



Monterey County

9/17/13

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Board Report

Legistar File Number: 13-0952

Introduced: 9/9/2013

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Public Hearing to:

- a. Consider whether to affirm or rescind the August 27, 2013, Board of Supervisors' determination finding and certifying that the 2010 Monterey County General Plan as amended is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority's plans and policies, including the Master Resolution, and the Fort Ord Reuse Authority Act and
- b. Direct staff to submit the 2010 General Plan as amended along with the required documentation to the Fort Ord Reuse Authority for a consistency determination.
(REF130071/Fort Ord Consistency Determination)

PROJECT INFORMATION:

Planning File Number: REF130071

Owner: N/A

Project Location: Fort Ord Master Plan Area

APN: N/A

Agent: N/A

Plan Area: Fort Ord Master Plan

Flagged and Staked: N/A

CEQA Action: Previously Certified Environmental Impact Report and Addenda thereto

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Affirm the August 27, 2013 Board of Supervisors' determination finding and certifying that the 2010 Monterey County General Plan as amended is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority's plans and policies, including the Master Resolution, and the Fort Ord Reuse Authority Act and
- b. Direct staff to submit the 2010 General Plan as amended along with the required documentation to the Fort Ord Reuse Authority for a consistency determination.

SUMMARY:

This item came before the Board of Supervisors on August 27, 2013, for a scheduled hearing. Prior to the Board of Supervisors hearing, staff prepared and distributed a memorandum requesting that the item be continued from the August 27, 2013 hearing to the September 10, 2013 hearing to enable both members of the Fort Ord Subcommittee to be present at the Board of Supervisors hearing to consider this item (Supervisor Potter was absent). The Board of Supervisors did not continue the hearing on August 27, 2013 and, on that day, voted by a vote of 3 ayes, 1 no, and 1 absent to approve a resolution finding that the 2010 General Plan as

amended is consistent with the Fort Ord Base Reuse Plan. The Open Monterey Project objected to the hearing on the basis of their expectation that the hearing would remain open until September 10. This item is now being placed back on the Board agenda to enable the Board to consider whether to affirm or rescind the August 27, 2013 decision. Hearing the matter again will provide the opportunity for those members of the public who may have elected not to attend the previous meeting to attend and comment on the item. Staff has also presented additional response to questions raised at the August 27 hearing, including further analysis of the so-called Land Swap Agreement. (See Exhibit A.) This hearing provides the opportunity for the Board of Supervisors to affirm or rescind their previous decision based on any new testimony and evidence presented.

Pursuant to the Fort Ord Reuse Authority Act and the Fort Ord Reuse Authority (FORA) Master Resolution, upon adopting or amending the General Plan affecting territory of Fort Ord, the County must adopt findings certifying that the portion of the General Plan applicable to the territory of Fort Ord is intended to be carried out in a manner fully in conformity with the Authority Act and Fort Ord Base Reuse Plan, and the County must submit the General Plan to FORA for a determination of consistency with the Authority Act and Reuse Plan.

The required findings and certification are contained within the draft resolution (**Attachment B**). If approved, the resolution will be forwarded to FORA to allow FORA to render a consistency determination. The Authority Act and FORA Master Resolution require the County to submit to FORA the resolution as well as "materials sufficient for a thorough and complete review" (Gov't Code Section 67675.2). A critical part of the FORA submittal requirements is the consistency analysis checklist. This checklist reflects staff's review of the 2010 General Plan policies, inclusive of the Fort Ord Master Plan, against the required policies of the Fort Ord Reuse Authority and the Base Reuse Plan (**Attachment B, Exhibit 1**). The consistency analysis checklist provides a brief summary of where the Fort Ord Reuse Authority required elements are contained within the 2010 General Plan. A more extensive list containing a discussion of each Base Reuse Plan policy and its *implementation status* is also attached (**Attachment C**). Attachment C was prepared by FORA staff and contains a status of implementation through actions such as zoning amendments and other program development. The County is in the process of working with FORA staff to update and correct the contents of Attachment C; however, implementation does not need to be completed for this action.

The proposed action does not require subsequent environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines. An Environmental Impact Report was certified for the 2010 General Plan on October 26, 2010 (Resolution # 10-290). Addenda to the General Plan EIR were prepared for the 2013 General Plan amendments. The subject action involves certifying that the adopted General Plan is consistent with the Base Reuse Plan. The consistency determination does not propose changes to the General Plan as amended, and no substantial changes have occurred with respect to the circumstances under which the General Plan was approved nor is there new information of substantial importance which was not known and could not have been known at the time of the previous EIR and its Addenda that would require major revisions to the EIR, and its Addenda, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

See **Attachment A** for a more detailed discussion.


OTHER AGENCY INVOLVEMENT:


All edits to the Fort Ord Master Plan and preparation of the consistency analysis have been done in consultation with the Fort Ord Reuse Authority staff.


The proposed action was reviewed by the Fort Ord Subcommittee on July 30, 2013. The Fort Ord Subcommittee voted to authorize staff to present this item to the full Board of Supervisors for consideration by a vote of 2-0.

FINANCING:

Funding for staff time associated with this work is included in the FY13-14 Adopted Budget for RMA-Planning.

Prepared by: Craig Spencer, Associate Planner ext. 5233 

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192 

Benny Young, Director, Resource Management Agency 

This report was prepared with assistance by John Ford and reviewed by Carl Holm

cc: Front Counter Copy; John Ford, RMA Management Analyst; Jonathan Garcia, Fort Ord Reuse Authority; The Open Monterey Project; LandWatch; Sierra Club (Ventana Chapter); Keep Fort Ord Wild; Project File REF130071

The following attachments on file with the Clerk of the Board:

Attachment A Detailed Discussion

Attachment B Draft Board Resolution

Exhibit 1- Consistency Analysis

Attachment C Plan Implementation Analysis

Attachment D Comment letters

Attachment E FEIR on the 2010 General Plan and Addenda (available at RMA - Planning located at 168 W. Alisal Street, 2nd Floor, Salinas CA 93901 or on RMA - Planning website at http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/FEIR_Information/FEIR_Information.htm]

Attachment F Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modifications

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Attachment A
Detailed Discussion

REF130071

ATTACHMENT A

Discussion of the 2010 General Plan – Fort Ord Base Reuse Plan Consistency Certification (REF130071)

Background

Pursuant to the Fort Ord Reuse Authority Act and the Fort Ord Reuse Authority (FORA) Master Resolution, upon adopting or amending the General Plan affecting territory of Fort Ord, the County must certify that the portion of the General Plan applicable to the territory of Fort Ord is intended to be carried out in a manner fully in conformity with the Authority Act and Fort Ord Base Reuse Plan, and the County must submit the General Plan to FORA for a determination of consistency with the Authority Act and Reuse Plan.

In 2012 the County submitted the 2010 General Plan for the consistency determination with FORA. FORA deemed the application incomplete because the consistency determination did not include a resolution with findings and certification from the Board. This finding was made within the adopted Fort Ord Master Plan chapter of the General Plan itself. The plan clearly states that *“the purpose of the plan is to designate land uses and incorporate objectives, programs, and policies to be consistent with the Fort Ord Reuse Plan adopted by FORA”*. However, the finding was not made separately within the resolution adopting the General Plan. According to FORA staff, this finding and certification must be made by a separate resolution and cannot be accomplished solely with language within the plan as was done in the Fort Ord Master Plan section of the 2010 Monterey County General Plan.

Following FORA staff's determination, the required resolution was not immediately prepared and presented for consideration because of the initiation of the Reassessment process and uncertainty with other land use considerations such as the development decisions on the landfill parcel. FORA's reassessment process continues to seek establishment of a baseline of all land use decisions in Fort Ord before evaluating any desired changes. For this reason staff finds that it is appropriate to submit the 2010 General Plan Consistency Determination now to establish our General Plan, as amended in 2012 and 2013, as part of the baseline of decisions made by FORA to date.

This item came before the Board of Supervisors on August 27, 2013. Prior to the Board of Supervisors hearing, staff prepared and distributed a memorandum requesting that the item be continued to September 10, 2013 to enable both members of the Fort Ord Subcommittee to be present at the Board of Supervisors' hearing to consider this item (Supervisor Potter was absent). The Board of Supervisors did not continue the hearing on August 27, 2013 and, on that day, voted by a vote of 3 ayes, 1 no, and 1 absent to approve a resolution finding that the 2010 General Plan as amended is consistent with the Fort Ord Base Reuse Plan. The Open Monterey Project objected to the hearing on the basis of their expectation that the hearing would remain open until September 10. This item is now being placed back on the Board agenda to enable the Board to consider whether to affirm or rescind the August 27, 2013 decision. Hearing the matter again will

provide the opportunity for those members of the public who may have elected not to attend the previous meeting to attend and comment on the item. Staff has also presented additional response to questions raised at the August 27 hearing, including further analysis of the so-called Land Swap Agreement. (See Exhibit A.) This hearing provides the opportunity for the Board of Supervisors to affirm or rescind their previous decision based on any new testimony and evidence presented.

Two comment letters were received on this item. The first letter was from Jane Haines. Mrs. Haines' letter requested the Board not certify the County's 2010 General Plan as consistent with the 1997 Base Reuse Plan. The argument made in that letter was that the General Plan is not in substantial conformance with applicable programs specified in the Base Reuse Plan because of an alleged lack of implementation of required programs. Staff response is provided under the Consistency Evaluation discussion below..

The second comment letter was provided by Land Watch Monterey County at the August 27, 2013 hearing. That letter objected to adoption of a resolution finding the General Plan consistent with the Base Reuse Plan and alleged that the General Plan is inconsistent due to a lack of land use clarity surrounding the previously executed "Land Swap Agreement". Staff response is provided under the "Land Swap Agreement" discussion below.

Consistency Evaluation

Staff finds that the General Plan as amended is consistent with the Authority Act and the Base Reuse Plan, as shown in the consistency analysis matrix (**Exhibit 1** to the attached Resolution). The Fort Ord Master Plan was originally prepared using the language of the Reuse Plan applicable to the County. In 2001, the Fort Ord Master Plan was adopted by the County and was found consistent with the Base Reuse Plan by FORA in 2002. The 2010 General Plan included some minor amendments to some of the policy language to reflect modifications made as part of the approved East Garrison development and an executed Agreement (East Garrison - Parker Flats Land Swap Assessment, May 2002). All of the modifications were done in consultation with FORA staff.

There are two separate but related questions that have been raised as part of this action. First, there may be areas of the Fort Ord Master Plan which the Board of Supervisors or the public would like to amend. Changes desired beyond what was adopted in the 2010 General Plan are not a consistency issue, and can be undertaken following this consistency determination process. The determination of consistency should focus on whether the 2010 General Plan, as adopted and recently amended, is consistent with the Fort Ord Base Reuse Plan.

Second, there are a number of programs and ordinances that are required to "implement" the General Plan and the Base Reuse Plan. Many of these programs and ordinances are not yet in place but are in progress. Having incomplete implementation actions is not a consistency issue. Ms. Haines requests the Board not certify the General Plan on the basis that Section 8.02.020(a)(3) [sic] of the FOR A Master Resolution. Section 8.02.010(a)(3) of the Master Resolution provides that FORA may disapprove a member's

legislative action if, based on substantial evidence, it finds that the action “is not in substantial conformance with applicable programs specified in the Reuse Plan.” The General Plan includes the applicable policies and programs, so there is no lack of conformance; where the Base Reuse Plan calls for the implementation of policies and programs, the Fort Ord Master Plan calls for their implementation. (See Exhibit 1 to the draft resolution.) That not every program has yet been implemented is not evidence of lack of conformity. Moreover, implementation is on-going. A work program for the implementation of the 2010 General Plan, including the Fort Ord Master Plan, was approved by the Board of Supervisors for this fiscal year. Staff is engaged in achieving the goals established by this work program.

Land Swap Assessment

At the August 27, 2013 hearing, Landwatch provided testimony and a comment letter objecting to finding the 2010 General Plan consistent with the Fort Ord Reuse Plan due to a “lack of clarity about the intensity and density of land use permitted in the Parker Flats and East Garrison areas.” The objection focused on alleged land use modifications stemming from a Land Swap Agreement and more specifically, the remaining development potential in the “Parker Flats” area and the “East Garrison” area of Fort Ord. Staff has reviewed the comment letter and the testimony provided and provides the following analysis.

The “Land Swap Agreement” (LSA) refers to a “Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land Use Modification” between the County, Fort Ord Reuse Authority (FORA), the United States Army, the Bureau of Land Management (BLM), and Monterey Peninsula College (MPC) (Agreement #A-09555, approved by the County Board of Supervisors on September 23, 2003.) One of its purposes was to “help resolve conflicting land-uses and conveyance requests” between MPC, BLM, and the County surrounding the MPC Public Safety Officer Training Facility in the East Garrison area. It was not drafted to amend the Base Reuse Plan, and it did not amend land use designations in the Base Reuse Plan.

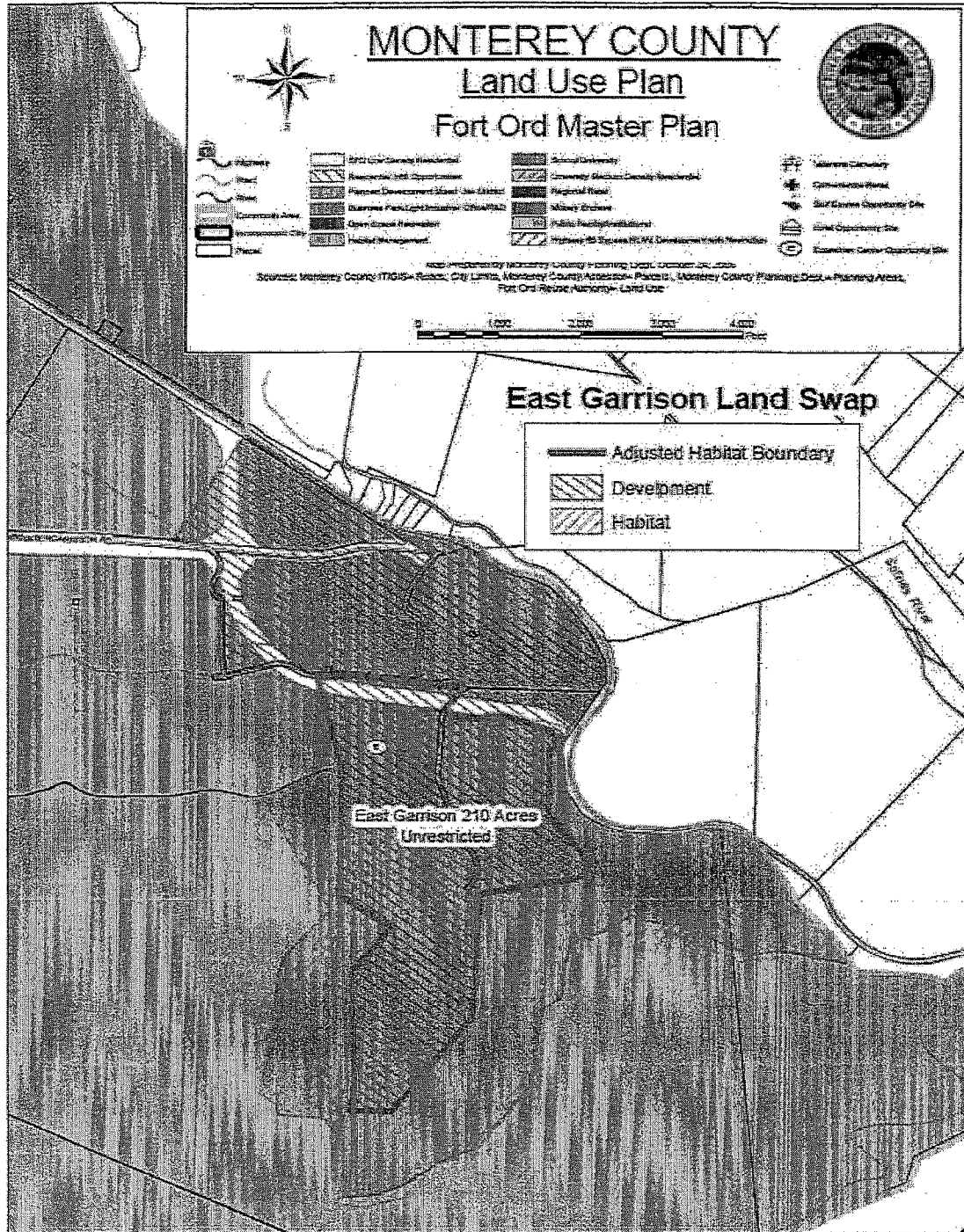
The LSA was intended to facilitate the relocation of MPC’s proposed Public Safety Officer Training Facility from East Garrison to Parker Flats Military Operations Urban Terrain (MOUT) facility. In order to implement the relocation, existing agreements between the Army and the Bureau of Land Management regarding Fort Ord activities and use of the MOUT facility needed to be modified. The MOU addressed these needed modifications. These modifications allowed the Army, through FORA and the County, to transfer lands to MPC at the MOUT facility in Parker Flats rather than previously slated lands in the East Garrison area. The MOUT facility was previously slated to be transferred to BLM for ownership, maintenance, and operation.

