Toxic Materials Safety Program A-1.4 was added for City of Marina, City of Seaside, and County of Monterey, and reflects the language of the mitigation measure.



Inconsistencies: None

Mitigation Measure

Amend Streets and Roads Policy [sic] A-1.2 to add the following wording: FORA shall review the options for distributing its [fair share] financial contributions to all or selected off-site transportation improvements so as to maximize the effectiveness of these contributions in reducing traffic impacts to the regional roadway system.

Revised Policy

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

Revised and New Programs

[Streets and Roads] Program A-1.1: Each jurisdiction with lands at the former Fort Ord shall provide a funding mechanism to pay for former Fort Ord's share of impact on the regional transportation system through FORA's DRMP, shall fund its "fair share" of "on-site," "off-site" and "regional" roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC's re-prioritizing of improvements in the network and is reported in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.



[Streets and Roads] Program A-1.2: FORA and each jurisdiction with lands at the former Fort Ord shall identify issues that affect former Fort Ord and support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access

former Fort Ord will retain the flexibility to build roadway improvements to the "on-site" and "off-site" network, as described in the Reuse Plan to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord's fair share when alternative programs for financing roadway and transit improvements are established.

[Streets and Roads] Program A-1.3: Each jurisdiction, through FORA's DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.

[Streets and Roads] Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.

Discussion: Both the policy and related programs were revised, and two new programs added. Streets and Roads Policy A-1 and Program A-1.2 were revised to incorporate a reference to the Development and Resource Management Plan. The Development and Resource Management Plan was adopted by FORA, and a "fair share" development impact fee was implemented to collect funds for this

program. Program A-1.2 was also revised to reference the nexus established by the *Fort Ord Regional Transportation Study*.

Inconsistencies: None.

Mitigation Measure

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.

New Program added as CEQA Mitigation

None.

Similar Existing Policies and Programs

Cultural Resources Policy B-1: The County of Monterey shall provide for the identification, protection, preservation and restoration of the former Fort Ord's historically and architecturally significant resources. Program B-1.1: The County of Monterey shall seek funding that can be used to rehabilitate, restore and preserve existing historic resources at the former Fort Ord.

[Cultural Resources] Program B-1.2: The County of Monterey shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants. These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.

[Cultural Resources] Program B-1.3: The County of Monterey shall regulate demolition of buildings of architectural or historical importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.

Cultural Resources Policy B-2: The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area. Program B-2.1: The County of Monterey shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.

[Cultural Resources] Program B-2.2: The County of Monterey shall ensure that development of the East Garrison historic area is consistent with maintaining its historic scale and character.

[Cultural Resources] 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.

Discussion: The specific wording in the mitigation measure was not adopted, although other policies and programs (Cultural Resources policies B-1 and B-2, and the associated programs noted above) protecting historic resources at East Garrison are included in the BRP. The existing policies and programs will adequately protect the historic resources, which also receive protection under CEQA. Future development projects at East Garrison will continue to be subject to consistency determinations with the BRP, including consistency with the policies and programs noted in this section.

Inconsistencies: None.

Mitigation Measure

Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall comply with Assembly Bill 939, which mandates a reduction in generated solid waste to a target rate of 5.4 lb/cap/day, by developing and enforcing a solid waste reduction and recycling program for the former Fort Ord area.

New Program added as CEQA Mitigation

None.

Discussion: Assembly Bill 939 (Integrated Waste Management Act of 1989) mandated local jurisdictions to meet solid waste diversion goals of 25 percent by 1995 and 50 percent by 2000. The word “cap” in this mitigation measure is understood to mean “capita.” According to the CalRecycle website (<http://www.calrecycle.ca.gov/LGCentral/reports/diversionprogram/JurisdictionDiversionPost2006.aspx>), the cities of Marina and Seaside are below the 5.4 pounds per capita per day threshold (i.e. in compliance), and the unincorporated areas of the County of Monterey are above the threshold.

Inconsistencies: Although no program was added to the BRP, Assembly Bill 939 instituted a state-wide program that did not require local adoption.

Mitigation Measure

Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall carry out all actions necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department.

New Program added as CEQA Mitigation

None.

Discussion: Local well ordinances are required to be consistent with state regulations. Therefore, compliance with this program is enforceable at the state level and the BRP program is not necessary.

Inconsistencies: Although this program has not been added to the BRP, the provisions of the program are enforceable at the state level.

Mitigation Measure

Write a program to be adopted by the Cities of Marina and Seaside and the County of Monterey that states: the City/County shall carry out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations through Title 22.

New Program added as CEQA Mitigation

None.

Discussion: Local water supply infrastructure is required to be consistent with state standards. MCWD is responsible for water infrastructure.

Inconsistencies: Although this program has not been added to the BRP, the provisions of the program are enforceable at the state level.

Incomplete Mitigation Measures

The following mitigation measures have not been implemented; i.e., they call for new programs, but no new programs have been added to the BRP, or the programs added are not adequate. When new or revised policies or programs are presented, revisions are shown with strikethrough and underline to show deletions and insertions, respectively.

Mitigation Measure

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.

New Program added as CEQA Mitigation

[City of Seaside Hydrology and Water Quality] Program A-1.2: 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 the 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. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003.



Discussion: This program was added to the BRP for City of Seaside only.

Inconsistencies: Program was not adopted in the BRP for City of Marina or County of Monterey.

Mitigation Measure

Add a new program that shall require preparation of a Master Drainage Plan should be developed [sic] 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.

New Program added as CEQA Mitigation

None.

Discussion. The BRP includes Hydrology and Water Quality Program A-1.1, which requires local jurisdictions to prepare standard drainage designs for implementation by new development. This existing program does not include a requirement for a comprehensive drainage plan. Note that the mitigation measure has a typographical error.

Inconsistencies: No program was added to the BRP.

Mitigation Measure

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

New Program added as CEQA Mitigation

None.

Discussion: No policies or programs specific to the bluffs have been included in the BRP. Several policies and programs require general design guidelines,

which could include design guidelines for the area above the Salinas Valley bluffs.

Inconsistencies: No policy relating specifically to the bluffs was added to the BRP.

4.3 Review of Completed Consistency Determinations

Context and Purpose

This section of the Scoping Report presents the plan-level consistency determinations undertaken by the FORA Board of Directors since adoption of the BRP. Each consistency determination is reviewed, and determinations that suggest a change to the BRP's Land Use Concept are identified. This section focuses on land use changes that have modified the BRP Land Use Concept map.

Consistency Process

Master Resolution Provisions

Master Resolution Chapter 8 establishes the requirement for local plans to be consistent with the BRP and establishes procedures for FORA to review member jurisdictions' land use decisions affecting sites within the former Fort Ord, to confirm that they are consistent with the BRP (Section 8.01.010). The California State University, University of California, and State Department of Parks and Recreation are generally excluded from consistency requirements (Section 8.01.010(e)). Note, however, that a Court determined in early 2000 that purely commercial activities conducted by California State University (i.e. activities that are not related to the academic mission) would be subject to consistency determinations.

Chapter 8 sets forth separate procedures for conducting consistency determinations for legislative acts (general plan, zoning, etc.) and for development

entitlements (tentative maps, site plans, etc.). Legislative consistency determinations are considered by the FORA Board. Once a jurisdiction has an adopted general plan consistent with the BRP, development entitlement consistency is only considered by the FORA Board if brought on appeal or on Board initiative.

General Consistency Evaluation Criteria. FORA Master Resolution section 8.02.010 provides the general criteria with which a proposal's consistency with the BRP is to be evaluated:

(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that:

(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;

(2) Provides a development more dense than the density of use permitted in the Reuse Plan for the affected territory;

(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution.



(4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;

(5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and

(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.

(b) FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased.

(c) The Authority Board, in its discretion, may find a legislative land use decision is in substantial compliance with the Reuse Plan when the Authority Board finds that the applicant land use agency has demonstrated compliance with the provisions specified in this section and Section 8.02.020 of this Master Resolution.

Specific Consistency Requirements. FORA Master Resolution section 8.02.020 provides detailed and specific criteria for consistency with BRP policies and programs:

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

(1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.

(2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.

(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.

(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.

(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low density recreation will compromise the ability to maintain an environmentally sensitive resource.

(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.

(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide

appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.

(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.

(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.

(i) Each land use agency shall adopt the following policies and programs:

- (1) A solid waste reduction and recycling program applicable to Fort Ord territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 et seq.



- (2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department; and

- (3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.

(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:

- (1) Identification of, with the assistance of the Monterey County Water Resources Agency;

- (2) Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;

- (3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.

(4) Active participation in the support of the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.

(5) Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.

(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development at [sic] territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.

(7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.

(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.

(9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan,

including: dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.

(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:

(1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.

(2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the

long term monitoring and maintenance of all storm water retention ponds.

(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.

(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control (DTSC) to control and restrict excavation or any soil movement on those parcels of the Fort Ord territory which were contaminated with unexploded ordnance and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.

(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:

(1) Establishment and provision of a dedicated funding mechanism to pay for the fair share of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and

(2) Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord territory.



(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:

(1) Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities;

(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and

(3) Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.

(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.

(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.

(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.

(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord territory.

This section of the FORA Master Resolution restates the key policy areas of the BRP and resource constraints of the Development and Resource

Management Plan. A project must be found consistent with these policies to be considered consistent with the BRP.

FORA Consistency Procedures

FORA staff has established procedures for conducting consistency determinations that augment the provisions of FORA Master Resolution Chapter 8. The BRP is similar to a general plan, providing umbrella policy and land use context for the jurisdictions with land use control while providing those jurisdictions with some flexibility and autonomy. FORA uses the California Office of Planning and Research's General Plan Guidelines definition for consistency: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." In general, the BRP provides a framework for reuse planning, not a plan to be copied verbatim. FORA does not look for a carbon copy match for land uses, but rather an equivalency of uses and intensities. The land use categories on the FORA land use concept map don't necessarily match the local jurisdictions' land use designations, and a degree of interpretation is required in determining consistency. Additionally, under clause 8.02.010(b), land use locations and intensities may be shifted from those shown on the FORA land use concept map as meets the jurisdiction's needs, provided overall density within the former Fort Ord is not increased. Therefore, a jurisdictional land use map that differs from the FORA land use concept map could still be found consistent. Likewise, the policy content of the jurisdictions' general plans may vary in wording or presentation.

A key aspect of consistency determinations is consistency with FORA's Development Resource Management Plan, which was adopted along with the BRP, and delineates constraints on redevelopment/replacement activities to the resources

described in the BRP. To be consistent, a plan must meet the eight criteria included in Master Resolution Chapter 8 and fall within the BRP and Development Resource Management Plan limitations on housing units and water supply. If these two constraints are met, then positioning of land uses can be considered flexible provided cumulative effects on the BRP are unchanged. In making consistency determinations, FORA staff requests information from jurisdictions (such as projected water use assessment, traffic impact studies, etc.) to demonstrate that cumulative effects will be unchanged.

Because the principal purpose of this review of past consistency determinations is to identify land use changes to the BRP Land Use Concept map, this review focuses on the land use aspects of the consistency review.

Legislative Consistency Determinations

Since adoption of the BRP, FORA has completed legislative consistency determinations for the cities of Seaside, Del Rey Oaks, and Marina, and the County of Monterey. The consistency determinations discussed in this section are either major determinations (such as general plans and zoning amendments) or those that have resulted in land use distributions that differ from the BRP land use concept map. The FORA Board meeting agendas, staff reports, and minutes relating to these consistency determinations are presented in Appendix F, FORA Consistency Determinations. A complete list of consistency determinations (including those not discussed below) is provided as a summary table in Appendix F, FORA Consistency Determinations.

Maps showing the changes to the BRP land use concept map are included at the end of this section.

City of Marina – 1998

The City of Marina modified its zoning ordinance definition of development to include the civilian reuse of former Fort Ord land to assure application of the City's Design Review Approval requirements. The FORA Board approved consistency on March 13, 1998.

City of Seaside – 1998

The City of Seaside adopted its General Plan Amendment and zoning for the Fort Ord Lands on August 12, 1998. The FORA Board considered consistency of the 1998 Amendment at several meetings (September 11, 1998, October 9, 1998, October 23, 1998, November 13, 1998, November 20, 1998, and December 11, 1998). The FORA Board found the 1998 Amendment consistent with the BRP with votes on November 20, 1998, and December 11, 1998. The land use map and policies included in the 1998 Amendment were nearly exact copies of the BRP policies and land use concept.

City of Del Rey Oaks – 1998

The City of Del Rey Oaks adopted its General Plan on June 17, 1997. The FORA Board considered consistency of the Del Rey Oaks General Plan amendment at several meetings (October 9, 1998, October 23, 1998, November 13, 1998, and December 11, 1998). The FORA Board found the Del Rey Oaks General Plan Amendment consistent with the BRP with a vote on December 11, 1998. There are minor variations between the Del Rey Oaks General Plan land use map and the BRP Land Use Concept; however, no specific findings regarding differences were made. The minor differences are summarized below:

- Business Park/Light Industrial/Office/R&D in the BRP is reflected as General Commercial - Visitor/Office in the Del Rey Oaks General Plan;

- Habitat Management in the BRP is reflected as Public-Quasi Public in the Del Rey Oaks General Plan;
- Visitor Serving with Golf Course, Hotel, and Convenience Retail opportunity sites in the BRP is reflected as General Commercial - Visitor and Neighborhood Commercial in the Del Rey Oaks General Plan;
- Boundaries between uses vary slightly, most notably at the boundary between the golf course and commercial land use at the southeast end of the City.

A map of the changes is provided at the end of this section. [Table 10, Del Rey Oaks General Plan Changes to the Base Reuse Plan Land Use Concept](#), provides a summary of changes by acreage.

City of Marina – 2001

The City of Marina adopted its General Plan amendment on October 31, 2000. The Marina Planning Area includes lands within the Marina city limits and unincorporated land to the east of the city limits. The FORA Board considered consistency of the Marina General Plan amendment at several meetings (February 9, 2001, March 9, 2001, and March 22, 2001). The FORA Board found the Marina General Plan consistent with the BRP with a vote on March 22, 2001.

The BRP Land Use Concept designates large portions of Marina as Planned Development Mixed Use (primarily bordering CSUMB and along Reservation Road) and Medium Density Residential (north of Imjin Parkway). The Marina General Plan provides a more precise allocation of more specific land uses within those areas. For example, the Planned Development Mixed Use area directly west of CSUMB (part of University Villages/The Dunes Specific Plan) is designated as Low Density Residential, Office/Research, Multiple Use, Institutional, Retail/Service, and Parks and Recreation in the Marina General Plan. Other land uses on the BRP Land Use Concept are School/University, Open Space/Recreation, Habitat Management, Public Facility/Institutional, and Business Park/Light Industrial/Office/R&D.

During the FORA Board's consideration of Marina General Plan consistency, the most significant issue that arose concerned whether the mixed use designation can include visitor-serving uses, specifically a hotel. The FORA Board determined that visitor serving uses are not excluded from the Planned Development Mixed Use designation. FORA staff concluded that 590 additional hotel rooms, with a corresponding decrease in commercial square footage, would result in negligible cumulative effect. The FORA Board determined that the Marina General Plan adheres to water limitations and to housing unit caps.

Table 10 Del Rey Oaks General Plan Changes to the Base Reuse Plan 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 11 Marina General Plan Changes to the Base Reuse Plan 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 11, Marina General Plan Changes to the Base Reuse Plan Land Use Concept, shows differences between the Marina General Plan and the BRP Land Use Concept. Most land designated as Planned Development Mixed Use in the BRP Land Use Concept has been excluded from this table, as explained in the notes. A map of the changes is provided at the end of this section.

City of Seaside – 2001

The City of Seaside adopted several amendments to their zoning ordinance primarily to accommodate development in and around the golf courses; for example, to allow residential uses integrated with the golf courses within the commercial recreation zone. The zoning amendments were found consistent with the BRP on August 10, 2001.

City of Seaside – 2002

The City of Seaside adopted an amendment to its zoning ordinance to make certain golf course and related uses a conditional use in the ME-FO (Military Enclave) zoning district. The FORA Board determined that the amendments were consistent with the BRP on September 13, 2002.

County of Monterey – 2002

The County of Monterey adopted an amendment to the General Plan covering the areas within the former Fort Ord and east of State Route 1 on November 20, 2001. The FORA Board considered consistency of the County of Monterey General Plan amendment on January 18, 2002 and determined that the County of Monterey General Plan amendment was consistent with the BRP with a vote on that same date. The land use map and policies included in the 2001 Amendment were nearly exact copies of the BRP policies and land use concept, with the inclusion of additional design objectives and land use description clarification, especially as to housing and affordable housing.

City of Marina – (Marina Heights Specific Plan) – 2004

The City of Marina approved the Marina Heights Specific Plan on March 3, 2004. The FORA Board considered consistency of the Marina Heights Specific Plan on April 16, 2004 and May 14, 2004. The FORA Board found the Marina Heights Specific Plan consistent with the BRP with a final vote on May 14, 2004.

The Marina Heights Specific Plan included removal of 828 abandoned housing units and construction of 1,050 townhouse, cottage, and single-family residential housing units. The BRP Land Use Concept designated the site for Medium Density Residential uses.

City of Seaside – 2004

The City of Seaside adopted a comprehensive update of its General Plan on August 5, 2004. The territory within the City of Seaside Planning Area is also within the Seaside City Limits. The FORA Board considered consistency of the Seaside General Plan update at two meetings (November 11, 2004 and December 10, 2004). The FORA Board found the Seaside General Plan consistent with the BRP with a vote on December 10, 2004. Several notable variations between the Seaside General Plan Land Use Map and the BRP Land Use Concept are identified and discussed in the FORA staff report for the consistency determination. The following list summarizes differences between the Seaside General Plan Land Use Map and the BRP Land Use Concept:

- Realignment of military enclave sites to reflect the land swap agreement between the City and the U.S. Army, which was initiated by the U.S. Army to better facilitate its Residential Community Initiative. Specifically, this realignment included;
 - re-designation of Medium Density Residential along Monterey Road to Military;
 - re-designation of Military Enclave east of General Jim Moore Boulevard to Commercial Recreation (intended at the time for the First Tee golf project), Low Density Residential, and Parks and Open Space; and
 - re-designation of Military Enclave south of Lightfighter Drive to Mixed Use.

- Re-designation from Open Space to Regional Commercial at State Route 1 and Lightfighter Drive (“Drumstick Parcel”) and re-designation from Medium Density Residential to Community Commercial at Coe Avenue and Monterey Road (Shoppette site);
- Reduced commercial intensity and increased residential intensity (Neighborhood Retail re-designated to Mixed Use) at Lightfighter Drive and General Jim Moore Boulevard;
- Increased residential density east of General Jim Moore Boulevard and Eucalyptus Road;
- Reduced residential density at Coe Avenue and Monterey Road (Seaside Highlands and Brostrom Mobile Home Park);
- Reclassification of an area south of Eucalyptus Road from Retail to Low Density Residential;
- Re-designation of an area near Gigling Road from Open Space to High Density Residential; and
- Re-designation of an area near Monterey Road and Coe Avenue from Medium Density Residential to Parks and Open Space (Seaside Highlands).

The FORA Board made findings that the differences in the City’s land use map did not on balance change the cumulative effects of the BRP, did not result in any site-specific effects, did not result in conflicts with BRP policies and programs, and would not lead to populations or water demand in excess of the BRP and Development Resource Management Plan limitations.

A map of the changes is provided in the following section. [Table 12 Seaside General Plan Changes to the Base Reuse Plan Land Use Concept](#), provides a summary of changes by acreage.

Table 12 Seaside General Plan Changes to the Base Reuse Plan 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.

The modified land use designations result in the following approximate net changes:

- Increase in open space area;
- Increase in commercial recreation area;
- Reduction in commercial area;
- Increase in mixed use area;
- Decrease in medium density residential area;
- Increase in low density residential area;
- Location shift of high density residential, but no significant change in area; and
- Overall housing density decreased.

City of Marina (Housing Element) – 2005

The City of Marina approved its 2000-2007 Housing Element on December 14, 2004. The FORA Board considered the Marina Housing Element on March 11, 2005 and found the Marina Housing Element consistent with the BRP with a vote on the same date. The Housing Element included several site-specific adjustments to the Marina General Plan, including the realignment of housing sites to better reflect the replacement of existing housing projects, but which do not increase the total number of housing units or impacts from the BRP, and slight adjustments to housing densities, which do not increase the cumulative effect on the BRP, water usage, or create site specific impacts not previously anticipated.

City of Marina – 2005

The City of Marina approved several amendments to its General Plan on April 5, 2005. The amendments were related to housing policy, urban growth limits, and street re-classification. The amendments did not affect the land use map. The FORA Board found the amendments to the Marina General Plan consistent with the BRP with a vote on May 13, 2005.

City of Marina (University Villages Specific Plan) – 2005

The City of Marina approved the University Villages Specific Plan (now known as The Dunes) on May 31, 2005. The FORA Board considered consistency of the University Villages Specific Plan at three meetings (June 10, 2005, June 30, 2005, and July 8, 2005). The FORA Board determined that the University Villages Specific Plan was consistent with the BRP with a final vote on July 8, 2005.

The BRP Land Use Concept designated the site for Planned Development Mixed Use. Land use designations include Low Density Residential, Office/Research, Multiple Use, Institutional, Retail/Service, and Parks and Recreation. The University Villages Specific Plan proposed 1,237 housing units, 500 hotel rooms, 600,000 square feet of retail and 600,000 square feet of office/commercial development. Zoning changes were also made regarding building heights, floor area ratios, and other changes consistent with the BRP and Highway 1 Design Corridor Guidelines.

The BRP shows the Intermodal Corridor passing through this area. The Dunes Specific Plan reserves a transit corridor of about 40 feet in width to the south of Eighth Street (which is realigned to the north of the location shown in the BRP – refer to Section 4.6 Other Completed Actions Affecting the BRP).

County of Monterey (East Garrison Specific Plan) – 2006

The County of Monterey amended its General Plan by adopting the East Garrison Specific Plan on October 4, 2005. The FORA Board considered consistency of the East Garrison Specific Plan on November 18, 2005, December 9, 2005, and January 12, 2006. The FORA Board determined that the East Garrison Specific Plan was consistent with the BRP with a vote on January 12, 2006.



County adoption of, and the FORA finding of consistency for the East Garrison Specific Plan followed completion of the East Garrison – Parker Flats Land Swap in 2002. The land swap amended the Habitat Management Plan designations for the territory within the East Garrison Specific Plan from Development with Reserve Areas/Restrictions to Development. Under the original Habitat Management Plan, the East Garrison area was permitted a 200-acre development footprint, 10 acres of development at the site of existing utilities, and a 31-acre road corridor; under the revised Habitat Management Plan, the East Garrison area has 451 acres of Development area with no restrictions (Zander 2002). For background information on the land swap, including changes at the Parker Flats areas, refer to the discussion of the East Garrison – Parker Flats Land Swap, in Section 4.6 Other Completed Actions Affecting the Base Reuse Plan.

The BRP Land Use Concept designates the area within the East Garrison Specific Plan for Planned Development Mixed Use. The East Garrison Specific Plan covers an area of 244 acres within the 751-acre Reservation Road Planning Area. About 208 acres are proposed for development (including streets and parks, but excluding open space and natural areas). The East Garrison Specific Plan includes mostly residential uses (about 100 acres), with smaller areas designated for town center (commercial), live-work, and cultural uses.

City of Marina (Imjin Office Park General Plan Amendment) – 2006

The City of Marina amended its General Plan to change the land use designation from Retail/Service to Office/Research for a five-acre site at the corner of Imjin Parkway and 2nd Avenue on December 20, 2005. On February 10, 2006, the FORA Board considered consistency of the General Plan amendment and determined that the General Plan amendment was consistent with the BRP. The BRP Land Use Concept designates the site for Planned Development Mixed Use. FORA found that the proposed change to office uses would not result in a significant cumulative increase in that type of use.

City of Marina (Las Animas Concrete General Plan Amendment) – 2006

The City of Marina amended its General Plan to change the land use designation from Office/Research to Light Industrial/Service Commercial for a five-acre site on 9th Avenue east of California Avenue on December 20, 2005. The FORA Board considered consistency of the General Plan amendment on February 10, 2006 and determined that the General Plan amendment was consistent with the BRP with a vote on that same date. The BRP Land Use Concept designates the site for Planned Development Mixed Use. FORA found that the proposed change to light

industrial uses would not result in a significant cumulative increase in that type of use, or negatively affect nearby uses.

City of Marina (Housing Element Zoning Amendments) – 2006

The City of Marina amended its zoning ordinance for consistency with the updated housing element on January 24, 2006 and made permanent the zoning designations already assigned to its former Fort Ord territory. The FORA Board considered consistency of the zoning amendment on March 10, 2006 and determined that the zoning amendment was consistent with the BRP with a vote on that same date. The changes were determined not to result in significant cumulative changes to the density of residential development within the former Fort Ord.

City of Marina (Fort Ord Zoning) – 2006

The City of Marina's South Marina Zoning Map Amendments (applying to former Fort Ord) assigned permanent zoning districts, replacing assigned temporary zoning and reducing the processing timelines for future projects that are consistent with the zoning designation. These amendments are consistent with the Marina General Plan land use map which was found consistent by the FORA Board on March 22, 2001. This zoning amendment was considered by the FORA Board on March 10, 2006 and found consistent with the BRP.

City of Marina (Cypress Knolls) – 2006 – 2007

The City of Marina approved the Cypress Knolls project in November 2006. The FORA Board considered the Cypress Knolls project at three meetings (December 8, 2006, January 12, 2007, and February 9, 2007). The FORA Board found the Cypress Knolls project consistent with the BRP with a vote on February 9, 2007.

The Cypress Knolls project proposed up to 712 residential units on 188 gross acres and 36,000 square feet of commercial and/or community facilities buildings. While the BRP called for single family dwelling units with medium density, the Cypress Knolls project will allow multiple-family residential units to be built on a portion of the site.

City of Marina (Young Nak Church Specific Plan Amendment) – 2007

The City of Marina amended the University Villages Specific Plan to facilitate development of the Young Nak Church on a 1.5 acre site at 235 Tenth Street. The FORA Board considered the Specific Plan amendment on September 14, 2007 and found the Specific Plan amendment consistent with the BRP with a vote on the same date.

The Specific Plan amendment did not establish a land use designation that is more intense than the uses permitted in the BRP. The site is designated Multiple Use, and shown on the BRP Land Use Concept map as Mixed Use Planned Development. The amendment added road width, parking, setback, utility, and street rights of way development standards to the University Villages Specific Plan.

City of Marina (General Plan Circulation Element Amendment) – 2007

This proposal changed the designation of Imjin Parkway as a six-lane roadway, rather than a four-lane roadway. No changes were made to the Base Reuse Plan Land Use Concept.

City of Marina (Preston Park Zone Change) – 2009

The City of Marina rezoned the 98.4-acre Preston Park site from R-4 (Multiple-Family Residential District) to R-1 (Single-Family Residential District in 2009). The site is shown on the BRP Land Use Concept as

Medium Density Residential with a density of 5 to 10 dwelling units per acre. The City of Marina's R-1 zone district does not state a maximum density, but the minimum lot size is 6,000 square feet, which equates to a maximum density of about 5.5 houses per acre, assuming 25 percent of land area is used for public purposes such as streets. The Preston Park zone change has not yet been submitted to FORA for a consistency determination.

County of Monterey (Housing Element) – 2010

The FORA Board considered the City's updated housing element on July 9, 2010 and determined the housing element was consistent with the BRP.

City of Seaside (Main Gate Specific Plan) – 2010

The City of Seaside adopted the Projects at Main Gate Specific Plan on August 5, 2010. Most of the site has a BRP Land Use Concept designation of Regional Retail. The western portion of the site has a BRP Land Use Concept designation of open space and was originally envisioned for development of State Park facilities; however, this parcel was part of the Seaside/Army/State Parks land swap agreement (refer to Section 4.6), and the FORA Board found commercial uses in this area consistent with the BRP when it found the Seaside General Plan consistent with the BRP in 2004. The Specific Plan proposes retail and hospitality uses that are consistent with the Seaside General Plan. The FORA Board found the Specific Plan consistent with the BRP on 10/8/2010.

City of Seaside (Housing Element) – 2011

The FORA Board considered the City's updated housing element on November 18, 2011 and determined the housing element was consistent with the BRP.

Maps of Land Use and Changes to Land Use

Maps showing the changes to the BRP Land Use Concept are presented on the following pages. The maps are presented with notations on the jurisdiction's general plan land use map. Changes that involved Planned Development Mixed Use to a mix of specific developed uses are not noted, but are illustrated on the Marina General Plan and the East Garrison Specific Plan land use maps. [Figures 3 through 5](#) present land use maps from the Del Rey Oaks (1998), Marina (2001), and Seaside (2004) general plans. [Figure 6, Land Use Changes](#), shows locations where those general plan land use maps differ from the BRP Land Use Concept. The BRP Land Use Concept is presented for reference in [Figure 7.1 Base Reuse Plan Land Use Concept 1997](#) and an updated Land Use Concept is presented in [Figure 7.2 Base Reuse Plan Land Use Concept 2012](#).

4.4 Consistency with Regional and Local Plans

Context and Purpose

The Authority Act provides mandates for consistency of the BRP 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.

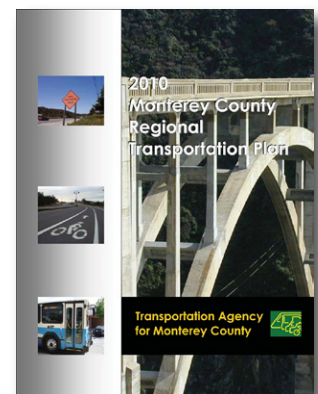
Thus, the reuse plan is required to be consistent with state and federal plans as described in the first paragraph, and must consider the other plans enumerated in the list. Applicable plans are discussed below.

Plans Requiring Consistency

Transportation Agency for Monterey County Regional Transportation Plan

The *2010 Monterey County Regional Transportation Plan* ("Regional Transportation Plan") was prepared by the Transportation Agency for Monterey County (TAMC) to guide transportation development over a 25-year plan timeframe. The plan is updated about every five years. The "constrained" scenario presents a realistic outlook for transportation improvements and programs based on anticipated funding sources.

Through the Regional Transportation Plan, TAMC designates a County-wide regional roadway network, which includes four routes that pass through or adjoin the former Fort Ord: State Route 1, State Route 68, Imjin Parkway, Reservation Road, and Blanco Road. The Regional Transportation Plan also sets priorities for road, transit, bicycle, pedestrian, and transportation management projects and programs. FORA collects a development impact fee that funds transportation projects



in and near the former Fort Ord. TAMC updated the nexus study in 2005 and the current Regional Transportation Plan allocates FORA development impact fees based on that study. FORA maintains a capital improvement program that is correlated with the Regional Transportation Plan. FORA constructs and/or funds transportation improvements within the former Fort Ord and funds a share of other transportation improvements both within and outside of the former Fort Ord. The BRP has general policies regarding the roadway network, public transit, transportation demand management, and bicycle facilities.

The Regional Transportation Plan establishes a policy framework within which transportation improvements are prioritized and carried out. Most of these policies are written for implementation by TAMC, but may be applicable for implementation by FORA or member jurisdictions as well. Regional Transportation Plan objectives and policies are summarized below, with reference to BRP objectives and policies. Refer to Chapter 3 of the Regional Transportation Plan for the full objectives and policy text. A brief discussion of BRP consistency with each set of objectives and policies is presented in the concluding paragraph for each set of Regional Transportation Plan objectives and policies.

Inconsistencies Identified. Review of the objectives and policies within the Regional Transportation Plan indicates that FORA and its jurisdictions' practice is to implement many of these policies, whether present in the BRP or not. Many of the Regional Transportation Plan objectives and policies are more appropriately implemented by TAMC or by individual land use jurisdictions, than by FORA in the BRP. However, there are several areas where the BRP does not adequately address Regional Transportation Plan objectives and policies. For consistency with the Regional Transportation Plan, additional or expanded policies and programs are needed in the BRP. A bullet list of additional policies is provided

at the end of the discussion for each set of Regional Transportation Plan objectives and policies.

Road and Highway Transportation Objectives and Policies Summary.

Prioritize improvements to and maximize use of existing infrastructure; apply new technologies for roadway efficiency; consider complete street designs; consider use of roundabouts; and implement road and highway capacity improvements.

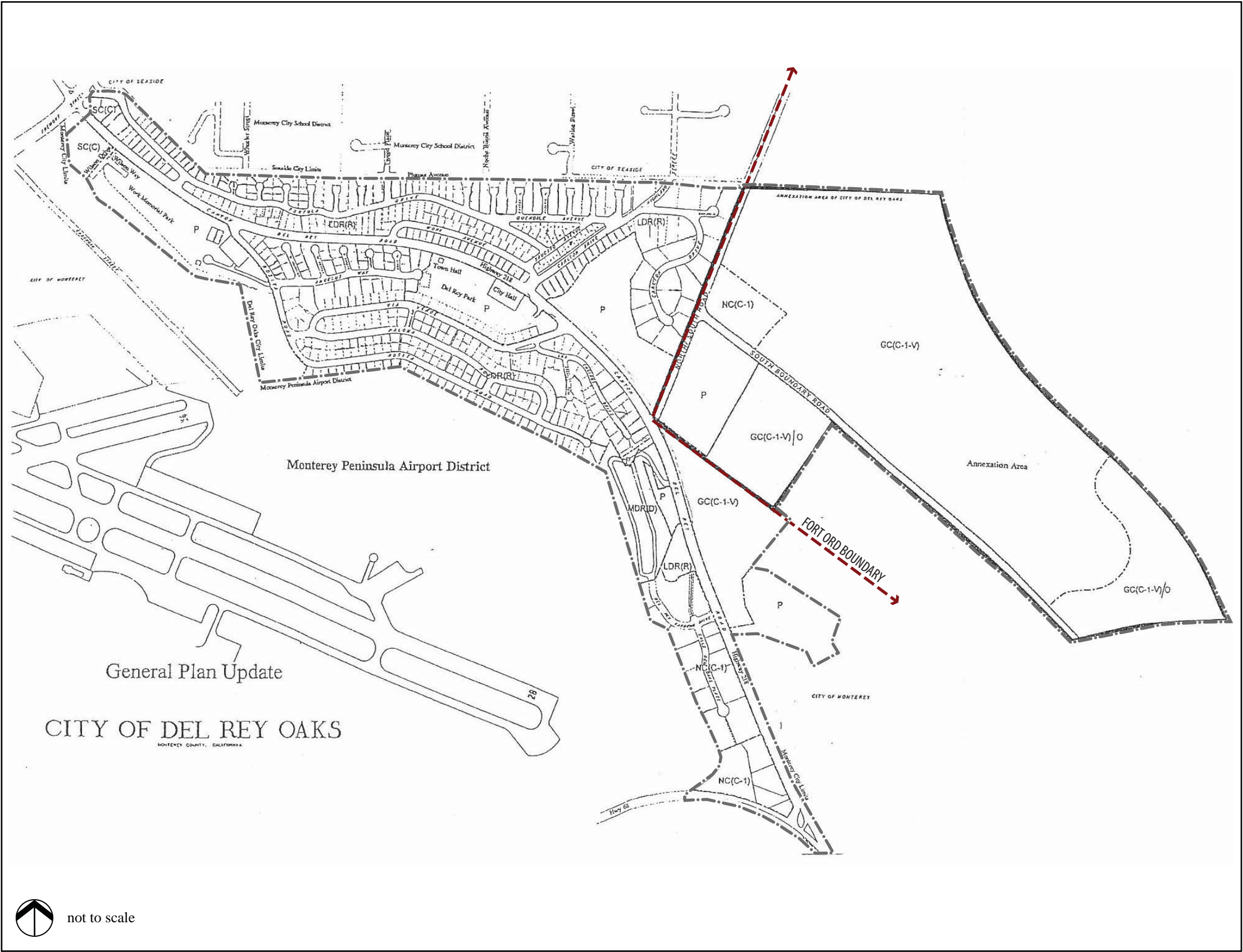
The BRP includes several street design standards, which include bicycle and pedestrian provisions, and a policy to address safety issues. The BRP does not have policies specifically addressing the remaining areas. The following additional streets and roads policies would be required to address the Regional Transportation Plan:

- prioritize improvements to and maximize use of existing infrastructure (new);
- apply new technologies for roadway efficiency (new);
- consider use of roundabouts (new);
- implement road and highway capacity improvements (new);
- signal synchronization (new); and
- intelligent transportation systems (new).

Bicycle and Pedestrian Transportation Objectives and Policies Summary.

Identify and prioritize funding for elimination of bicycle network gaps; determine bicycle funding needs and locate funding; update County bikeways map; encourage bicycle facility maintenance; subsidize bike racks and lockers; support education programs; promote bicycle and pedestrian travel; coordinate bicycle route signage; maintain the TAMC Bicycle and Pedestrian Facilities Advisory Committee; support new bicycle and pedestrian facilities in conjunction with





Legend

- Fort Ord Boundary
- City of Del Rey Oaks City Limits

Code	General Plan Land Use Designations
LDR(R)	Low Density Residential (Residential)
MDR(R)	Medium Density Residential - Design (Residential - Design)
NC(C-1)	Neighborhood Commercial
SC(C)	Service Commercial (Commercaill)
SC(C)	General Commercial - Visitor (Neighborhood Commercial - Visitor)
O	Office - Professional
P	Public/Quasi-Public (Public)

Map Description

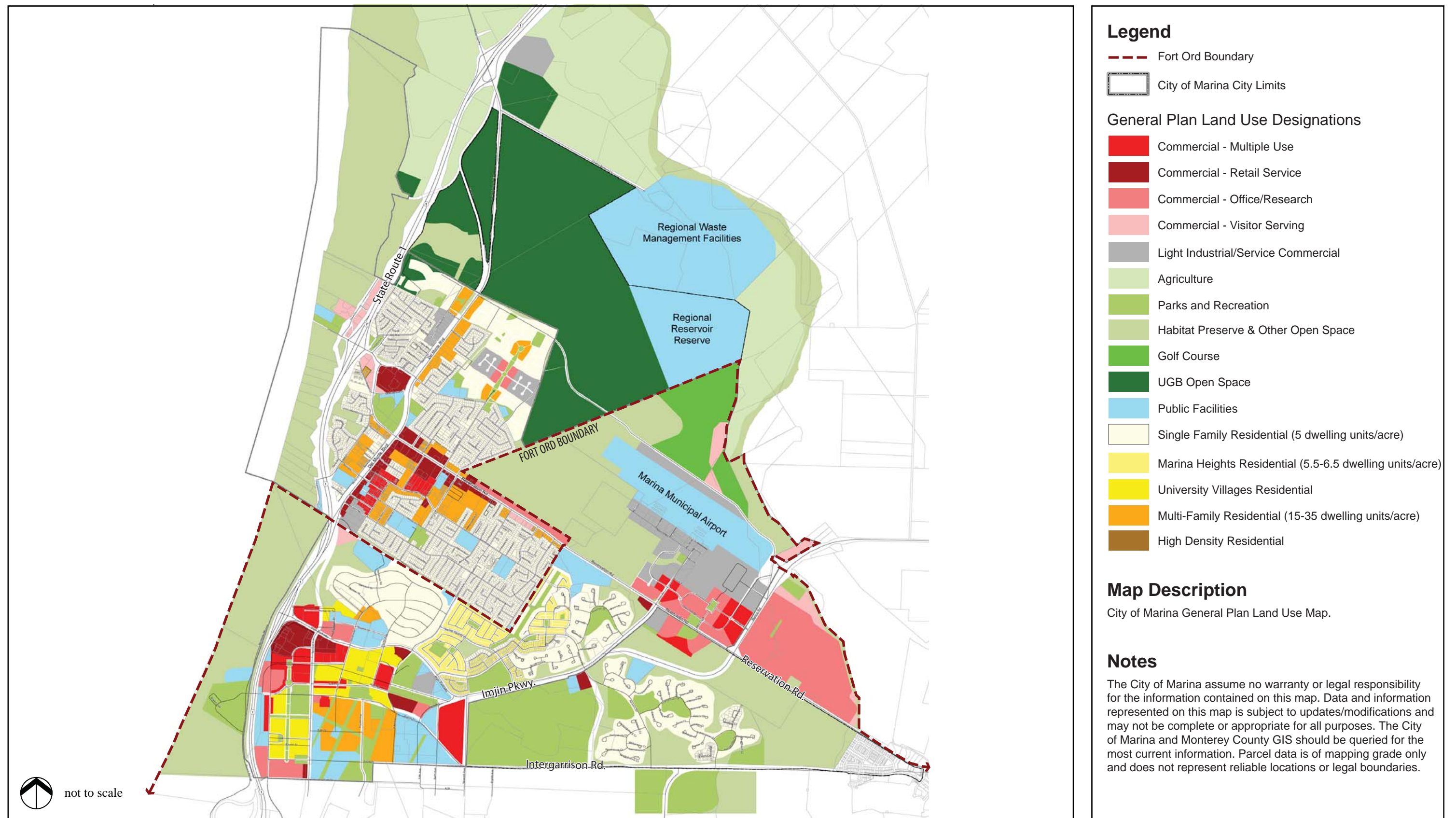
City of Del Rey Oaks 1996 General Plan Update Land Use Map

Source: City of Del Rey Oaks 1996



Figure 3
 Del Rey Oaks General Plan Land Use Map
 Fort Ord Reuse Plan Reassessment Scoping Report

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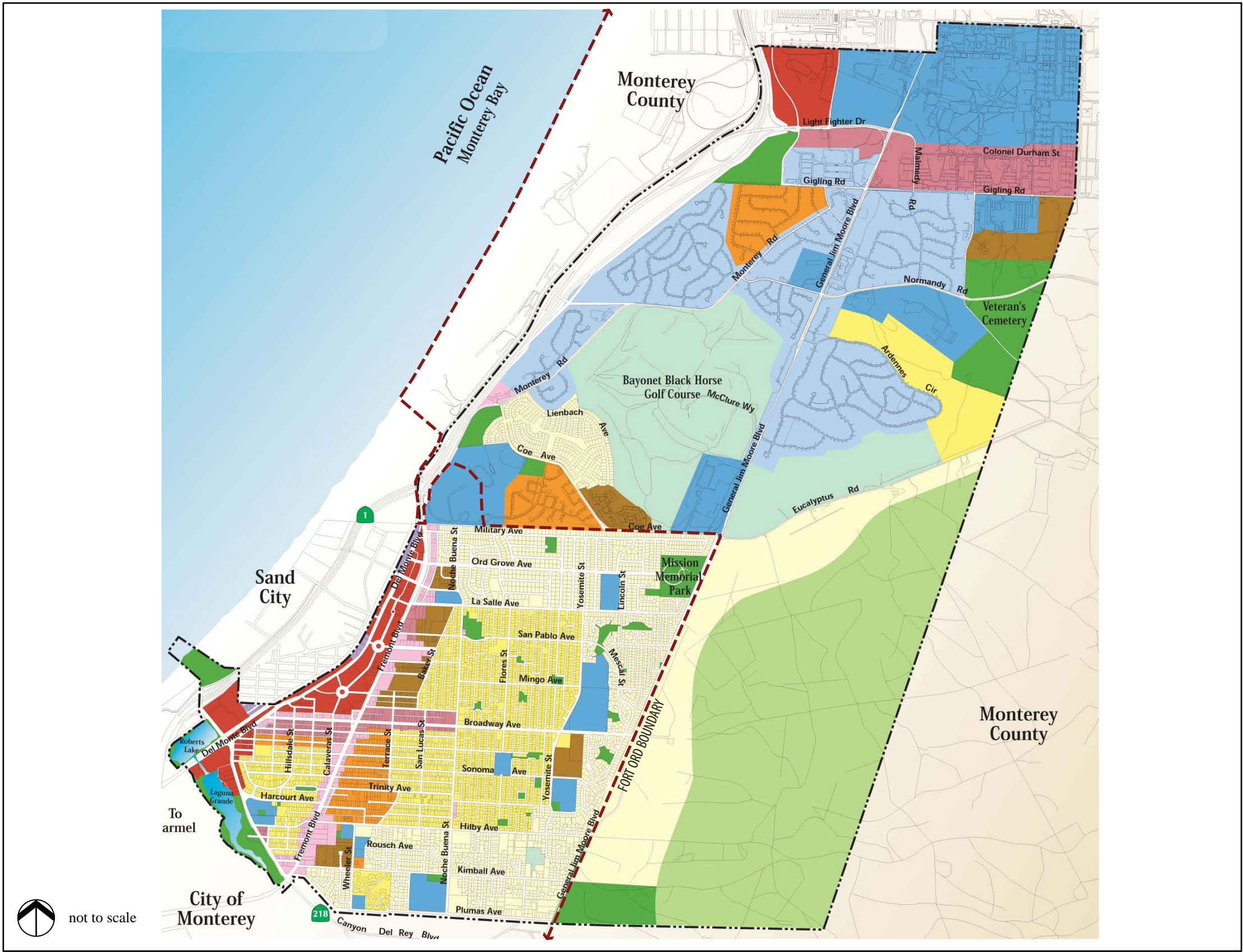


Source: City of Marina 2011, Monterey County 2011



Figure 4
Marina General Plan Land Use Map
Fort Ord Reuse Plan Reassessment Scoping Report

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Legend

- Fort Ord Boundary
- City of Seaside City Limits

General Plan Land Use Designations

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

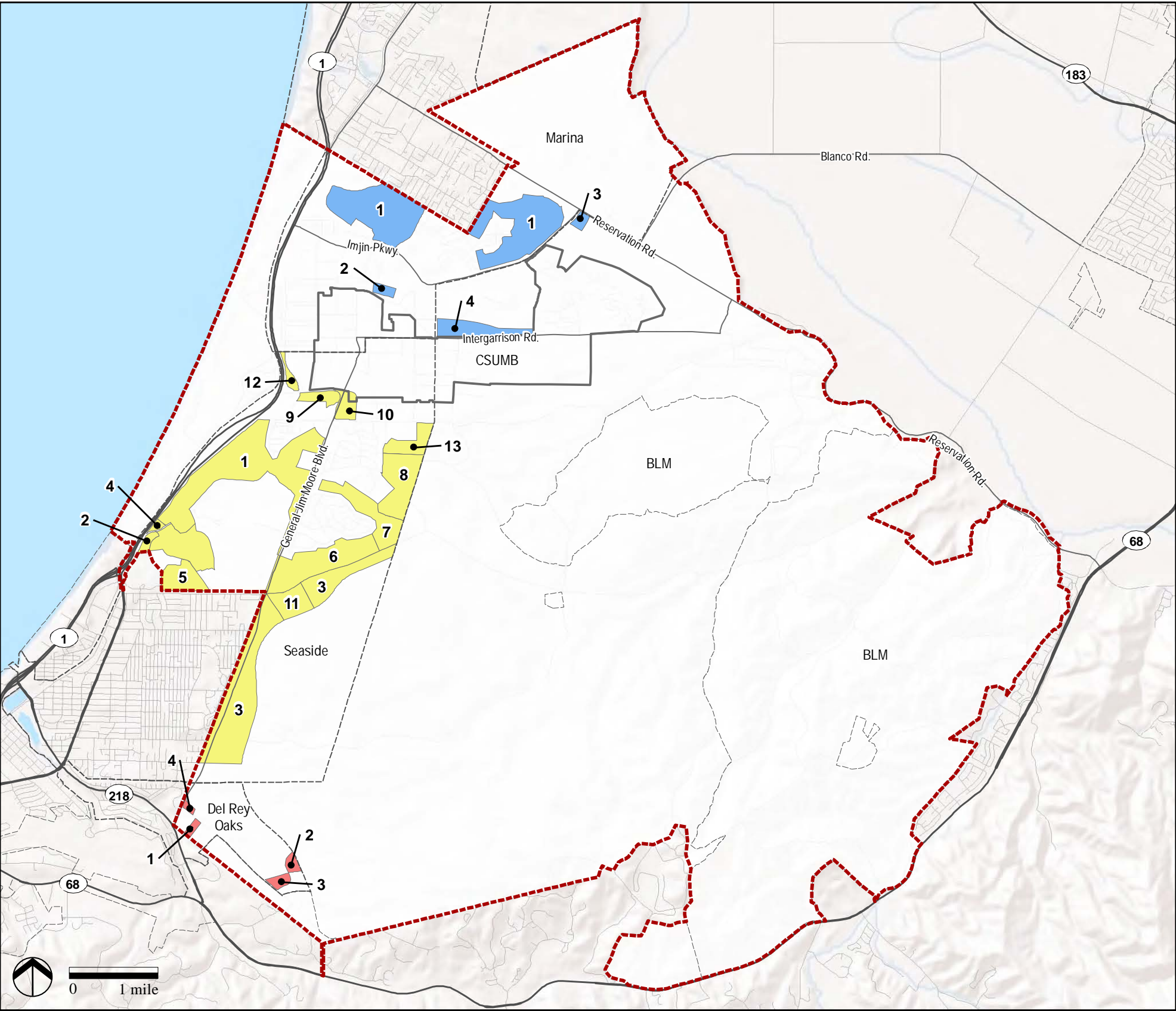
Map Description

City of Seaside General Plan Land Use Map.

Source: City of Seaside 2004

Figure 5
Seaside General Plan Land Use Map
Fort Ord Reuse Plan Reassessment Scoping Report

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Source: U.S. Army Corps of Engineers GIS Database 2012, City of Marina 2011, ESRI 2009, City of Seaside 2004, City of Del Rey Oaks 1996

Legend

- Fort Ord Boundary
- Refers to areas of Land Use Designation Differences (corresponds with # column in tables below)
- Del Rey Oaks

#	1997 Base Reuse Plan Designation	Del Rey Oaks General Plan Designations	Acres
1	Open Space/Recreation	General Commercial – Visitor/Office	6.9
2	Visitor Serving	General Commercial – Visitor/Office	11.0
3	Business Park/ Lt. Ind./Office/R&D	General Commercial – Visitor/Office	12.4
4	Visitor Serving	Neighborhood Commercial	4.6

Marina

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

Seaside

#	1997 Reuse Plan Designation	Seaside General Plan Designation	Acres
1	Medium Density Residential	Military	316.4
2	Medium Density Residential	Park and Open Space	10.2
3	Medium Density Residential	Low Density Residential	325.9
4	Medium Density Residential	Community Commercial	5.2
5	High Density Residential	Medium Density Residential	53.8
6	Military Enclave	Commercial Recreation	147.8
7	Military Enclave	Low Density Residential	87.0
8	Military Enclave	Park and Open Space	100.0
9	Military Enclave	Mixed Use	22.5
10	Neighborhood Retail	Mixed Use	28.4
11	Neighborhood Retail	Low Density Residential	48.9
12	Open Space/Recreation	Regional Commercial	11.3
13	Open Space/Recreation	High Density Residential	43.3

Figure 6
Land Use Designation Differences
Fort Ord Reuse Plan Reassessment Scoping Report



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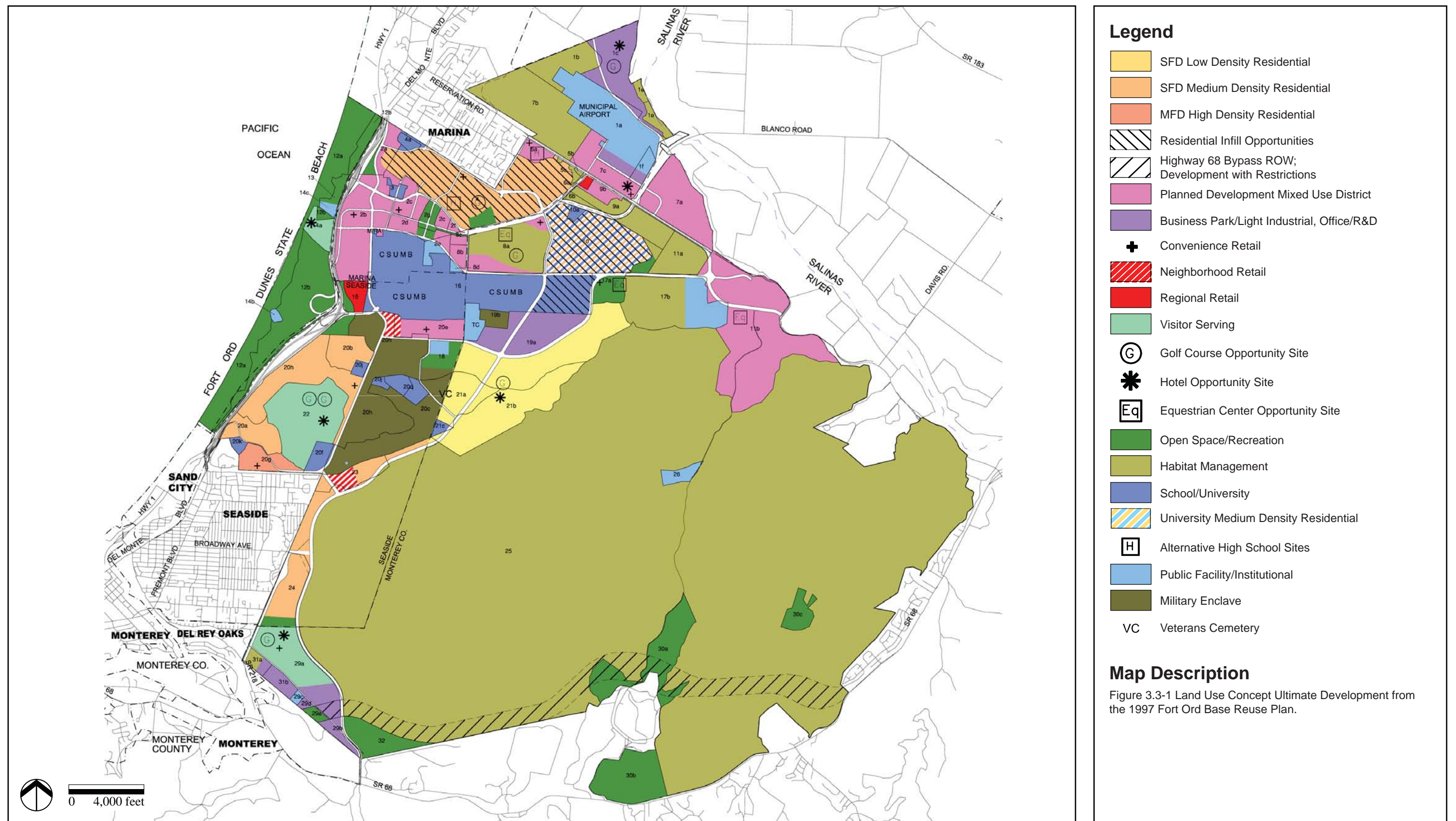
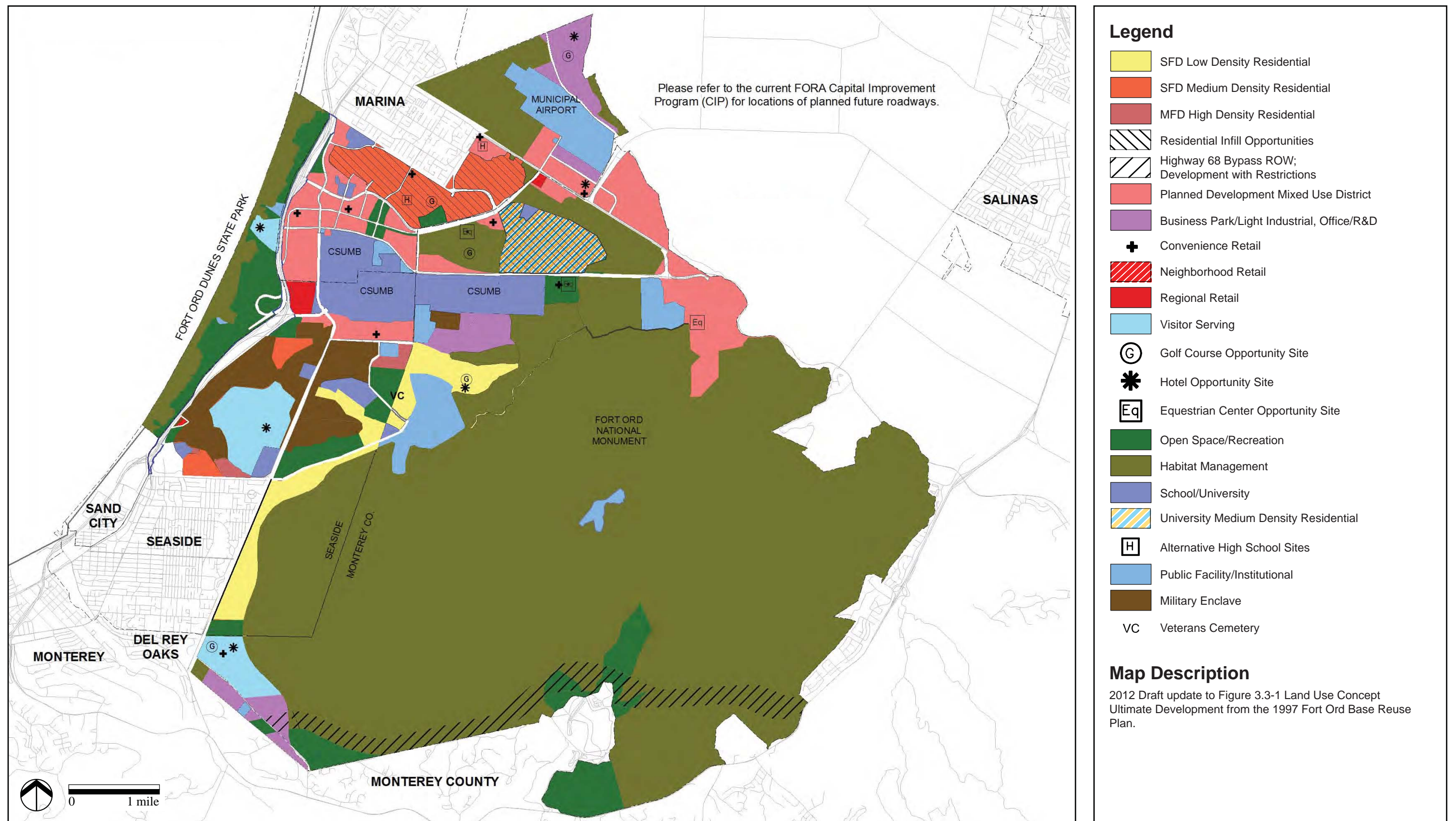


Figure 7.1
Base Reuse Plan Land Use Concept (1997)
Fort Ord Reuse Plan Reassessment Scoping Report



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Source: FORA 2012



Figure 7.2
Base Reuse Plan Land Use Concept (2012 Draft)

Fort Ord Reuse Plan Reassessment Scoping Report

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new development; encourage inclusion of bicycle and pedestrian accommodation in transportation project design; encourage construction of bikeways in accordance with bikeways plans and Caltrans standards.

The BRP includes two general policies, one for pedestrians and one for bicycles, encouraging development and maintenance of an attractive, safe and comprehensive network. No further bicycle or pedestrian policies are presented in the BRP. The following additional bicycle and pedestrian policies would be required to address the Regional Transportation Plan:

- bicycle facilities (expand existing);
- identify and prioritize funding for elimination of bicycle network gaps (new);
- encourage bicycle facility maintenance (new);
- coordinate bicycle signage (new);
- support new bicycle and pedestrian facilities and bike racks and lockers (expand existing); and
- encourage design of bikeways to Caltrans standards and utilize the Designing for Transit document for the design of transit, bicycle, and pedestrian projects, (expand existing).