The LSA also amended the Habitat Management Plan (HMP). The HMP was prepared by the Army and is a supplemental document to the Base Reuse Plan that addresses habitat preservation and corridors on two-thirds of the former army base. The LSA included amendments to the “Habitat Management Plan” (HMP) and not the Base Reuse Plan land

use designations. The HMP overlays the land uses and places restrictions on the use of property based upon habitat considerations. The HMP designates lands in four categories: habitat reserve, habitat corridor, development with reserve areas and restrictions, and development with no restrictions. Properties within the former Fort Ord are subject to the HMP and its restrictions in addition to the Base Reuse Plan land use designations and policies. For instance, a property designated for development with restrictions may have a Base Reuse Plan land use designation of Planned Development/Mixed Use but due to HMP restrictions, only a portion of the property might be appropriate for development with the remaining portion required by the HMP to be retained for habitat. The Base Reuse Plan requires recipients of former Fort Ord lands to comply with the HMP. (Base Reuse Plan, at page 356.)

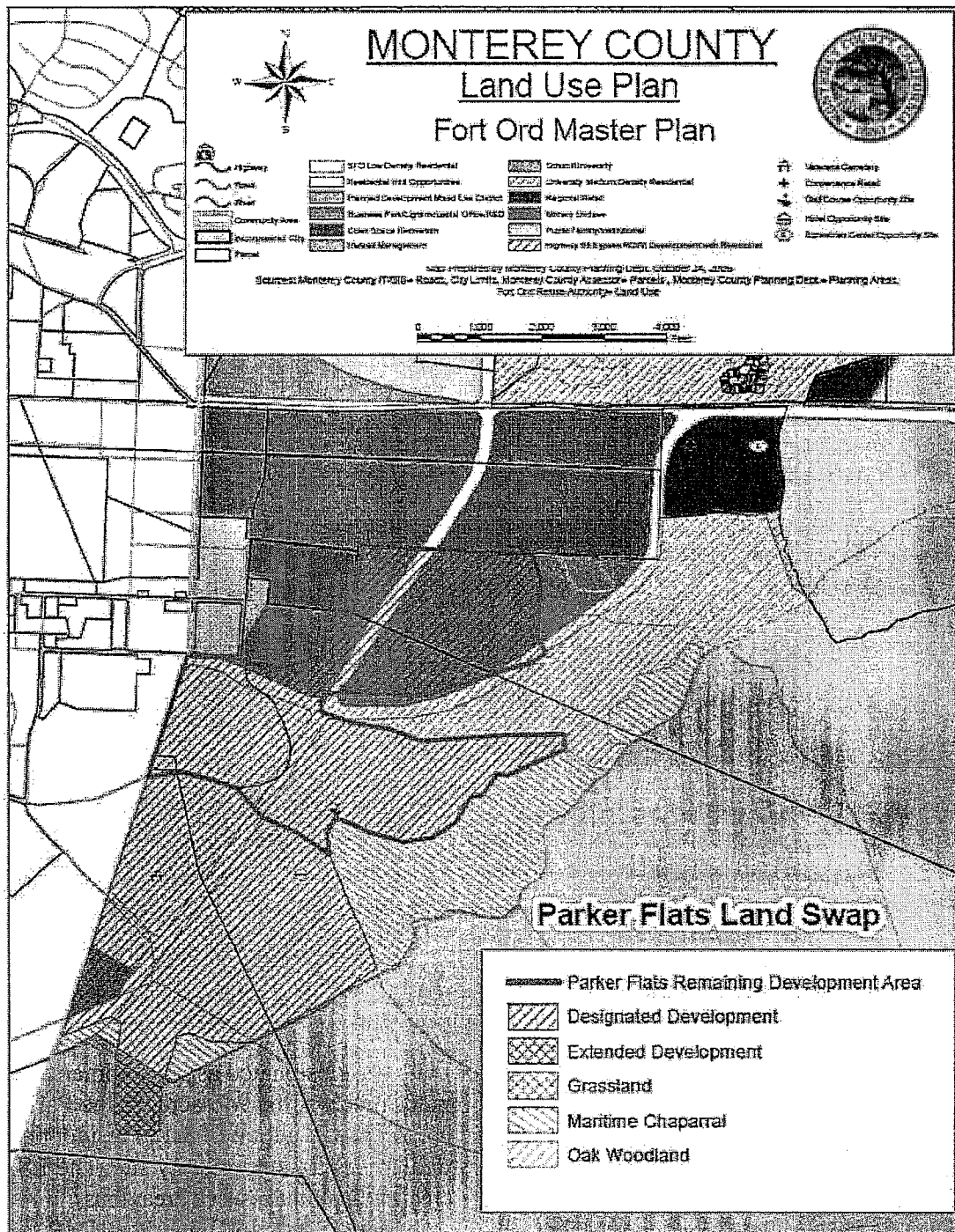
The LSA modified the HMP by moving habitat reserve areas from the East Garrison area to the Parker Flats area. The MOU, as executed in 2003 and as noted in the Fort Ord Master Plan “*Overall habitat Losses/Gains in Land Swap Agreement Table*”, removed the habitat reserve on 210 acres in the East Garrison area and in exchange overlaid a habitat reserve or habitat corridor designation on 463.2 acres in the Parker Flats planning area. The adjusted habitat reserve/habitat corridor area addressed a boundary issue at the MOUT facility, removed HMP habitat restrictions on a 210 acre portion of the East Garrison area and added HMP habitat restrictions to 463.2 acres of land within the Parker Flats area resulting in an overall net gain in habitat land of 246.7 acres. The LSA did not modify the Fort Ord Base Reuse Plan Land Use Designations. Projects must be evaluated based upon their consistency with the Fort Ord Base Reuse Plan, 2010 Monterey County General Plan and the HMP. Below is a summary and maps for both of the affected Planning areas.

East Garrison – Under the original HMP, the East Garrison area was designated development with restrictions and allowed a maximum of 241 acres to be developed. This 241 acres has been accounted for in the East Garrison Development already approved by the County and found consistent by FORA. The LSA amended the HMP to remove habitat restrictions on an additional 210 acres in the East Garrison area (including the former MPC Officer Training area). The East Garrison area has always been designated Planned Development Mixed Use. That Base Reuse Plan land use designation has not changed. The map below illustrates the effect of the LSA: the underlying land use designation has not changed but the habitat restricted lands have.



Parker Flats - Under the original HMP, Parker Flats was designated as development without restrictions. The Base Reuse Plan designates much of the 946 acres in the Parker Flats area for Low Density Residential use and contemplated a total of 3,184 residential units in this area. This area also has a cemetery and horse park opportunity site. The LSA placed 463.2 acres of the 946 acre Parker Flats area into habitat reserve area, thus changing Parker Flats to a development with restrictions designation under the HMP.

The LSA did not change the Base Reuse Plan land use designation. The map below illustrates the effect of the LSA: the underlying land use designation has not changed but the habitat restricted lands have. The area outside of the Parker Flats Remaining Development Area designated grassland, Maritime Chaparral or Oak Woodland is the location of the habitat reserve. The area to the south designated for development is the MPC land.



A biological assessment prepared by Zander Associates was attached to the LSA. Zander's assessment refers to intent to develop residential units in the East Garrison area rather than Parker Flats; however, the Assessment was not a formal transfer of development potential or land use. The purpose of the Zander Assessment was to provide an evaluation of habitat areas to demonstrate that the HMP amendment would not alter the goals, objectives, and overall intent of the HMP and would afford an equivalent or greater protection for all habitat types and sensitive species not to amend any General Plan policies, assumptions, or land use designations. The parties to the Land Swap Agreement agreed to implement the conditions of the Zander Assessment, but as explained, these pertained to the habitat reserve boundaries of the HMP and other matters and did not amend or intend to amend the underlying land use designations of the Base Reuse Plan.

The issue in the consistency determination before the Board of Supervisors is whether the 2010 Monterey County General Plan is consistent and implements the Fort Ord Reuse Plan. The Fort Ord Master Plan adopted as part of the 2010 General Plan included a discussion of the Land Swap Agreement with a text and a table showing the habitat losses and gains. This information was added to reflect changes that the LSA made with respect to the HMP. The 2010 Monterey County General Plan with this reference to the LSA accurately expresses the regulatory design of the Base Reuse Plan. The Base Reuse Plan requires compliance with the HMP. The County's General Plan is consistent with this mandate. Additionally, even if the LSA's modification to the HMP habitat reserve areas are considered a transfer of development intensity or density under the Base Reuse Plan, FORA does not preclude jurisdictions from transferring intensity and density of development if the cumulative net density or intensity of the jurisdiction's Fort Ord territory is not increased. (FORA Master Resolution section 8.02.010(b).) The modifications to the HMP effected by the LSA resulted in a net gain of habitat reserve area. Accordingly, the Fort Ord Master Plan's recognition of the LSA does not result in inconsistency with the Base Reuse Plan.

The public and members of the Board of Supervisors may want to amend what was done in the past. Areas of concern should be identified and pursued as future amendments to the Base Reuse Plan and the Fort Ord Master Plan as part of the Reassessment process or through later plan amendments. To illustrate the consistency of the Fort Ord Master Plan with the Base Reuse Plan, below are land use maps from the Master Plan and from the Base Reuse Plan for comparison. With the exception of the Del Rey Oaks area (which is not within the County's jurisdiction), these land use maps are clearly consistent.

not have been known at the time of the previous EIR and its Addenda that would require major revisions to the EIR, and its Addenda, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

Staff is recommending that the Board affirm its decision finding and certifying that the 2010 Monterey County General Plan as amended is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority's plans and policies, including the Master Resolution, and the Fort Ord Reuse Authority Act and directing staff to submit the 2010 General Plan as amended along with the required documentation to the Fort Ord Reuse Authority for a consistency determination.

Attachment B
Draft Board Resolution
Exhibit 1- Consistency Analysis

REF130071

EXHIBIT B
Before the Board of Supervisors in and for the
County of Monterey, State of California

Resolution No.

- a. Affirming the August 27, 2013 decision)
finding and certifying that the 2010 Monterey)
County General Plan is consistent with, and)
intended to be carried out in a manner fully in)
conformity with, the Fort Ord Base Reuse)
Plan, the Fort Ord Reuse Authority's plans)
and policies, including the Master Resolution,)
and the Fort Ord Reuse Authority Act; and)
- b. Directing the Director of Resource)
Management Agency-Planning to submit the)
2010 General Plan as amended together with)
materials sufficient for a thorough and)
complete review to the Fort Ord Reuse)
Authority.)

The matter came on for public hearing before the Monterey County Board of Supervisors on September 17, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

WHEREAS, The Fort Ord Base Reuse Plan ("Reuse Plan"), as adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997 contains development policies and standards for the redevelopment of the former Fort Ord; and

WHEREAS, The Fort Ord Reuse Authority Act (Government Code 67675.2) requires each county or city with territory occupied by Fort Ord to submit its general plan or amended general plan to the Fort Ord Reuse Authority Board pursuant to a resolution adopted by the county or city, after a noticed public hearing, that certifies that the portion of the general plan or amended general plan applicable to the territory of Fort Ord, is intended to be carried out in a manner fully in conformity with Fort Ord Reuse Authority Act, and containing sufficient materials for a thorough and complete review by the Fort Ord Reuse Authority Board.

WHEREAS, Chapter 8 of the Fort Ord Master Resolution ("Master Resolution"), adopted by FORA, requires all development and land use decisions within Fort Ord to be consistent with the Reuse Plan and the Fort Ord Reuse Authority Act; and

WHEREAS, On November 20, 2001, the Board of Supervisors amended the 1982 General Plan to include the Fort Ord Master Plan consisting of Reuse Plan Policies applicable to Fort Ord territory within Monterey County; and

WHEREAS, On January 18, 2002, pursuant to the Fort Ord Master Resolution, the Fort Ord Reuse Authority considered and found the Monterey County Fort Ord Master Plan consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority-Act (FORA Resolution # 02-3); and

WHEREAS, On September 23, 2003, the Monterey County Board of Supervisors authorized the chair of the Board of Supervisors to sign the Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification between the Bureau of Land Management, Department of the Army, Fort Ord Reuse Authority, the County of Monterey, and Monterey Peninsula College to resolve conflicting land-uses and conveyance requests involving the East Garrison and Parker Flats Planning areas. This agreement is commonly referred to as the "Land Swap Agreement"; and

WHEREAS, On December 13, 2002, the Fort Ord Reuse Authority Board authorized the Executive Officer of the Fort Ord Reuse Authority to sign the Memorandum of Understanding (the Land Swap Agreement); and

WHEREAS, On October 4, 2005, the Board of Supervisors certified a Final Subsequent Environmental Impact Report, and approved a Specific Plan, related zoning and General Plan amendments, and a Combined Development Permit and Vesting Tentative Map for the East Garrison Development (PLN030204); and

WHEREAS, On January 12, 2006, pursuant to the Fort Ord Master Resolution, the Fort Ord Reuse Authority considered and found the East Garrison approvals consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act (FORA Resolution # 06-1); and

WHEREAS, On October 26, 2010 the Board of Supervisors certified a Final Environmental Impact Report (Resolution No. 10-290) and adopted a comprehensive General Plan update (2010 General Plan) (Resolution No. 10-291), governing the future physical development of the unincorporated areas of the County of Monterey, excluding the Coastal Areas, but including County territory within Fort Ord; and

WHEREAS, The 2010 General Plan includes the Fort Ord Master Plan updated to incorporate the executed Land Swap Agreement (that modified the Habitat Management Plan for the former Fort Ord), reflect the approved East Garrison development and incorporate language that is included in the Reuse Plan but was omitted from the 2001 Master Plan. All changes were made in consultation with the Fort Ord Reuse Authority staff and are consistent with the Fort Ord Base Reuse Plan; and

WHEREAS, The 2010 General Plan including the Fort Ord Master Plan is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act including the Fort Ord Master Resolution, as stated in the text of the Fort Ord Master Plan; and

WHEREAS, On July 2, 2012, the Board of Supervisors amended Figure LU-9 of the 2010 General Plan, South County Area Plan, to reclassify 12.5 acres from the land use designation of "Farmlands 40-160 acre minimum" to the "Public/Quasi-Public" land use designation, an amendment which did not affect territory within the former Fort Ord; and

WHEREAS, On February 12, 2013, the Board of Supervisors adopted an addendum to the 2010 General Plan EIR and amended Policies CV-1.6, 2.17, 2.18, 3.11, 3.22 and 6.5 of the 2010 Monterey County General Plan/Carmel Valley Master Plan relating to the New Residential Unit Cap, Traffic Methodology, Carmel Valley Road Committee, Tree Protection, and Non-agricultural Development on Slopes (Resolution # 13-028), which did not affect territory within the former Fort Ord, and, by separate resolution and EIR addendum, amended Policies PS-3.1,

3.3, and 3.4 of the 2010 Monterey County General Plan relating to Long-Term Sustainable Water Supply, Domestic Wells, and High Capacity Wells (Resolution # 13-029); and

WHEREAS, the Board has considered the Environmental Impact Report for the 2010 General Plan that was certified on October 26, 2010 (Resolution # 10-290) and addenda to the General Plan EIR that were prepared for the 2013 General Plan amendments and finds that this consistency determination does not require subsequent environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines. The subject action involves certifying that the adopted General Plan is consistent with the Fort Ord Base Reuse Plan. The consistency determination does not propose changes to the General Plan as amended, and no substantial changes have occurred with respect to the circumstances under which the General Plan was approved nor is there new information of substantial importance which was not known and could not have been known at the time of the previous EIR and its Addenda that would require major revisions to the EIR and its Addenda due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

WHEREAS, the Board of Supervisors finds that the 2010 Monterey County General Plan, as amended, is consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority's plans and policies, including the Master Resolution, and the Fort Ord Reuse Authority Act, on the basis of the consistency analysis attached hereto and incorporated herein by reference as **Exhibit 1**, the staff reports, and the record as a whole; and

WHEREAS, public hearing on the consistency determination was duly noticed for August 27, 2013, and staff requested a continuance in order to enable all members of the Fort Ord Committee of the Board to be present at the hearing; and

WHEREAS, on August 27, 2013, the Board of Supervisors held the hearing, received public testimony and written correspondence, and adopted a resolution on a vote of 3 ayes, 1 no, and 1 absent, finding and certifying that the 2010 Monterey County General Plan is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority's plans and policies, including the Master Resolution, and the Fort Ord Reuse Authority Act; and

WHEREAS, The Open Monterey Project objected to the August 27 hearing on the basis of their expectation that the hearing would remain open until September 10 stemming from staff's request for a continuance; and

WHEREAS, in order to provide to those members of the public who may have elected not to attend the previous meeting an opportunity to attend and comment on the matter and to enable staff to provide additional response to comments received and questions raised at the August 27 hearing, County staff elected to schedule and duly notice a hearing before the Board of Supervisors on September 17, 2013 to affirm or rescind the August 27, 2013 determination; and

WHEREAS, on September 17, 2013, the Board conducted a duly noticed hearing on this matter, at which all members of the public had the opportunity to appear and be heard.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Affirm the August 27, 2013 decision finding and certifying that the 2010 Monterey County General Plan, as amended, inclusive of the Fort Ord Master Plan, is consistent with, and intended to be carried out in a manner fully in conformity with, the Fort Ord Base Reuse Plan, the Fort Ord Reuse Authority's plans and policies, including the Fort Ord Reuse Authority Master Resolution, and is otherwise consistent with the Fort Ord Reuse Authority Act; and
- b. Direct the Director of Resource Management Agency - Planning to submit the 2010 General Plan as amended together with materials sufficient for a thorough and complete review to the Fort Ord Reuse Authority for certification.