Public Transit Services Objectives and Policies Summary. Increase bus ridership and work with Monterey-Salinas Transit to secure increased funding for transit. Provide transit to disadvantaged communities, ensure transit is planned into new development, and use technology to improve service.

The BRP includes transit policies calling for coordination with MST and TAMC. It also has programs to bring transit to key activity centers and to serve elderly and disabled populations. No policies discuss

the use of technology to improve service, although this is more easily addressed by transit service providers than by FORA. The following additional transit policy would be required to address the Regional Transportation Plan:



- public transit (expand existing).

Rail Transportation Objectives and Policies Summary. Develop rail service on the Monterey Branch line from Fort Ord to Monterey, preserve rail corridors, consider incorporation of multiple transportation uses within rail corridors, and encourage higher density development near rail stations.

The BRP includes a transit program to reserve rail rights-of-way within the former Fort Ord. An Intermodal Corridor is included in the BRP and the University Villages (Dunes) Specific Plan. The location of the corridor east of General Jim Moore Boulevard has been shifted from an Imjin Road alignment to an Inter-Garrison Road alignment to avoid habitat impacts, but the functionality of the corridor remains.

- No inconsistencies were identified.

Transportation Demand Management Objectives and Policies Summary. Increase vehicle occupancy, encourage telecommuting and flexible work schedules, and other means to reduce traffic.

The BRP includes one policy encouraging transportation demand management, with programs calling for flexible work arrangements, ridesharing, encouragement of transit and bicycle use, and incorporation of design features to strengthen transportation demand management. The following additional transportation demand management policy would be required to address the Regional Transportation Plan:

- transportation demand management (expand existing).

Accessibility Objectives and Policies Summary. Improve accessibility to transportation facilities.

The BRP Land Use Residential Objective G states: “Improve access for people with disabilities by creating a barrier-free environment.” The BRP also includes policies for provision of parking that is accessible to persons with disabilities. Although broader access policies are not included in the BRP, the Americans with Disability Act requires accommodations for persons with disabilities, and must be implemented.

- No inconsistencies were identified.

Environmental Preservation Objectives and Policies Summary. Reduce environmental effects of transportation projects, support reduction of greenhouse gas emissions, and coordinate with road-construction agencies to minimize habitat loss.

The BRP does not include policies specific to environmental preservation for transportation projects per se. However, FORA transportation improvement projects are subject to CEQA requirements, including incorporation of all feasible impact-avoidance and mitigation measures.. The BRP includes policies that do not directly address greenhouse gas reduction, but that do achieve many of the approaches to greenhouse gas reduction; these include policies for mixed use development and high density residential redevelopment near transit lines, which are intended to reduce vehicle trips, and therefore, would reduce greenhouse gas emissions. Reduction of greenhouse gas emissions would also be directly addressed by the required CEQA review for FORA transportation improvement projects. Although these two issues are adequately addressed by existing BRP policies and CEQA procedures, the BRP could more directly address these issues by the strengthening of existing policies to address:

- environmental protection and
- greenhouse gas emissions.

Safety and Security Objectives and Policies Summary. Reduce traffic collisions, utilize the Designing for Transit document for the design of transit, bicycle, and pedestrian projects, and ensure safe truck routes, safe emergency routes, and repair of storm-damaged roadways.

The BRP includes a program to identify and rectify locations with high accident rates (Streets and Roads Program C-2.1. The BRP includes a program to establish truck routes (Streets and Roads Program C-1.5)

- No inconsistencies were identified.

Coordinated Land Use and Transportation Planning Objectives and Policies Summary. Increase residential density within one quarter mile of transit stops, encourage non-automobile transportation, complete streets, mixed use development, and a jobs-housing balance.

The BRP includes a policy in the Land Use element that encourages mixed use and high density residential development along transit corridors, and development designs to encourage non-automobile transportation. The BRP includes several street design standards, which include bicycle and pedestrian provisions. The BRP does not have a specific policy regarding job-housing balance, but the plan is designed to provide such a balance. BRP Land use Objective A states: “Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.” BRP Land use Objective C states: “Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and self-sufficiency of Fort Ord communities.”

Public Outreach Objectives and Policies Summary. Encourage public participation in project planning.

The BRP does not include a policy requiring public participation regarding the design of circulation improvements. FORA conducts public hearings regarding the capital improvement program and specific improvement projects.

- No inconsistencies were identified.



Regional Transportation Financing Objectives and Policies Summary. Apply the regional development impact fee throughout the County.

Although the BRP does not include a policy regarding fee payments, FORA collects a development fee/Community Facilities District Special Tax that is considered the equivalent to the regional fee for projects developed within the former Fort Ord and in the former Fort Ord region.

- No inconsistencies were identified.

Monterey Bay Unified Air Pollution Control District (MBUAPCD) Air Quality Management Plan

The 2008 Air Quality Management Plan for the Monterey Bay Region (“Air Quality Management Plan”) was adopted in August 2008 and is the sixth revision to the 1991 Air Quality Management Plan for the Monterey Bay Region. The Air Quality Management Plan prescribes control measures intended to reduce emissions of targeted pollutants for which the MBUAPCD is in non-compliance with state and/or federal standards. Many of the control measures are prescribed for particular industrial emissions and of minimal relevance to development

at the former Fort Ord – and in any case, these control measures are directly enforceable through Air District permitting. Potentially more relevant to the former Fort Ord are the transportation control measures, which are aimed at reducing vehicular emissions, and which can be facilitated through policy direction of individual jurisdictions. The Air Quality Management Plan does not include a policy section.

This consistency review focuses in two areas: consideration of the MBUAPCD’s consistency model, which is based on population forecasts; and consistency of BRP policy with Air Quality Management Plan transportation control measures.

MBUAPCD Consistency Model. The policies and programs established in the Air Quality Management Plan depend to a high degree on population growth consistent with the estimates used in developing emissions forecasts. Therefore, consistency of a residential development project with the Air Quality Management Plan can be ascertained by comparing housing units proposed to the housing and population projections used in developing the Air Quality Management Plan. The Air Quality Management Plan is based on the housing and population projections of the Association of Monterey Bay Area Governments (AMBAG). The MBUAPCD has developed a model that utilizes these population and housing forecasts to assist local jurisdictions in determining if a project is consistent with the Air Quality Management Plan. This tool is intended for use with specific projects for environmental analysis.

With recognition that this model is designed and intended for analysis of specific development projects, and not build-out of planning documents, the BRP ultimate build-out figures were compared to the model’s parameters. According to BRP section 3.3.1, full residential build-out of the BRP is estimated to occur between 2037 (40 years) and 2057 (60 years), and includes a total of 22,232 units. Assuming 6,257 existing residential units, the former Fort Ord has

a remaining residential capacity of approximately 15,975 units. This information is summarized in [Table 13, Fort Ord Housing Units at Build-out](#) (Subject to Water Availability – Identification of Additional Water Resources Required).

The BRP ultimate development limits were compared to the “Data” sheet in the “MBUAPCD Consistency_Procedure_2011.xls” spreadsheet model. The “Data” sheet provides Department of Finance figures for existing (2010) housing units, and AMBAG projections for housing units by jurisdiction in five-year increments through 2035. The relevant data is shown in [Table 14, AMBAG/MBUAPCD Housing Units Through 2035](#), and [Table 15, BRP Build-out Compared to Air Quality Management Plan](#). The maximum new units available column is not part of the MBUACD or AMBAG data, and was calculated by subtracting existing units from maximum units. AMBAG is currently revising its population pro-

jections, and the data in this table could be revised within the coming year.

Note that this Air Quality Management Plan consistency analysis utilizes the 1997 projections on which the BRP is based, compared against the current AMBAG data in the MBUAPCD model. AMBAG growth projections are expected to be revised downward in their current update process.

AMBAG Referencing Table 15, at the earliest ultimate build-out date (the 2037 scenario), former Fort Ord housing units would essentially equal growth capacity under the AMBAG projections, by just under 100 units if all new growth within those jurisdictions is contained within the former Fort Ord. Therefore, under the most conservative analysis, the BRP ultimate housing development would exceed slightly MBUAPCD assumptions and be considered inconsistent with the Air Quality Management Plan. However, the BRP

Table 13 Fort Ord Housing Units at Build-out (Subject to Water Availability – Identification of Additional Water Resources Required)

Jurisdiction ¹	Residential Capacity ^{1, 2}	Built through 2010 ³	Remaining Capacity
CSUMB	8,193	3,085	5,108
U.S. Army	1,590	1,590	0
Marina	4,152	679	3,473
Seaside	5,113	903	4,210
Monterey County	3,184	0	3,183
Total Fort Ord	22,232	6,257	15,975

Source: FORA 2012

- Notes:**
1. CSUMB and U.S. Army capacity has been aggregated from data for Marina, Seaside, and Monterey County. Note that cities of Monterey and Del Rey Oaks have no residential units in the BRP, and CSUMB and U.S. Army are not subject to FORA restrictions.
 2. BRP Table 3.3-1 – Summary Land Use Capacity Ultimate Development.
 3. Fort Ord Reuse Authority, BRP Reassessment Housing Unit Status Table, August 2012. Entitled but not yet permitted/built units excluded. These totals combine new units and existing units that have been rehabilitated or replaced.

Table 14 AMBAG/MBUAPCD Housing Units Through 2035

Jurisdiction	2010 Existing Units ¹	2035 Maximum Units ¹	Maximum Additional Units 2010 to 2035 ²
Marina	8,720	13,562	4,842
Seaside	11,322	12,334	1,012
Monterey County	39,359	48,688	8,829
Projected New Units within Fort Ord Jurisdictions through 2035(entire jurisdictional territory, not former Ford Ord portion)			14,683

Source: Monterey Bay Unified Air Pollution Control District 2008

- Notes:**
1. From “MBUAPCD Consistency_Procedure_2011.xls” DATA sheet; derived from Department of Finance and AMBAG population data and projections.
 2. Derived by subtracting existing units from total units projected for 2035.

Table 15 BRP Build-out Compared to Air Quality Management Plan

BRP Ultimate Development Scenario ¹	Average Units Per Year ²	MBUAPCD 2035 Projection (23 Years Out) ³	Number of New Fort Ord Units at 2035 MBUAPCD Projection ⁴
2037 (25 years out)	639.0	14,683	14,697
2047 (35 years out)	456.4	14,683	11,411
2057 (45 years out)	355.0	14,683	8,875

Source: FOR A 1997, Monterey Bay Unified Air Pollution Control District 2008

- Notes:**
1. Fort Ord Ultimate Build-out Scenarios based on 40, 50, and 60-year timeframes from approval of the plan.
 2. 15,975 remaining BRP units divided by years in scenario.
 3. Total units projected by AMBAG for Fort Ord jurisdictions with housing units within BRP, through 2035.
 4. Average units per year times 25 years (2010 through 2035 to match AMBAG projection period).

ultimate development capacity timeframe extends up to 20 additional years; (i.e. up to a 45-year timeframe compared to the 25-year timeframe of the conservative analysis). Under an average 35-year build-out scenario, growth within the former Fort Ord would be about 4,100 units below that projected by the Air Quality Management Plan. Under a long range (45-year) build-out scenario, growth within the former Fort Ord would be about 6,500 units below that projected by the Air Quality Management Plan. Some growth within each jurisdiction would occur outside

the former Fort Ord, but that level of growth cannot be predicted this far in advance.

Inconsistencies Identified. Housing development at the former Fort Ord is below the BRP’s projections and may not reach the ultimate development numbers allowed by the plan, due to market conditions, growth constraints such as water limitations, or both. Therefore, housing development on the former Fort Ord is expected to be within population projections.

- No inconsistencies were identified.

Air Quality Management Plan Transportation Control Measures. The Air Quality Management Plan's transportation control measures are focused on implementation of specific projects, and fall into the following general categories: improved public transit service, expanded transportation demand management, signal synchronization, new and improved bicycle facilities, alternative fuels, regional initiatives to improve air quality, and intelligent transportation systems. The BRP has general policies regarding public transit, transportation demand management, and bicycle facilities.

Inconsistencies Identified. The BRP does not include detailed policies in these areas, nor does it include policies on signal synchronization, alternative fuels, regional initiatives to improve air quality, and intelligent transportation systems. For consistency with the Air Quality Management Plan, additional or expanded policies and programs in the following areas are needed in the BRP:

- alternative fuels (new); and
- regional initiatives to improve air quality (new).

The following additional or strengthened policies, also presented in the discussion of the Regional Transportation Plan, would be required to address the Air Quality Plan:

- prioritize improvements to and maximize use of existing infrastructure (new);
- apply new technologies for roadway efficiency (new);
- consider use of roundabouts (new);
- implement road and highway capacity improvements (new);
- signal synchronization (new);

- intelligent transportation systems (new);
- bicycle facilities (expand existing);
- identify and prioritize funding for elimination of bicycle network gaps (new);
- encourage bicycle facility maintenance (new);
- coordinate bicycle signage (new);
- support new bicycle and pedestrian facilities and bike racks and lockers (expand existing);
- encourage design of bikeways to Caltrans standards and utilize the Designing for Transit document for the design of transit, bicycle, and pedestrian projects, (expand existing);
- public transit (expand existing); and
- transportation demand management (expand existing).

Regional Water Quality Control Board Water Quality Control Plan for the Central Coastal Basin

The Regional Water Quality Control Board adopted amendments to the 1994 Water Quality Control Plan in June 2011. The Water Quality Control Plan for the Central Coastal Basin was prepared pursuant to the Porter-Cologne Water Quality Control Act of 1969, and establishes management standards to ensure provision of the highest water quality reasonably possible. The Central Coastal Basin encompasses all of Santa Cruz, San Benito, Monterey, San Luis Obispo, and Santa Barbara Counties as well as the southern one-third of Santa Clara County, and small portions of San Mateo, Kern, and Ventura Counties. The former Fort Ord lies within the Regional Water Quality Control Board's Salinas River Hydrologic Unit.

The Regional Water Quality Control Board is a signatory to the clean-up programs underway at the former Fort Ord and takes an active oversight role in that effort. Clean-up activities relating to water quality occur at four areas located in the northern portion of former Fort Ord (Operable Unit (OU) 1, OU-2, Sites 2/12, and OU Carbon Tetrachloride Plume (OUCTP)).

A portion of the former Fort Ord borders Monterey Bay and is subject to the specific restrictions of the 1990 California Ocean Plan. This plan prohibits discharge into designated ocean areas and places water quality standards for discharge into other areas. The Basin Plan prohibits waste discharges to waters between Point Pinos and the Salinas River mouth. FORA has eliminated the outfalls that once discharged into this area of Monterey Bay. The BRP is consistent with ocean discharge requirements. Other than the 1990 California Ocean Plan, there are no policies specific to the former Fort Ord. One Basin Plan policy directly relevant to the BRP concerns the requirement for permits to allow discharges during construction. General water quality and waste discharge standards apply to point and non-point pollutant sources in the former Fort Ord. The BRP includes several relevant objectives that address water quality and related issues:

- Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.
- Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.
- Eliminate long-term groundwater overdraft as soon as practicably possible.
- Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.

- Ensure the timely and complete compliance by the U. S. Army with the Remedial Investigation/ Feasibility Study and associated remedial action ROD [Record of Determination] as part of the land transfer process.

Inconsistencies Identified. Comparison of the BRP with the Basin Plan indicates there are several water quality policies not addressed in the BRP. For an optimal level of consistency with the Basin Plan, additional policies and programs in the following areas are needed in the BRP:

- demolition activity groundwater protection;
- industrial activity groundwater protection (specifically for concrete and asphalt recycling); and
- low-impact development and best management practices for development projects.
- Protection of groundwater during demolition activities.
- Protection of groundwater from industrial activities (including concrete and asphalt recycling).
- Project design using low-impact development and best management practices to reduce non-point source pollutants.



Most of these are addressed through detailed standard procedures that are routinely incorporated into environmental clearance requirements and project activities, and are enforced by the Regional Water

Quality Control Board regardless of the presence or non-presence of objectives and policies in the BRP.

Bureau of Land Management Resource Management Plan for the Southern Diablo Mountain Range and Central Coast of California

The Bureau of Land Management (BLM) approved the Record of Decision (ROD) implementing the Hollister Field Office's Resource Management Plan (RMP) for the Southern Diablo Mountain Range and Central Coast of California in September 2007. The plan provides management guidance for use and protection of the resources on approximately 274,000 acres of public lands in Alameda, Contra Costa, Monterey, San Benito, San Mateo, Santa Clara, and Santa Cruz, Fresno, Merced, Stanislaus, and San Joaquin counties, and includes approximately 7,212 acres at the former Fort Ord now included within the Fort Ord National Monument. The plan balances resource conservation and ecosystem health with the production of commodities and with public use of the land. The former Fort Ord territory is identified as an area of critical environmental concern and a special recreation management area. The plan restricts the conversion of natural lands to development-oriented uses (i.e., roads, trails, parking areas to less than two percent of the land area. Mineral extraction and wind energy generation are not allowed. The plan requires BLM's Class II level of visual resource management, the second highest level of visual protection. The plan addresses wildfire fuel reduction, protection of habitat in accordance with the HMP, and recreational uses focused on hiking, equestrian, and bicycling. A management plan has not yet been prepared for the Fort Ord National Monument, and the existing plan remains in effect.

Inconsistencies Identified. The BRP's Habitat Management designation and conservation policies are consistent with the intent of the BLM plan.

- No inconsistencies were identified.

Coastal Program

The portion of the former Fort Ord west of State Route 1 is within the Coastal Zone and is within unincorporated Monterey County. The territory is included in the County's Greater Monterey Peninsula Area Plan, which was adopted by Monterey County in December 1984. The Greater Monterey Peninsula Area Plan is not a certified local coastal program, and jurisdiction of this territory lies with California State Parks. The BRP designates this area primarily for Open Space/ Recreation, with small areas designated Visitor Serving and Public Facility Institutional. The Fort Ord Dunes State Park General Plan notes that the California Coastal Commission would review development proposals at Fort Ord Dunes State Park and issue any necessary coastal permits.



Inconsistencies Identified. The BRP's designation of the beach areas for open space is consistent with the Coastal Commission policies.

- No inconsistencies were identified.

Marina Airport Land Use Plan

The Monterey County Airport Land Use Commission is responsible for oversight and planning for land use within airport zones within the County. The Marina Airport Land Use Plan was adopted by the Commission on November 18, 1996, shortly after the conversion of Fritschze Field to civilian use. The airfield is comprised of about 845 acres, of which 402 acres are used for aviation purposes, 265 acres are used for commercial purposes, and 167 acres are used for habitat management. The airport is located at the northern edge of the former Fort Ord, and

the flight pattern is on the north side of the landing strips. Only small portions of the runway protection zones and approach protection zones are within Fort Ord; the protection zones are located between 2,000 and 3,000 feet north of Reservation Road, and mostly eastward of Blanco Road. The areas within these protection zones are zoned Public Facility/



Institutional (the airport and airport business park) and Planned Development Mixed Use (east of Blanco Road) are within these zones. The Airport Land Use Plan includes land use restrictions within the protection zones. The land use restrictions protect residents and workers from noise effects and are intended to reduce dangers from aircraft to an acceptable level. In particular, population densities are restricted within the protection zones. Most residential uses, day care facilities, schools, hospitals, nursing homes, and shopping centers are not allowed in the protection zones. The types of uses and densities proposed in the BRP (business park and office/research) are generally compatible, so long as worker density does not exceed 50 persons per acre. Project planning within the airport protection zones will require consideration of these density limits. A small portion of the UC MBEST area is within runway exclusion zones, and these areas are shown as such on the UC MBEST Master Plan.

Inconsistencies Identified. The BRP does not place land uses or objects in places that restrict air operations or present operational hazards.

- No inconsistencies were identified.

Local Plans Requiring Consideration

The Authority Act lists local and regional plans as requiring consideration in the reassessment of the BRP, but consistency is not a requirement of the Authority Act. In the case of local jurisdictions' general plans, the general plans are required to be consistent with the BRP, not the other way around. Local jurisdictions' general plans are briefly described in this section, but there is no requirement for the BRP to be consistent with them.

Envisioning the Monterey Bay Area

Envisioning the Monterey Bay Area is an advisory document prepared in 2011 by the Association of Monterey Bay Area Governments, intended to provide a regional policy framework for planners and policy makers in the communities of the Monterey Bay Area. The focus of Envisioning the Monterey Bay Area is the adequate provision of a range of housing and transportation choices through 2035.

Envisioning the Monterey Bay Area presents the following four goals:

1. Evaluate current trends regarding the distribution of population and employment in comparison with: improving mobility & accessibility; reducing greenhouse gas emissions; providing housing & employment opportunities; protecting natural & cultural resources.
2. Develop a preferred growth scenario that maximizes the achievement of these outcomes while retaining the autonomy of local jurisdictions.
3. Use the preferred growth scenario as a basis for SB 375's Sustainable Communities Strategy, which will be used to inform regional transportation plans and to be a platform for future regional housing needs and housing elements.

4. Provide a forum for ongoing discussions and coordination of issues of regional significance.

However, the plan's principal emphasis is on implementation of a sustainable growth pattern, which would reduce consumption of outlying vacant land from 40,000 to 20,000 acres through 2035. The plan identifies "Blueprint Priority Areas" that are defined as homes or work places within one-half mile of proposed bus rapid transit or rail service, and areas designated for 15 dwelling units or greater per acre, or for high density commercial or industrial use. Designated open space areas are generally excluded from Blueprint Priority Areas.

The western portions of the Main Garrison area are included within the Blueprint Priority Areas identified in *Envisioning the Monterey Bay Area*. Also included are the areas adjacent to Reservation Road west of Imjin Parkway in the City of Marina and the Planned Development Mixed Use area south of CSUMB in Seaside. East Garrison, Parker Flats, and most of the UCMBEST Center are located outside Blueprint Priority Areas. It appears that the BRP's Intermodal Corridor was not considered in establishing the Blueprint Priority Areas; recognition of the Intermodal Corridor would expand the extent of Blueprint Priority Areas within the former Fort Ord, particularly in the development areas within one-half mile of Inter-Garrison Road.

UC MBEST Center Plans

The UC MBEST Master Plan was adopted in 1997 to guide future use of 1,042 acres of land at the intersection of Reservation Road and Blanco Road. The Master Plan includes 605 acres of habitat reserve and 437 acres for research uses. An additional 47 acres of UC land at Eighth Street is outside the Master Plan area. The Master Plan establishes four campus areas; a circulation and utility system; and criteria for research and development tenants within the center,

consistent with UC's educational mission. In 2010, UC announced that the MBEST Center would be reduced in size to the 70 acres on which infrastructure is already developed, and that new visions for the remaining 417 acres would be developed. A market study prepared for the visioning process determined that build-out of the entire UC MBEST site could take many decades. The visioning process came to several conclusions: a) adjust the campus scale, b) seek and secure anchor tenants, c) complete entitlements on UC MBEST Center lands, d) consider simplified transactional paths for development proposals, and e) make peripheral lands (West Campus, Central South Campus, East Campus, and Eighth Street parcel) attractive for near-term development.

Inconsistencies Identified. Envisioning the Monterey Bay Area provides sample transportation policies that would achieve the plan's goals. Most are also included within the Regional Transportation Plan, and called out in that discussion. Additional policies not specifically addressed in BRP policy are safe routes to school program; and a parking management program (to balance parking subsidies). However, these subject areas would be more appropriately addressed at the level of the individual land use jurisdictions within FORA.

Marina General Plan

The City of Marina includes most of the Main Garrison area on the western side of the former Fort Ord, and the housing areas north and east of the Main Garrison. The majority of Marina's territory within the former Fort Ord is designated as Planned Development Mixed Use in the BRP, and the Marina General Plan provides more detailed planning information.

Inconsistencies Identified.

- No inconsistencies were identified.

Refer to the discussion of consistency with the BRP in Section 4.3 Review of Completed Consistency Determinations.

Seaside General Plan

Seaside includes the southern edge of the Main Garrison and the golf courses and housing areas south of the Main Garrison on the western side of the former Fort Ord. The City of Seaside adopted a Fort Ord Lands amendment to the General Plan in 1998, and a comprehensive General Plan update in 2004.

Land uses shown on the Seaside General Plan differ from the BRP land use concept in large part due to changes initiated by the U.S. Army to configure the Presidio of Monterey Annex differently than envisioned in the BRP.

Inconsistencies Identified.

- No inconsistencies were identified.

Refer to the discussion in Section 4.3 Review of Completed Consistency Determinations.

Del Rey Oaks General Plan

Del Rey Oaks includes a small portion of the southwest corner of the former Fort Ord. The Del Rey Oaks General Plan was adopted by the City in 1997, several months prior to adoption of the BRP. The Del Rey Oaks plan was prepared concurrently with the BRP and the Del Rey Oaks land use map for the former Fort Ord territory is generally consistent with the BRP land use concept.

Inconsistencies Identified.

- No inconsistencies were identified.

Refer to the discussion in Section 4.3 Review of Completed Consistency Determinations.

Monterey General Plan

The City of Monterey includes a small portion of the southwest corner of the former Fort Ord. The current Monterey General Plan was adopted by the City in January 2005. The Land Use map shows Industrial and Parks and Open Space designations within the former Fort Ord territory.

Inconsistency Identified. There is one difference between the Monterey General Plan and the BRP:

- Public Facility/Institutional on the BRP is reflected as Industrial in the Monterey General Plan.

The Monterey General Plan has not been submitted for evaluation by FORA for consistency with the BRP.

Monterey County 2010 General Plan and Fort Ord Master Plan

The bulk of the former Fort Ord is within Monterey County, and the majority of this territory is within the Fort Ord National Monument or Fort Ord Dunes State Beach. Monterey County also includes the eastern edge of the Main Garrison and the East Garrison. The Fort Ord Master Plan 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 noted below.

Inconsistency Identified. There is one difference between the Monterey General Plan and the BRP:

- the Youth Camp site near East Garrison, which is shown in the BRP as Public Facility/Institutional and in the Fort Ord Master Plan as Habitat Management.

The Monterey County General Plan was found consistent with the BRP in 2002. The 2010 Monterey County General Plan and Fort Ord Master Plan have not been submitted for evaluation by FORA for consistency with the BRP. The following is a potential inconsistency:

- The Fort Ord Master Plan describes the East Garrison – Parker Flats land swap, but does not reflect changes on the land use map.

California State University Monterey Bay Master Plan

The California State University Monterey Bay (CSUMB) Master Plan was prepared by the University in December 2007. The BRP Land Use Concept designates most of CSUMB as School/University, with a housing designation for the east housing area.

The CSUMB Master Plan provides for various nodes, focused on a concentration of uses (e.g. administrative, academic, housing). The plan includes three planning horizons (through 2014, 2015-2024, and post-2025, with ultimate build-out providing a capacity for about 8,500 full time equivalent students. Ultimate student enrollment is subject to water and traffic constraints imposed by the FORA water allocation program and by a court settlement. The Master Plan anticipates synergy with surrounding Planned Development Mixed Use areas to the north, west, and south of campus.

Inconsistency Identified. The BRP Land Use Concept identifies the CSUMB site as a university.

- No inconsistencies were identified.

Other Plans Reviewed

The Base Closure and Realignment Act of 1990

This act established the first independent commission “to provide a fair process that will result in the

timely closure and realignment of military installations inside the United States.” This law authorized the creation of an independent BRAC Commission to recommend installation realignments and closures in 1991, 1993, 1995, and 2005. Fort Ord was included on the 1991 closure list, and BRAC continues certain functions related to land transfers.

Inconsistencies Identified.

- No inconsistencies were identified.

Base Realignment Implementation Manual

This document was prepared by the Department of Defense in 1997 and provides guidance on the base closure process. Referenced requirements from various federal acts apply almost entirely to federal agencies related to transfer and clean-up of military lands. Ongoing operations or policy as contained in the BRP are not addressed.

Inconsistencies Identified.

- No inconsistencies were identified.

McKinney-Vento Homeless Assistance Act of 1987

The McKinney-Vento Homeless Assistance Act made serving the homeless the first priority for use of surplus Federal properties, including military installations. Land at military bases planned for closure is available for distribution to qualified entities, such as non-profit organizations. A notice of interest period is advertised and applications for land distribution requests must be submitted during the advertisement period. There is no ongoing obligation to offer or distribute land for homeless assistance purposes after this notice of interest period passes. The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 superseded the McKinney-Vento Homeless Assistance Act, but the latter was applicable because the Fort Ord closure was included on the 1991 base closure list.

The BRP includes Residential Land Use Objective F and policies addressing housing for homeless persons.

According to BRP Table 2.4-1, five conveyances were made under the McKinney Act. These included the Child Development Center, 92 housing units at Abrams Park (56 conveyed to the Housing Authority of Monterey County, 13 conveyed to Interim, Inc., and 23 conveyed to Shelter Plus), and nine housing units conveyed to Peninsula Outreach.

Inconsistencies Identified.

- No inconsistencies were identified.

4.5 Transfer and Reuse Progress

Context and Purpose

This section provides a snapshot of the status of various aspects of the conversion of the former Fort Ord to civilian uses. Among other topics, this section presents information on environmental clean-up activities, infrastructure development, and re-development of land uses at the former Fort Ord since 1997. Where applicable, a brief description of public comments is provided for the topic under discussion, and the consultant's professional observations are noted.

Base Closure and Transfer Activities

Hazardous Materials Cleanup

Hazardous materials on the former Fort Ord fall into two broad categories: munitions and toxic materials. The former is represented by ordnance, while the latter is represented by groundwater/soil contamination, lead paint, and asbestos. Refer to the following discussion, the U.S. Army's Fort Ord BRAC Environmental Cleanup Annual Reports, and the

ESCA website (<http://www.fora-esca-rp.com>) for additional information.

Cleanup Authorization and Process. The environmental cleanup at the former Fort Ord site is required by a federal law known as the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended (CERCLA), better known as "Superfund." As the lead federal agency, the U.S. Army funds the cleanup at the former Fort Ord. To facilitate transfer and immediate reuse, the U.S. Army transferred property to FORA as part of an agreement known as the Environmental Services Cooperative Agreement (ESCA). In this 2007 agreement, FORA committed to completing the evaluation of munitions and explosives of concern hazards on approximately 3,340 acres and will take any remedial actions deemed necessary to protect human health and the environment with respect to munitions and explosives of concern based on the future uses. The U.S. Army provided funding to complete the munitions cleanup under the ESCA. The ESCA lands are primarily those outside the areas previously developed by the U.S. Army. Approximately one-third of these lands are preserved as habitat in accordance with the *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord* (HMP). The remaining two-thirds of these lands are within areas designated for development in the HMP. This includes the lands immediately east of Seaside and Marina, and portions of East Garrison. Small areas within Del Rey Oaks and Monterey are also included. [Figure 8, 1997 Baseline Built and Munitions Conditions](#), shows areas with clean-up requirements.

The cleanup process proceeds on four tracks. Track 0 areas contain no evidence of munitions and explosives of concern and have never been suspected of having been used for military munitions-related activities of any kind. Track 1 sites are areas where military munitions were suspected to have been used but

no further action is required because investigation has shown that the suspected training did not occur; that training did not involve explosive items; or that training at these sites involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. Track 2 sites are areas where munitions and explosives of concern items were present and have been removed. These areas typically have restrictions, including safety education programs for site users, construction support, and restrictions on residential use for specified areas. Track 3 areas are locations where munitions and explosives of concern are known to be present, including the impact area east of Seaside. Extensive removal programs are required in the Track 3 areas. Cleanup levels are determined based on the expected future use of the land, with uses such as residential and schools requiring the highest levels of cleanup, and habitat areas where public access is not envisioned receiving lowest levels of cleanup.

Munitions Cleanup Activities. Munitions cleanup areas comprise approximately 13,000 acres of the former Fort Ord. Types of munitions and explosives of concern found include artillery projectiles, rockets, hand grenades, practice land mines, pyrotechnics, bombs, and demolition materials. The U.S. Army divides the former Fort Ord into three geographic areas for purposes of munitions removal: 1) the impact area, which comprises about 6,560 acres east of Seaside, 2) remaining sites, found elsewhere on the former Fort Ord and under the U.S. Army's responsibility (3,000 acres of munitions response areas and 5,000 acres of in-between areas), and 3) the ESCA areas under FORA's responsibility (3,340 acres).

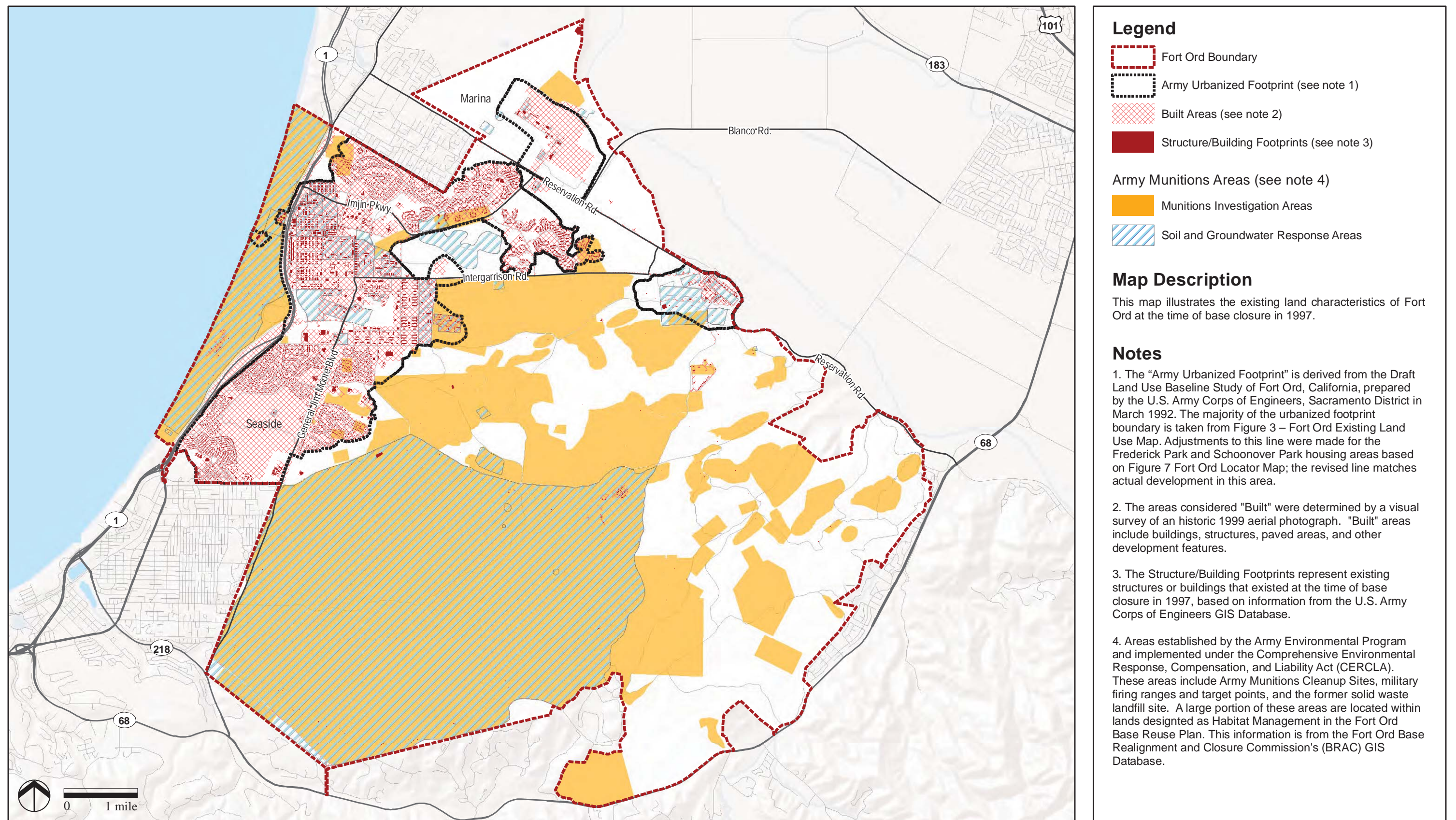
The impact area is the main area of the former Fort Ord where munitions were deployed during practice operations. The primary method of munitions clean-up begins with a prescribed burn of vegetation, to clear the ground of brush and facilitate

removal. Munitions are removed from the surface of cleanup areas and from beneath the ground in locations (such as fire roads) where public access is likely in the future. Prescribed burns were conducted in 2003, 2008, 2009, and 2010, and another is scheduled for 2012. Brush cutting was employed in 2011 in lieu of burning due to safety concerns about the types of munitions on the surface. Specific weather conditions are identified during which a burn can be authorized. However, the 2003 burn went out of control and burned a much larger area than intended, and lasted for several days, resulting in a significant level of smoke throughout the region. The U.S. Army has since increased its notification process prior to burns. Approximately 3,000 acres within the impact area will have had vegetation removed at the end of 2012, and munitions cleanup will be completed or underway in those areas.

The areas classified as remaining sites, (3,000 acres of munitions response areas and 5,000 acres of "in-between" areas) consist mainly of lands already transferred to the Bureau of Land Management, and are addressed in the *Final Remaining Remedial Investigation/Feasibility Study Areas Management Plan*, Former Fort Ord, Revision 0 (Shaw Environmental Inc. 2010). The remaining sites were divided into nine geographic areas and have undergone or are undergoing final review and assessment. These sites are on the Track 1 and Track 2 processes.

The ESCA areas are under a remediation program led by FORA and identified by four groupings of munitions response areas. Approximately one-third of the ESCA lands are preserved as habitat through the HMP. The remaining two-thirds are generally areas where development is planned on the BRP Land Use Concept map. The ESCA lands include the following areas, as shown on [Figure 9, ESCA Lands](#):

- 1) Seaside and Parker Flats. These areas are immediately east of Seaside and Marina;

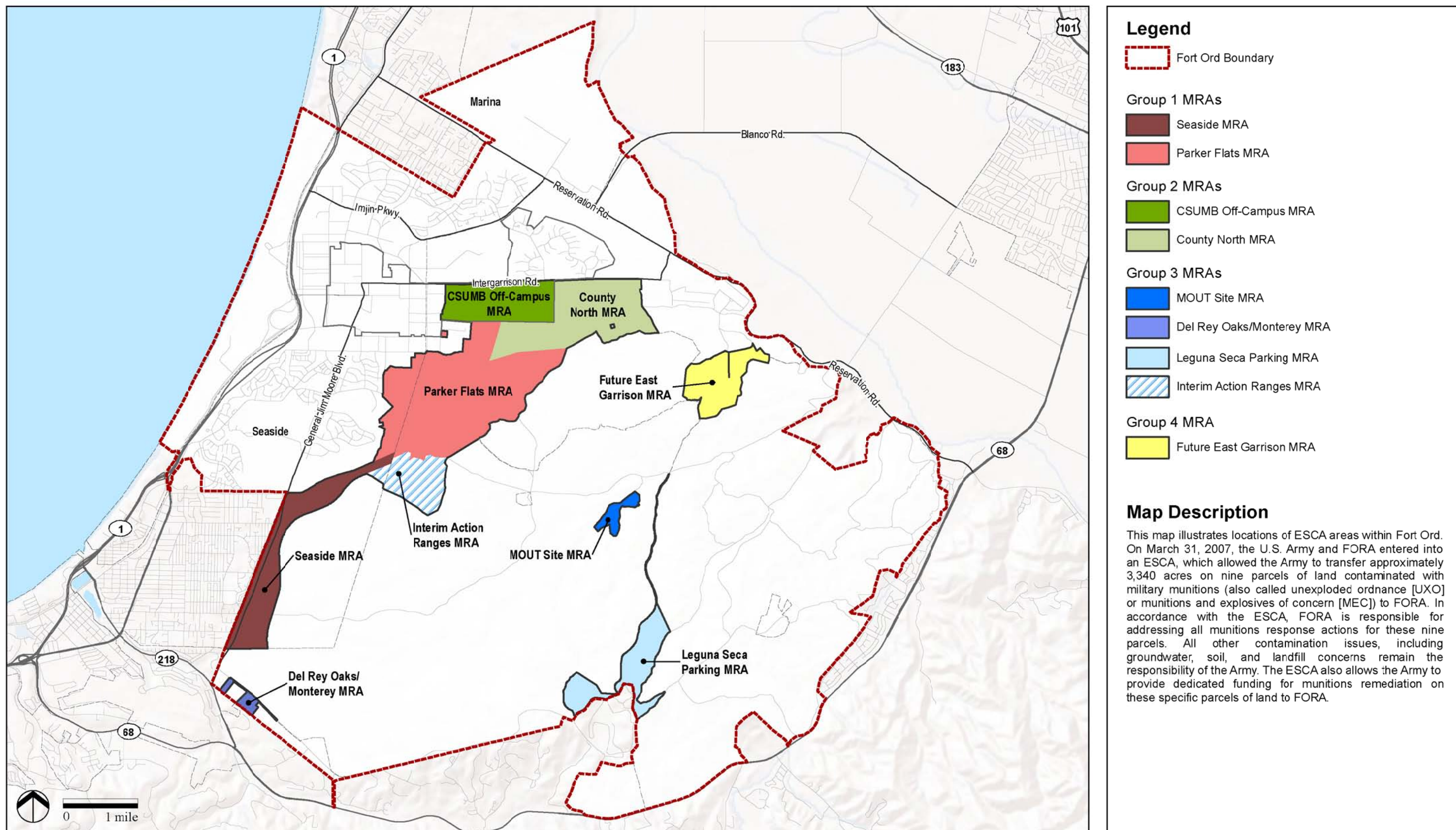


Source: Fort Ord Base Closure and Realignment Commission (BRAC) 2012, U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009

Figure 8
1997 Baseline Built, Munitions, & Groundwater Contamination Conditions



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Source: U.S. Army Corps of Engineers GIS Database 2012, BRAC 2012, ESRI 2009



Figure 9
ESCA Lands

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- 2) CSUMB Off-Campus and County North. These areas are located south of Inter-Garrison Road and east of the main campus.
- 3) Del Rey Oaks and Monterey, Laguna Seca, MOUT and Interim Action Range. The Del Rey Oaks and Monterey area covers about 29 acres of land within those cities' share of the former Fort Ord; the Laguna Seca area is immediately north of Laguna Seca Regional Park; and the MOUT site is Monterey Peninsula College land located north of Laguna Seca encompassed by the Fort Ord National Monument. The Interim Action Range is located south of Eucalyptus Road and Parker Flats Road.
- 4) Future East Garrison. This area is the south extension of East Garrison.

According to the current ESCA status map, regulatory site closure has been completed for all but a small portion of the County North munitions response area and much of the Parker Flats munitions response area. Field work has been completed for most of the remaining area within the ESCA; field work continues in several areas, most notably the East Garrison, the northern part of Parker Flats, the Interim Action Range, and the southern part of Seaside. Approximately one-third of the ESCA lands have received regulatory site closure as of May 2012, as shown on [Figure 10, ESCA Progress](#).

Contamination Cleanup. Military activities resulted in contamination of soils and groundwater in various locations in the former Fort Ord. Cleanup efforts have been undertaken at these sites. [Figure 11, Groundwater Contamination](#), shows areas where groundwater contamination has been identified.

- **Beach Firing Ranges.** The cleanup of lead contamination in the Beach Range dunes area was completed in 1998 to a level that protects human and environmental health for the intended purpose of open space use. The cleanup effort focused on small particle lead contamination,

while many larger lead-containing objects (i.e. bullets) were not removed. The larger objects were considered to pose a lower health risk as compared to the small particles. Monitoring indicates that remaining lead has not affected the health of restorative plantings (California Department of Parks and Recreation 2011). The area was opened to the public as Fort Ord Dunes State Park in 2009.

- **Fritzsche Army Airfield Fire Drill Area (Operable Unit 1).** The fire drill area was established near the airfield in 1962 and consisted of an unlined burn pit, a drum loading area, a storage tank, and underground piping connecting the storage tank to a discharge nozzle. Fuel was discharged from the storage tank into the pit, ignited, and extinguished as part of firefighting training exercises. Approximately 90 percent of the fuel burned at the fire drill area was reported to be JP-4 helicopter fuel that was either contaminated with water or outdated. Other substances burned at the site included hydraulic and lube oils, gasoline, diesel fuel, and small quantities of industrial solvents. Training activities at the fire drill area were discontinued in 1985. Primary chemicals of concern were benzene, trans-1,2-dichloroethene (DCE), methyl ethylketone (MEK), and trichloroethene (TCE) in groundwater (with highest concentrations to the north of the burn pit); and light and heavy petroleum hydrocarbons (TPH) in surface and shallow soil. Cleanup of the site began in 1988 and is ongoing (U.S. Army ROD 1995).
- **Fort Ord Landfills (Operable Unit 2).** The former landfills at the former Fort Ord occupy about 150 acres and are located west of Abrams Road and mostly south of Imjin Parkway. The landfills consist of six cells, labeled A-F. The contents of 30-acre landfill cell A, which is the cell located north of Imjin Parkway, was removed to the other cells prior to capping of the landfill. The north landfill (cell A) was used from 1956 to 1965. The main landfill (cells B-F) was operated from 1960 until 1987, and may have received a small amount of chemical waste along with household and commercial refuse. The main

landfill facility stopped accepting waste for disposal in May 1987 (U.S. Army ROD 1994). The landfill is used now only for disposal of contaminated soils from elsewhere on the former Fort Ord.

Groundwater contamination in the A, 180-foot and 300-foot aquifers occurred from migration of chemicals. Trichloroethene (TCE) was the most important chemical detected in groundwater (U.S. Army ROD 1994). The surface of the landfill has been covered with an impermeable material to prevent rainwater from leaching additional contaminants into the groundwater. The landfill cap was completed in 2002. A groundwater cleaning system has been operating north of Imjin Parkway, near Fourth Avenue, since 1995 and is being refurbished and relocated to a location within the landfill site this year. Groundwater is extracted and treated with granular activated carbon. The Record of Decision estimated a 20 to 40 year timeframe for completion of groundwater cleanup (U.S. Army ROD 1994).

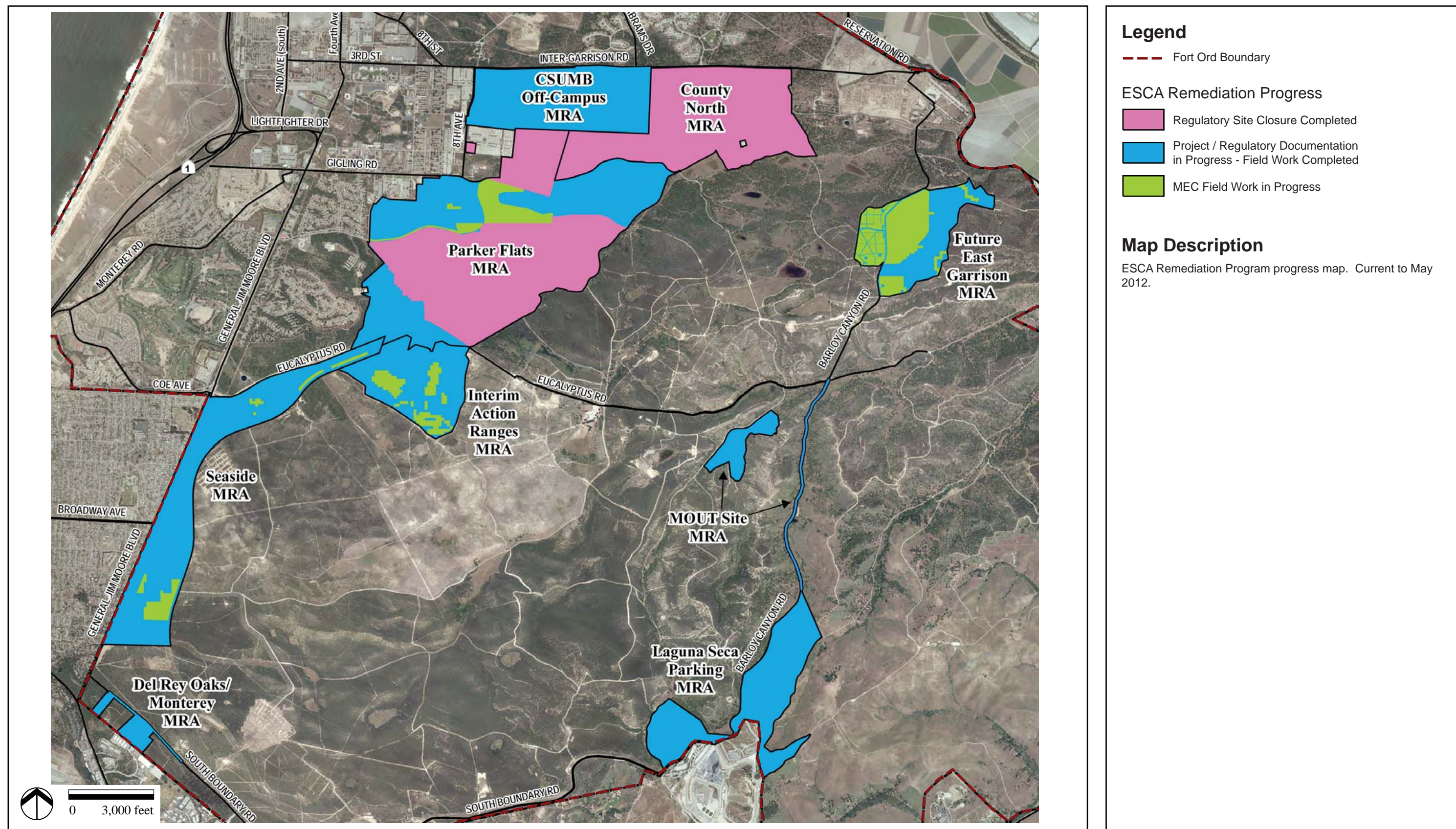
The landfill area also has a methane venting and treatment system, which removes and processes methane that results from decaying organic matter buried in the landfill. This system is anticipated to be necessary until about 2025, when methane levels are expected to decrease to an acceptable level.

Carbon Tetrachloride plume (Operable Unit Carbon Tetrachloride Plume). This area of contaminated groundwater is located primarily west of Davis Road and Imjin Parkway and north and south of Reservation Road, extending along the north side of Reservation Road to about Seacrest Avenue. The apparent source of the carbon tetrachloride is located on what is now Lexington Court (off Abrams Road north of Imjin Parkway). No records exist to indicate exactly when, how often, or how much carbon tetrachloride may have been used, stored, or disposed of; however, by delineating the areas of highest concentration in the groundwater and in the soil vapor (or “air” within the pore spaces of

the unsaturated subsurface), the apparent carbon tetrachloride disposal location has been identified. Historical practices (cleaning electronic equipment and radios) gleaned from personal interviews and the knowledge that carbon tetrachloride was a very commonly-used solvent from the 1940s through the 1960s, led to the hypothesis that used carbon tetrachloride was likely disposed of to the ground over a period of years at a facility near what is now Lexington Court. Groundwater within the carbon tetrachloride plume is located in a “Prohibition Zone” within which the installation of new supply wells is prohibited by Monterey County (U.S. Army ROD 2007).

The source area near Lexington Court has been remediated. Cleanup of the contaminated groundwater is ongoing. Lactate is injected into the contaminated water, and naturally-occurring bacteria consume the lactate to begin a series of metabolic processes that break down carbon tetrachloride into by-products such as carbon dioxide. (Fort Ord BRAC Environmental Cleanup Annual Report 2011).

- **Munitions Impact Areas (Site 39).** Soils in the munitions impact areas, collectively known as Site 39, can be contaminated with metals (including lead, copper, and antimony) and explosive residues (including TNT, RDX, and HMX). Following munitions removal the soils are tested for the presence of significant concentrations of these contaminants and excavation is conducted as needed. Contaminated soil is transported to the landfill site for disposal. A second membrane seal will be installed over the contaminated soil once it is all in place.
- **Localized Contamination Sites.** A number of other localized sites within the former Fort Ord have been affected by soils contaminations. For example, near the maintenance buildings for the golf courses, petroleum and pesticides spills had resulted in local soil contamination. This type of localized contamination is likely at any location where fuels are dispensed or chemical used. The Army has completed cleanup of localized



Source: Arcadis 2012, Weston Solutions 2012, Westcliffe Engineers 2012

Figure 10
ESCA Progress

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soil contamination sites as described in the Base-wide Record of Decision and the Interim Action Record of Decision.

- **Asbestos and Lead in Buildings.** Many of the buildings at the former Fort Ord were constructed using materials that contained asbestos and/or were painted with paints with high levels of lead. Additionally, lead paints were diluted with leaded gasoline, which resulted in the lead penetrating the wood. Prior to demolition or refurbishment, buildings are tested for these contaminants and standard remediation methods are used to clean the buildings and dispose of the asbestos or lead at landfills that accept these materials.

Public Comment. Most public comments on hazardous materials were general to cleanup or requested more available information on progress. The issue of toxic substances affecting health was also raised.

Observations. The cleanup efforts are proceeding, but the schedule for clean-up is subject to changes dependant on a refined understanding of the level of effort required; additionally, weather conditions can affect timing on controlled burns, and subsequent cleanup efforts. FORA has completed environmental clearance on large portions of the ESCA lands under its control. Information on ESCA progress is posted at <http://www.fora-esca-rp.com/>. Information on U.S. Army-controlled lands is posted at <http://www.fortordcleanup.com/>.

Building Removal and Blight Associated with Derelict Buildings

Building Removal. Based on analysis of U.S. Army GIS data, Fort Ord had 5,500 buildings, including six schools, a hospital, military and family housing, offices, shopping areas, restaurants, and machine shops (note that some “structures” in the GIS database are not buildings).. Many of these buildings are considered obsolete and not suitable for rehabilitation, and therefore are planned for removal. FORA

is responsible for demolition, deconstruction, and/or relocation of approximately 1,200 structures, including about 900 within the Dunes (University Villages) Specific Plan area. In total, about 4,000 buildings are anticipated for removal or relocation. Approximately 2,000 buildings have been removed so far, based on the U.S. Army’s GIS data, which shows 1,986 structures removed. However, this data may not be completely up to date, so the number of buildings removed could be higher. Regardless of the precise number of buildings removed, many buildings planned for removal remain, and present a major source of blight in the Main Garrison area. Major constraints to building removal include cost, regulatory conflicts, and disposal of hazardous materials. Total cost for removal of the former Fort Ord buildings was estimated at about \$76,000,000 (International City/County Management Association 2004). However, this estimate is likely low viewed in terms of actual costs to date – refer to the discussion later in this section. [Figure 12, Building Status](#), shows which buildings have been removed.

FORA’s Pilot Deconstruction Project, a cooperative effort of local businesses, labor and educational institutions was run from 1996 to 2001 to gather data on the feasibility of building re-use and building deconstruction and reuse of materials. To maximize diversion of waste from landfills, the project developed the “Hierarchy of Building Reuse,” a review to determine if structures can be economically salvaged by: 1) reuse in place, 2) relocation and reuse, 3) deconstructed for material reuse, or 4) demolition with aggressive recycling. The project also established a training academy for contractors. The project led to the following findings, among others: lead-based paint contaminated materials were found 30 percent more frequently than indicated by prior surveys, and due to a practice of thinning paint with gasoline, lead had penetrated into the wood; the presence of several standard building types facilitates a removal program; hazardous material removal accounts for about half the cost of building removal; deconstruction did

not contribute to lead contamination in underlying soils; and many of the building materials are of high quality but low value.

The FORA Building Removal Program is an outgrowth of the pilot program, and incorporates many of the re-use and salvage principals of the pilot program, modified to increase feasibility. About 70 percent of building materials are being diverted from landfills. Based on experiences with relocation and removal of buildings for the Imjin Road realignment at State Route 1, about five percent of buildings are considered feasible to relocate. The Fort Ord Inter-Agency Lead-based Paint Group was formed to coordinate the efforts of private developers, contractors, and regulators. This group ended its coordination efforts in 2006.

Funding for building removal (particularly seed money to start building removal) is the primary obstacle, and is ultimately expected to come from land sales, within interim funding provided by private stakeholders, Preston Park lease revenue, and industrial building rental income (International City/County Management Association 2004). The U.S. Army has discounted the cost of some land sales to make private building removal feasible; however, this results in a situation where buildings are not removed until the private landholder has immediate plans for development.

FORA is obligated to remove buildings in several areas: the Stockade, and Seaside's Surplus II (the area south of CSUMB between Colonel Durham and Gigling Roads). An August 2005 FORA/Marina memorandum of agreement assigned FORA \$46,000,000 in building removal costs within the Dunes on Monterey Bay (formerly known as University Villages) Specific Plan area. Actual removal was conducted by Marina Community Partners. FORA paid \$22,000,000 to meet its cash obligation and FORA will credit Marina Community Partners \$24,000,000 against

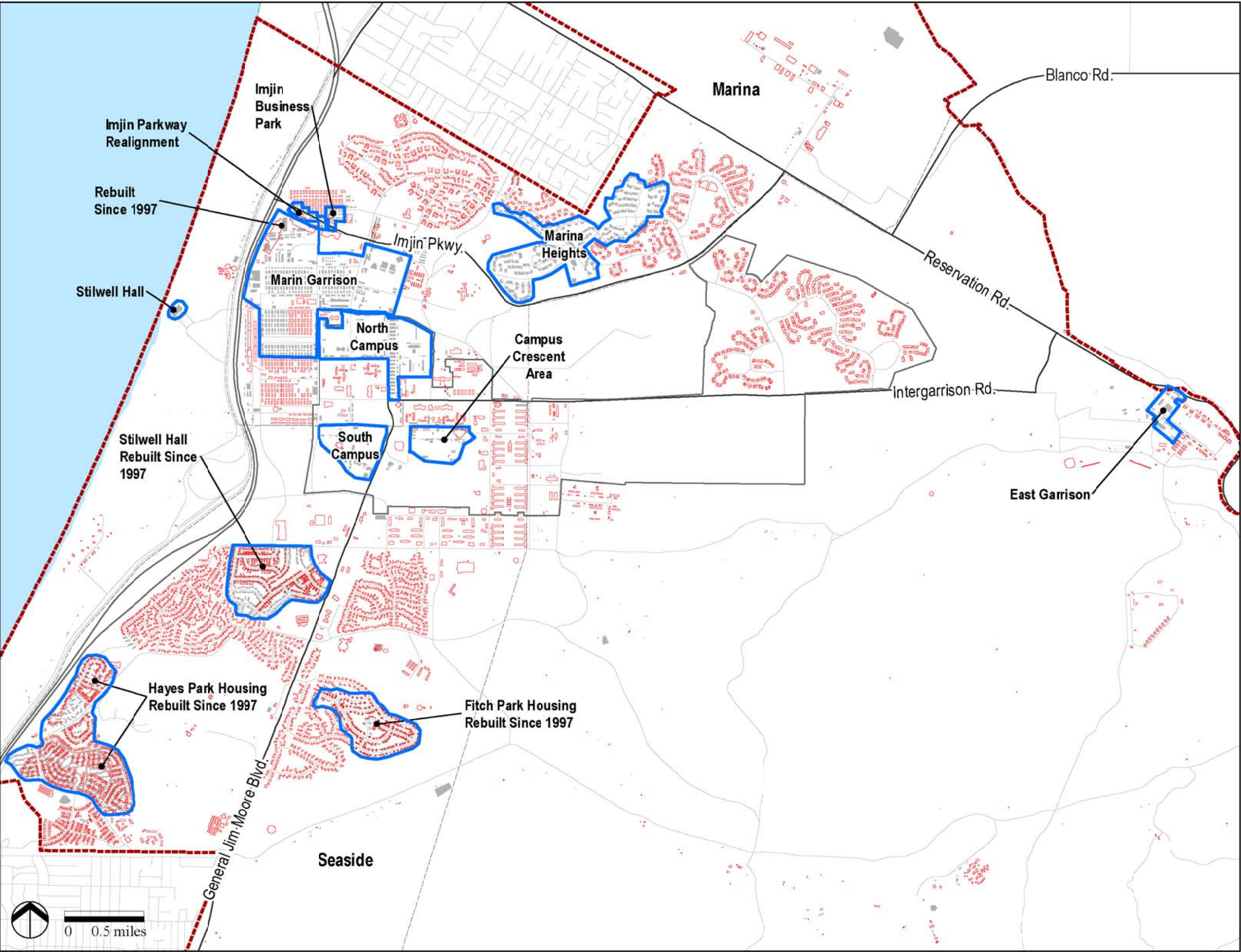
FORA's share of the land sale proceeds for the project area. In a February 2006 FORA/Monterey County memorandum of agreement, East Garrison Partners agreed to undertake responsibility for building removal for a \$2,100,000 credit against FORA's share of the land sale proceeds. FORA's remaining building removal obligations include the Fort Ord Stockade (\$2,200,000) and the Surplus II area in Seaside, south of CSUMB (\$4,000,000). CSUMB estimates that their remaining 95 structures will cost in excess of \$26,000,000 to remove.