PASSED AND ADOPTED on this 17th day of September, 2013, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book ___ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

EXHIBIT 1

Consistency Analysis – “Combined” Legislative Land Use Decision and Development Entitlement

FORA Master Resolution criteria	Discussion
LEGISLATIVE LAND USE DECISION CONSISTENCY	
<p>8.02.010 (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</p>	
<p>(1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;</p>	<p>The Fort Ord Master Plan contains the same land use designations as the Base Reuse Plan (pg. FO-5). The same land use designations are provided on the Land Use map (See Figure #LU6a). Development restrictions are also in keeping with the BRP and the HMP.</p>
<p>(2) Provides for a development more dense than the density of use permitted in the Reuse Plan for the affected territory;</p>	<p>The Master Plan contains the same densities as the Base Reuse Plan (pg. FO-5, Residential Land Use Policy A-1, and Commercial Land Use Policy A-1).</p>
<p>(3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution;</p>	<p>FORA is currently working with the County to prepare a worksheet that lists Base Reuse Plan Policies and the status of implementation of those policies. Some but not all of the policies and programs have been implemented. Implementation efforts are currently underway. Implementation of the Base Reuse Plan policies is a separate measure from Consistency with the Base Reuse Plan.</p>
<p>(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;</p>	<p>The Master Plan contains the same uses and land use designations as the Base Reuse Plan (Recreation/Open Space Land Use Policy B-2 inclusive of Programs). The County will maintain habitat</p>

EXHIBIT 1

	land and review development to ensure consistency with the HMP
(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	The Master Plan requires collection of fees for the Community Facilities District (CFD) (Streets and Roads Policy A-1 inclusive of Programs). The General Plan requires adequate public services to serve new development including streets and roads. Improvements and/or payment of fees will be required where necessary, as part of the development approvals.
(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.	The Master Plan requires implementation of the HMP (Biological Resources Objective A).
(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.	Not Applicable to the County. The approved Land Swap agreement that exercised this flexibility is reflected in the 2010 Fort Ord Master Plan.
(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 8.020.020 of this Master Resolution.	
8.02.020 (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.	Where applicable, open space buffers will be required of each development entitlement. (Recreation/Open Space Land Use Policy B-2 inclusive of programs)

EXHIBIT 1

<p>(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.</p>	<p>Open space buffers are required to be designed in a manner consistent with the HMP. Roads are not allowed within the buffer except for maintenance and emergency access (Recreation/Open Space Land Use Policy B-2.5).</p>
<p>(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.</p>	<p>The 2010 General Plan is not applicable to property in the Coastal Zone and there is no land under County jurisdiction within the Coastal Area of Fort Ord.</p>
<p>(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.</p>	<p>The Fort Ord Master Plan Land Use Chapter contains a description of the East Garrison District (p. FO-9). Objectives 1 and 2 of the East Garrison District require consideration of compatibility with historic context. Residential Policy <u>C-1.2</u> (p. FO-14) and Commercial Land Use Policy <u>F-3</u> (p. FO-21) implement this objective. In addition, East Garrison has an adopted specific plan that contains a "Historic District" Overlay. The East Garrison project has been found consistent by FORA.</p>
<p>(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.</p>	<p>See Recreation/Open Space Land Use Element Policy <u>E-1</u> (p. FO-23) and Recreation and Open Space Element Recreation Policy <u>C-2</u> (p. FO-31).</p>
<p>(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</p>	<p>Objectives, Policies, and Programs have been included in the Fort Ord Master Plan to ensure compatibility between the various types of land use. Residential Land Use Policy <u>B-</u></p>

EXHIBIT 1

<p>and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.</p>	<p><u>1</u> (p. FO-13). Commercial Land Use Policy <u>C-1</u> (P. FO-19) Rec. and Open Space Land Use Policy <u>B-2.1</u> (p. FO-21) Institutional Land Use Policy <u>A-1</u> (p. FO-24)</p>
<p>(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.</p>	<p>The Base Reuse Plan Cultural Resources Objectives, Policies and Programs are included in the Conservation Element of the Fort Ord Master Plan (<u>Objective A</u>; pgs. FO-52 through FO-54). Monterey County provides incentives for historic preservation and reuse by allowing Zoning exceptions and offering property tax reductions through our Mills Act program (Monterey County Code 18.27)</p>
<p>(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.</p>	<p>A Specific Plan for East Garrison has been adopted and found consistent with the Fort Ord Base Reuse Plan by FORA. The Specific Plan included designation of a Historic District. See General Plan Policy LU-2.24 (p. LU-13) and Refer to <u>discussion</u> on p. FO-9 and Residential Land Use Policy <u>C-1.2</u> (p. FO-14)</p>
<p>(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.</p>	<p>See Hydrology and Water Quality Policy <u>C-5</u> (p. FO-41).</p>
<p>(i) Each land use agency shall adopt the following policies and programs:</p>	
<p>(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 <i>et seq.</i></p>	<p>See 2010 Monterey County General Plan Public Services Element Policies PS -5.1 through PS-6.5 (p. PS-15 through PS-16) and Solid Waste Program <u>A-1.1</u> (p. FO-54).</p>
<p>(2) A program that will ensure that each land use agency carries</p>	<p>See Hydrology and Water</p>

EXHIBIT 1

<p>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</p>	<p>Quality Program <u>C-3.5</u> (p. FO-40) and General Plan policies PS-2.3 through PS-2.6, and PS-3.3</p>
<p>(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.</p>	<p>See Hydrology and Water Quality Program <u>C-3.6</u> (p. FO-41) and General Plan Goal PS-3 with implementing Policies.</p>
<p>(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:</p>	
<p>(1) Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development;</p>	<p>See Hydrology and Water Quality Programs <u>A-1.4</u> (p. FO-37) and <u>B-1.1</u> (p. FO-38).</p>
<p>(2) Commence working with appropriate agencies to determine the feasibility of development of additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;</p>	<p>See Hydrology and Water Quality Program <u>B-1.2</u> (p. FO-40).</p>
<p>(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.</p>	<p>See Hydrology and Water Quality Programs <u>A-1.6</u> (p. FO-38) and <u>C-3.4</u> (p. FO-40).</p>
<p>(4) Active participation in 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.</p>	<p>See Hydrology and Water Quality Program <u>B-1.3</u> (p. FO-38)</p>
<p>(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.</p>	<p>See Hydrology and Water Quality Program <u>B-1.4</u> (p. FO-39).</p>
<p>(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development of territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.</p>	<p>See Hydrology and Water Quality Program <u>B-1.5</u> (p. FO-39).</p>
<p>(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.</p>	<p>See Public Services Element Policies PS-3.1 and PS-3.2 (pgs. PS-8 and PS-9), the Fort Ord Master Plan Hydrology and Water Quality Program <u>B-1.6</u></p>

EXHIBIT 1

	(p. FO-39), and the Agreement between FORA and the Monterey County Water Resources Agency providing rights to a limited amount of groundwater, the use of which is allocated by resolution of the FORA Board and, in turn, the County.
(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	See Hydrology and Water Quality Policy C-3 and subsequent programs (p. FO-40)
(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.	See Hydrology and Water Quality Program A-1.6 (p. FO-38).
(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.	See Hydrology and Water Quality Program A-1.2 (p. FO-37) and General Plan Policies PS-2.8 and PS-2.9. Also the County is developing updated runoff standards in compliance with the State Water Board Requirements.
(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.	See Hydrology and Water Quality Program A-1.3 (p. FO-37).
(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.	See the <u>Hazardous and Toxic Materials Safety Section</u> (p. FO-61 and FO-62)
(m) Each land use agency shall adopt and enforce an ordinance	See <u>Hazardous and Toxic</u>

EXHIBIT 1

<p>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.</p>	<p><u>Materials Safety Section</u> (p. FO-61 and FO-62)</p>
<p>(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:</p>	
<p>(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</p>	<p>See Circulation Element <u>Objective A</u> including subsequent Policy and Programs (beginning on p. FO-26).</p>
<p>(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.</p>	<p>See Circulation Element <u>Objective A</u> with subsequent Policy and Programs. Specifically Streets and Roads Program <u>A-1.3</u> (beginning on p. FO-26).</p>
<p>(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:</p>	
<p>(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:</p>	<p>See Circulation Element <u>Objective A</u> with subsequent Policy and Programs Specifically Program <u>A-1.4</u> (p. FO-26).</p>
<p>(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and</p>	<p>See Circulation Element <u>Objectives A, B, and C</u> with implementing Policies and Programs; Specifically Streets and Road Policy <u>B-1</u> (p. FO-27).</p>
<p>(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>	<p>See Circulation Element <u>Objective B</u> with subsequent Policy and Programs Specifically Program <u>B-1.2</u> (p. FO-27).</p>
<p>(p) Each land use agency shall include policies and programs in their</p>	<p>See Transit Policy <u>A-1</u> (p. FO-</p>

EXHIBIT 1

<p>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.</p>	<p>28).</p>
<p>(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.</p>	<p>See General Plan Policies PS-1.1 through PS-1.6 and the Fort Ord Master Plan Safety Element Fire, Flood and Emergency Management Policy <u>C-1</u> with Programs (p. FO-60).</p>
<p>(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.</p>	<p>See General Plan Policies PS-1.1, S-4.1 through S-4.33, and S-6.1 through S-6.8 and Fort Ord Master Plan Fire, Flood, and Emergency Management Policy <u>A-3</u> (p. FO-59).</p>
<p>(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.</p>	<p>See Fort Ord Master Plan Recreation and Open Space Element Biological Resources Program <u>C-2.3</u> (p. FO-49).</p>
<p>(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.</p>	<p>The Land Use Designations of the Fort Ord Master Plan include a variety of land use types and densities that promote jobs/housing balance. Policies have also been incorporated including Residential Land Use <u>Objective A</u> and Commercial Land Use <u>Objective A</u> with implementing Policies and Programs. The County's inclusionary program requires a minimum of 20% affordable units. Additionally, East Garrison addressed the jobs/housing balance and affordability requirements within the approved Specific Plan as will other specific plans considered by the County in the future.</p>

Attachment C
Plan Implementation Analysis

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EXHIBIT C
DRAFT IMPLEMENTATION ANALYSIS

LAND USE ELEMENT

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			
	Is the BRP policy or program applicable to the current proposal? (y/n)	Completion status, per Reassess. Report	Notes from Reassessment Report
Base Reuse Plan Objectives, Policies, & Programs			***If a BRP policy/program is applicable to your submittal and if the completion status is "Incomplete" then please provide additional notes explaining how and when completion is anticipated to be accomplished.***
<i>Objective A: Establish a range of permissible housing densities for the Fort Ord area.</i>			
Residential Land Use Policy A-1: The [jurisdiction] shall provide variable housing densities to ensure development of housing accessible to all economic segments of the community. Residential land uses shall be categorized according to the following densities:			
Land Use Designation Actual Density-Units/Gross Acre SFD Low Density Residential up to 5 Du/Ac SFD Medium Density Residential 5 to 10 Du/Ac MFD High Density Residential 10 to 20 Du/Ac Residential Infill Opportunities 5 to 10 Du/Ac Planned Development Mixed Use District 8 to 20 Du/Ac			
Program A-1.1: 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.		Complete ■	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. Consistency determination for the 2010

EXHIBIT C
DRAFT IMPLEMENTATION ANALYSIS

			General Plan pending.
Program A-1.2: Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock.	County	Incomplete●	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.
<i>Objective B: Ensure compatibility between residential development and surrounding land uses.</i>			
Residential Land Use Policy B-1: The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.			
Program B-2.1: The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction's] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.		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.		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.
<i>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.</i>			
Residential Land Use Policy C-1: The [jurisdiction] shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.			
Program C-1.1: The County of Monterey shall amend the	County	Incomplete●	The Eucalyptus Road Planning Area is within

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.			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 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 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.	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.
<i>Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.</i>			
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.			
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.		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
<i>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.</i>			
Residential Land Use Policy E-1: The [jurisdiction] shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit lines and around stations.			
Program E-1.1: The County of Monterey shall prepare one or more specific plans for the UC MBEST Center Cooperative Planning District.		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 County of Monterey shall prepare one		Complete ■	East Garrison District is within the County's

or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.			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.		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.			
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.	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.			
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.		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.		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.
<i>Objective F: Balance economic development needs with the needs of the homeless population in the community. The City of Marina shall</i>			

proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing related services to the 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.</i>	Seaside County		
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.		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.
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		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.

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.			
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.		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.		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		Complete ■	There are no known accessibility barriers at operational public facilities on the former Fort

warrant reduction in barriers and develop a long-term program to implement reduction in barriers.			Ord.
<i>Objective H: Provide General Plan consistency between land use and housing elements.</i>			
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.			
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.		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.
<i>Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.</i>			
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.			
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.		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 County of Monterey shall review each development proposal for consistency with the Community Design principles and the County's design guidelines.		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	See above		
<i>Objective J: Provide for adequate housing for CSUMB.</i>			
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	County	Incomplete●	The 2001 Fort Ord Master Plan has appropriate density. Other than for East Garrison, the

housing consistent with CSUMB master plan.			County has not completed zoning amendments for the Fort Ord area.
COMMERCIAL LAND USE			
Objectives, Policies, & Programs			
<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 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 uses shall be designated as follows:</p> <p>[See BRP for the list]</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>		Incomplete ●	<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>
<i>Objective B: Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.</i>			
<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. 			
<p>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.</p>		Complete ■	<p>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.</p>
<p>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</p>			

former Fort Ord.			
Program B-2.1: The [jurisdiction] shall amend the [jurisdiction's] General Plan and Zoning Code to prohibit card rooms or casinos as or conditionally permitted land uses on the former Fort Ord.		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.			
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.		Ongoing ▲	The County has not adopted design guidelines; the County does analyze projects for compliance with the Ridgeline Development standards.
<i>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.</i>			
Commercial Land Use Policy C-1: The [jurisdiction] shall encourage a strong and stable source of city revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area's community character.			
Program C-1.1: The [jurisdiction] shall amend its zoning map to provide for commercial land use types and densities consistent with the Land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency.		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.
<i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i>			
Commercial Land Use Policy D-1: The [jurisdiction] shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.			
Program D-1.1: The County of Monterey shall allow for convenience commercial designations in the following Planned Development Mixed Use Districts: <ul style="list-style-type: none"> • UC MBEST Center Cooperative Planning District • East Garrison District 	County	Complete ■	The County has approved the East Garrison Specific Plan, which includes convenience 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.		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.			
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.		Ongoing ▲	Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.
Commercial Land Use Policy E-2: In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.			
Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.	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.		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.		Complete ■	Preservation of adequate right-of-way to serve additional development in the future is verified through the consistency determination process.