Major building removal efforts to date are summarized in the [Table 16, Major Building Removal Efforts](#).

The U.S. Army removals are part of the program to modernize housing at the Ord Community, and replacement housing has been constructed.

Blight. The BRP addresses aesthetics in several places. The Framework (Volume 1) sets forth the Community Design Vision, consisting of six design principals and seven design objectives. The Land Use Element includes community design objectives for each of the types of development envisioned at the former Fort Ord. The aesthetics guidance in the BRP is forward looking; that is, it sets a vision for future development, but it does not address the issue of adverse effects from remaining derelict structures.

A large number of buildings remain along the Second Avenue corridor and many of these are also visible from State Route 1. Other areas where large numbers of vacant buildings remain are north and south of the CSUMB campus, as well as some portions of the CSUMB campus itself. In addition to the visual blight, the remaining vacant buildings present the potential for vandalism, dumping, illegal habitation, or other unlawful activities. The presence of dilapidated buildings has detrimental effects on public per-



Legend

- Fort Ord Boundary
- Major Building Removal Areas
- Existing/Current Building/Structure
- Removed Building/Structure

Map Description
This map shows U.S. Army buildings still existing or removed, as well as buildings constructed since 1997.

Major Building Removal Efforts

Date Range	Location	Entity
2002-2004	South Campus near General Jim Moore	CSUMB
2004-2005	Stilwell Hall	State Parks
2004-2005	Fitch Park Housing (eastern)	U.S. Army
2004-2005	Hayes Park Housing	U.S. Army and Private
2004-2005	Imjin Road Realignment	FORA
2005-2006	Imjin Business Park	FORA
2005-2007	Marina Heights	Private
2005-2007	Campus Crescent Area	CSUMB
2006-2007	Main Garrison north of 8 th St. and west of 4 th Ave.	FORA
2006-2007	East Garrison	Private
2009-2010	North Campus	CSUMB
2009-2011	Stilwell Park Housing	U.S. Army

Source: U.S. Army Corps of Engineers GIS Database 2012, EMC Planning Group 2012, FORA 2012, ESRI 2009, Google Earth 1998-2012

Figure 12
Building Status



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Table 16 Major Building Removal Efforts.

Date Range	Location	Entity
2002-2004	South Campus near General Jim Moore	CSUMB
2004-2005	Stilwell Hall	State Parks
2004-2005	Fitch Park Housing (eastern)	U.S. Army
2004-2005	Hayes Park Housing	U.S. Army and Private
2004-2005	Imjin Parkway Realignment	FORA
2005-2006	Imjin Business Park	FORA
2005-2007	Marina Heights	Private
2005-2007	Campus Crescent Area	CSUMB
2006-2007	Main Garrison north of 8 th St. and west of 4 th Ave.	FORA
2006-2007	East Garrison	Private
2009-2010	North Campus	CSUMB
2009-2011	Stilwell Park Housing	U.S. Army

Source: EMC Planning Group 2012, FORA 2012, Google Earth 1998-2012.

ception of re-development progress, and decreases the desirability of re-use of adjacent areas.

Public Comment. Considerable public comment has focused on removal of buildings and blight associated with remaining vacant buildings. Public comment has also emphasized prioritizing development within the areas of the former Fort Ord that were previously developed with buildings by the U.S. Army.

Observations. Building removal costs can be quantified, but the potential secondary effects of visual blight on redevelopment progress are difficult to assess. The presence of derelict buildings could significantly reduce demand for redevelopment of adjacent areas.

Land Transfers

As of May 2012, about 19,214 acres of the former Fort Ord have been transferred from the U.S. Army to civilian entities, and about 876 acres have been

retained for continued U.S. Army operations (Ord Community). Of the 19,214 acres transferred, 3,340 acres are controlled by FORA within the ESCA area and subject to environmental clearance prior to public use. Based on the ESCA Remediation Program Progress Map (refer to Figure 10, ESCA Progress, presented earlier), about one-third of the ESCA lands have received final regulatory closure as of May 2012. Remaining land to be transferred amounts to 7,737 acres, of which, about 7,446 acres are located in the impact area (Fort Ord BRAC Environmental Cleanup Annual Report 2011).

Base Reuse Constraints

Traffic

Caltrans traffic volume data was reviewed for 1997 and 2011 (the latest year available) to gauge changes in traffic conditions since adoption of the BRP. Traffic data for seven segments of State Route 1, five

segments of State Route 68, and three segments of State Route 218 were reviewed. The following table presents peak hour traffic data and percent change from 1997 to 2011. [Table 17, Peak Hour Traffic Volume Comparisons](#), presents Caltrans data for State highways in the area.

The data indicate that, in general, traffic volumes are currently lower on State Route 1, and have increased on the eastern portions of State Route 68 and on State Route 218 compared to 1997 volumes.

This data corresponds with population data presented later in the report under the section on BRP Population Projections. Refer also to the section on Transportation Infrastructure Development, presented later in the report. A sampling of later post-closure (1999) data indicated variability, with traffic volumes dropping compared to 1997 in some locations and increasing in others. The segment of State Route 1 south of State Route 68 East showed a significant drop in peak hour traffic volumes after 1997.

Table 17 Peak Hour Traffic Volume Comparisons

Segment	1997 Volume	2011 Volume	Change
State Route 1			
South of State Route 68 East	10,500 ¹	6,000	-43%
State Route 68 – Sand City	6,350	5,750	-9%
Sand City – Lightfighter Drive	8,800	8,000	-11%
Lightfighter Drive – Imjin Parkway	7,700	7,800	+1%
Imjin Parkway – Del Monte Blvd (Marina)	8,600	6,300	-27%
Del Monte Boulevard (Marina) – Reservation Road	4,550	4,500	-1%
North of Reservation Road	4,450	4,500	+1%
State Route 68			
State Route 1 – State Route 218	2,075	1,900	-8%
State Route 218 – Laureles Grade	2,350	2,250	-4%
Laureles Grade – San Benancio	2,350	2,600	+11%
San Benancio – Reservation Road	2,600	2,650	+2%
East of Reservation Road	2,750	2,850	+4%
State Route 218			
East of State Route 1	1,600	2,300	+44%
Fremont Boulevard – Carlton Drive	2,350	2,300	-2%
Carlton Drive – State Route 68	1,325	1,550	+17%

Note: Data show a significant change in the volume on this segment around the period of base closure: 9,100 in 1995; 9,300 in 1996; 10,500 in 1997; 4,750 in 1998, and 4,950 in 1999.

Source: Caltrans AADT [Average Annual Daily Traffic] files, 1997, 2011. <http://traffic-counts.dot.ca.gov/>

Caltrans prepared the Transportation Concept Report for State Route 1 in District 5 in 2006. On the segment of State Route 1 passing the former Fort Ord, daily traffic, averaged 66,000 vehicles with a level of service “D” in 2002. Traffic on this segment is projected to increase to 91,500 daily vehicles by 2025, and the level of service is projected to drop to “F.” TAMC’s 2005 RTP includes projects to widen the highway between Fremont Street and Del Monte Avenue, construct improvements at the Fremont Street, Del Monte Avenue and Canyon Del Rey Boulevard interchanges, and construct a Monterey Road interchange between Fremont Street and Light Fighter Drive. In addition, the City of Marina proposes, in conjunction with TAMC and Caltrans, to study modifications to the interchange at 12th Street to accommodate future demand.

Caltrans has recently released the draft update to the transportation concept report for State Route 68 (California Department of Transportation 2012). Traffic growth along this route has been historically slow, and Caltrans anticipates a continued slow increase in traffic. Future traffic increases along this route are projected to be minimal, with an increase in delays of about one minute through 2035.

CSUMB Traffic Constraints. As the result of the settlement of FORA’s lawsuit against CSUMB, campus growth is limited by the need for traffic facility improvements. CSUMB is allowed up to 4,361 trips in addition to the 8,550 trip baseline from Fall of 2008, and must implement a traffic demand management program. Each year CSUMB is required to prepare a report to assess whether campus-generated traffic is expected to reach the threshold. Trip generation may not exceed the threshold without additional environmental review and approval of the State University Trustees.

Public Comment. A number of comments were received regarding traffic, both in favor of and against expansion of the roadway system in and around the

former Fort Ord. Commenters in favor of expansion of vehicle capacity cite traffic congestion on State Route 1, State Route 68 and Imjin Parkway. Commenters against expanded roadways cite lower than projected population growth and loss of trees from construction. Making full use of existing roadways (i.e. Inter-Garrison Road and South Boundary Road) was suggested. CSUMB has indicated that it does not want through traffic to be channeled through its campus, and would like to see a FORA and jurisdiction commitment to route through traffic around the campus.

Observations. Trip data suggests that expanded facilities to accommodate infrastructure shortcomings in existence in 1997 are still warranted, but that due to slower than anticipated population and traffic growth, there is not an immediate need for most of the new or expanded infrastructure intended to accommodate new trips. However, the ultimate need for expanded transportation infrastructure should be considered, and appropriate rights-of-way reserved. An updated TAMC transportation model run and base-wide or regional traffic study may be required to provide an assessment of future transportation infrastructure needs. The BRP circulation diagram shows through routes avoiding the CSUMB campus core, but there is no policy language to this effect. The present alignment of General Jim Moore Boulevard in relation to Second Avenue (which differs from the Circulation diagram) is likely to increase traffic traveling into the campus compared to the planned re-alignment of these streets (refer to “Alignment Change at General Jim Moore/Lightfighter/Second Avenue,” section, below).

Water Supply

Background and Allocation of Water Supply. Fort Ord’s primary water supply is from the Salinas Valley Groundwater Basin. Overdraft and seawater intrusion problems were identified in the Salinas Valley Groundwater Basin as early as 1944 (California

Department of Water Resources 1946) and have increased over time (Monterey County Water Resources Agency 2006). Consequently, conservation of the groundwater resources and limitations on withdrawals from the aquifer are critical to the long-term preservation of the water supply. The BRP was originally prepared with a build-out population of about 72,000 people, including 20,000 CSUMB students. The BRP Final EIR estimated a requirement for 13,500 acre-feet per year (this was revised downward from 18,262 acre-feet per year in the Draft EIR). The maximum allowed withdrawals from the Salinas Valley Groundwater Basin is 6,600 acre-feet per year, provided that the level of withdrawals did not increase seawater intrusion. The additional water was to be obtained from alternative sources, to be developed in the future. About 3,330 acre-feet were anticipated from recycled water. The remaining supply source was considered to come from desalination, water imported from the Central Valley Project via an extension to the San Felipe pipeline near Hollister, water imported from upper Salinas Valley wells, or water imported from an off-stream storage reservoir in the lower Salinas Valley.

Based on a water supply limit of 6,600 acre-feet per year, the Development and Resource Management Plan within the BRP's Context and Framework, estimated an interim build-out population of 37,370 people. This in turn, resulted in a limitation on housing units constructed within the plan area under the 6,600 acre-foot per year water supply: 6,160 new units combined with replacement or occupancy of the 1,813 existing units for a total not to exceed 7,973 residential units (excluding CSUMB and POM Annex housing). The 6,600 acre-foot supply was also anticipated to support up to 18,342 employees, and made an assumption that the golf course, CSUMB irrigation, and UCMBEST irrigation would be provided from a recycled water source. Development beyond these limitations would require development of an alternative supply of water. According to the *Fort Ord Reuse Authority Affordable/Workforce*

Housing Study (Clark 2003), the U.S. Army water allocation exceeds their long-term needs by up to 1,000 acre-feet per year (the U.S. Army's actual use is about 900 acre-feet less than the allocation). [Table 18, Salinas Valley Groundwater Basin Allocation as of May 2012 \(Acre-feet/Year\)](#), presents water allocation and use information.

On September 21, 1993, the Monterey County Water Resources Agency and U.S. Army entered into a memorandum of agreement in regard to annexation of Fort Ord into Water Conservation District 2 and the amount of allowable annual groundwater withdrawals from the Salinas Valley Groundwater Basin. Under the agreement, annual withdrawals up to 6,600 acre-feet are allowed until such time a project to replace such withdrawals is completed.

Salinas Valley Groundwater Basin. Fort Ord has an allocation of 6,600 acre-feet per year of water from the Salinas Valley Groundwater Basin. According to the *Fort Ord Disposal and Reuse Environmental Impact Statement*, the 6,600 acre-foot allocation approximates historic water use (1984) by the U.S. Army. At the time the BRP was adopted, each jurisdiction was provided with a share of the total allocation. The distribution of shares has been adjusted numerous times since adoption of the BRP, and some jurisdictions have made arrangements to trade portions of their allocations. Current water use from the Salinas Valley Groundwater Basin is about 2,220 acre-feet per year.

Seaside Groundwater Basin. At the time the BRP was adopted and water allocations defined, a small portion of Fort Ord in Seaside (the golf course irrigation wells) obtained water from the Seaside Groundwater Basin. The Bayonet and Black Horse golf course irrigation wells draw from the Seaside Groundwater Basin. However, these wells are no longer used for golf course irrigation, and the golf course is supplied with 400 acre-feet per year from Seaside's Salinas Valley Groundwater Basin allocation. Ultimately, the City of Seaside intends to use

Table 18 Salinas Valley Groundwater Basin Allocation as of May 2012 (Acre-feet/Year)

Ord Community Land Use Jurisdiction	SVGB Allocation (AFY)	Suballocations To	2011 Consumption Amount (AFY)	Committed Amount (AFY)	Remaining Amount (AFY)	Notes:
CSUMB	1,035		461	938	97	
		Campus Buildout projection to 2025	461	938		2007 Campus Master Plan FEIR
City of Del Rey Oaks	242.5		0	0	242.5	
		None	0	0		
City of Monterey	65		0	0	65	
		None	0	0		
County of Monterey	710		10	527.5	182.5	
		East Garrison 1	5	470		Allocation reso. 05-268
		MPC	0	52.5		Allocation
		Ord Market	5	5		Allocation
		Whispering Oaks	0	0		Allocated 93 AFY, then revoked with the GDP.
UCMBEST	230		1	1	229	
		UCMBEST Center	1	1		MCWD 10-year Annual Consumption Report (Consumption report)
City of Seaside	1,012.5		803	785.9	226.6	
		Sunbay Apts.	69	120		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Brostrum Park (Bayview)	59	84.8		Allocation 10/23/2001 (FORA – Army MOA Amendment #1)
		Seaside Highlands	166	168.5		Allocation reso. 02-07
		Seaside Resort	1	161.4		Allocation reso. 05-44
		Monterey College of Law	unknown	2.6		Allocation reso. 04-20
		MPC	unknown	9.7		Allocation reso 09-36
		MPUSD	78	78		Consumption report
		Chartwell School	unknown	6.4		Allocation reso. 05-26
		Main Gate	0	149		WSA totaled 207 AFY. Allocation of 149 AFY on 5/15/2008
		Bayonet/ Blackhorse Golf	430	0		Agreed on 4/1/10: 2,500 AF in exchange for 17 acre parcel; maximum 500 AFY (temporary)
		American Youth Hostel	0	5.5		Agreed on 12/15/2007: Joint Seaside City Council/RDA meeting - Army-Seaside land exchange
U.S. Army	1,582		686	686	896	Consumption
		None	686	686		
State Parks and Rec.	39.5		0	0	39.5	
		None	0	0		
City of Marina	1,325		258.15	1,253.55	71.45	
		Abrams Park	71	71		Consumption report
		Cypress Knolls	0	156.1		Allocation 11/8/2006
		Marina Heights	9	292.4		Allocation 3/3/2004
		Preston Park	103	103		Consumption report
		MPUSD	4	4		Consumption report
		Dunes on Monterey Bay	49	593		Allocation 5/31/2005
		Rockrose Gardens	0	4.9		Allocation 6/9/2011
		Airport	7	7		Consumption report

		MPC	unknown	7		Allocation 2/6/2007
		Other existing	15.15	15.15		Consumption report
Marina Sphere	10		0	0	10	
		None	0	0		
Reserved to cover line loss	348.5			348.5		
Total GW:	6,600			4,534.95	2,065.05	

Sources: FORA 2012, Marina Coast Water District 2012

Notes:

“WSA” means Water Supply Assessment

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

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

“Committed amount (AFY)” means project suballocation, when it exists, or 2011 consumption data when no project allocation exists.

Bayonet/Blackhorse Golf Courses water consumption is not counted (temporarily) as a committed amount since MCWD delivery of recycled water will replace this consumption in the near-term. According to the 4/1/10 MCWD-Seaside agreement, MCWD will provide 2,500 AF of potable or recycled water to the golf courses in exchange for a 17-acre parcel; maximum annual water consumption is 500 AFY.

augmentation water (presumably recycled water) to irrigate the golf courses, and use the Salinas Valley Groundwater Basin water for development projects.

The Seaside Groundwater Basin was adjudicated in 2006. Under adjudication, each water user is prescribed a limit on water use. The Seaside golf course irrigation wells were granted 540 acre-feet per year during the adjudication process. The adjudication calls for 10 percent annual reductions in groundwater production beginning in 2009. In 2008, the City of Seaside ceased use of the golf course wells and began using water from the Salinas Valley Groundwater Basin, provided by the Marina Coast Water District (MCWD), for golf course irrigation. No Seaside Groundwater Basin water is currently used at Fort Ord. Following installation of a new irrigation system, the City estimates that the golf course is currently using about 475 acre-feet of water each year.

Water Supply Augmentation. Several water supply augmentation projects have been proposed since the BRP was adopted, but none are currently in operation or providing water to Fort Ord. Water supply augmentation has taken the form of either seawater desalination or wastewater recycling. The Monterey Regional Water Pollution Control Agency operates a wastewater recycling plant north of Marina,

which delivers agricultural irrigation water to areas to the north. No recycled water is currently delivered to Fort Ord. The MCWD opened a desalination plant in 1997 that has produced up to 300,000 gallons of water per day (about 335 acre-feet per year at full capacity), but the additional water is not currently needed, and the plant is not operating at this time. Several proposals to construct desalination plants are currently being promoted, although none of these is close to approval. The Pajaro Valley Water Management Agency had proposed importing water to north Monterey County and south Santa Cruz County areas. However, that proposal proved infeasible due to the difficulties in obtaining water rights from the Central Valley Project and constructing delivery infrastructure. The Pajaro Valley is an area originally planned for delivery of Central Valley Project water, and Fort Ord is not, so the obstacles to the import of Central Valley Water to Fort Ord would be very difficult to overcome.

In 2005, the 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 FORA Board allocated 1,427 acre-feet per year of recycled water from the RUWAP’s recycled water component on May 11, 2007 to former Fort Ord jurisdictions. [Table 19, Fort Ord Water Augmentation Program Recycled Water Allocations as of August 2012 \(Acre-feet/Year\)](#), presents recycled water allocation information. The Recycled component of the RUWAP is currently being developed by MCWD.

MCWD was leading the regional desalination project, which was intended to provide desalinated water to the Monterey Peninsula and the RUWAP’s desalinated water to former Fort Ord. The FORA Board endorsed the project in December 2008. However, due to a number of issues, it appears that MCWD’s regional desalination project will not be developed. The RUWAP, however, is still moving forward.

Seawater Intrusion. Seawater intrusion status is mapped for the 180-foot and 400-foot aquifers by the Monterey County Water Resources Agency through 2009. In an effort to generally assess the change in seawater intrusion since the BRP was adopted, seawater intrusion contours from five years prior to 1997

and alternating years from 1997 through 2009 were reviewed and compared (Monterey County Water Resources Agency 2010). These maps are included in the Background Documents compilation.

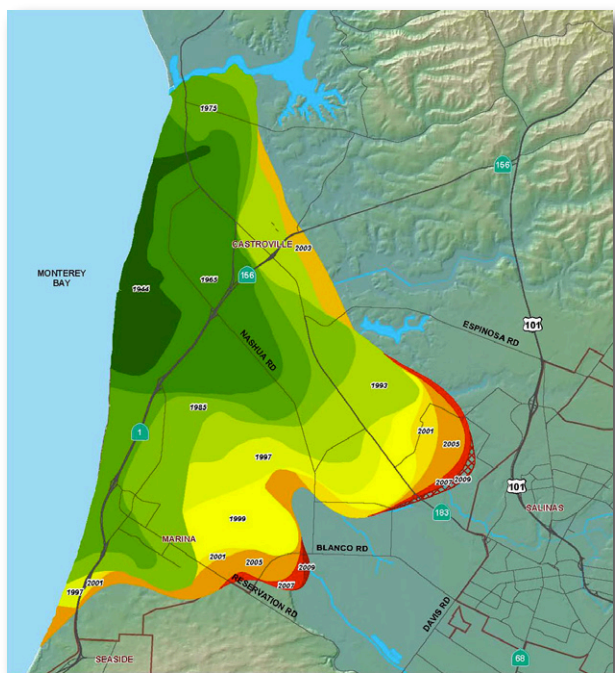
The 180-foot aquifer intrusion is advancing on two fronts, one of which follows the Salinas River and the other to the north of State Route 183. A third front, underlying Marina, had advanced significantly through 1985, but does not appear to have advanced independent of the Salinas River front since that time. The southern 180-foot seawater front had advanced about half the distance between the shore and Blanco Road by 1997, about one and one-half miles. A large advance occurred in the 1997-1999 period, up to an additional one and one-half miles, with the advanced front reaching Blanco Road. Since that time (through 2009) the front has advanced slightly more than a half mile near Blanco Road.

The 400-foot aquifer intrusion is advancing on two primary fronts, one more or less following the Salinas River and one just south of Castroville. A third front underlying Marina had advanced through 1985, but does not appear to have advanced since. The Salinas

Table 19 Fort Ord Water Augmentation Program Recycled Water Allocations as of August 2012 (Acre-feet/Year)

Jurisdiction	Recycled Water Allocation
CSUMB	87
UC MBEST	60
County	134
Del Rey Oaks	280
Seaside	453
Marina	345
Subtotal (amount to be allocated to Fort Ord jurisdictions)	1,359
Line Loss	68
Former Fort Ord Total	1,427

Source: FORA 2012



River front advance up to one and one-half miles in the 1995 to 2001 period, but has advanced only about one-half mile more through 2007, and no advance is shown for 2009.

A 2001 study of groundwater at Fort Ord concluded that seawater is continuing to migrate inland near the city of Marina and Fort Ord areas, in addition to along the axis of the Salinas Valley. This intrusion is likely due to the continued production of groundwater from the 180-foot and 400-foot aquifers in this area, despite a substantial transfer of pumping to the 400-foot aquifer (Harding ESE 2001). Based on seawater intrusion maps, it appears that the seawater advance has slowed in both the 180-foot and 400-foot aquifers since 2001. Although there is demonstrated variability in the year-to-year rate of advance, it is evident that the rate of seawater intrusion has not worsened since 1997.

Two projects have been implemented in Monterey County to combat seawater intrusion. The Castroville Seawater Intrusion Project began deliveries of recycled water in 1998. The project reduces seawater intrusion by replacing coastal agricultural well extractions with imported recycled water from the Monterey Regional

Wastewater Treatment Plant, which is capable of delivering up to 90 acre-feet of recycled water per day. The Castroville project delivers water to about 12,000 acres of farmland in the north Salinas Valley. The Salinas Valley Water Project is designed to hydrologically balance the Salinas Valley Groundwater Basin and halt seawater intrusion. To determine how this goal could be achieved, the Monterey County Water Resources Agency developed the Salinas Valley Integrated Ground and Surface Water Model to project water demand and availability in the Salinas Valley Groundwater Basin through the year 2030. Components of the Salinas Valley Water Project include modifications on up-river dams and construction of a rubber dam near the mouth of the river. The lower Salinas River dam was constructed in 2010 to impound water for diversion to the Castroville distribution lines, and provide a second imported water source; however, the dam required repairs in 2011 and was not functional most of that year. With implementation of these two projects, seawater advance is expected to be halted.

CSUMB Water Constraints. As the result of the settlement of FORA's lawsuit against CSUMB, campus growth is limited by the need for expanded water availability prior to development of the second phase of the north campus faculty and staff housing. CSUMB owes a fair share of the cost for the regional water augmentation project, determined by the settlement to be \$1,347,350.

Public Comment. A number of comments were received regarding the availability of water supply for development planned for Fort Ord.

Observations. Water availability is the most significant long-term constraint to implementing the development planned at Fort Ord. The Salinas Valley Water Project provides for the continued future availability of up to 6,600 acre-feet of Salinas Valley Groundwater Basin water for use at former Fort Ord. A principal purpose of the Salinas Valley

Water Project is to ensure the use of groundwater without significant adverse seawater intrusion effects. However, the Salinas Valley Water Project does not provide for increased groundwater use at former Fort Ord beyond the 6,600 acre-feet previously identified.

Of the augmentation options suggested in the BRP Final Environmental Impact Report, only recycling and desalination are currently being developed. Several desalination projects are currently proposed, but the RUWAP desalination project is the one moving ahead to meet future augmented potable water needs on former Fort Ord

Base Reuse Progress

Job Creation

At its peak, military use of Fort Ord employed about 3,800 civilians in addition to 14,500 military positions, a total of about 18,300 jobs. When Fort Ord was closed, the majority of those jobs were lost to the local economy. Many of the military positions were re-located to Fort Lewis, Washington. One of the key goals of the BRP is to recover the lost jobs and economic opportunities that were associated with the Fort Ord military base. The Market Study estimates the number of jobs existing at Fort Ord today, as summarized in [Table 20, Job Creation](#).

Of about 3,800 current jobs at Fort Ord, about 2,300 are new or replacement jobs not related to prior military use. Refer to the Market Study for in-depth discussion of current job creation and projections of job growth, as well as factors affecting job growth. Additional short-term jobs have been created for the effort to clean up munitions and contaminated groundwater.

Prevailing wage requirements. Section 3.03.090 of the FORA Master Resolution addresses prevailing wage requirements on the former Fort Ord. It states:

PREVAILING WAGES

(a) Not less than the general prevailing rate of wages for work of a similar character in Monterey County, as determined by the Director of the Department of Industrial Relations under Division 2, Part 7, Chapter 1 of the California Labor Code, shall be paid to all workers employed on the First Generation Construction performed on parcels subject to the Fort Ord Base Reuse Plan. This subsection applies to work performed under Development Entitlements as defined in §1.01.050 of this Master Resolution and by contract with a FORA member or a FORA member agency including their transferees, agents, successors-in-interest, developers or building contractors.

This policy is limited to “First Generation Construction” work, which is defined in §1.01.050 of this Master Resolution. In addition to the exceptions enumerated in the definition of Development Entitlements found in §1.01.050 of this Master Resolution, this policy does not apply to:

construction work performed by the Authority or a member jurisdiction with its own workforce;

construction work performed by paid, full-time employees of the developer, unless the developer is performing the work of a contractor as defined in California Business and Professions Code §7026;

construction improvements following issuance of an occupancy permit;

affordable housing when exempted under California state law; and

Table 20 Job Creation

Job Sector and Employer	Number of Jobs
Office	
Builders Exchange of the Central Coast	4
Bureau of Land Management	17
Contractors Development Center	28
Goodwill Industries (Shoreline)	5
Homeless Coalition	2
LFR Levine Frocke/Weston Solutions	15
Marina Community Partners	3
North Tree Fire	4
Schaff & Wheeler	5
University of California, Santa Cruz (UCMBEST)	238
Veterans Transition Center	9
Subtotal Office	330
Industrial	
Don Chapin Batch Plant	6
Las Animas Concrete, LLC	13
Marina Municipal Airport	138
Subtotal Industrial	157
Retail	
Marina Dunes Shopping Center	750
Ord Market	7
Seaside Golf Course	98
Subtotal Retail	855
Institutional	
California State University of Monterey Bay	795
Chartwell School	38
Golden Gate University	5
Monterey College of Law	13
Monterey Institute of Research and Astronomy	4
Monterey Peninsula College	27
Subtotal Institutional	882

Government	
Marina Coast Water District	35
Monterey County Department of Behavioral Health	110
Defense Language Institute Staff	167
Defense Manpower Data Center	958
Fort Ord Reuse Authority	14
Monterey County CID Building	31
Veterans Administration Clinic	200
Subtotal Government	1,515
Residential	
Alliance Residential Company	31
East Garrison Partners, LLC	50
Housing Authority	4
Interim Inc.	24
Seaside Resort Development, LLC	20
Shelter Outreach Plus	35
Subtotal Residential	164
Total	3,903

Source: FORA and Economic Planning Systems 2012

construction of facilities to be used for eleemosynary noncommercial purposes when owned in fee by a non-profit organization operating under §501(c)(3) of the Internal Revenue Code.

(b) Member agencies shall include language in all of their contracts and deeds for the conveyance, disposition and/or development of former Fort Ord property to give notice of and assure compliance with the policy set forth above in subsection 3.03.090(a).

(c) FORA shall determine compliance by member agencies with this section at the time of and as part of FORA's consistency determination under Chapter 8 of this Master Resolution.

Public Comment. Many comments were received concerning the need for job growth at Fort Ord. Many commenters suggested focusing job growth on the eco-tourism sector.

Observations. Since 1997, approximately 2,300 new jobs have been created on the former Fort Ord, not including temporary jobs in environmental cleanup or construction. The Market Study prepared by Economic & Planning Systems for the BRP Reassessment effort addresses job creation at Fort Ord in detail, and the reader is directed to that report.

Characteristics of Re-development at Fort Ord

BRP Build-out. Full build-out of the BRP would result in 22,232 housing units and a population of

approximately 72,000 (including resident CSUMB students and the POM Annex military community). The CSUMB campus was originally expected to house 25,000 full time students, but the 2007 CSUMB Master Plan reduces this to 12,000 students, with 8,500 full time equivalent on-campus students and 3,500 distance learners. Under the Development and Resource Management Plan, interim build-out is limited by the 6,600 acre-feet per year ground water allocation and 7,973 housing unit limitation (6,160 new units and 1,813 replacement units), plus CSUMB and U.S. Army units, which are not included in the total. The estimated population at former Fort Ord under the limitations of a 6,600 acre-foot per year water supply and 7,973 housing unit limitation is 37,370 (again, including CSUMB and military assumptions in the population estimate).

Army Urbanized Footprint. In addition to the Land Use Concept, which provides generalized land use planning for build-out of the BRP, the BRP includes numerous objectives and policies regarding land use (refer to Chapter 4.1). The BRP and Chapter 8 of the Master Resolution refer to the “Army Urbanized Footprint” and policies direct prioritization of the reuse of that area for development. Because the Army Urbanized Footprint is not defined or illustrated in the BRP, the Sierra Club requested that delineation be provided. Research led to the *Fort Ord Baseline Land Use Study* that was prepared by the U.S. Army Corps of Engineers in 1992. Based on maps in that document, and with an adjustment to include an existing housing area, and two other minor adjustments, the Army Urbanized Footprint was developed. [Figure 13, Fort Ord Reuse Plan Development Footprint](#), shows the Army Urbanized Area in comparison to the BRP development footprint. The map was confirmed against historic military operations maps of Fort Ord (See Background Documents compilation). The Army Urbanized Footprint consists of two areas (Main Garrison and surrounding

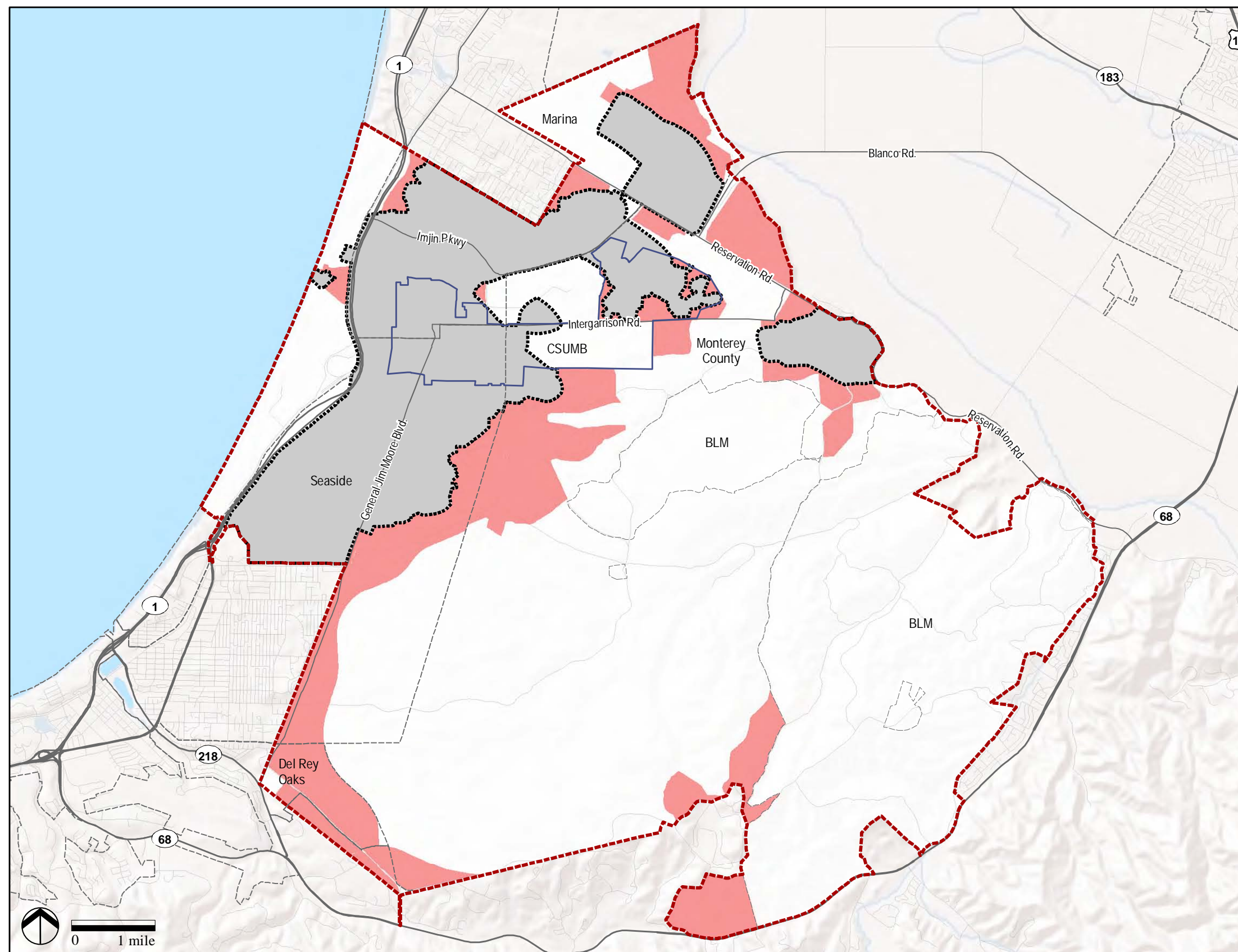
areas, and East Garrison), with a total of about 5,338 acres. The BRP Land Use Concept includes development on about 3,238 acres that are outside the Army Urbanized Footprint.

Most development to date has taken place within the Army Urbanized Footprint. Likewise, most of the approved/entitled projects not yet built, are within the Army Urbanized Footprint. Redevelopment to date has occurred primarily as rehabilitation of existing buildings and demolition/replacement of existing buildings. [Figure 14, Infill Opportunities](#), shows remaining areas within the Army Urbanized Footprint, for which no development plans have been approved. [Figure 15, Projects Built or entitled since 1997](#), and [Figure 16, Projects Built, Entitled, Proposed and Areas Planned Since 1997](#), show development which have received jurisdictional approvals.

Housing Development

Fort Ord had housing for about 31,000 people prior to closure. According to the Fort Ord Economic Assessment and Conceptual Reuse Plan (U.S. Army Corps of Engineers 1994), there were 23,716 housing units at base closure, of which 16,774 were in barracks and 6,365 were in family housing areas; the remaining 577 units were for officers, senior enlisted personnel, and guests. Housing included barracks, apartments, duplexes, and detached houses.

Most U.S. Army housing was located in the Main Garrison and adjacent areas to the south and east. Much of the newer existing housing is being used currently. Such housing includes much of the U.S. Army’s Ord Community housing, CSUMB’s Frederick Park and Schoonover Park housing areas, FORA’s Preston Park housing in Marina, City of Marina’s Abrams Park housing, and the SunBay Apartments and Brostrom Park mobile homes in Seaside. The majority of newly-built units are in the Seaside Highlands project in Seaside, on the site of



Legend

- Fort Ord Boundary
- Army Urbanized Footprint (see note 1)
- Base Reuse Plan Development Footprint
Located Outside the Army Urbanized
Footprint (see note 2)

Map Description

This map illustrates locations of areas designated for development in the 1997 Base Reuse Plan relative to the Army Urbanized Footprint.

Notes

1. The "Army Urbanized Footprint" is derived from the Draft Land Use Baseline Study of Fort Ord, California, prepared by the U.S. Army Corps of Engineers, Sacramento District in March 1992. The majority of the urbanized footprint boundary is taken from Figure 3 – Fort Ord Existing Land Use Map. Adjustments to this line were made for the Frederick Park and Schoonover Park housing areas based on Figure 7 Fort Ord Locator Map; the revised line matches actual development in this area.

2. The Base Reuse Plan Development Footprint is derived from the 1997 Base Reuse Plan. This boundary is taken from Figure 3.3-1 Land Use Concept Ultimate Development. For the purposes of this map, the boundary is highlighting areas outside of the "Army Urbanized Footprint" that the 1997 Base Reuse Plan designates for development.

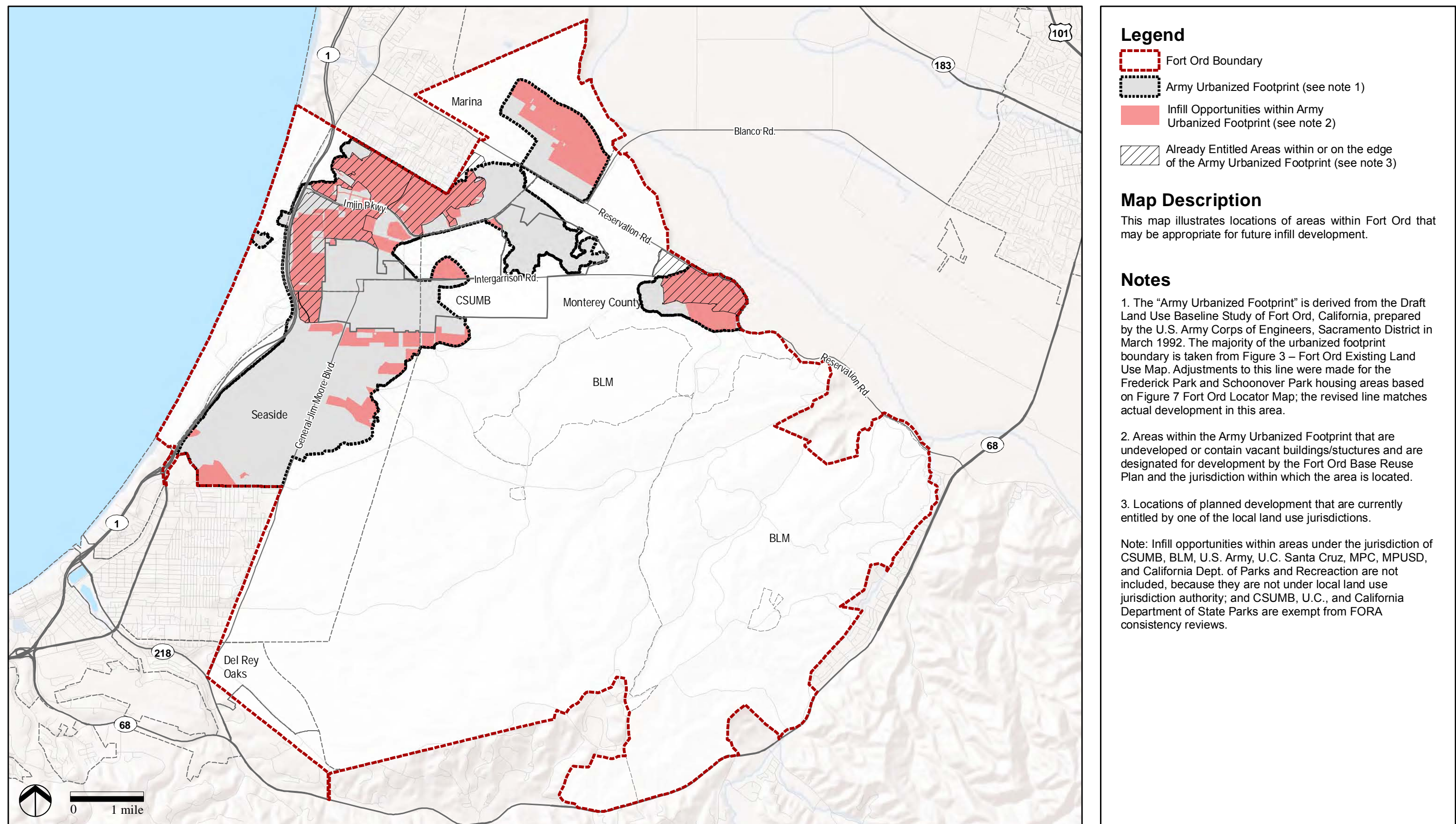
Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2009



Figure 13
Fort Ord Reuse Plan Development Footprint

Fort Ord Reuse Plan Reassessment Scoping Report

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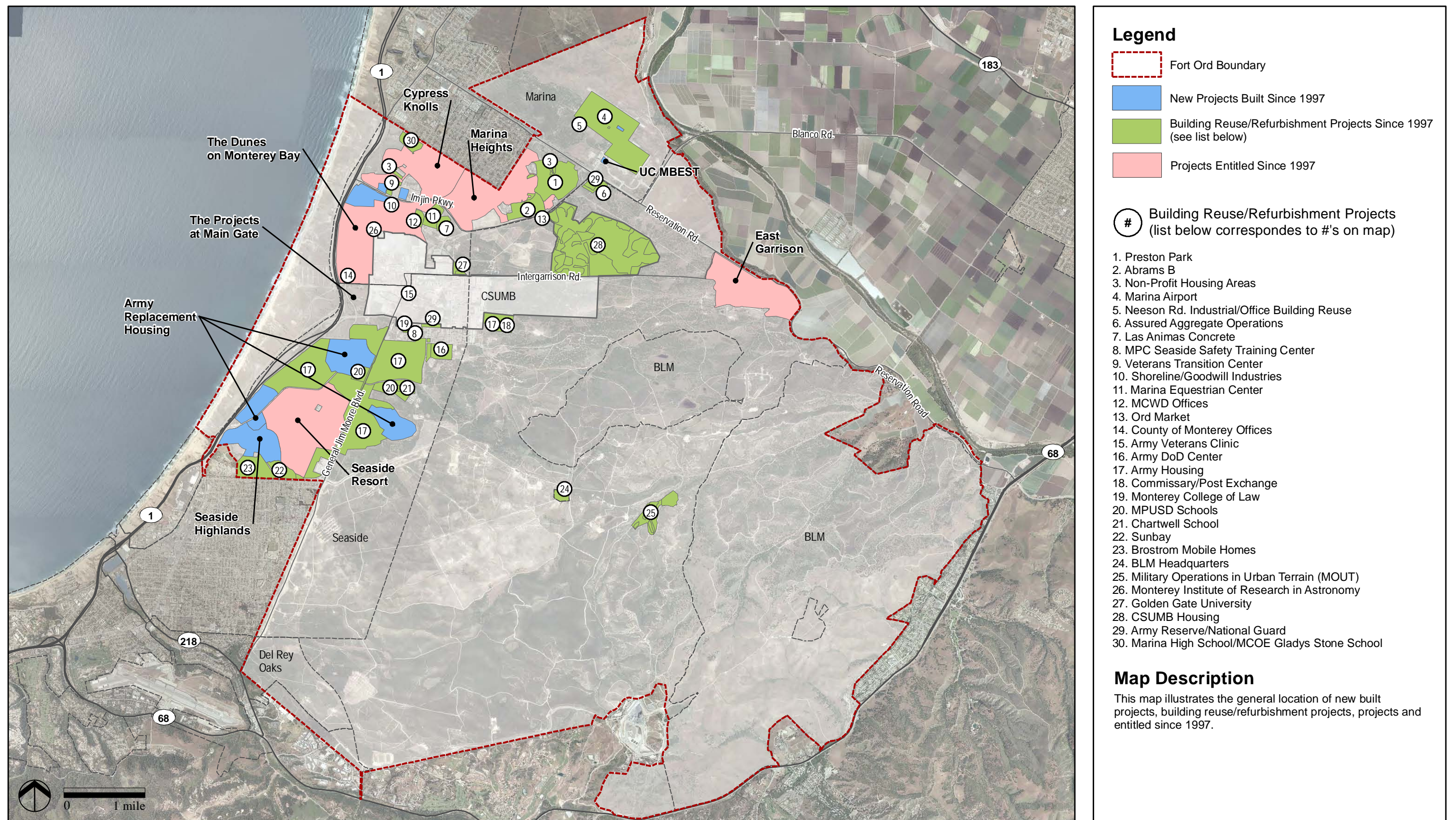


Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers 2012, ESRI 2009

Figure 14
Infill Opportunities



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Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, Whitson Engineers 2012

Figure 15
Projects Built or Entitled Since 1997
 Fort Ord Reuse Plan Reassessment Scoping Report



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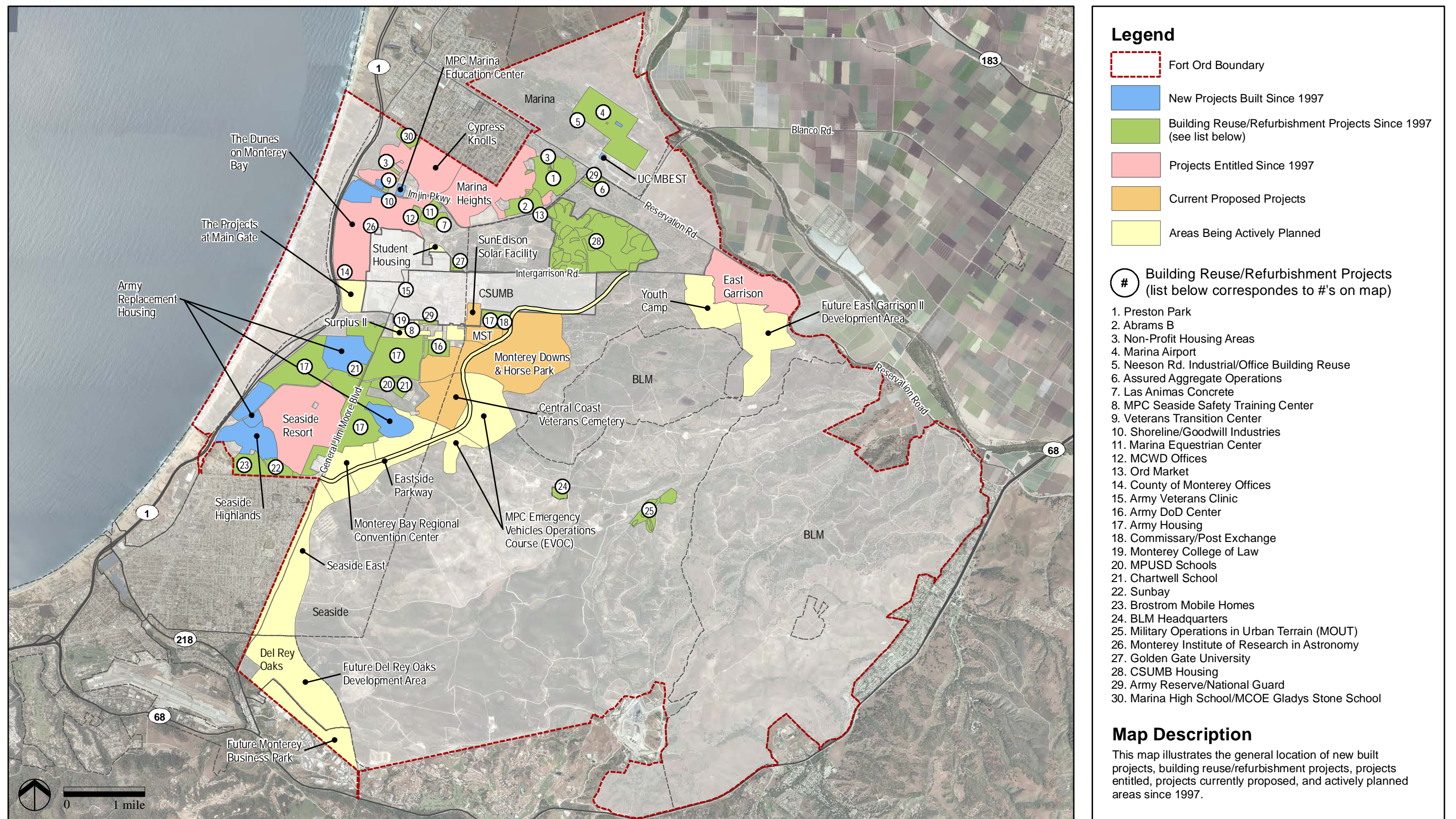


Figure 16
Projects Built, Entitled, Proposed & Areas Planned Since 1997
Fort Ord Reuse Plan Reassessment Scoping Report

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the former Hayes Park military housing. [Table 21, Units Built, Entitled, or Approved Since 1997](#), provides a summary of existing housing, excluding military and CSUMB.

Ultimate BRP build-out would accommodate 22,232 housing units, subject to future availability of additional water resources. Housing development at Fort Ord is limited by provisions in the Development Resource Management Plan. The Development Resource Management Plan calls for 1,813 replacement units and 6,160 new units within the constraints of the 6,600 acre-foot per year water allocation. Full construction of planned residential development at Fort Ord will not be eligible to be realized until employment reaches 18,000 jobs on former Fort Ord and an augmented water supply is in place. [Figure 17, Fort Ord Housing Status](#), shows the location of housing projects.

Public Comment. Many comments were received concerning the large number of housing units that are approved or entitled, but not yet built. Commenters noted that the number of approved units exceeded current demand.

Observations. The Market and Economic Analysis prepared by Economic & Planning Systems for the BRP Reassessment effort addresses projected housing demand in the region and at Fort Ord in greater detail, and the reader is directed to that report.

Commercial Development

Commercial development is concentrated along Imjin Parkway, with the Dunes Shopping Center, Imjin Office Park, and Peninsula Wellness Center located at the intersection of Imjin Parkway and Second Street. The UC MBEST Center and business park developments south of Neeson Road near the Marina Municipal Airport are other examples of new development projects in the City of Marina. Most other commercial development, which includes the U.S. Army's Ord Community facilities, Ord Market,

office and light industrial businesses near the Marina Municipal Airport, and Black Horse and Bayonet golf courses, are left from military times. A number of isolated uses are scattered throughout Fort Ord in old military buildings; these include North Tree Fire, Roller City Hockey, and various small office uses.

Observations. The Market Report suggests that further commercial development along the Imjin Parkway and the areas adjacent to CSUMB could realize synergistic advantages. Refer to the Market Report for more detailed description.

Institutional Development

As envisioned in the BRP, the centerpiece of redevelopment on Fort Ord has been the educational institutions. These are described below. The location of these educational institutions lands is illustrated on Figure 2, Authority for Land Use Approvals, presented in Chapter 1.

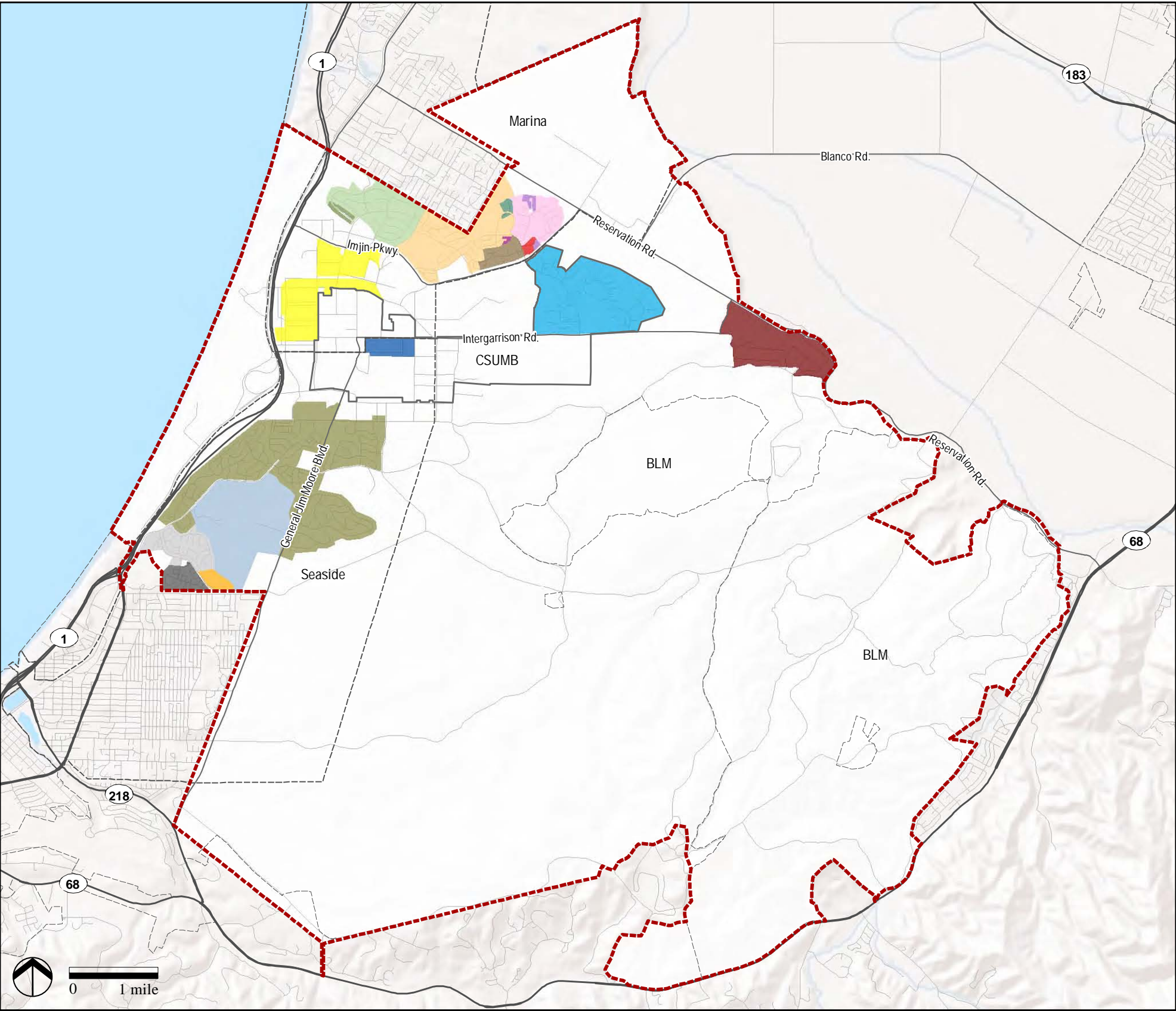
CSUMB. CSUMB opened in 1995 with 633 students, using existing military buildings, and by 2006 enrolled approximately 3,800 students, 2,600 of whom lived on campus. The university will ultimately provide on-campus education for about 8,500 students, with an additional 3,500 students enrolled in distance learning programs. The CSUMB campus occupies 1,387.7 acres, straddling the Marina-Seaside border. The eastern end of the campus is designated for open space and recreation. The campus core area is located about one-half mile east of State Route 1, with housing, administrative, and athletic facilities existing and/or planned to the north, south and west of the core area. Buildout of the CSUMB Master Plan is constrained by traffic and water obligations stemming from settlement of a lawsuit on the CEQA document for the Master Plan.

Monterey Peninsula College. Monterey Peninsula College is part of the State's community college system and holds several parcels throughout Fort Ord for development of Education Centers and special

Table 21 Units Built, Entitled, or Approved Since 1997

PROJECT	BUILT UNITS		ENTITLED UNITS	
	Existing/ Replacement	New	Existing/ Replacement	New
MARINA				
Preston Park (rental units)	352	-	-	-
Abrams B	192	-	-	-
MC Housing Authority	56	-	-	-
Shelter Outreach Plus	39	-	-	-
Veterans Transition Center	13	-	-	-
Interim Inc.	11	-	-	-
Marina Heights	-	-	-	1,050
The Dunes on Monterey Bay	-	-	-	1,237
Cypress Knolls	-	-	512	200
Marina Subtotal	663	-	512	2,487
SEASIDE				
Sunbay	297	-	-	-
Brostrom Mobile Homes	225	-	-	-
Seaside Highlands	-	380	-	-
Seaside Resort	-	1	-	124
Seaside Subtotal	522	381	-	124
MONTEREY COUNTY				
East Garrison 1	-	65	-	1,405
Monterey County Subtotal	-	65	-	1,405
SUBTOTAL ALL UNITS	1,185	446	512	4,016
TOTAL UNITS BUILT	1,631			
TOTAL UNITS ENTITLED			4,528	
TOTAL EXISTING/REPLACEMENT	1,697			
TOTAL NEW	4,462			
TOTAL UNITS	6,159			

Source: FORA 2012



Legend

- Fort Ord Boundary

City of Marina

Abrams B

Monterey County Housing Authority

Preston Park

Shelter Outreach Plus

Veterans Transition Center

Interim Inc.

Marina Heights

The Dunes on Monterey Bay

Cypress Knolls

Rock Rose Garden
- City of Seaside

Sunbay

Brostrom Mobile Homes

Army Housing

Seaside Highlands

Seaside Resort

Monterey County

East Garrison

CSUMB

CSUMB East Campus

CSUMB Dorms

Housing Development Status

Units Built & Entitled				
PROJECT	BUILT UNITS		ENTITLED UNITS	
	Existing/ Replacement	New	Existing/ Replacement	New
MARINA				
Preston Park (rental units)	352	-	-	-
Abrams B	92	-	-	-
MC Housing Authority	56	-	-	-
Shelter Outreach Plus	53	-	-	-
Veterans Transition Center	13	-	-	-
Interim Inc.	11	-	-	-
Marina Heights	-	-	-	1,050
The Dunes on Monterey Bay	-	-	-	1,237
Cypress Knolls	-	-	512	200
Rock Rose Garden	-	-	-	21
Marina Subtotal	577	-	512	2,508
SEASIDE				
Sunbay	297	-	-	-
Brostrom Mobile Homes	225	-	-	-
Seaside Highlands	-	380	-	-
Seaside Resort	-	1	-	124
Seaside Subtotal	522	381	-	124
MONTEREY COUNTY				
East Garrison 1	-	65	-	1,405
Monterey County Subtotal	-	65	-	1,405
SUBTOTAL ALL UNITS	1,099	446	512	4,037
TOTAL UNITS BUILT	1,545			
TOTAL UNITS ENTITLED			4,549	
TOTAL				
EXISTING/REPLACEMENT			1,611	
TOTAL NEW			4,483	
TOTAL UNITS			6,094	
Units – FORA Cap				
	New Units		Existing/Replacement Units	
FORA Cap	6,160		1,813	

Source: Fort Ord Reuse Authority 2012, U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009

Figure 17
Fort Ord Housing Development Status
Fort Ord Reuse Plan Reassessment Scoping Report

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program facilities. Classrooms have been completed in Marina and Seaside. Police and fire personnel training facilities are planned on land in Parker Flats and at an existing U.S. Army facility near Impossible Canyon Road within the National Monument. Monterey Peninsula College also controls land designated for habitat protection.