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.		See Policy F-2 BRP Programs below	
Commercial Land Use Policy F-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.			
Program F-1.1: The [jurisdiction] shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.		Incomplete ●	The County has not adopted design guidelines.
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.		Ongoing ▲	The County analyzes projects for compliance with its Ridgeline Development standards.

RECREATION/OPEN SPACE LAND USE			
Objectives, Policies, & Programs			
Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.			
Recreation/Open Space Land Use Policy A-1: The [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.			
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.		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.

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.			
Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.		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.
<i>Objective B: Use open space as a land-use link and buffer.</i>			
Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.			
Program B-1.2: The [jurisdiction] shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the [jurisdiction] and linking to open space and habitat areas outside [jurisdiction].		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.			
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. 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.		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. The County 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.
Program B-2.2: The [jurisdiction] shall encourage clustering of all types of land uses, where appropriate, to allow for a		Complete ■ / Ongoing ▲	Monterey County approved the East Garrison Specific Plan, with developed uses occupying

<p>portion of each project site to be dedicated as permanent open space.</p>			<p>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.</p>
<p>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.</p>	<p>Refer to Program B-2.2.</p>		
<p>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.</p>		<p>Ongoing ▲</p>	<p>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.</p>
<p><i>Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.</i></p>			
<p>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.</p>			
<p>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</p>		<p>Incomplete ●</p>	<p>The 2010 General Plan/Fort Ord Master Plan consistency determination is pending.</p>

Reuse Plan.			
<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. 	County	Complete ■ / Ongoing ▲	<p>HMP revisions were made to these areas 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. 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: This parkland shall be created in such a way as to maximize protection of existing oak woodland in support of the Habitat Management Plan.</p>	County	Complete ■	<p>FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06.</p> <p>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 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.</p>
<p>Program C-1.4: The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this</p>	County	Complete ■	<p>Land use revisions were made to these areas in the East Garrison/Parker Flats Land Swap</p>

land as Park and Open Space.			Agreement. The LSA 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.			
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.		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.		Ongoing ▲	Jurisdictions complete this program on an ongoing basis as projects and parks are developed
<i>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.</i>			
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.	County	See BRP Programs below	

<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 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.</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>
<p>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</p>	<p>County</p>	<p>Incomplete ●</p>	<p>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.</p>

(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.			
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 Δ	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			
<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 school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.			
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.		Ongoing Δ	CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.
Program A-1.2	County	Incomplete \bullet	The County has not amended its zoning to address transition areas near UC MBEST or 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	County	Complete \blacksquare	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

<p>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.</p>			<p>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.</p>
<p>Program A-1.4: The County of Monterey shall minimize the impacts of proposed land uses which may be incompatible with public lands, such as major roadways near residential or university areas, location of the York School expansion area adjacent to the habitat management area, and siting of the Monterey Peninsula College's Military Operations Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area.</p>	<p>County</p>	<p>Incomplete ●</p>	<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><i>Objective B: Consider special needs of schools in developing land and infrastructure.</i></p>			
<p>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.</p>			
<p>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.</p>		<p>Ongoing ▲</p>	<p>Projects are routed to appropriate agencies for review.</p>
<p><i>Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.</i></p>			
<p>[Not applicable to County]</p>			
<p><i>Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.</i></p>			
<p>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.</p>	<p>See Policy D-2 BRP Programs below</p>		

Institutional Land Use Policy D-2: The [jurisdiction] shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.			
Program D-2.1: The [jurisdiction] shall prepare design guidelines for implementing institutional development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.		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.		Incomplete ●	The County analyzes projects only for compliance with the Ridgeline Development standards.

CIRCULATION ELEMENT

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

Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.

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).

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		Ongoing ▲	The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a basewide 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.
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in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.			
Program A-1.2: [Not applicable to County]			
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.		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 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.		Ongoing ▲	County provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.
<i>Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.</i>			
Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.			
Program B-1.1: 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.		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.
Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to		Incomplete ●	The County has not adopted truck routes.

have direct access to regional and national truck routes and to provide adequate movement of goods into and out of former Fort Ord.			
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.			
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).		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.		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.		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).		Ongoing ▲	Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.		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.			
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.		Ongoing ▲	Jurisdictions are required to implement this program under state law.
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.			

Program D-1.1: Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.		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.		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.		Ongoing ▲	On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.

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.

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.		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.
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.		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.
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.		Ongoing ▲	Local jurisdictions coordinate the provision of special transit services with MST.

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.			
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.		Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
<i>Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.</i>			
Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.			
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.		Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
CIRCULATION – PEDESTRIAN AND BICYCLES			
Objectives, Policies, & Programs			
<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.			
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.		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.
<i>Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.			
Program B-1.1: Each jurisdiction shall prepare a Bicycle		Complete ■	The City of Marina adopted a bicycle and

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.			pedestrian plan on February 2, 2010. The plan meets 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.		Ongoing ▲	Local jurisdictions include a review of transportation improvements in their development review.

CIRCULATION - TRANSPORTATION DEMAND MANAGEMENT

Objectives, Policies, & Programs

Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord

Transportation Demand Management Policy A-1: TDM programs shall be encouraged.

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.		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.
Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers		Ongoing ▲	See above
Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.		Ongoing ▲	See above
Program A-1.4: Enforce CMP trip reduction programs.		Ongoing ▲	MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.

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.			
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.		Ongoing ▲	TAMC maintains a traffic model that local jurisdictions can utilize in their transportation planning.
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.		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.
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.			
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.		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.

RECREATION AND OPEN SPACE ELEMENT

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			

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.

<p>Recreation Policy A-1: The [jurisdiction] shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.</p>		<p>Complete ■</p>	<p>The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.</p>
<p>Recreation Policy A-2: The City of Marina shall support the development of a regional Visitor Center/Historical Museum complex adjacent to the 8th Street entrance to Fort Ord Beach [sic] State Park which will serve as an orientation center to communicate information about all of the former Fort Ord's recreation opportunities.</p>		<p>Complete ■</p>	<p>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.</p>

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>			
<p>Program B-1.1: The [jurisdiction] shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.</p>		<p>Complete ■</p>	<p>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.</p>
<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>		<p>Ongoing ▲</p>	<p>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.</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>Ongoing ▲</p>	<p>Marina General Plan Development and Design Element includes polices for the visual treatment of the City's edges and gateways, consistent with BRP policies. The approved</p>

			Specific Plans also include design standards.
Note: There are no associated Programs for these Policies.			
<i>Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.</i>			
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. Note: There are no associated Programs for this Policy.		Incomplete ●	This program has not been established.
<i>Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.</i>			
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.		Ongoing ▲	The Marina General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.
Recreation Policy D-2: The City of Marina shall develop active parkland within the former Fort Ord which reflects the adopted City of Marina standard of 5 acres of neighborhood/community parks per 1,000 population.		Ongoing ▲	The City of Marina General Plan designates open space and park lands at the former Fort 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-3: The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities		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.
Recreation Policy D-4: The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.		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

<p>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.</p>		<p>Ongoing ▲</p>	<p>The City is currently initiating a Master Plan for the Airport; all compatible recreational uses are being evaluated.</p>
<p>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.</p>		<p>Incomplete ●</p>	<p>Marina Heights Specific Plan was instead approved for that area. FORA Consistency Determinations with Marina Heights Specific Plan: 5/14/04</p>

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.

<p>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.</p>		<p>Complete ■</p>	<p>The Marina Equestrian Center is operating within the Marina Village District on an interim basis.</p>
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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.

Note: There are no associated Programs for this Policy.

<p>Complete ■</p>	<p>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.</p>
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Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.

<p>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.</p> <p>Note: There are no associated Programs for this Policy.</p>		<p>Incomplete ●</p>	<p>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.</p>
<p><i>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</i></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>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>Incomplete ●</p>	<p>No programs to encourage private park development are known.</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>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 to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan</p>

			includes architectural, landscape and pedestrian provisions. The Marina municipal code does not include landscaping requirements
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.		Incomplete ●	There are no known programs for coordination of parklands.
Note: There are no associated Programs for these Policies.			
<i>Objective H: Promote environmental education.</i>			
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.		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.
Note: There are no associated Programs for these Policies.			

CONSERVATION ELEMENT

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			
<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		Ongoing ▲	As a routine step in the planning and

<p>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.</p> <p>Note: There are no Programs associated with this Policy.</p>			<p>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.</p>
<p>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 plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.</p>			
<p>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.</p>		<p>Ongoing ▲</p>	<p>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.</p>
<p>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.</p>		<p>Ongoing ▲</p>	<p>This has not been developed, but similar lists and procedures are available.</p>
<p>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.</p>		<p>Ongoing ▲</p>	<p>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.</p>

<p>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.</p>		Ongoing ▲	The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.
<p>Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.</p>		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.
<p>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.</p>			
<p>Program A-5.1: See Program A-2.3 above.</p>			
<p>Program A-5.2: The [jurisdiction] shall designate areas with severe soil limitations, such as those related to piping, low-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.</p>		Complete ■	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. 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.
<p>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.</p>			
<p>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.</p>		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.
<p>Program A-6.2: The [jurisdiction] shall designate areas with</p>	See Program A-6.1 above		

<p>extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.</p>			
<p><i>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.</i></p>			
<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>Ongoing ▲</p>	<p>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.</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>Not applicable at present (see Program B-1.1 above)</p>		
<p>Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.</p>			
<p>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.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		
<p>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.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		
<p>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.</p>			
<p>Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>		

<p>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.</p>				
<p>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.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>			
<p><i>Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i></p>				
<p>Soils and Geology Policy C-1: The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders. Note: There are no Programs associated with this Policy.</p>	<table border="1"> <tr> <td data-bbox="888 516 1098 683"></td> <td data-bbox="1098 516 1287 683">Ongoing ▲</td> <td data-bbox="1287 516 1843 683">The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.</td> </tr> </table>		Ongoing ▲	The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.
	Ongoing ▲	The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.		
<p>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].</p>				
<p>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.</p>	<table border="1"> <tr> <td data-bbox="888 764 1098 1084"></td> <td data-bbox="1098 764 1287 1084">Ongoing ▲</td> <td data-bbox="1287 764 1843 1084">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.</td> </tr> </table>		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.
	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.		
<p>CONSERVATION - HYDROLOGY AND WATER QUALITY</p>				
<p>Objectives, Policies, & Programs</p>				
<p><i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i></p>				
<p>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.</p>				
<p>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</p>	<table border="1"> <tr> <td data-bbox="888 1312 1098 1437"></td> <td data-bbox="1098 1312 1287 1437">Ongoing ▲</td> <td data-bbox="1287 1312 1843 1437">Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board</td> </tr> </table>		Ongoing ▲	Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board
	Ongoing ▲	Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board		

<p>be implemented in new development to ensure adequate stormwater infiltration.</p>			<p>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.</p>
<p><i>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</i></p>			
<p>Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.</p>			
<p>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].</p>	<p>Not applicable - Program Removed</p>		
<p>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).</p>		<p>Ongoing ▲</p>	<p>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. .</p>
<p>Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.</p>		<p>Complete ■ / Ongoing ▲</p>	<p>The Marina Coast Water District has adopted Ordinance 40, which is applicable within the Water District, which includes all of Marina.</p>
<p>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.</p>		<p>Ongoing ▲</p>	<p>Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; agency agreements are not yet in place.</p>
<p>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</p>		<p>Incomplete ●</p>	<p>The Marina Coast Water District water conservation ordinance does not include these provisions.</p>

use.			
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.		Ongoing ▲	The local jurisdictions are participating in the development of a regional water project.
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.		Ongoing ▲	FORA requests this information from the jurisdictions as part of its annual development forecast..
<p>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.</p> <p>Note: There are no Programs associated with this Policy.</p>		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.
<i>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</i>			
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.			

<p>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.</p>		<p>Ongoing ▲</p>	<p>Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.</p>
<p>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.</p>	<p>See Program C-1.1 above</p>		
<p>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.</p>	<p>See Program C-1.1 above</p>		
<p>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.</p>		<p>Ongoing ▲</p>	<p>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.</p>
<p>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.</p>		<p>Complete ■</p>	<p>Chapter 8.12 of the municipal code addresses hazardous waste.</p>

<p>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).</p>		<p>Ongoing ▲</p>	<p>The Marina Coast Water District monitors wells and coordinates with the local jurisdictions to repair and destroy wells in accordance with state standards.</p>
<p>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.</p>			
<p>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.</p>		<p>Ongoing ▲</p>	<p>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.</p>
<p>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.</p>			
<p>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.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.</p>
<p>Program C-3.2: The [jurisdiction] shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent</p>		<p>Ongoing ▲</p>	<p>Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.</p>

further intrusion.			
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.			
Program C-4.1: The [jurisdiction], in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.		Incomplete ●	This program has not been developed.
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.		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.
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.			
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.		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. Note: There are no BRP programs associated with this policy.		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.
CONSERVATION - BIOLOGICAL RESOURCES			
Objectives, Policies, & Programs			
<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.			
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.		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; 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.		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.		Incomplete ●	The City has not contracted for the management of the Salinas River Habitat Area.
Biological Resources Policy A-2: The City shall manage, or cause to be managed the remaining habitat within the Marina Habitat Area #2 (Polygon 1b) to maintain existing habitat values for HMP species.			

<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. 		<p>Incomplete ●</p>	<p>An implementation plan has not been prepared or submitted to the USFWS or CDFG for the Airport Reserve habitat management area.</p>
<p>Program A-2.2: Development in this parcel shall be limited to FAA-required airport support facilities (navigational aids, access, and utilities), as well as a six-lane road through the area. Prior to proceeding with the design of allowable facilities, the City shall evaluate alternatives in coordination with a qualified biologist to ensure that the design and/or alignment is environmentally sensitive.</p>		<p>Incomplete ●</p>	<p>FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan:10/10/97; FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11 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>
<p>Program A-2.3: The City shall ensure that gates or vehicle barriers are constructed along access roads to prevent</p>		<p>Incomplete ●</p>	<p>See Above; barriers have not been constructed.</p>

unauthorized off-road vehicle travel within the Habitat Area.			
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.		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.		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.		Incomplete ●	The City has not contracted for the management of the Airport habitat management area.
Biological Resource Policy A-3: The City shall preserve in perpetuity the population of Yadon's piperia in Polygon 2a.			
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.		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.		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.		Incomplete ●	Annual monitoring reports, or the annual survey reports completed thus far, have not been submitted to the Coordinated Resource Management and Planning program..

Attachment D
Comment letters

REF130071

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August 26, 2013

Via E-mail and Hand Delivery

Board of Supervisors
County of Monterey
168 West Alisal Street
Salinas, CA 93902
c/o Clerk to the Board
COB@co.monterey.ca.us

Re: Consistency of 2010 General with Fort Ord Reuse Plan

Dear Members of the Board:

On behalf of LandWatch Monterey County, we write to object to the proposed resolution finding the 2010 General Plan to be consistent with FORA's Fort Ord Reuse Plan. As you know, the FORA Act requires that FORA certify consistency with the Fort Ord Reuse Plan before the County's 2010 General Plan's and its Fort Ord Master Plan becomes effective in the Fort Ord area. Government Code, § 67675.7.

The focus of LandWatch's concern is the lack of clarity about the intensity and density of land use permitted in the Parker Flats and East Garrison areas. Although the County and FORA acknowledge that the East Garrison/Parker Flats Land Swap Agreement ("LSA") somehow changed permissible levels of development in the Parker Flats area, neither FORA's Fort Ord Reuse Plan nor the County's Fort Ord Master Plan explain what those changes are. It is either absurd or cynical to ask the Supervisors and FORA to find the provisions of these two documents consistent with respect to Parker Flats when neither document actually spells out the currently allowable development at Parker Flats.