UC Monterey Bay Educational and Science Technology Center. University of California at Santa Cruz operates the UC MBEST Center, located near the Marina Airport. The western and southern portions of its land are designated for habitat protection. Minimal development has occurred within the center or core area, although the University has built an educational/office facility and some backbone infrastructure for a future business park site. The eastern parcel (east of Blanco Road) is currently intermittently used for interim agricultural production. The University of California also controls a parcel to the south of Imjin Parkway near Eighth Street and Inter-Garrison Road, which is reserved for future development.

Golden Gate University. The Golden Gate University is a private university with campuses in San Francisco, Los Angeles, Santa Clara, and Seattle. A small satellite campus was located north of Inter-Garrison Road near Eighth Street, but it has been closed for several years now.

Chartwell School. Chartwell School is a private K-12 school specializing in education for students with learning variations such as dyslexia. The school is located off Normandy Road/Parker Flats Road east of Seaside.

Monterey College of Law. The Monterey College of Law is a private college located at the corner of Lightfighter Drive and Colonel Durham Street in Seaside.

Monterey Peninsula Unified School District/County Office of Education. Four elementary schools, a middle school, and a special needs school operated on Fort Ord to serve military families. Because the population at Fort Ord is smaller now, several of those schools have been re-configured to serve other educational needs. The Monterey Peninsula Unified School District operates five campuses. Marshall Elementary is located on two sites on Normandy Road. The original Marshall School, east of General Jim Moore Boulevard serves grades 2-5, while the Marshall West site (formerly Stilwell School and located west of General Jim Moore Boulevard) serves kindergarten and grade 1. Seaside (formerly Fitch) Middle school is located on the corner of Coe Avenue and General Jim Moore Boulevard and serves grades 5-7. The former Hayes Elementary School on Coe Avenue was used for adult education and is now Central Coast High School, a continuation high school. The former Patton Elementary School in Marina was converted to Marina High School. The County Office of Education continues to operate the Gladys Stone School, next to Marina High School in Marina.

Development Projects Recently or Currently Proposed

Several development projects are currently proposed, including the Monterey Downs / Horse Park, Veterans' Cemetery, and the Monterey Peninsula College police and fire training facilities. General Plan amendments are expected for the Monterey Downs / Horse Park project.

Monterey County approved the Whispering Oaks project north of Inter-Garrison Road in 2011, but later rescinded approvals in the face of a lawsuit and referendum. The County has since directed staff to investigate the possibility of a General Plan and zoning change for the site from Planned Development to Open Space.

FORA's role in these projects is assurance of consistency with the BRP, a process that is not undertaken until after the projects have been approved by the jurisdiction with land use approval authority. With the exception of the Imjin Office Park Project, FORA has not conducted environmental review under CEQA for individual projects, unless the project is an infrastructure project of a regional nature. Most individual projects have undergone CEQA review with the local land use jurisdiction prior to FORA review for consistency.

Utility Infrastructure Development

Water. The Marina Coast Water District owns and operates the water delivery infrastructure on Fort Ord. In 2004 the district upgraded pressure valves and pipelines. In August 2005, the Central Marina and Ord Community water systems were connected. Wells, pumps, and water treatment systems have been upgraded. In 2008 the elevated reservoir near Eucalyptus Road was replaced by a booster pump, and the elevated tank at the Marina Airport was also removed. In 2012 a new 1,100 foot deep well was completed in the East Garrison area to replace an out-of-service well. Other completed water projects include a new 20-inch potable water line and a recycled water line under General Jim Moore Boulevard, a 12-inch water main under California Avenue, and irrigation control improvements at CSUMB.

Wastewater. The Marina Coast Water District owns and operates the wastewater system on Fort Ord. A new transport line was installed from East Garrison to the Airport lift station. Sewer lift stations and pumps have been improved in several locations.

Storm Water. Storm water was discharged to a pair of infiltration basins and five outfalls to Monterey Bay. Four of these elevated ocean outfalls (36-inch, 48-inch, 48-inch, and 54-inch diameters atop wooden structures) were removed in 2003, and discharges

were diverted to temporary percolation basins on the west side of State Route 1 and the newly constructed Seaside Highlands percolation basin, east of State Route 1 near Monterey Road and Coe Avenue. Ultimately the temporary percolation basins west of State Route 1 will be replaced with percolation basins on the east side of State Route 1. FORA is not responsible for removal of the remaining U.S. Army's 60-inch outfall to Monterey Bay, which has historically taken flows that originate within the Ord Community and Caltrans right-of-way. The U.S. Army's 60-inch outfall has broken apart where it discharges, about 400 feet from the shore, west of the Lightholder Drive / State Route 1 interchange.

Transportation Infrastructure Development

Transportation Projects Completed. FORA oversees the development of regional-serving transportation infrastructure on Fort Ord. Funds collected from the FORA Development Fee/Community Facilities District Special Tax and from land sales are used for these improvements. [Table 22, Completed Transportation Improvements](#), presents a list of major on-site transportation infrastructure projects completed since the BRP was adopted:

Planned Transportation Facilities. The BRP included a network of future roadways, which was reviewed and reassessed in the 2005 FORA Fee Reallocation Study, prepared by the Transportation Agency for Monterey County (TAMC) and the Association of Monterey Bay Area Governments (AMBAGS). When the FORA Board adopted this study on April 15, 2005, this action resulted in a number of modifications to FORA's obligations to the regional transportation network. However, FORA's overall financial obligation remained the same. The differences between FORA's previous obligations and the 2005 Fee Reallocation obligations is shown in Exhibit A found on page v of the 2005 FORA Fee Reallocation Study.

Table 22 Completed Transportation Improvements

Location	Improvement
General Jim Moore Boulevard from State Route 218 to Third Street	Reconstruct to 4-lane arterial and Class II bike lanes with new connections to San Pablo Avenue, and Hilby Avenue.
Rancho Saucito Lane, between South Boundary Road and Upper Ragsdale Drive	Connecting road constructed.
Eucalyptus Road	Reconstruct eastward from General Jim Moore Blvd.
Monterey Road, from Coe Ave. to Del Monte (Seaside)	Lane and sidewalk improvements
Military Street to Coe Ave.	Emergency vehicle access
Second Avenue, from Lightfighter Drive to Imjin Parkway	Realignment and construction of 4 lanes including communication utilities.
Inter-Garrison Road, from Eighth Street Cutoff to Reservation Road	Bike lanes; street lights; intersection improvements at Abrams Drive.
Imjin Parkway	Realignment at Second Avenue and State Route 1, and construction with traffic signals.
Imjin Parkway and Imjin Road	Signalize and restripe; change northbound right to right turn only with traffic signal.
Imjin Parkway/California Avenue	Restripe; change northbound right to right turn only and add 2nd eastbound left and westbound left, with a traffic signal.
Imjin Road/Reservation Road	Traffic signal and lane changes.
Imjin Parkway/2nd Avenue	Traffic signal.
Patton Parkway, from California Avenue to Crescent Avenue	Extend as 2-lane local street.
California Avenue	Extension south to Imjin Parkway.
Beach Range Road	Convert to bike-and pedestrian path
Recreation Trail at Railroad UC	Bike path
Eighth Street – Railroad UC	Bike path
UC MBEST internal roads	New streets constructed
Lightfighter Dr./1 st Avenue to General Jim Moore Blvd.	Increase capacity of left turn pockets. Improve signal phasing.

Note: The Imjin Parkway improvements are considered to be traffic mitigations.

Source: FORA and Hexagon Transportation Consultants

FORA is currently designing the Eastside Parkway, which is part of the planned roadway network to provide adequate regional traffic capacity between Salinas and the Monterey Peninsula. The proposed alignment is similar to that in the BRP for the portion north and east of the General Jim Moore Boulevard/Coe Avenue intersection, except that alignment has been adjusted to bring the roadway corridor closer to the urban footprint.

The BRP reserves an alignment for the development of a new freeway bypass for State Route 68. A new draft transportation concept report for State Route 68 was prepared by Caltrans in June 2012 (see Background Documents). Information in this discussion of State Route 68 is from that report. In 1993, a MOU between Caltrans and the BLM was approved for a transportation corridor plan line for the development of a new controlled access bypass alignment. The BLM designated a portion of Fort Ord, roughly one thousand feet in width and six and a half miles in length (approximately 894 acres) for the freeway bypass. Under current conditions, Caltrans estimates a peak hour/peak direction trip between State Route 1 and Blanco Road in Salinas will experience about nine minutes of delay currently. Future traffic increases along this route are projected to be minimal, with an increase in delays of about one minute through 2035. The route concept for State Route 68 in the Fort Ord vicinity is either development of a four-lane conventional highway with a continuous left-turn channelization or a four-lane access controlled freeway on a new bypass alignment. Short-term improvements focus on alleviating congestion points along the route, and the Transportation Agency for Monterey County has not included the freeway bypass in its list of development fee projects.

The Transportation Agency for Monterey County prepared the *Fort Ord Regional Transportation Study* in 1997, the basis for the original set of transportation projects for which FORA was obligated to

construct or provide a share of funding. In 2005 the Transportation Agency for Monterey County prepared the FORA Fee Reallocation Study to update FORA's transportation obligations. FORA's transportation obligations include both on-base and regional off-base improvements. The Capital Improvement Program establishes funding priorities consistent with the transportation infrastructure studies prepared by the Transportation Agency for Monterey County. FORA's contribution to transportation infrastructure improvements mitigates the traffic effects of BRP implementation.

A new State Route 1 interchange to Monterey Road (between Lightfighter Drive and Sand City) is included on the Seaside General Plan, Caltrans planning for the State Route 1 corridor, Regional Transportation Plan, and the FORA Capital Improvement Program. This interchange is not shown on the BRP circulation diagram.

Public Comment. Several letters commented on the need to expand, or not expand, the regional transportation facilities located within Fort Ord.

Observations. Expansion of transportation facilities is a key topic and inter-relates with discussions on the level of future development within Fort Ord. A comprehensive traffic analysis of future traffic demand on Monterey Peninsula regional routes could be useful to provide a better understanding of the need for reservation of rights-of-way and capacity planning for existing rights-of-way. The BRP is not up to date in regard to the planned Route 1 interchange at Monterey Road.

Habitat Protection

Habitat Management Plan. Because the U.S. Army's decision to close Fort Ord was considered a major federal action, consultation between the U.S. Army and U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act was required. The USFWS issued a biological opinion on the disposal

and reuse of Fort Ord lands requiring that a habitat management plan be developed to reduce the incidental take of listed species and loss of supporting habitat.

The Army drafted the *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord* (HMP), to assess impacts on vegetation and wildlife resources and provide mitigation for their loss. The intent of the plan is to establish large, contiguous habitat conservation areas and corridors to compensate for future development in other areas of Fort Ord. The Army received input from Federal, State, and local agencies and organizations, including the USFWS, Bureau of Land Management, California Department of Fish and Game (CDFG), California Department of Parks and Recreation, State Parks, University of California, and FORA. The HMP was finalized in April 1997, and has been revised in subsequent years. The HMP sets the standards to assure the long-term viability of Fort Ord's biological resources, in the context of base reuse, so that no further mitigation should be necessary for impacts to species and habitats considered in the HMP. The HMP, deed restrictions, and Memoranda of Agreement between the Army and various land recipients provide the legal mechanisms to assure HMP implementation. It is a legally binding document, and recipients of former Fort Ord lands are required to abide by its management requirements and procedures.

The HMP establishes guidelines for the conservation and management of species and habitats on Fort Ord lands by identifying lands that are available for development ("development with no restrictions"), development lands that have some habitat reserve restrictions ("development with reserve or restrictions," or "habitat corridor with development (some development allowed"), and habitat reserve areas. The designation of habitat reserve lands is based on a habitat conservation area and corridor system that was initially developed following widely accepted ecological

concepts such as size, shape, location, connectivity, and management considerations.

Since the HMP was finalized in 1997, changes have been made and additional details have become available with respect to land uses in certain parcels. As a result of the 2005 Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land Use Modification among FOR A, MPC, County of Monterey, BLM, and U.S. Army, land use modifications were made for the East Garrison and Parker Flats areas to clarify land use boundaries and add new habitat areas to the original HMP reserve configuration. [Figure 18, Habitat Plan Changes at East Garrison and Parker Flats](#), shows the changes resulting from this action. The proposed Multimodal Corridor has been relocated outside UC's South Reserve. See Section 4.6 Other Completed Actions Affecting the BRP for additional information on the Parker Flats/East Garrison and Multimodal Corridor. The final *Fort Ord Dunes State Park General Plan* was approved by State Parks in 2004. BLM approved a Resource Management Plan covering current and future lands that it manages at Fort Ord in 2007; and the interim use of the Laguna Seca Recreational Expansion Areas has better-defined activities for those parcels.

Habitat Conservation Plan. While the conservation program established by the HMP is intended to be a comprehensive program for the former base, it stems from an agreement between the U.S. Army and USFWS and does not exempt other landowners from the federal or state Endangered Species Acts. FORA and its member jurisdictions are currently in the process of obtaining a Section 10(a)(1)(B) Incidental Take Permit from the USFWS and Section 2081 Incidental Take Permit from the CDFG, which will provide base-wide coverage for take of federal and state listed species to non-federal entities. This process involves the preparation of a Habitat Conservation Plan (HCP) and Implementing Agreement, both of

which are in draft form and being reviewed by the resource agencies, with agency review scheduled to be completed in 2012. Incidental take of federal and state listed species is anticipated to occur as the Fort Ord is reused. Base-wide Incidental Take Permits are expected to be issued by the USFWS and CDFG in 2013, and would authorize take of the HCP-identified species during the course of the base reuse. The proposed permit term is 50 years.

Under the BRP, approximately one-third of the former base was designated for development. Approximately 776 acres of development would be allowed within the habitat management areas, consisting of roads, trails, fencing, parking areas, campgrounds, and structures for plant nurseries and equipment storage. Development within habitat management areas is required to be sited in areas of existing development or disturbance to the maximum extent feasible.

The HMP conservation program provides the basic framework for the conservation strategy of the Draft HCP. The habitat reserve areas and habitat corridors are considered habitat management areas in the HCP, as are the restricted development parcels. Restricted development parcels owners will identify allowable development areas and areas that will remain as habitat reserve lands. HCP Permittees and BLM will be responsible for management of HCP species and natural communities. Development parcels adjacent to habitat management areas (referred to as Borderlands), will be required to address the urban/wildland interface between development and habitat management areas.

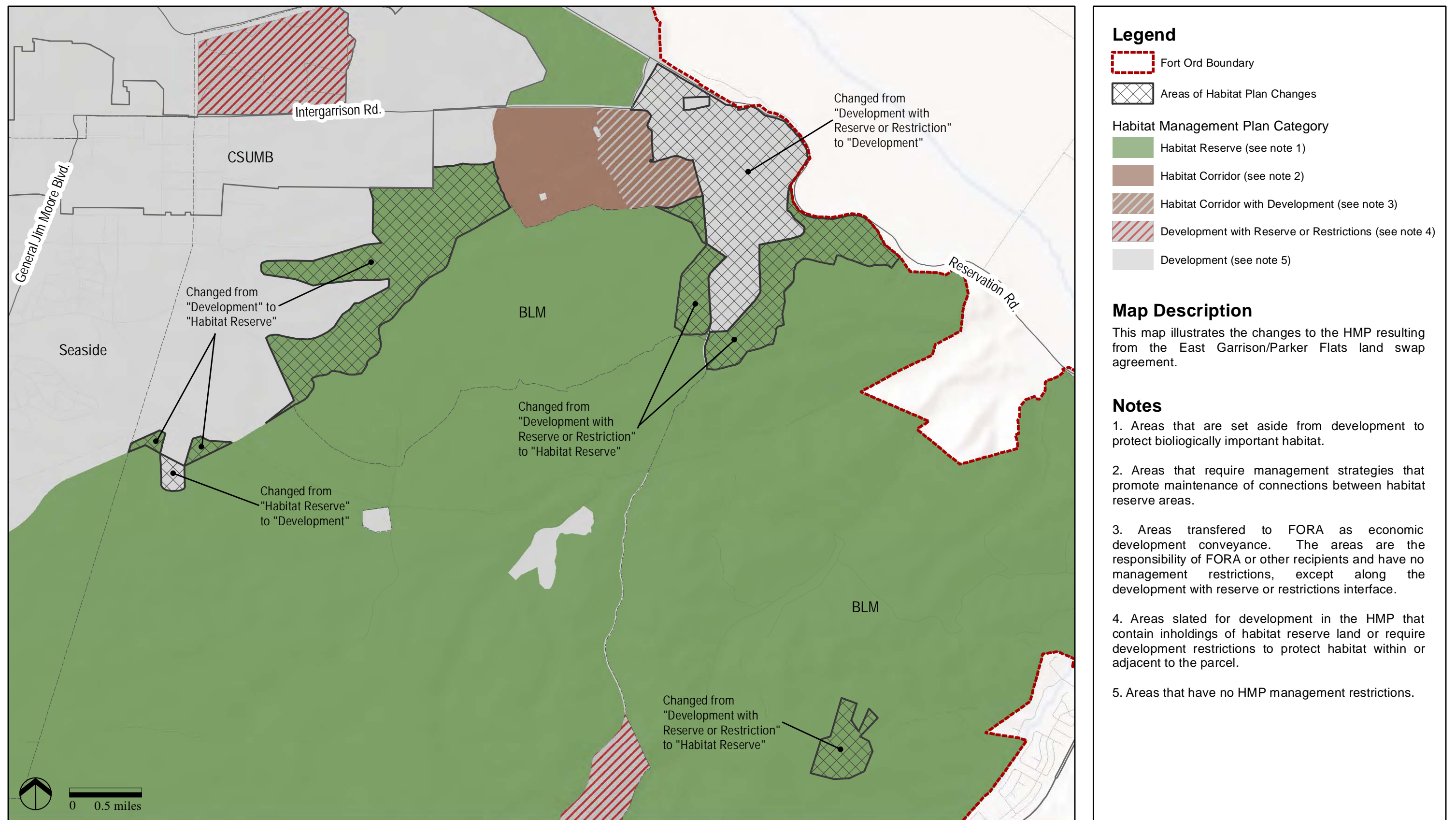
The HCP proposes to protect seven animal species and 12 plant species. [Table 23, Fort Ord Protected Species](#), lists the protected species found at Fort Ord.

Habitat Protection Areas. Approximately 18,552 acres (67 percent) of Fort Ord is set aside for habitat protection. As shown in [Table 24, Habitat](#)

[Management Areas](#), the Bureau of Land Management will manage 14,651 acres and the remainder will be managed by State Parks, the University of California Natural Reserve System, Monterey County, City of Marina, Monterey Peninsula Regional Park District, and Monterey Peninsula College under the HMP. [Figure 19, Habitat Management Areas](#), shows the habitat areas under the control of each jurisdiction. The intention of the BRP was that the 67 percent of Fort Ord set aside as habitat protection or open space would be mitigation for the areas of previously undeveloped land that is proposed for development in the HMP and on the BRP Land Use Concept.

Habitat Corridors. The HMP sets aside conservation areas, which are the areas of habitat most important to the protection of special status species. Where necessary, corridor areas are identified in the HMP to provide connections between conservation areas. Habitat values within corridor areas may be less than in conservation areas, but the corridors are important for maintaining the ecological integrity of the conservation areas (Habitat Management Plan 1997, page 1-16). Corridors are particularly important in providing connections for wildlife, but are also specifically identified in the BRP for oak woodland and sand gilia. One area is specifically identified as a corridor on the HMP map: Polygon 17b, located south of Inter-Garrison Road and west of the Youth Camp site. This corridor utilizes a gap in U.S. Army development between Schoonover Park and East Garrison, and connects the large area of habitat centered on what is now the National Monument and the habitat areas west and south of the Marina airport.

Several BRP policies and programs reference wildlife corridors. Recreation/Open Space Land Use Program B-2.4 for Marina calls for protection of the habitat corridor on Polygon 5b, which provides a link between maritime chaparral habitat near the airport with the habitats to the south. Recreation Policy C-1 refers to preservation of oak trees within “large



Source: U.S. Army Corps of Engineers GIS Database 2012, U.S. Army Habitat Management Plan 1997, Zander Associates 2002

Figure 18

Habitat Plan Changes at East Garrison and Parker Flats

Fort Ord Reuse Plan Reassessment Scoping Report



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Table 23 Fort Ord Protected Species

Common Plant Name	Species Name	Federal Status	State Status
sand gilia	<i>Gilia tenuiflora ssp. arenaria</i>	E	T, CNPS List 1B
Monterey spineflower	<i>Chorizanthe pungens var. pungens</i>	T	---, CNPS List 1B
robust spineflower	<i>Chorizanthe robusta var. robusta</i>	E	---, CNPS List 1B
Yadon's piperia	<i>Piperia yadonii</i>	E	---, CNPS List 1B
Contra Costa goldfields	<i>Lasthenia conjugens</i>	E	---, CNPS List 1B
seaside bird's beak	<i>Cordylanthus rigidus var. littoralis</i>	---	E, CNPS List 1B
Hooker's manzanita	<i>Arctostaphylos hookeri</i>	---	---, CNPS List 1B
Toro manzanita	<i>Arctostaphylos montereyensis</i>	---	---, CNPS List 1B
sandmat manzanita	<i>Arctostaphylos pumila</i>	---	---, CNPS List 1B
Eastwood's ericameria	<i>Ericameria fasciculata</i>	---	---, CNPS List 1B
coast wallflower	<i>Erysimum ammophilum</i>	---	---, CNPS List 1B
Monterey ceanothus	<i>Ceanothus cuneatus var. rigidus</i>	---	---, CNPS 4
Common Animal Name	Species Name	Federal Status	State Status
Smith's blue butterfly	<i>Euphilotes enoptes smithi</i>	E	---
western snowy plover	<i>Charadrius nivosus</i>	T	---, SSC
California red-legged frog	<i>Rana draytonii</i>	T	---, SSC
California tiger salamander	<i>Ambystoma californiense</i>	T	T
black legless lizard	<i>Anniella pulchra nigra</i>	---	---, SSC
Monterey ornate shrew	<i>Sorex ornatus salaries</i>	---	---, SSC
California linderiella	<i>Linderiella occidentalis</i>	---	---

Source: Denise Duffy & Associates, 2012

Notes: Status explanations: E = Endangered; T = threatened. CNPS List 1B = California Native Plant Society List 1B species: rare, threatened, or endangered in California and elsewhere. CNPS 4 = California Native Plant Society List 4 species: plants of limited distribution in California-a watch list. SSC = CDFG species of special concern.

Table 24 Habitat Management Areas

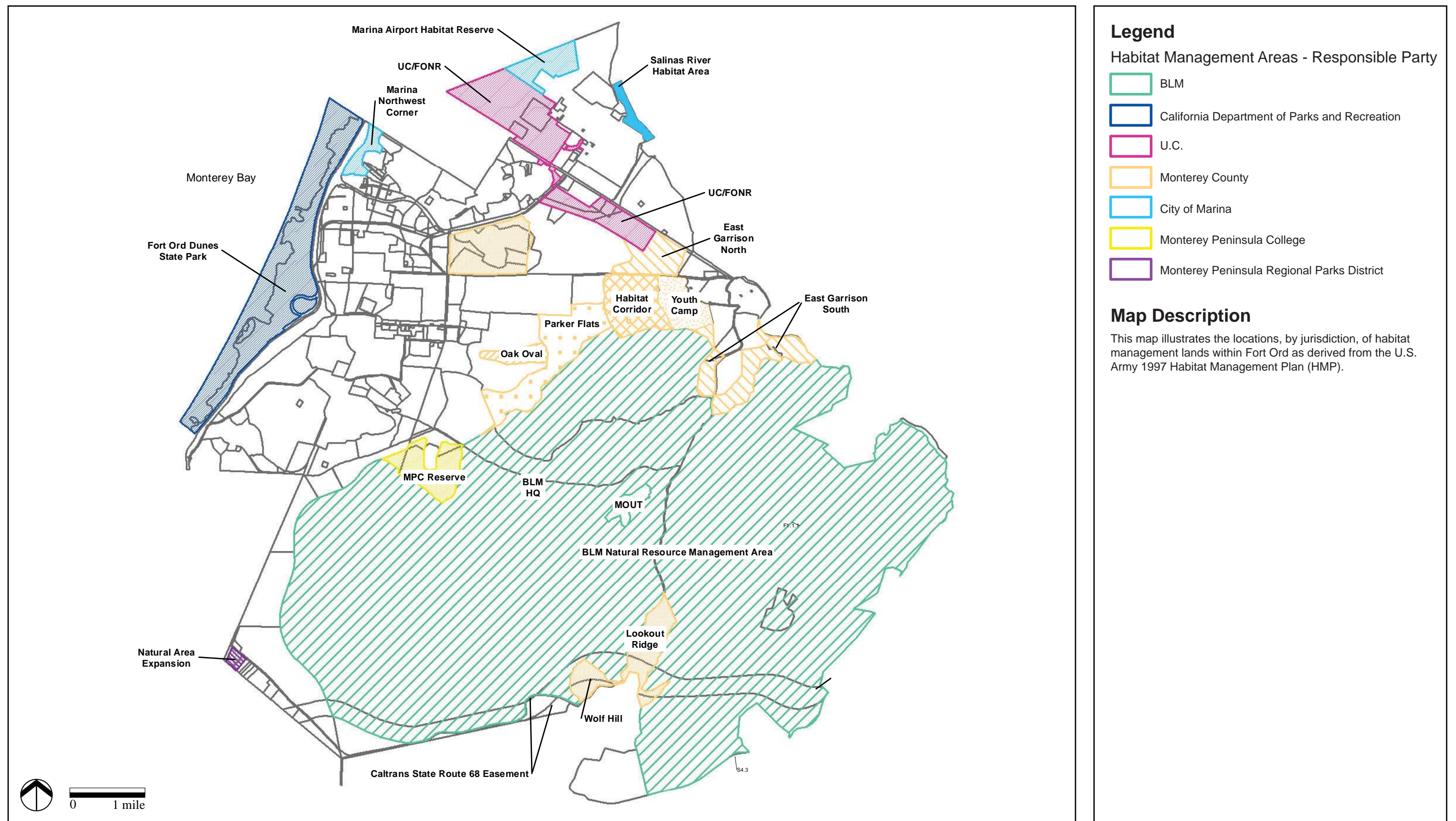
Land Recipient	Manager	Habitat Management Area	Acres
Bureau of Land Management	BLM	Fort Ord National Monument	14,651
State Parks	State Parks	Fort Ord Dunes State Park	979
University of California	UC	Fort Ord Natural Reserve	606
Monterey County	Cooperative	East Garrison - North	147
		East Garrison - South	275
		Habitat Corridor/Youth Camp	398
		Oak Oval Reserve	73
		Parker Flats Reserve	379
		Landfill Parcel	308
		Laguna Seca - Wolf Hill	79
		Laguna Seca - Lookout Ridge	196
City of Marina	Cooperative	Salinas River Habitat Area	43
		Marina Airport Habitat Reserve	130
		Marina Northwest Corner	63
Monterey Peninsula College	Cooperative	Range 45 Reserve	206
Monterey Peninsula Regional Parks	Cooperative	Natural Area Expansion	19
TOTAL Acreage			18,552

Source: Denise Duffy & Associates 2012

corridors within a comprehensive open space system.” Biological Resources Policy A-4 (and supporting programs) protect biological resources within conservation and corridor areas, and other biological resources policies include references to the corridors. Monterey County Biological Resources Policies A-3 and A-4 address Polygon 17b, which is identified as a corridor in the HMP. Although not identified in the HMP as a corridor, Polygon 11a (north of Polygon 17b) is referred to as a corridor in Monterey County Biological Resources Programs A-1.1 and A-1.2. Monterey County Biological Resources Policy B-2 refers to the oak woodland corridor on Polygons 11a and 17b.

Open Space Recreational Use

The BRP includes open space within each of the cities and the County of Monterey. The BRP designates about two thirds of Fort Ord (18,552 acres) as open space (refer to Table 24, Habitat Management Areas above). Much of this open space is, or will be, open to public recreational use. Some areas are closed to public use to protect habitat or special status plant and animal species, or to protect users from remaining hazardous materials. The BRP anticipates an additional 115 acres of neighborhood and community parks within development areas, about 290 acres of open space within the Black Horse and Bayonet golf courses, about 150 acres of open space at the future Del Rey Oaks golf course, and un-tabulated



Source: Denise Duffy and Associates (2012)



Figure 19
Habitat Management Areas
 Fort Ord Reuse Plan Reassessment Scoping Report

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open space within the CSUMB campus. Principal recreational uses at Fort Ord are hiking, bicycling, horseback riding, and golf.

Fort Ord National Monument. The largest open space area is the Fort Ord National Monument, with 14,651 acres of land, of which 7,205 acres are currently open to the public. A system of roads and trails across this land provides access. Several undeveloped trailheads and one developed trailhead (Creekside trailhead near Toro Park) provide entry points. The Bureau of Land Management estimates that 100,000 visitors annually utilize Fort Ord's public lands, now the Fort Ord National Monument. This figure is anticipated to grow significantly as more lands are opened up to the public, as improvements to trails and facilities occur, and as a result of the National Monument status. The Bureau of Land Management estimates that 50 percent of users are hikers and joggers, 40 percent are cyclists, and 10 percent are horseback riders (Fort Ord BRAC Environmental Cleanup Annual Report 2011). [Figure 20, Fort Ord National Monument](#), shows the boundaries of the National Monument.