In its December 14, 2012 Final Reassessment Report, FORA explained that the MOU and the Zander report prepared in connection with the Land Swap Agreement failed to clarify how that agreement affects land uses. Reassessment Report, pp. 3-73 to 3-74. The Final Reassessment Report suggests that these issues should be resolved in the context of a future consistency determination for the County's 2010 General Plan. Id. at 3-74. However, neither the 2010 General Plan, the proposed Resolution of consistency, a staff report, nor any other document we have been able to obtain adequately clarifies how the Land Swap Agreement affects land uses permitted in the Parker Flats area.

Allowable uses in the Parker Flats area are now entirely opaque. The Zander Report prepared in connection with the Land Swap Agreement and the East Garrison Specific Plan call for elimination of at least some significant portion of previously proposed development at Parker Flats. The 2010 General Plan acknowledges that "the Land Swap Agreement modified the allowed uses in this District," but fails to say how

those allowed uses were modified. In this respect, the General Plan is simply incomplete. Furthermore, neither the proposed Resolution nor any other available materials explain what residential and commercial uses are now to be allowed at Parker Flats – either under FORA’s Fort Ord Reuse Plan or under the County’s Fort Ord Master Plan. The County must revise its Fort Ord Master Plan to specify the location, density, and intensity of allowed land uses at Parker Flats and East Garrison as a result of the Land Swap Agreement. Without that specification, there is no guidance for permissible development.

Because the Fort Ord Reuse Plan is supposed to control land use plans of its Member Agencies, FORA should already have clarified how the Land Swap Agreement altered allowed land uses at Parker Flats. FORA is required “to designate areas of the base for residential, commercial, industrial, and other uses” under Government Code § 67675(c)(1), so if the Land Swap Agreement changed those allowed use designations, FORA should have amended the Fort Ord Reuse Plan. If FORA has not gotten around to making that amendment, the FORA Act contains a clear process for the County to propose the required amendments, which it could do in connection with the submission of its 2010 General Plan for certification. Government Code, § 67675.8(a). The County should follow this process as necessary, because without clear statements of allowed uses in both documents, neither the County nor FORA can demonstrate that allowed development under the County’s Fort Ord Master Plan is consistent with specific designations of allowable land uses in FORA’s Fort Ord Reuse Plan.

FORA has a long history of finding Member Agency general plans and projects to be consistent with the Fort Ord Reuse Plan just so long as the Member Agency stays within its overall allocation of Fort Ord development – regardless whether those plans and projects are actually consistent with the specific land use designations in the Fort Ord Reuse Plan. FORA admits that it has allowed Member Agency plans and projects to trump the Fort Ord Reuse Plan’s land use designations 21 times through FORA’s consistency review process. Reassessment Report, pp. 3-19 to 3-22; see Scoping Report, pp. 4-176 to 4-185. Thus, the County may have been led to expect that it need not clarify land uses at Parker Flats until a specific development proposal is submitted to FORA for consistency review.

However, FORA’s practice of permitting substantial deviations from the land uses specified in its Fort Ord Reuse Plan through its consistency review process is erroneous and not justified under its statutory mandate. FORA has purported to justify its practice with reference to its own regulations, but nothing in the FORA Act permits FORA to allow its Member Agency general plans, specific plans, or project entitlements to trump the land use designations in the Fort Ord Reuse Plan. Again, FORA is required to designate allowed land uses through the Fort Ord Reuse Plan, not simply to acquiesce in whatever proposal a Member Agency puts before it in a consistency review. If a Member Agency seeks to change allowed land uses, it must seek an amendment of the Fort Ord Reuse Plan, not just a finding that this change is “consistent,” and certainly not such a finding based only on the grounds that the Member Agency has not yet exhausted its

total development allocation. FORA's past practice in consistency certifications is so elastic that it makes a mockery of the whole notion that the Fort Ord Reuse Plan is actually a plan at all.

In sum, LandWatch asks that the County clearly state in its Fort Ord Master Plan what land uses would be permitted in the Parker Flats and East Garrison areas, particularly residential and commercial land uses. To the extent that those uses are inconsistent with the allowed uses currently set out in the Fort Ord Master Plan, the County should seek an amendment to the Fort Ord Master Plan. In any event, LandWatch submits that the Supervisors cannot cast a meaningful vote on the proposed Resolution of consistency without a clear statement of allowable land uses in the Parker Flats Area.

A. The Fort Ord Reuse Plan Originally Called For 3,84 Residential Units On 520 Acres With An Acre of Commercial Use And A Hotel At Parker Flats

As adopted, the Fort Ord Reuse Plan called for two Planning Districts in the Eucalyptus Road Planning Area: the University Corporate Center District and the Residential/Recreational Center District, also known as Parker Flats. Parker Flats was to include a large low-density residential area of about 520 acres accommodating about 3,184 units with some limited retail and a hotel, as follows:

“This District is designated to include a significant new residential area at the perimeter of the BLM lands and to link the POM Annex residential district in Seaside with the CSUMB housing areas north of Intergarrison Road. This district is designated as SFD Low Density Residential in order to provide the flexibility to retain portions of the significant oak woodland community. A focal point of this community could be a golf course and visitor-serving hotel.

Projected Land Uses:

Residential Land Use. This area will accommodate various density of residential land use in a total area of approximately 520 acres and accommodating approximately 3,184 dwelling units.

Retail and Services Land Use. A one-acre site is projected for convenience retail and services accommodating approximately 11,000 sq. ft..

Visitor-Serving Land Use. A 300-room hotel is projected with an 18-hole golf course on a total of approximately 194 acres.” FORP, p. 181.

B. The Zander Report And The East Garrison Specific Plan Called For Elimination Of Previously Proposed Development At Parker Flats

In order to adopt the East Garrison Specific Plan, the County agreed to reduce the proposed future development at Parker Flats as mitigation. In particular, the East Garrison Specific Plan provides that loss of vegetation and wildlife habitat at East

Garrison will be “mitigated through the designation of 450 acres of habitat reserve at Parker Flats previously designated for development.” EGSP, p. 5.

We note that the 2010 General Plan Land Use Policy LU-2.24 references the East Garrison Specific Plan and development agreements and provides that “[t]he General Plan shall, as applicable, be construed in a manner consistent with development as provided for in these specific plans and development agreements.” Thus, the County is bound to honor this East Garrison Specific Plan provision limiting future development at Parker Flats in interpreting the 2010 General Plan.

The Zander Report, prepared in support of the MOU for the Land Swap Agreement, clearly contemplated that Parker Flats residential use would be reduced if not eliminated:

“The modifications proposed for Parker Flats would change the Base Reuse Plan designations for the area by removing the residential, light industrial, golf course and other uses to accommodate the MPC officer training and EVOC facilities. Parker Flats would also provide areas for the Central Coast Veterans Cemetery, the Monterey Horse Park and other potential development (Figure 5). The MPC facilities would require minor adjustments to the existing HMP and Base Reuse Plan boundaries associated with Range 45 (HMP polygon E21b.3, Base Reuse Plan polygon 21b) to allow improvement and reuse of the existing range area (Figure 6). The line between HMP-designated development and habitat reserve areas, which currently bisects Range 45, would need to be extended to the south to accommodate the entire improved range area. The polygon boundaries would also be adjusted to balance species gains and losses and avoid recently identified populations of listed plants (see discussion below). This revised use concept for Parker Flats would reduce the development footprint originally envisioned for the area and resolve outstanding land use conflicts on properties at Fort Ord scheduled for transfer to the County. The revised use designations would also allow approximately 380 acres adjacent to the NRMA and primary habitat corridor area to be added to the existing habitat reserve areas. In addition, large areas within the Monterey Horse Park section of Parker Flats, notably a central oak woodland reserve area comprising about 70 acres would remain in native habitat. With development of appropriate resource conservation and management requirements and identification of suitable resource management entities, the new habitat reserve areas would provide greater than a 2:1 replacement ratio for the habitat acreage lost at East Garrison as a result of the proposed expanded development there.³ These new reserve areas would also expand and enhance the habitat corridor connections to reserve areas (UC Natural Reserve, CSUMB, Landfill) to the north. However, because much of the maritime chaparral in the new reserve areas has been mechanically cleared to remove unexploded ordnance in preparation for transfer and development, the existing habitat values and species diversity in those areas may have been compromised (see further discussion below).” Zander, p. 11, emphasis added.

Significantly, the Zander Report contemplated that the changes would be made by changing the Base Reuse Plan. LandWatch is unaware that FORA has acted to implement the changes that were intended by the Land Swap Agreement. If FORA has not yet acted to clarify this, then FORA should take care of this unfinished business by amending the Fort Ord Reuse Plan before it considers the consistency of the 2010 General Plan.

C. The 2010 General Plan States That Allowable Land Uses At Parker Flats Have Been Modified, But Does Not Say How; Thus, The 2010 General Plan Is Incomplete And Insufficient To Guide Future Development Or A Consistency Review

The 2010 General Plan's Fort Ord Master Plan ("FOMP") references the Land Swap Agreement and the requirement to preserve approximately 447 more acres at Parker Flats. FOMP, p. FO-2 to FO-3. However, the Fort Ord Master Plan's description of the Eucalyptus Road Planning Area Residential/Recreation Center District at Parker Flats is incomplete, because it does not identify the allowable uses, density, or intensity:

"Residential/Recreation Center District (Parker Flats). This Planning District totals approximately 946 acres. The District was intended to accommodate a residential community of up to 3,184 residential units on 520 acres, at an overall density of up to 5 units per gross acre, neighborhood serving retail commercial uses on a one-acre site, visitor-serving uses (potentially including hotel and golf course development) on 194 acres, and 231 acres of open space preserve. As explained earlier, the Land Swap Agreement modified the allowed uses in this District and in the East Garrison District. The detailed descriptions and arrangement of land uses are subject to the preparation and approval of a Specific Plan or other planned development mechanism. Development constraints related to water allocation and transportation as adopted by FORA shall be addressed by the Specific Plan or other mechanism and may limit the number of residential units permitted." FOMP, p. FO-11, emphasis added.

This language is entirely opaque. **The 2010 General Plan provides that the originally intended uses at Parker Flats have been "modified" but it does not say how.** Instead, it simply punts the issue until the "preparation and approval of a Specific Plan or other planned development mechanism." Note that any limitation on the number of residential units is attributed not to the Land Swap Agreement, but to other "development constraints related to water allocation or transportation."

LandWatch submits that the language of the 2010 General Plan is wholly insufficient to guide future development in the area since it acknowledges that the originally intended land uses have been modified but does not say how.

More problematically, **the Supervisors cannot determine if the 2010 General Plan provisions for development at Parker Flats are consistent with the Fort Ord Reuse Plan without knowing what those provisions are.** All we know at this point is that the originally intended uses, which are still the allowable uses set out in the Fort Ord Reuse Plan, have been “modified.”

Finally, the County is required to submit a general plan to FORA for consistency review that **“contains materials sufficient for a thorough and complete review.”** Government Code, § 67675.2(b). Without explaining how the Parker Flats land uses have been “modified,” the County cannot meet this requirement. As it stands, neither FORA nor the public can tell if the County’s notion of the modifications to Parker Flats land uses is different than FORA’s notion.

D. Neither the Proposed Resolution Nor Any Staff Materials Clarify Whether And To What Extent Residential and Commercial Uses Are Permitted At Parker Flats

No staff report accompanies the proposed Resolution finding the 2010 General Plan consistent with the Fort Ord Reuse Plan, so there is no staff discussion to guide the Supervisors or the public on the Parker Flats issue. Attachment B to the Resolution, a chart captioned “Plan Implementation Analysis,” discusses provisions for a park and open space pursuant to Reuse Plan Programs C-1.2, 1.3, and 1.4, but does not discuss the critical question of the intensity and density of commercial and residential land use permitted in the Parker Flats area.¹ Given the complexity of these issues and the expectation by FORA and the public that the matter may be resolved through the consistency review process, the lack of a clear discussion is remarkable.

LandWatch asks that the Supervisors direct Planning staff to prepare a report that addresses each of the issues raised in this letter and that clearly explains how the Land Swap Agreement modified allowable land uses in the Parker Flats area.

E. FORA Or The County Should Clarify How Land Uses Have Been Modified; And The County Should Initiate An Amendment To The Fort Ord Reuse Plan To Reflect Those Modifications

As discussed above, the 2010 General Plan Fort Ord Master Plan states that the allowable land uses in Parker Flats were “modified” by the Land Swap Agreement, although it does not say how. FOMP, p. FO-11. Thus, the East Garrison Specific Plan, the Zander Report, the 2010 General Plan Fort Ord Master Plan, and the Fort Ord Final Reassessment Report all indicate that the allowable land uses at Parker Flats have been modified, but none of these documents, other than the Zander Report, purport to provide a definitive statement of what land uses are now allowed. Modifications to the allowable

¹ We discuss below the only other reference to the Land Swap Agreement in the materials submitted to the Supervisors in the agenda packet, Exhibit 1 to the proposed Resolution, captioned “Consistency Analysis – ‘Combined’ legislative Land Use Decision and Development Entitlement.”

land uses should be reflected in a revision to the Fort Ord Reuse Plan, or at least in an explanation as to what those modifications are and how they remain consistent with the Fort Ord Reuse Plan's original provisions governing Parker Flats.

The Fort Ord Reuse Plan is intended to control the land use plans of the County and the other member jurisdictions; thus, the County's General Plan must be found consistent with the Fort Ord Reuse Plan before it takes effect. Government Code, §§ 67675.3, 67675.7. Accordingly, it is incumbent on FORA in the first instance to clarify how the Land Swap Agreement modified the Fort Ord Reuse Plan. If FORA has already acted to clarify how the Land Swap Agreement altered the Fort Ord Reuse Plan, the County Planning staff should explain how it did so in a staff report to the Supervisors and public before the Supervisors act on the proposed Resolution.

However, if FORA still needs to take legislative action to implement the Land Swap Agreement's modification of land uses, then the County should ask FORA to take that action, either before, or in connection with, its submission of the 2010 General Plan for consistency review. The FORA Act expressly provides a mechanism for revisions to the Fort Ord Reuse Plan to be initiated by a member by requesting a change. Government Code, § 67675.8(a). The County should follow this process by requesting a revision in the Fort Ord Reuse Plan that implements the effect of the Land Swap Agreement if FORA has not already taken action to modify the allowable Parker Flats land uses.

F. The County Must Demonstrate Consistency Between (1) The Fort Ord Master Plan's Land Use Designation Maps And Summaries Of Allowable Development For Planning Areas And (2) The Fort Ord Reuse Plan's Land Use Designation Maps And Summaries Of Allowable Development For Planning Areas

The only other reference to the Land Swap Agreement in the materials submitted to the Supervisors in the agenda packet is in Exhibit 1 to the proposed Resolution, captioned "Consistency Analysis – 'Combined' Legislative Land Use Decision and Development Entitlement." This chart purports to evaluate the 2010 General Plan's consistency with the Fort Ord Reuse Plan by discussing each of the provisions of FORA's Master Resolution criteria for legislative land use decision consistency.

Master Resolution sections 8.02.010(a)(1) and (2) require that land use designations may not be "more intense" or "more dense" than the intensity and density "the uses permitted in the Reuse Plan for the affected territory." The Exhibit 1 chart claims that these provisions are met because the Fort Ord Master Plan "contains the same land use designations" and "contains the same densities" as the Base Reuse Plan. But this is not at all clear because the Fort Ord Master Plan states that the allowable land uses at Parker Flats have been modified without saying how. Nor is it clear that the allowable land uses at East Garrison remain consistent.

If, as the Zander Report and the East Garrison Specific Plan indicate, residential use has been reduced or eliminated at Parker Flats but increased at East Garrison, and FORA has not taken action to revise the Fort Ord Reuse Plan to reflect this, then there is no assurance that the allowable density and intensity at Parker Flats and East Garrison are in fact consistent. The County Planning staff should explain in detail what the allowable density and intensity provisions are at East Garrison and Parker Flats under both FORA's Fort Ord Reuse Plan and the County's Fort Ord Master Plan.

Since land use designations are reflected both in land use designation maps and in summaries of allowable development by planning area, this explanation should update as necessary the relevant land use designation maps and summaries of allowable density by planning area contained in both the Fort Ord Reuse Plan and the Fort Ord Master Plan.

Master Resolution section 8.02.010(b) provides

“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.”

The Exhibit 1 chart states that “[t]he approved Land Swap agreement that exercised this flexibility is reflected in the 2010 Fort Ord Master Plan.” No further explanation is provided for this statement in materials submitted by the Planning department staff to the Supervisors. On its face, it appears to reflect an action by FORA to permit the transfer of intensity and/or density from Parker Flats to East Garrison through FORA's consent to the Land Swap Agreement. Presumably this permission effectively modified the Fort Ord Master Plan to reduce the allowable density and intensity of development at Parker Flats and to increase it at East Garrison.

As noted above, LandWatch is unaware of the specific formal actions taken by FORA to modify the allowable land uses at Parker Flats. As discussed in the next section, LandWatch does not believe that FORA may make changes to the Fort Ord Reuse Plan through consistency adjudications but must instead take legislative action to amend the Plan. Regardless, we ask that the County Planning staff explain how the Land Swap Agreement worked to modify allowable land uses and to identify any formal actions taken by FORA or other parties to effect those changes.

In summary, the land use designations of the Fort Ord Reuse plan and the County's Fort Ord Master Plan must be consistent. These designations are reflected in land use designation maps and in summaries of allowable development by planning area. Thus, the Fort Ord Master Plan land use designation maps must be consistent with the Fort Ord Reuse Plan land use designation maps. And Fort Ord Master Plan summaries of allowable development by planning area must be consistent with the Fort Ord Reuse Plan summaries of allowable development by planning area. Consistency can be judged only

if the land use designation maps and the summaries of allowable development by planning area are provided and are adequately detailed. We ask that the County Planning staff provide clear maps and summaries of allowable development by planning area for both Parker Flats and East Garrison so that the Supervisors, FORA, and the public can be assured that the Fort Ord Master Plan is consistent with the Fort Ord Reuse Plan.

G. FORA's Master Resolution Cannot Permit The County To Disregard Land Use Designations In the Fort Ord Reuse Plan

LandWatch is concerned that FORA may not exercise its responsibility to maintain a current Fort Ord Reuse Plan and to take the necessary legislative actions to make changes to that plan when member jurisdictions seek consistency reviews for plans that are clearly inconsistent. This is particularly problematic because there appears to be no clear guidance on allowable development in the Parker Flats area, which is now being proposed for intensive development despite the LandSwap Agreement's "modification" of allowable uses in Parker Flats, a modification that should have substantially reduced or eliminated residential development.

The Fort Ord Reuse Plan Final Reassessment Report identifies 21 occasions in which FORA has made consistency determinations to certify general plans and zoning designations and approve development entitlements that resulted in the need to modify the Fort Ord Reuse Plan land use designation map. Reassessment Report, pp. 3-19 to 3-22; see Scoping Report, pp. 4-176-4-185 (summarizing each consistency determination).

The Scoping Report explains why FORA has permitted Member Agencies to adopt land use maps that differ from the Fort Ord Reuse Plan's land use map:

"FORA staff has established procedures for conducting consistency determinations that augment the provisions of FORA Master Resolution Chapter 8. The BRP [Fort Ord Reuse Plan or Base Reuse Plan] 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." Scoping Report, p. 4-176, emphasis added.

The Reassessment Report repeats the argument that there need not be a match between FORA's land use map and the maps of member jurisdictions:

"Further, the actual land use designations contained in the general plans of member jurisdictions for which consistency determinations have been made can differ from those contained in the BRP and Land Use Concept map. Consequently, if modifications to the Land Use Concept map are made to reflect these determinations, where necessary, the modifications would show the Land Use Concept map designations which are the closest fit to the actual land use designation applied by the member jurisdiction." Reassessment Report, p. 3-22.

Finally, the Reassessment Report implies that the more precise maps in Member Agencies' certified plans may actually be controlling, stating that FORA's "consistency determinations result in more precise descriptions of the actual land use and development approach for lands within the boundaries of member jurisdictions to which the consistency determinations apply." Reassessment Report, p. 3-19.

Thus, it appears that FORA has in the past used the consistency review process to acquiesce in substantive changes by Member Agencies to the land use designations on the Fort Ord Reuse Plan land use map as long as the overall total density of the Member Agencies' development is not increased and other policies (e.g., jobs/housing balance) are not violated. There appears to be no meaningful constraint on development at the parcel level, or even the planning area level, imposed by FORA based on the specific land use maps and planning area provisions contained in the Fort Ord Reuse Plan.

LandWatch believes that FORA's approach to consistency determination is erroneous to the extent it permits Member Agencies to disregard the land use designations, density, and intensity provisions for specific parcels and planning areas set out in the Fort Ord Reuse Plan. LandWatch agrees with the Scoping Report that the Fort Ord Reuse Plan is similar to a general plan, but LandWatch disagrees that any general plan could be legitimately interpreted to permit land uses that are inconsistent with the density and intensity provisions of that plan. Yet that appears to be FORA's practice.

The FORA Act requires Member Agency general plans to be consistent with the Fort Ord Reuse Plan, which is in effect a superior general plan. The FORA Act provides a clear process for member Agencies to request amendments to the Fort Ord Reuse Plan when seeking certification of a general plan that would otherwise be inconsistent. To permit Member Agencies to develop parcels without regard to the specific land uses designations of the Fort Ord Reuse Plan, subject only to an overall cap on development by each jurisdiction, renders the Fort Ord Reuse Plan land use designations null and void

August 26, 2013

Page 11

and abdicates FORA's responsibility to control land use at the parcel and planning area level.

We point this out because we are concerned that FORA should not continue the practice of ignoring the requirement to ensure parcel and planning area level land use consistency in connection with FORA's certification of the County's 2010 General Plan. Accordingly, we ask that before the Supervisors act on the proposed Resolution of consistency that the County provide the following information and take the following actions:

- Report the allowable density and intensity of land use the County proposes to permit under the 2010 General Plan's Fort Ord Master Plan for parcels within the Parker Flats area and for the Eucalyptus Road Planning Area Residential/Recreational Center District as a whole.
- Amend the 2010 General Plan's Fort Ord Master Plan to specify this level of development.
- Report the allowable density and intensity of land use permitted under the current Fort Ord Reuse Plan for parcels within the Parker Flats area and for the Eucalyptus Road Planning Area Residential/Recreational Center District as a whole.
- If necessary, propose an amendment to the Fort Ord Reuse Plan to accommodate the Fort Ord Master Plan's proposed level of allowed development.

Thank you for the opportunity to provide these comments.

Yours sincerely,

M. R. WOLFE & ASSOCIATES, P.C.



John H. Farrow

JHF: am

Cc: Michael Houlemard

JANE HAINES

August 26, 2013
Monterey County Board of Supervisors
168 West Alisal Street
Salinas, CA 93901

Re: August 27, 2013 Agenda item #19: 2010 Monterey County
General Plan consistency with Fort Ord Reuse Plan

Dear Board of Supervisors:

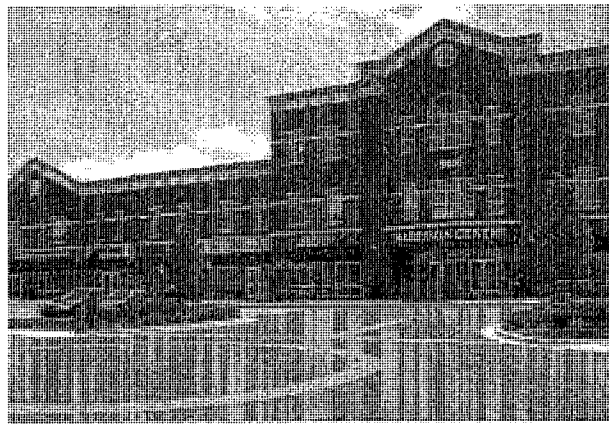
I request your Board not to certify the County's 2010 General Plan as consistent with the 1997 Base Reuse Plan (hereafter BRP) until the General Plan is in substantial conformance with applicable programs specified in the BRP and Section 8.02.020 of the Fort Ord Reuse Authority Master subdivision (a), subsection (3) (hereafter Section 8.02.020(a)(3)).

The 2012 Fort Ord Reuse Plan Reassessment Report found that Monterey County had not implemented 73 programs required by the BRP. A list of the non-implemented BRP programs applicable to projects which Monterey County has already developed or is currently developing or could develop in the future is shown in Exhibit 2 to your staff report. Examples of how the 2010 General Plan is not in conformance with the BRP include, but are not limited to, the following:

- **Infill Residential Zoning for CSUMB.** BRP Residential Land Use program A-1.2 requires that Monterey County adopt zoning for areas of CSUMB existing housing located in Monterey County, such as Frederick Park. Monterey County has not done so. Thus, Section 8.02.020(a)(3) prohibits a finding of consistency.
- **Monterey County residential zoning consistent with BRP programs B-2.1, B-2.2, C-1.1, E-1.1, E-2.1 and F-1.1** had not been adopted as of publication of the Fort Ord Reuse Plan Reassessment dated August 15, 2012, nor did the 2013 amendments to the Monterey County General Plan alter the specified inconsistencies. Thus, Section 8.02.020(a)(3) prohibits a finding of consistency.
- **Preparation and adherence to Community Design principles of the BRP Design Framework.** Perhaps nothing has prevented the successful reuse of Ft. Ord more than that none of the land use jurisdictions or FORA itself have prepared and adhered to the BRP Community Design Framework. Successful base reuses, such as Fort Harrison Army base in Indiana which closed in 1995, and Glen View Naval Station in Illinois which also closed in 1995, and Fort Monroe in

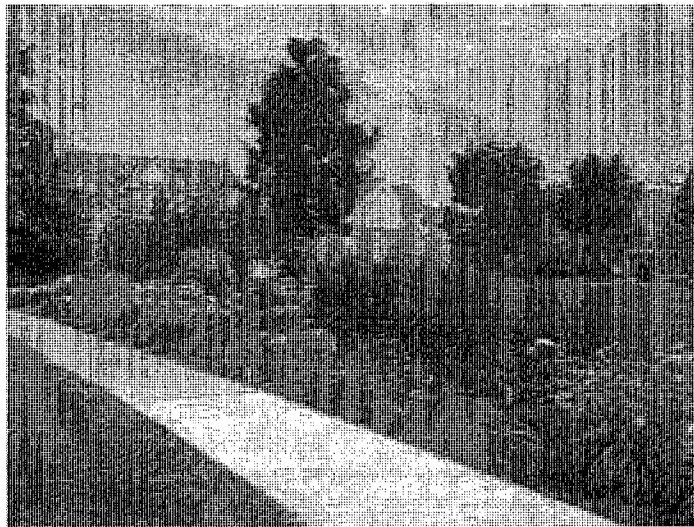
Virginia which closed in 2011, have brought prosperity to their surrounding jurisdictions.

For example, the former Fort Harrison has experienced a major construction boom, largely attributable to its attractive design standards. Notice in the photos below taken of construction which occurred subsequent to Fort Harrison closing in 1995, the landscaping and other design principles that make Fort Harrison a desirable location for new businesses:

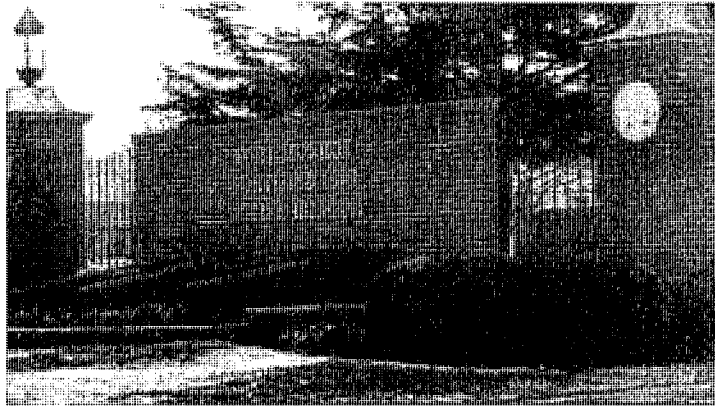


Another successful base reuse has been at Glen View Naval Air Station in Illinois. The 1995 closure of Glen View Naval Air Station brought about the loss of 4,000 jobs to a community of 38,000 people, but ultimately the planned reuse of the facility ***“far surpassed the jobs lost and greatly increased the economic gains in the community.”*** For example, 700 acres were sold to private developers, dedicating two million square feet for mixed use of commercial space. An additional 400 acres were preserved for open, recreational space, including a large community park, lake, and prairie preserve. See the photos below of the landscaping and

general design excellence in photos taken of construction at Glen View Air Station which occurred subsequent to the base's 1995 closure:



A third example of a closed base succeeding economically is Fort Monroe in Virginia. Fort Monroe closed in 2011. Instead of unattractive entranceways like those that exist on Fort Ord at locations such as the Imjin/Reservation Road entrance, or at the Highway One/Imjin entrance to Fort Ord, the photo on the following page shows the excellent design of the entranceway to the former Fort Monroe:



Former military bases Fort Harrison, Glen View Air Station and Fort Monroe have at least two things in common: all have been financially successful, bringing jobs and new businesses to the former military bases. Additionally, all have been developed in accordance with principles of good land use design.

In contrast, the former Fort Ord has no master landscape plan and no base-wide Community Design guidelines, an omission that is abundantly clear to anyone seeing what the entranceways and streets on the former Fort Ord look like. The Dunes Specific Plan specifies one set of design principles, the East Garrison Specific Plan specifies another set of design principles, and the Highway One Guidelines yet another. Consequently, even though the BRP requires FORA and its land use jurisdictions to jointly develop community design principles that would apply base-wide to unify and identify the Fort Ord community as a single unity distinct from its surrounding land use jurisdictions (see BRP Chapter One, particularly pg. 8), that has not been done. The result is a hodge podge of specific plan design standards that are inconsistent with design principles of the other specific plans, plus an absence of design standards in other areas.

The August 15, 2012 Reassessment acknowledges this lack for all the land use jurisdictions. Exhibit 2 to your staff report acknowledges the lack specifically applicable to Monterey County. Section 8.02.020(a)(3) prohibits a finding of consistency between Monterey County's 2010 General Plan until Monterey County and the other land use jurisdictions and FORA have completed and adopted the BRP community design principles.

There are many other applicable BRP programs which the 2010 Monterey County General Plan is not consistent with. They are listed in Exhibit 2 to your staff report so I will not repeat them here. If Monterey County, FORA and the other land use jurisdictions will adopt and implement the applicable BRP programs, then economic recovery can finally begin at the former Fort Ord. In the meantime, until the Monterey County General Plan is in substantial conformance with the BRP programs applicable to Monterey County, your Board must not find the 2010 General Plan consistent with the BRP.