Fort Ord State Park. Fort Ord State Park covers about 979 acres west of State Route 1 and includes about five miles of beachfront. A paved trail runs between Marina and Seaside, with several spurs that lead to the dunes and/or beaches, and a tunnel beneath State Route 1 that provides bicycle and pedestrian access to Divarty Street near CSUMB. Vehicular access is via the 8th Street bridge over State Route 1. Planned improvements include a visitor center and campground.

Monterey County Habitat Areas. Monterey County will own about 1,300 acres of open space/habitat lands in non-contiguous parcels that abut the National Monument on the north and south, plus the open space area at the former landfill. Most of these lands

are currently under FORA's ESCA remediation program. The County is currently developing a draft trails master plan for these areas, with trails that connect with adjoining open space areas and several small staging areas. The Draft Fort Ord Recreational Habitat Area Trail Master Plan was released in January 2012.

University of California and CSUMB Habitat Areas. Both universities hold lands dedicated to habitat or open space preservation, which would also provide outdoor laboratory space for research.

Trails. The only formal trail networks are within the Fort Ord National Monument and the Monterey County Habitat Area. The Draft *Fort Ord Recreational Habitat Area Trail Master Plan* was released in January 2012, and proposes formalizing a network of trails within the open space lands under the jurisdiction of Monterey County. The BRP shows conceptual trail alignments in both open space and development parcels. Open space maps for Marina, Seaside, and the County of Monterey designate trails as equestrian, regional hiker/biker and local hiker/biker. The Regional Open Space System map (Figure 3.6-1 in BRP Volume 1) shows three major trail/open space links: a scenic corridor along State Route 1; a trail/open space link between the Eighth Street bridge at State Route 1 and the BLM public lands (now National Monument); and the Juan Bautista de Anza Historic Trail Corridor, which runs from the vicinity of Davis Road to about Broadway in Seaside, primarily near the northern boundary of the National Monument.

The BRP Framework and Figure 3.6-3 identify three major trails: the Inter-Garrison Trail, roughly following Inter-Garrison Road; the Fort Ord Dunes State Beach Trail, along the paved Beach Range Road; and the Salinas Valley/Seaside Trail, which would connect from the vicinity of Blanco Road to Seaside, primarily following road rights-of-way.

The Beach Range Road trail on the west side of State Route 1 was opened in 2009. There are two undercrossings within one-half mile south of the Eighth Street bridge in use for bikeway connections between the west and east sides of State Route 1; one connects to the Recreation Trail within the Caltrans right-of-way and one connects to the Beach Range Road trail within Fort Ord Dunes State Park. The Beach Range Road trail runs about four miles and connects to the Recreation Trail at each end. The Eighth Street bridge crossing of State Route 1 also provides access for vehicles, bicycles, and pedestrians between Fort Ord State Beach and the east side of State Route 1.

Public Input. A large volume of input was received regarding open space, public access, and trails. Frequent requests have been received for expanding open space areas and ensuring trail connectivity between the National Monument and the beach.

Observations. The BRP includes plans for a trail linkage between the beach and areas on the east side of Fort Ord, and Seaside and the east side of Fort Ord. The BRP would benefit from a comprehensive treatment of trails within and showing connections beyond Fort Ord. An opportunity exists to provide linkage from the National Monument to the beach connections at Marina, CSUMB, and/or Seaside.

Cultural Resources

The BRP Conservation Element addresses cultural resources. Policies for protection of archaeological resources and historic resources at East Garrison are included.

Public Comment. Members of the public expressed an interest in locating a Native American cultural center within Fort Ord, with a museum and/or a tribal ceremonial area. Several comments suggested including this as a feature within the National Monument.

Commenters stated this use had been previously included in planning for Fort Ord, but was not included when the BRP was prepared in 1997.

Observations. A Native American cultural center could conceivably be independently pursued and developed in cooperation with a public or private landowner, in a variety of potential sites and settings.

Veterans' Cemetery

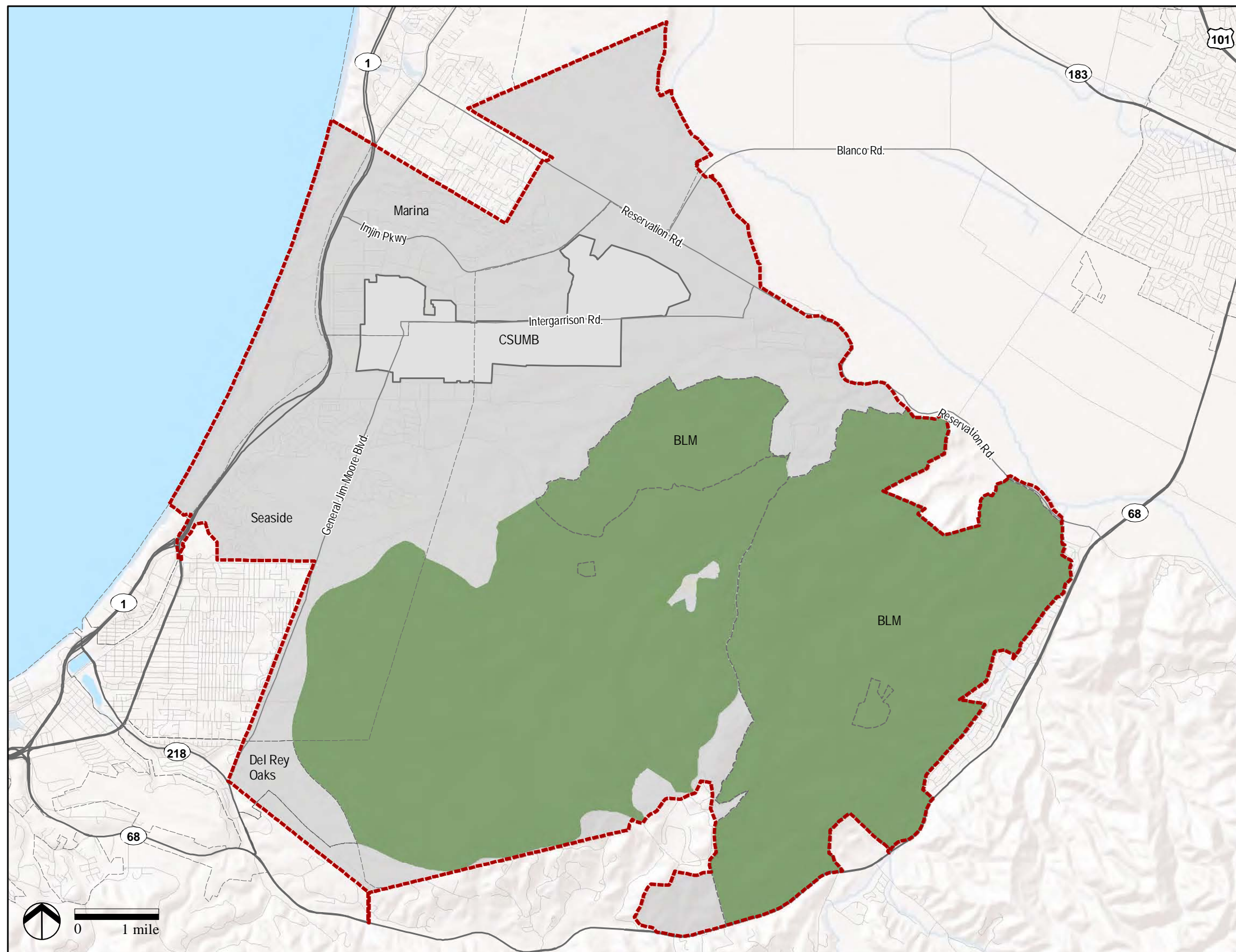
A location for a veterans' cemetery is included within Polygon 21a, as shown on the Land Use Concept for Monterey County. Originally, a federal veteran's cemetery was proposed, but standards regarding proximity of existing federal veterans' cemeteries precluded placing one at the former Fort Ord. The currently proposed veterans' cemetery would be state operated.

Public Comment. Numerous comments addressed the veterans' cemetery, with suggestions to retain the present site and to relocate the site to the National Monument.

Observations. The veterans' cemetery is shown on several, but not all, land use maps in the BRP. No policies or programs address the veterans' cemetery. Relocation of the proposed veterans' cemetery to the Fort Ord National Monument may confer a federal status to the cemetery, and therefore, the standards regarding proximity of federal cemeteries may preclude this location.

BRP Population Forecasts

The BRP made assumptions based on population projections considered valid at the time the BRP was prepared. Because population projections depend on numerous variables and assumptions about those



Legend

- Fort Ord Boundary
- Fort Ord National Monument Lands

Map Description

This map illustrates the areas newly designated as the Fort Ord National Monument.

Source: U.S. Army Corps of Engineers GIS Database 2012, ESRI 2009



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variables, long-term accuracy is often difficult to achieve. Therefore, such projections are revisited and revised over time. As shown in [Table 25 AMBAG Projected and Actual Census Populations for Cities in Region](#), the AMBAG population projections used in the BRP overestimated growth over the past 15 years. BRP population assumptions and actual population figures are presented for comparison.

As can be seen from the data in the table, all locations' actual 2010 populations were below the projections, and many of the cities' 2010 populations were lower than they were in 1995. Seaside's population grew by 2,923 and Marina's population grew by 1,362 since 1995, a total of 4,285 persons, but not all of this increase occurred at Fort Ord. Seaside, for example, saw the addition of about 380 houses at Fort Ord during that time span, which would account for about 1,140 persons.

Census data for 2000 and 2010 were compared for the same eight cities to provide insights as to the population differences illustrated in the prior table. The median age increased significantly, and the house-

hold size decreased slightly for most of these cities between 2000 and 2010. Although total housing units increased for all cities, other than Marina and Seaside, the number of occupied housing units (households) decreased in most cases. The decrease in total housing units in Marina and Seaside occurred as former U.S. Army housing stock was removed from use. [Table 26 Comparison of Households and Median Age 2000 – 2010](#), provides comparative census data.

Public Comment. Several comments noted that population projections were higher than actually occurred.

Observations. The review of population data indicates that population growth was well below that projected for the BRP. The Reassessment's Market Study uses the most up-to-date relevant AMBAG data as of the date of preparation. AMBAG is currently preparing updated data that will likely result in somewhat lower projections for Monterey County than those that were available for inclusion in the Market Study, but the updated projections will not be available until later in 2012.

Table 25 AMBAG Projected and Actual Census Populations for Cities in Region

City	Actual 1995	Projected 2000	Projected 2005	Projected 2010	Actual 2010
Carmel-by-the-Sea	4,512	4,671	4,791	4,846	3,722
Del Rey Oaks	1,692	1,674	1,696	1,709	1,624
Marina	18,356	18,950	36,590	36,590	19,718
Monterey	32,587	32,727	34,193	34,826	27,810
Pacific Grove	17,406	16,758	17,216	17,630	15,041
Sand City	198	592	905	975	334
Salinas	122,390	141,521	160,448	175,995	150,441
Seaside	30,102	28,650	32,747	39,432	33,025

Source: Actual 1995 from BRP Volume 1 Table 2.2-1; Projections from BRP Volume 1 Table 2.2-3; Actual 2010 from U.S. Census Bureau.

Table 26 Comparison of Households and Median Age 2000 - 2010

City	Total Housing Units		Occupied Housing Units (Households)		Average Household Size		Median Age (years)	
	2000	2010	2000	2010	2000	2010	2000	2010
Carmel-by-the-Sea	3,334	3,417	2,285	2,095	1.79	1.78	54.3	59.2
Del Rey Oaks	727	741	704	701	2.34	2.32	43.8	46.2
Marina	8,537	7,200	6,745	6,845	2.79	2.75	32.3	34.0
Monterey	13,382	13,584	12,600	12,184	2.13	2.08	36.1	36.9
Pacific Grove	8,032	8,169	7,316	7,020	2.10	2.09	44.7	48.1
Sand City	87	145	80	128	2.46	2.27	37.7	34.1
Salinas	39,659	42,651	38,298	40,387	3.66	3.66	28.5	28.8
Seaside	11,005	10,872	9,833	10,093	3.21	3.16	29.5	30.6

Source: U.S. Census Bureau data for 2000 and 2010.

FORA Procedures

FORA procedures are set forth in the Master Resolution. Although the Master Resolution is not part of the BRP, and not the subject of this reassessment, the FORA Board of Directors may wish to consider the comments received during this process relating to FORA procedures.

4.6 Other Completed Actions Affecting the BRP

Context and Purpose

This section of the Summary Scoping Report provides information on miscellaneous occurrences that potentially affect the BRP policies or Land Use Concept. These changes have occurred outside the land use decisions of the local jurisdictions or the consistency review process of the FORA Board, but have potential implications for changes to the BRP.

East Garrison – Parker Flats Land Swap

In 2005, FORA, BLM, the U.S. Army, the County of Monterey, and Monterey Peninsula College finalized a Memorandum of Understanding implementing a land swap agreement (LSA) affecting parcels in the East Garrison and Parker Flats areas. The purpose of the LSA was to resolve land use conflicts stemming from a long history of ordnance and explosives use, competing conveyance requests for surplus property at the former base, and to address impacts associated with potential East Garrison development conflicts. The LSA amended the *1997 Fort Ord Installation-Wide Multi-species Habitat Management Plan* (HMP) for Fort Ord and was also signed by the Fish and Wildlife Service and California Department of Fish and Game. Although the LSA affected the areas of allowable development, it resulted in a net increase of 246.7 acres in habitat reserve areas. These changes are reflected in Figure 7.2, Fort Ord Reuse Plan Land Use Concept (2012 Draft, presented earlier.

The East Garrison-Parker Flats LSA resulted in the following principal changes:

- Expansion of the area for development at East Garrison from about 200 acres to about 410 acres, and changed the HMP classification in several areas of East Garrison from Development with Restrictions to Development;
- Reduction of the development area within Parker Flats by about 447 acres;
- Increase in habitat area at the Military Operations Urban Terrain (MOUT) site;
- Net increase in habitat area of 246.7 acres overall; and
- Transfer of Monterey Peninsula College's Emergency Vehicle Operations Center site from East Garrison to Parker Flats.

Table 27 Habitat Designation Changes Associated with the East Garrison-Parker Flats Land Swap (Acres Increased or Decreased), summarizes the changes to three types of habitat in the three geographic areas affected by the LSA. Refer to Figure 18, Habitat Plan Changes at Parker Flats and East Garrison, presented earlier.

In the Parker Flats area there were both increases and decreases in the maritime chaparral and oak woodland habitats; the net changes are shown in Table 23.

The LSA amended the Habitat Management Plan designations for the territory within the East Garrison Specific Plan from Development with Reserve Areas/Restrictions to Development. Under the original Habitat Management Plan, the East Garrison area was permitted a 200-acre development footprint, 10 acres of development at the site of existing utilities, and a 31-acre road corridor; under the revised Habitat Management Plan, the East Garrison area has 451 acres of Development area with no restrictions (Zander 2002).

Seaside – U.S. Army Agreement

The City of Seaside, the U.S. Army, the California Department of Parks and Recreation, and American Youth Hostels entered into a LSA in 2008. The land swap included the following major components:

- Transfer of the Stillwell “kidney” parcel (102 acres south of Gigling Road and west of General Jim Moore Boulevard) from the City to the U.S. Army for Ord Community housing;
- Transfer of the “drumstick” parcel (11 acres between First Avenue and State Route 1 north of Divarty Street) from California Department of Parks and Recreation to the City of Seaside;
- Transfer of the Lightfighter Drive parcel (26 acres south of Lightfighter Drive) from U.S. Army to City of Seaside;

Table 27 Habitat Designation Changes Associated with the East Garrison-Parker Flats Land Swap (Acres Increased or Decreased)

Area	Maritime Chaparral	Oak Woodlands	Grassland	Total
East Garrison	– 5.6	– 189.9	– 14.5	– 210.0
Parker Flats (net)	+ 179.7	+ 249.5	+ 17.9	+ 447.1
MOUT	+ 3.5	+ 6.7	– 0.6	+ 9.6
Net Changes	+ 177.6	+ 66.3	+ 2.8	+ 246.7

Source: Assessment East Garrison-Parker Flats Land Use Modifications (Zander Associates, May 2002)

- Transfer of the Firehouse parcel (6 acres on the east side of General Jim Moore Boulevard north of Gigling Boulevard developed with Presidio fire station and Burger King restaurant) from the U.S. Army to the City of Seaside;
- Transfer of the American Youth Hostel site from California Department of Parks and Recreation to City of Seaside along with a water allocation of 5.5 acre-feet to serve the hostel;
- Transfer of 109 acre feet of U.S. Army-controlled water to City of Seaside, with 33 acre feet restricted for use at no fewer than 110 affordable or workforce housing units;
- U.S. Army agreement to construct at least 140 units of affordable or workforce housing and no more than one hundred fifty (150) market rate housing units, and supply water to those units; the first 20 affordable housing units to be made available to California Department of Parks and Recreation employees;
- Release of easement to U.S. Army by City of Seaside;
- Granting of street easements by U.S. Army to City of Seaside from access to golf course development and for a State Route 1 freeway interchange for Monterey Road; and
- Granting of pedestrian easement at Drumstick parcel to allow public access to Fort Ord Dunes State Park via Divarty Street underpass.

Figure 21 Seaside – U.S. Army – State Parks Parcel Swap shows the parcels involved in the LSA.

National Monument Establishment

In April 2012, President Obama declared 14,651 acres of land at Fort Ord a national monument under the powers granted by the Antiquities Act of 1906. The land designated as a national monument is partly under the jurisdiction of the Bureau of Land

Management, and the remaining 7,446 acres are still under the control of the U.S. Army, but intended for transfer to the Bureau of Land Management once clean-up activities are complete. The change in status to a national monument does not have a direct physical or land use effect, but does recognize the site's importance as a public resource and will likely result in increasing levels of recreational tourism as the Federal government develops site access and facilities over time.. Refer to [Figure 20, Fort Ord National Monument](#), presented earlier.

Intermodal Corridor Relocation

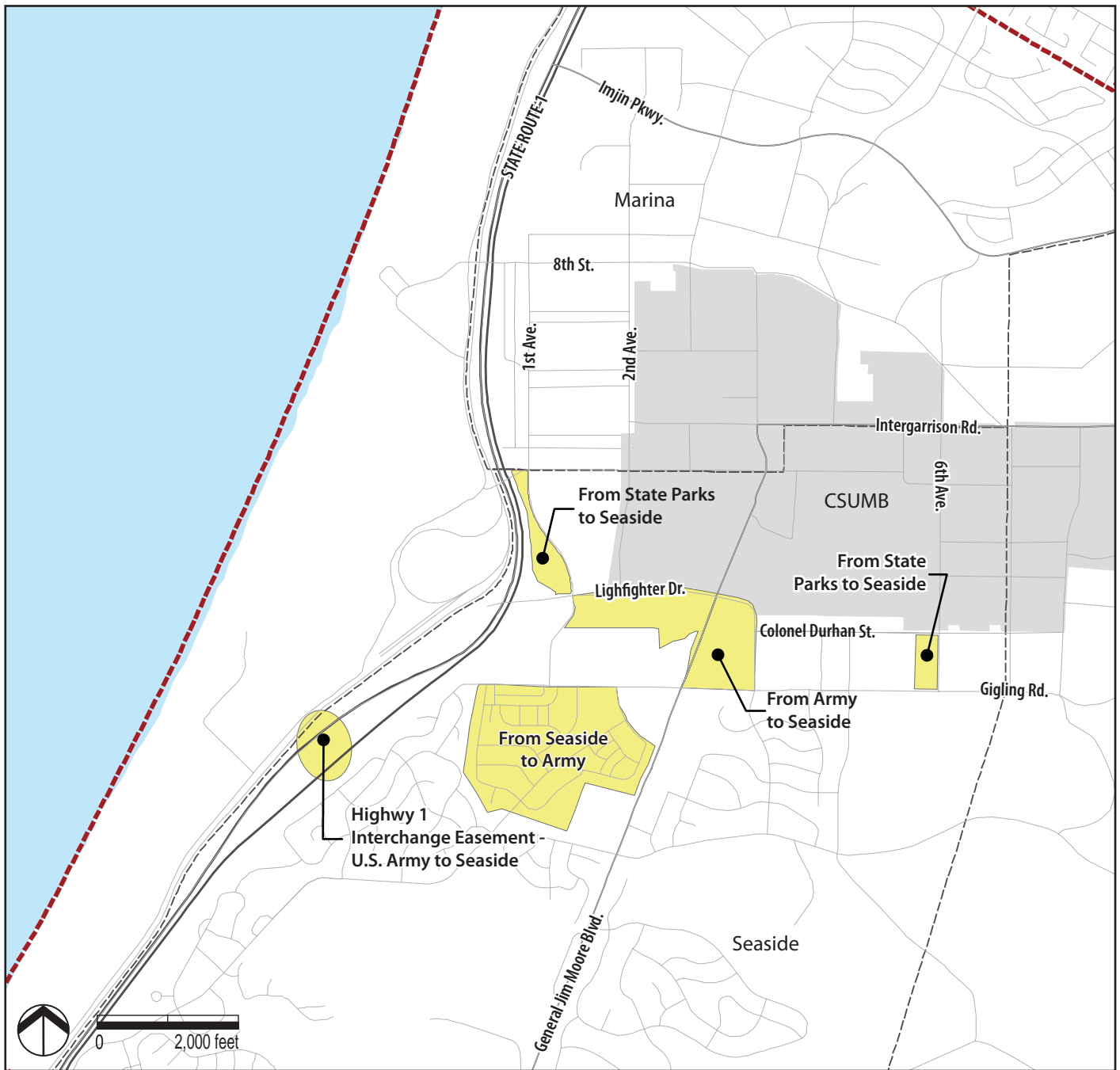
The BRP includes a transit program to reserve rail rights-of-way within Fort Ord. An Intermodal Corridor is included in the BRP and the University Villages (now Dunes on Monterey Bay) Specific Plan. The location of the corridor east of General Jim Moore Boulevard has been shifted from an Imjin Parkway 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. [Figure 22 Intermodal Corridor Alignment](#), shows the old and new alignments.

Alignment Change at General Jim Moore/Lightfighter/2nd Avenue

The BRP circulation plan 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. Second Avenue and General Jim Moore Boulevard have both been improved, but the historic alignment remains in place, with turns onto and off of Lightfighter Drive required to access General Jim Moore Boulevard and Second Avenue.

CSUMB's 2007 Campus Master Plan establishes Third Street (along Second Avenue) as the campus's main entrance, negating 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. [Figure 23 General Jim Moore Boulevard – Second Avenue Alignment](#) shows the old and new alignments.

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Legend

- Fort Ord Boundary
- Subject Parcels

Map Description

This map shows the parcels involved in the Land Swap Agreement.

Source: U.S. Army Corps of Engineers GIS Database 2012, EMC Planning Group 2001

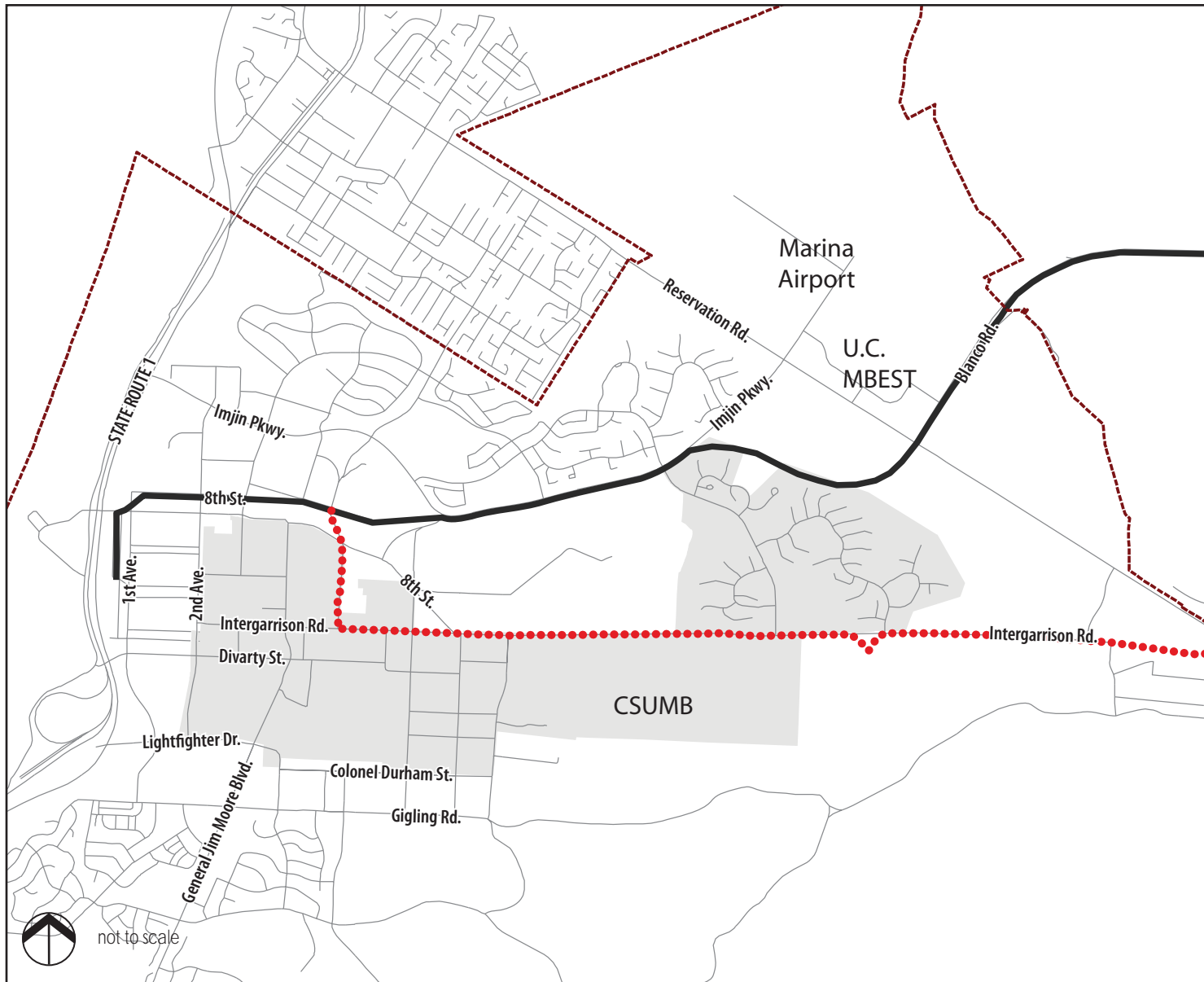
Figure 21

Seaside - U.S. Army - State Parks Parcel Swap

Fort Ord Reuse Plan Reassessment Scoping Report



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Legend

- Existing Alignment
- Multi-model Corridor Original Alignment
- Multi-model Corridor Realignment

Map Description

This map shows multi-modal corridor original alignment and new realignment.

Source: U.S. Army Corps of Engineers GIS Database 2012, EMC Planning Group 2001





Figure 22
Inter-modal Corridor Alignment
 Fort Ord Reuse Plan Reassessment Scoping Report

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Legend

-  Existing Alignment
-  Base Reuse Pland Proposed Realignment

Map Description

This map shows the currently existing alignment and the Base Reuse Plan proposed realignment of General Jim Moore Boulevard/2nd Avenue as it intersects with Lightfighter Drive.

Source: U.S. Army Corps of Engineers GIS Database 2012, EMC Planning Group 2001



General Jim Moore Boulevard - Second Avenue Alignment

Fort Ord Reuse Plan Reassessment Scoping Report

Figure 23

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CHAPTER 5.0

DOCUMENTATION

5.1	BACKGROUND RESEARCH	5-1
	CONTEXT AND PURPOSE.....	5-1
	LIST OF SOURCES AND DOCUMENTS REVIEWED	5-1
	ADMINISTRATIVE AND LEGISLATIVE MATERIALS.....	5-1
	PLANS AND PROGRAMS	5-1
	REPORTS, STUDIES, AND OTHER SOURCES	5-3
5.2	REPORT PREPARERS	5-4
	FORT ORD REUSE AUTHORITY	5-4
	EMC PLANNING GROUP.....	5-4
	ECONOMIC PLANNING SYSTEMS.....	5-4
	DENISE DUFFY AND ASSOCIATES	5-4
	ARCADIS	5-4
	INGRAM ASSOCIATES	5-5
	CREEGAN + D'ANGELO	5-5
	HEXAGON TRANSPORTATION CONSULTANTS	5-5

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Chapter 5.0

DOCUMENTATION

5.1 Background Research

Context and Purpose

This section provides a list of resources and references consulted during preparation of the Scoping Report. Documents marked with a square bullet (▪) are included in the Scoping Report Appendices. Documents marked with a star (★) are included in the background documents compilation for ease of reference on FORA's website.

List of Sources and Documents Reviewed

Administrative and Legislative Materials

Base Closure and Realignment Act of 1990.

- Fort Ord Reuse Authority Act (Government Code sections 67650 through 67700).
- Fort Ord Reuse Authority Master Resolution;
- Fort Ord Reuse Authority Board agendas, minutes, and staff reports, and supporting information (various) [Note: packets used in conducting the consistency analysis review are included in the background documents compilation];

- Fort Ord Reuse Authority consistency reviews summary table;

McKinney–Vento Homeless Assistance Act of 1987

Memorandum of Agreement among the U.S. Army, MRWPCA, FORA and MCWD;

Memorandum of Agreement among U.S. Army and City of Seaside;

Superior Court of the State of California in and for the County of Monterey. Stipulation to Discharge Preemptory Writ of Mandate; Order. September 14, 2009.

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