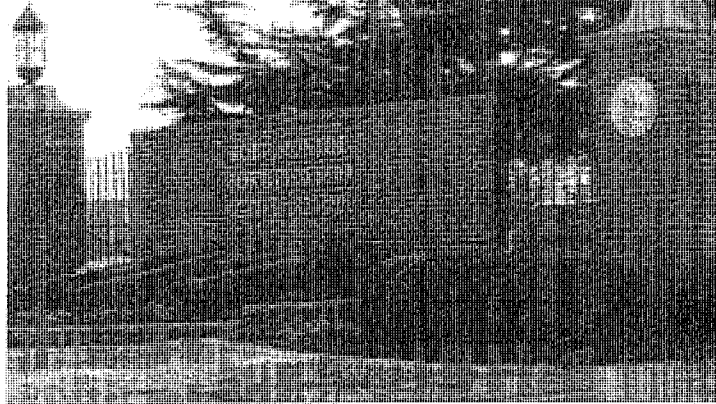
Sincerely,

Jane Haines

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Sincerely,

Jane Haines

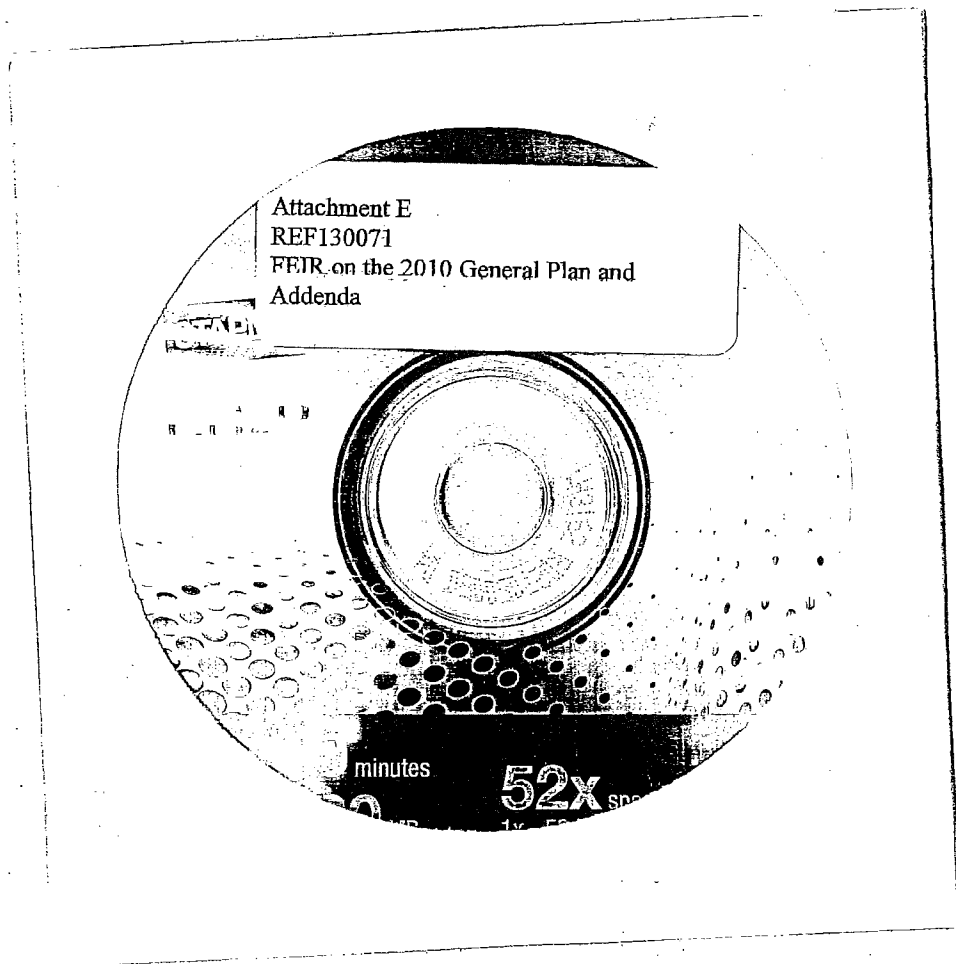
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Attachment E
FEIR on the 2010 General Plan and
Addenda (available at RMA-Planning
located at 168 W. Alisal Street, 2nd Floor,
Salinas, CA 93901

Or on the RMA-Planning Website at

http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/FEIR_Information/FEIR_Information.htm

REF130071



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Attachment F
Memorandum of Understanding
Concerning the Proposed
East Garrison/Parker Flats Land-Use
Modifications

REF130071

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MEMORANDUM OF UNDERSTANDING
CONCERNING THE PROPOSED EAST GARRISON/ PARKER FLATS
LAND-USE MODIFICATION

Between the
FORT ORD REUSE AUTHORITY
MONTEREY PENINSULA COLLEGE
COUNTY OF MONTEREY
U.S. BUREAU OF LAND MANAGEMENT
and
U.S. ARMY
as
PARTIES TO THE AGREEMENT

This MEMORANDUM OF UNDERSTANDING (hereinafter referred to as "this MOU") is made and entered into between the BUREAU OF LAND MANAGEMENT (hereinafter referred to as "BLM"), DEPARTMENT OF THE ARMY (hereinafter referred to as "ARMY"), FORT ORD REUSE AUTHORITY (hereinafter referred to as "FORA"), the COUNTY OF MONTEREY (hereinafter referred to as "COUNTY"), and MONTEREY PENINSULA COLLEGE (hereinafter referred to as "MPC") (hereinafter referred to collectively as "the Parties").

BACKGROUND

To help resolve conflicting land-uses and conveyance requests (i.e. Public Benefit Conveyance requests versus Economic Development Conveyance requests), FORA and County jointly prepared a proposal entitled "Assessment, East Garrison - Parker Flats Land Use Modifications Fort Ord, California" (Revised May 2002) (hereinafter referred to as "the Assessment"). In addition to this document, FORA, County and MPC have entered into an agreement dated October 21, 2002, entitled "Agreement Regarding Public Safety Officer Training Facilities (hereinafter referred to as "the Agreement").

Under the "Assessment" and the "Agreement", BLM and Army are being asked to help resolve the various Parker Flats/East Garrison land-use issues by modifying conveyance requests approved under various memoranda of understanding and Statements of Concurrence. In March of 1995, BLM's California State Director and Army's Deputy Assistant Secretary approved a memorandum of understanding detailing the transfer to BLM of 15,086.58 acres of the former Fort Ord to be managed under the Installation-Wide Multi-species Habitat Management Plan (hereinafter referred to as "the Army/BLM MOU"). The Army/BLM MOU approves the transfer to BLM of the Military Operations Urban Terrain (hereinafter referred to as "the MOUT") facility (parcel F1.7.2), and all of the lands within parcel F1.9.1 and F1.4.2 near ranges 43-48. On August 24, 1993, the County Board of Supervisors adopted a unanimous resolution supporting BLM's request for land conveyance under a Statement of Concurrence. The conveyance request that was approved included the proposed transfer of the MOUT facility to BLM, as well as all of the lands within parcels F1.9.1 and F1.4.2.

The primary purpose of this MOU is to clarify the terms with which the various parties agree in order to allow various land-use modifications to take place. The secondary

purpose of this MOU is to provide a record which documents how the original Army/BLM MOU is modified by the Assessment and the Agreement.

WHEREAS, it is the intent of County, FORA and MPC to resolve competing land-use issues within the East Garrison and Parker Flats regions; and,

WHEREAS, to help resolve those conflicts, County, FORA and MPC propose to relocate a public safety officer training facility to the Parker Flats region from the East Garrison region; and

WHEREAS, MPC proposes to acquire and operate the former MOUT facility with a boundary other than that presently scheduled to be transferred to the BLM under the Army/BLM MOU; and

WHEREAS, MPC proposes to acquire and operate lands within Range 45 for training center development and use; and

WHEREAS, some of the land that MPC proposes to utilize within Range 45 is scheduled for transfer to BLM under the Army/BLM MOU; and

WHEREAS, Army will conduct remedial and removal actions that will enable the transfer of these properties to FORA and then to MPC and supports the resolution of the land use conflicts noted in the Agreement; and

WHEREAS, BLM has concerns with the feasibility of managing lands directly behind (and adjacent to) the proposed MPC firing range facility at Range 45 under the Installation-Wide Multi-species Habitat Management Plan; and

WHEREAS, the parties recognize that existing uses, as well as proposed uses, will and do create a certain amount of noise and potential hazard to adjacent habitat; and

WHEREAS, pursuant to the Assessment, County and FORA propose additional habitat areas to be added into the natural resources management area (hereinafter referred to as "the NRMA") in order to offset the net impact to plants and animals protected under the Installation-Wide Multi-species Habitat Management Plan.

NOW THEREFORE, in furtherance of the objectives set forth above, and in accordance with all terms, conditions, limitations and exceptions provided below and in all applicable guidelines, regulations, laws, and executive orders pertaining to future uses of the former Fort Ord, the parties agree as follows:

1. BLM withdraws its claim to the MOUT in favor of MPC through County and/or FORA under an existing Agreement between Army and FORA for property transfer. MPC relinquishes its Public Benefit Conveyance rights to lands at the East Garrison in accordance with the Agreement. The parcel referred to within this agreement corresponds to the modified polygon for the parcel F.1.7.2 MOUT facility as depicted in Figure 7 on page 15 of the "Assessment."

2. MPC agrees to operate the MOUT under the general terms and conditions set forth in the Agreement, including the provisions for use by the U.S. Military, the FBI, the Monterey County Sheriff's Department and BLM.

3. As part of its Remedial Action Program, Army agrees to construct a system of fuel breaks on parcel F1.7.2 and the Range 45 development area to protect surrounding lands from accidental fire starts, and agrees to coordinate with the BLM, County, FORA, MPC and the Salinas Rural Fire Protection District on the width and location of the said fuel breaks. Said fuel breaks may include existing roadbeds adjacent to or near the MOUT facility and Range 45 development area. The firebreaks shall thereafter be maintained by MPC. These fuel breaks are in addition to those required to be established and managed by the Army/BLM MOU "Borderlands Requirements", within adjacent development areas. Other than the parcels mentioned above, long-term maintenance of habitat areas will pass to BLM upon transfer.

4. In consideration of BLM relinquishing to MPC its interest in the land required for the extension of Range 45, MPC agrees to take title to the "baffle zones" on either side of Range 45 and to provide reasonable security measures, such as "no trespassing" signage, to prevent the public from entering the area. For the purposes of this agreement, the term "reasonable security measures" need not include fencing, although MPC shall have the right to install security fencing, as it deems necessary or appropriate for security purposes. The approximate configuration of this "baffle zone" is shown in Figure 1 attached to this MOU, hereinafter referred to as "Range 45 Reserve".

5. FORA agrees to assume responsibility for habitat management detailed within the Habitat Management Plan for the Range 45 Reserve, including without limitation the "baffle zone" to the extent provided in Paragraph 15 of the Agreement.

6. In consideration of BLM relinquishing its interest in certain habitat areas and public open space recreation opportunities of the NRMA in order to facilitate the Agreement, County shall relinquish to BLM Public Benefit Conveyance Parcel L20.4 subject to the BLM's consideration of permitted use of the parcel by the Sports Car Racing Association of the Monterey Peninsula, and BLM agrees to consider management of other habitat areas identified in the Assessment to ensure that rare habitats are properly managed under the provisions of the Habitat Management Plan.

7. The parties acknowledge the potential for the operation of the firing ranges at the MOUT and Range 45 to raise concerns within the local community about noise. MPC agrees to implement feasible management practices in the operation of the MOUT facility and Range 45, consistent with their character and use as firing ranges, to mitigate noise disruption for the surrounding community. Management of the MOUT and Range 45 shall include coordination with BLM on techniques to mitigate noise production.

8. The parties acknowledge the potential for the operation of the MOUT to raise concerns within the local community about smoke. MPC agrees to communicate and coordinate with BLM and Salinas Rural Fire Protection District when considering the use and authorization of smoke devices at the MOUT. This communication and coordination

should include notifying BLM and Salinas Rural Fire Protection District when smoke may be used in connection with training.

9. BLM, MPC, FORA, and County agree to coordinate utility and communications needs in this area of the former Fort Ord.

10. The parties acknowledge that the portion of Eucalyptus Road identified as Segment L20-18 will be closed, and that Eucalyptus Road will be re-routed to avoid habitat around the easterly side of MPC's facilities within Polygons 19a, 21a, 21b and 21c. FORA, MPC and County agree to work with the Army and BLM regarding the re-routing of Eucalyptus Road to assure continued access to BLM's headquarters in Parker Flats and provisions for access to public parking for the BLM lands within the NRMA.

11. Subject to the provisions of this MOU, BLM and Army concur in the Agreement.

12. The parties agree to implement the conditions specified in pages C-1 through C-3 of the Assessment as the U.S. Fish & Wildlife Service accepted those conditions on May 28, 2002. A meeting will be held to establish responsibilities of each party prior to habitat disturbing activities.

DEPARTMENT OF THE ARMY

By: Thomas E. Redels 3 Aug 2004
Its Director, Hampton Field Office, ARMY BRAC Dated

BUREAU OF LAND MANAGEMENT

By: _____
Its _____ Dated _____

COUNTY OF MONTEREY

By: _____
Its _____ Dated _____

FORT ORD REUSE AUTHORITY

By: _____
Its _____ Dated _____

MONTEREY PENINSULA COLLEGE

By: _____
Its _____ Dated _____

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DEPARTMENT OF THE ARMY

By: _____
Its _____

Dated

BUREAU OF LAND MANAGEMENT

By: James Webb Abbott
Its Acting State Director

6/27/05
Dated

COUNTY OF MONTEREY

By: Bob Kinds
Its Chair, Board of Supervisors

20 Dec 05
Dated

FORT ORD REUSE AUTHORITY

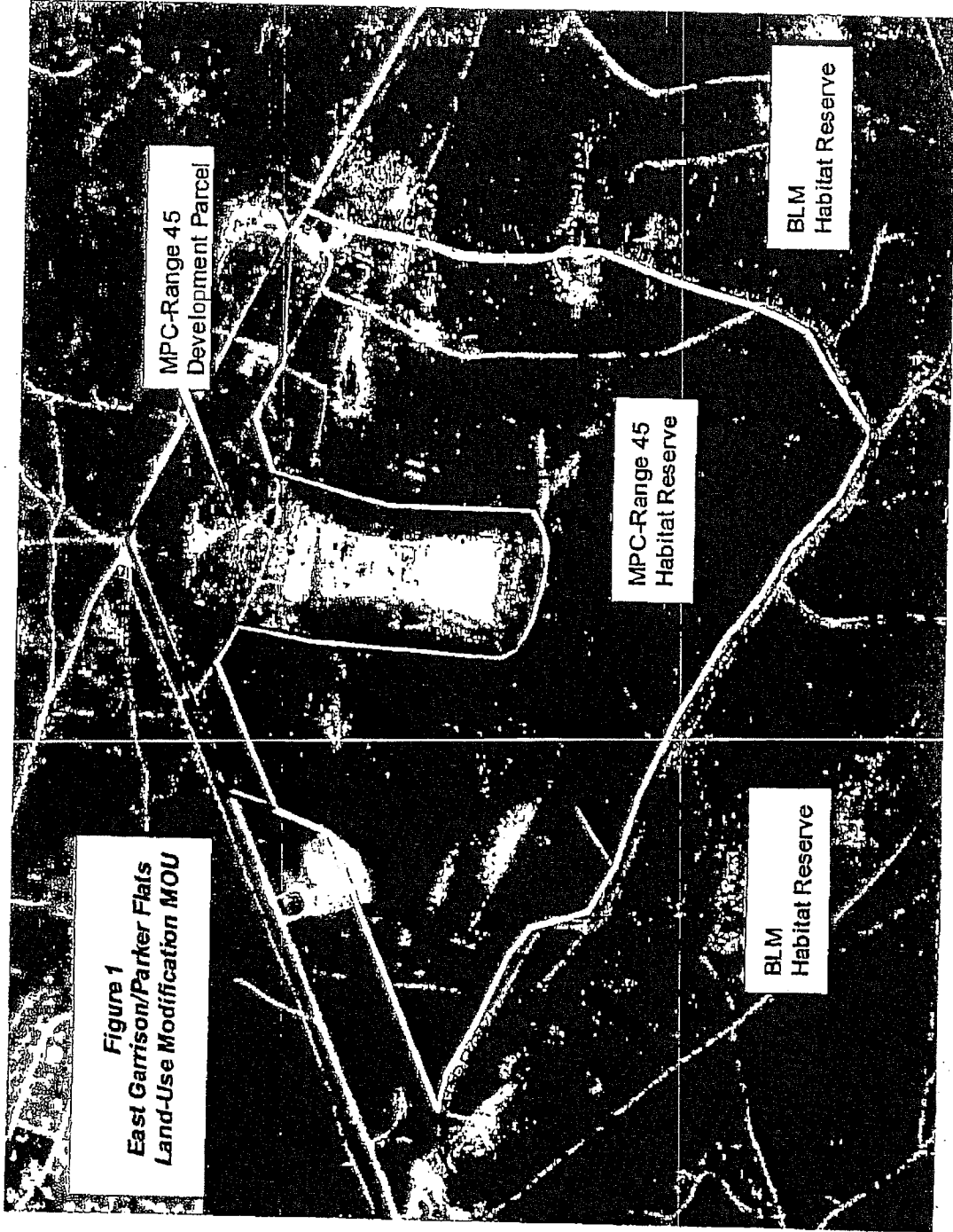
By: Richard Doulman
Its _____

10/2/05
Dated

MONTEREY PENINSULA COLLEGE

By: Ther Annun
Its Superintendent / President

9-14-05
Dated



**ASSESSMENT
EAST GARRISON - PARKER FLATS
LAND USE MODIFICATIONS
FORT ORD, CALIFORNIA**

Prepared for:
County of Monterey & Fort Ord Reuse Authority
Monterey County, California

Prepared by:
Zander Associates
150 Ford Way, Suite 101
Novato, California 94945

May 2002

Table of Contents

List of Tables and Figures ii

1.0	INTRODUCTION.....	1
2.0	BACKGROUND.....	1
2.1	The Habitat Management Plan (HMP)	1
2.2	The Fort Ord Base Reuse Plan	3
2.3	Land Conveyance.....	3
2.4	East Garrison Stakeholders	4
2.4.1	Monterey Peninsula College	4
2.4.2	The County of Monterey.....	4
3.0	PROPOSED MODIFICATIONS.....	5
3.1	Overview.....	5
3.2	East Garrison.....	5
3.2.1	Existing Conditions and Plans	5
3.2.2	Proposed East Garrison Land Uses	9
3.3	Parker Flats	9
3.3.1	Existing Conditions and Plans	9
3.3.2	Proposed Parker Flats Land Uses.....	11
3.4	Military Operations/Urban Terrain Facility (MOUT).....	11
3.4.1	Existing Conditions and Plans	11
3.4.2	Proposed MOUT Land Uses	14
4.0	ASSESSMENT	14
4.1	HMP Land Use Categories and Requirements	16
4.1.1	East Garrison.....	16
4.1.2	Parker Flats	17
4.1.3	MOUT.....	18
4.2	Habitat Acreage.....	18
4.2.1	East Garrison.....	18
4.2.2	Parker Flats	19
4.2.3	MOUT.....	21
4.3	HMP Species.....	21
4.3.1	East Garrison.....	21
4.3.2	Parker Flats	23
4.3.3	MOUT	25
5.0	CONCLUSIONS AND RECOMMENDATIONS	25

Appendices

- Appendix A HMP Species
- Appendix B Habitat & Species Assessment Tables & Maps
- Appendix C Conditions

List of Tables

Table 1	East Garrison Land Use Summary
Table 2	East Garrison Habitat Loss Summary
Table 3	Overall Habitat Losses/Gains
Table 4	Summary of Habitat and Species Losses/Gains

List of Figures

Figure 1	HMP Map
Figure 2	East Garrison, Parker Flats, and MOUT Facility Locations
Figure 3	Habitat Types at East Garrison
Figure 4	Proposed Development Footprint at East Garrison
Figure 5	Parker Flats Development Concept
Figure 6	MPC EVOC Facility and Firing Range with Listed Species Locations
Figure 7	Proposed Adjustments at MOUT Facility
Figure 8	HMP Buildout Alternative
Figure 9	MPC Boundary Adjustments in Relation to JSA Polygons, Parker Flats

1.0 INTRODUCTION

The Fort Ord Reuse Authority (FORA) and the County of Monterey (County) propose boundary changes and other modifications to the *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord* (HMP). The modifications are intended to resolve land use conflicts stemming from a long history of ordnance and explosives use of certain land areas along with parallel and competing conveyance requests for surplus property at the former base. The modifications would accommodate proposed new uses in appropriate areas and would primarily affect lands designated for development and lands designated for development with reserve areas or restrictions on the HMP map (Figures S-1 and 4-1 and Attachment A to the HMP). To a lesser extent, the proposed changes would affect small areas of land designated as habitat reserve. The goals, objectives and overall intent of the HMP would not be altered and the protections afforded those species addressed in the HMP (HMP Species) would not be reduced as a result of the proposed modifications. On the contrary, an increase in the overall acreage of designated habitat reserve lands occupied by HMP Species would occur. In addition, the habitat corridor connections between designated reserve areas in the southerly half of the base and those in the northerly portion would be expanded and enhanced. The following report presents the background against which the modifications and boundary changes are proposed, describes the changes that would result from the proposal, analyzes the potential HMP consistency and biological resource implications of the changes, and provides conclusions and recommendations based on available data, coordination with interested parties, and best professional judgement.

2.0 BACKGROUND

2.1 The Habitat Management Plan (HMP)

The Fort Ord HMP establishes a habitat conservation area and corridor system and parcel-specific land use categories and management requirements for all lands on the former base. The conservation areas, corridors and parcel-specific land use designations are illustrated on Figures S-1 and 4-1 and Attachment A of the HMP (reproduced here as Figure 1). Four general categories of parcel-specific land use are identified: habitat reserve, habitat corridor, development with reserve areas or restrictions, and development with no restrictions. Resource conservation and management requirements and responsible parties for each parcel or group of parcels with habitat designations are discussed in Chapter 4 of the HMP.








A general goal of the HMP is to promote preservation, enhancement and restoration of habitat while allowing implementation of a community-based reuse plan that supports economic recovery after closure of Fort Ord. The HMP assumes a reuse development scenario for the entire base that will result in the removal of up to 6,300 acres of existing vegetation and wildlife habitat. Losses to 18 special-status species (HMP Species) are also accounted for by the HMP (Appendix A). The establishment of approximately 16,000 acres of habitat reserves with about 400 additional acres of connecting habitat corridors is the primary measure to minimize the impacts of reuse on HMP Species. In addition, the HMP further conditions development on approximately 1,800 additional acres by requiring reserve areas or restrictions on those lands.

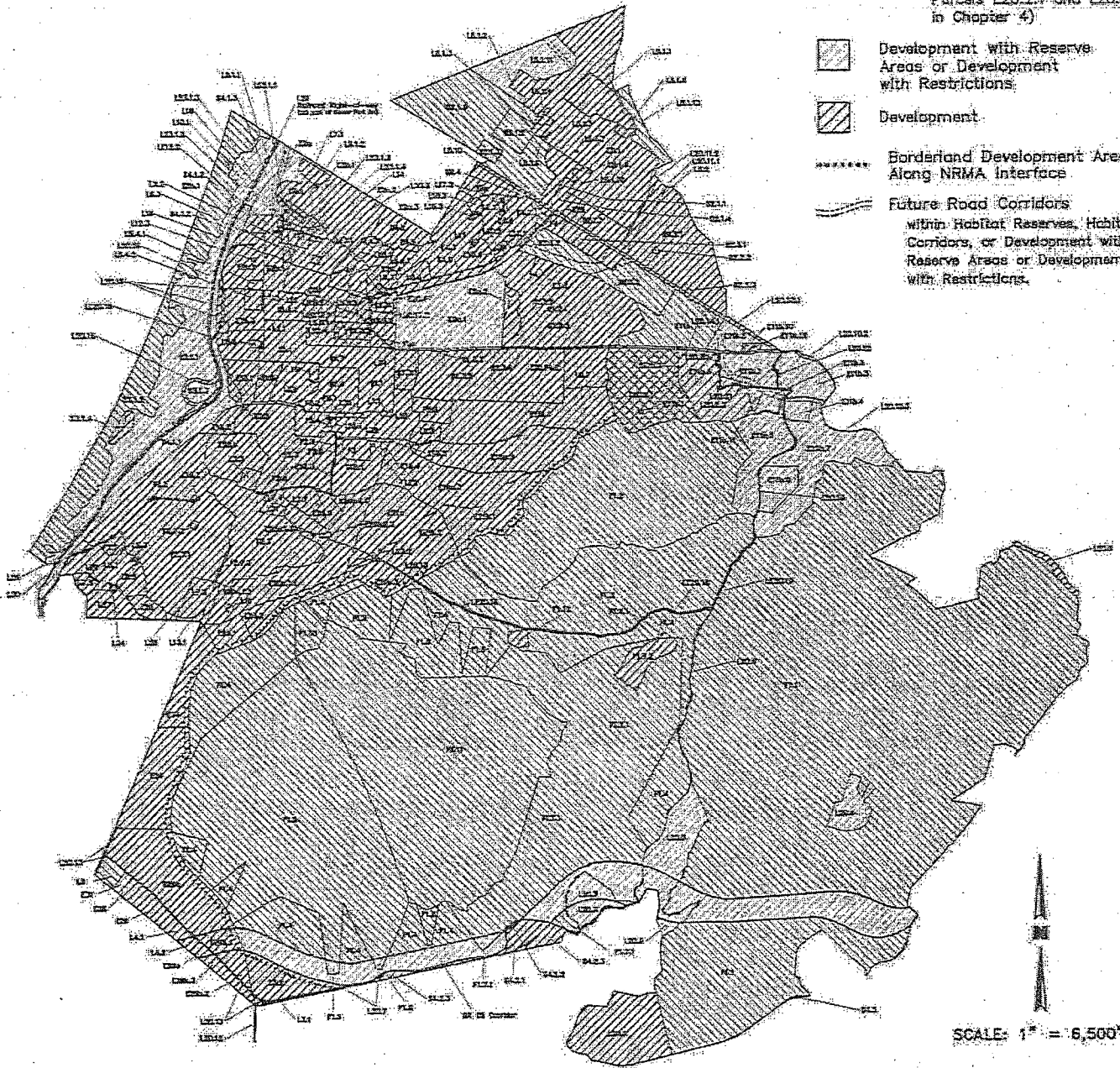
Notes:


- 1) Polygon boundaries in development areas may be modified, and development polygons may be subdivided or aggregated, before or after transfer. These types of changes in development polygons will not require modifications to this HMP.
- 2) The E11b parcels do not reflect the public benefit conveyance still being coordinated by FORA, the County of Monterey, and Monterey Peninsula Regional College. A portion of these parcels will likely be transferred as public benefit conveyance transfers.

— Boundary of the Former Fort Ord

HMP Management Categories

-  Habitat Reserve
-  Habitat Corridor
-  Portion of Habitat Corridor with Allowances for Future Development (See Figure 4-3 and the Discussion of Parcels L20.2.1 and L20.2.2 in Chapter 4)
-  Development with Reserve Areas or Development with Restrictions
-  Development
-  Borderland Development Areas Along NRMA Interface
-  Future Road Corridors within Habitat Reserves, Habitat Corridors, or Development with Reserve Areas or Development with Restrictions.



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Habitat Management Plan Map
for Former Fort Ord
December 1996

Figure
1
Page 2

Generic land use designations have been assigned by the HMP to allow for broad flexibility in reuse of specific development parcels. Changes in specific use of development parcels within the range of uses described through the U. S. Department of the Army (Army) environmental review process do not require revisions to the HMP. Furthermore, polygon boundaries in development areas may be modified and development polygons may be subdivided or aggregated without necessitating modifications to the HMP. Other changes to the HMP may be allowed if the affected landowners and the U.S. Fish and Wildlife Service (Service) can agree that the overall goals and objectives of the HMP will not be compromised.

2.2 The Fort Ord Base Reuse Plan

The Fort Ord Base Reuse Plan (Base Reuse Plan), adopted by the FORA Board of Directors on June 13, 1997, serves as a general plan for the former base. The Base Reuse Plan was developed in concert with the HMP to avoid conflicts in general land use designations. Land uses approved in the Base Reuse Plan are: residential, multiple educational facilities, office and research parks, light industrial and business parks, commercial and retail businesses and a variety of visitor-serving uses such as lodging, golf courses, beach and community parks and equestrian facilities.

The Base Reuse Plan defines land uses for the 28,000 acres that comprise former Fort Ord. Consistent with the HMP, the Base Reuse Plan designates nearly 17,000 acres, or over 60 percent of the land on the former base as habitat reserve area. About 4,000 acres are planned for parks, open space, visitor serving, and public facility uses. Over 2,300 acres are designated for educational or research uses, about 2,000 acres for residential units and approximately 1,500 acres for business and retail uses. The remainder of the land will be needed for infrastructure/rights of way or will be retained by the Army.

Most of the areas proposed for development in the Base Reuse Plan are designated for development without restrictions in the HMP. However, some Base Reuse Plan development areas (e.g. future road corridors, the East Garrison Area) have HMP-related issues that will require coordination with the Service and other resource agencies prior to final siting and design of development.

2.3 Land Conveyance

Through the base closure process, federal agencies have first priority for receiving surplus military land. Thus, the Bureau of Land Management (BLM) has already received approximately 7,200 acres of designated habitat reserve lands which represent the first installment in the establishment of the Natural Resource Management Area (NRMA) that is a core component of the HMP. State and local government agencies as well as non-profit organizations that serve a specific public purpose are also eligible to receive property at no cost or at a discounted price through the Public Benefit Conveyance (PBC) process. The California Department of Parks and Recreation, the University of California and others either have or will receive both habitat reserve and development lands through this process. An additional conveyance mechanism known as the Economic Development Conveyance (EDC) process allows local reuse authorities (in this case FORA and, through FORA, its member agencies) to request property specifically for economic development purposes in conformance with an

approved land use plan. FORA (and its member agencies) can then hold the property and manage it over the long term or sell it and retain the proceeds to finance infrastructure and other improvements necessary to support future development. Most of the developable lands at former Fort Ord are being transferred through FORA to its member agencies for future sale using the EDC process. However, some PBC and other requests remain that create potential land use conflicts, especially in the East Garrison area of the former base.

2.4 East Garrison Stakeholders

A number of organizations have requested lands at East Garrison but the principal parties with valid conveyance requests are Monterey Peninsula College and the County of Monterey.

2.4.1 Monterey Peninsula College

Monterey Peninsula College (MPC) is seeking an area on former Fort Ord for development of law enforcement officer training facilities which include classrooms, firing ranges and an Emergency Vehicle Operations Center (EVOC). MPC estimates that about 86 acres would be required to develop an EVOC facility, classrooms and administrative offices, depending on the location, surrounding terrain and land uses. Firing ranges would also be necessary and could involve rehabilitation and reuse of former Army ranges. MPC has a U. S. Department of Education approved PBC request for lands in the East Garrison area for development of these law enforcement officer training facilities. However, because of land use conflicts with the other prospective uses for that area (see below), the Army, MPC, the County and FORA have worked together to identify potential areas elsewhere on the former base that could suit MPC's needs.

2.4.2 The County of Monterey

For the County, the East Garrison area represents one of two major reuse opportunities at the former base. The other area of focus for the County, generally referred to as Parker Flats, consists of some 1200 acres of undeveloped lands in the central part of the base. The development of housing has been the County's primary concept for its lands at Parker Flats with various other land uses and requests for land under the County's aegis considered at East Garrison. However, for a number of reasons, including the potential danger of locating housing in former ordnance training areas, the County has recently directed its emphasis toward the provision of work-force housing at East Garrison. With this shift in emphasis, the County also hopes to accommodate MPC and the other potential stakeholders, depending on their ability to pay for the land and to complete a project. These other potential stakeholders include:

- Arts Habitat with a request to occupy the historic structures in the central East Garrison area for a live/work fine arts-oriented community.
- Monterey Horse Park with a request for a world-class equestrian center hosting international events, possibly including the 2012 Olympic equestrian events.
- Esselen Indian Nation with a request for an area that would primarily be preserved in native habitat with allowance for construction of an interpretive center, museum and village site with small campsites or "circles" and two sweat lodges.
- Akicita Luta Intertribal Society with a request for a cultural and educational preserve area where various Native American activities (e.g. cultural events, pow wows) can be held.

3.0 PROPOSED MODIFICATIONS

3.1 Overview

To resolve the land use conflicts posed by competing requests in the East Garrison Area, and to meet the County's need for developing work-force housing at former Fort Ord, MPC, the County and FORA have generally agreed to an exchange of uses between the Parker Flats and East Garrison areas. Under the agreement, MPC would locate its law enforcement training center and EVOC facility at Parker Flats. MPC would reuse existing Range 45 just south of Parker Flats and also be granted management responsibility of the former Military Operations/Urban Terrain (MOUT) facility for use in cooperation with other law enforcement agencies. The County would pursue community-based residential development at East Garrison instead of Parker Flats and would accommodate other potential East Garrison stakeholders at both locations.

The County has entered into an Exclusive Negotiating Rights Agreement with a private developer (Woodman Development) for master planning and development of lands in both the Parker Flats and East Garrison areas. Woodman Development sponsored a weeklong design charrette at Fort Ord in early November 2001 to address the issues, opportunities and constraints associated with planning for both areas. The charrette brought together all the various and potential stakeholders and resulted in design concepts for East Garrison and Parker Flats that would accommodate most of the desired land uses proposed for each area. However, some elements of these concepts would require minor boundary adjustments and other modifications to existing plans, notably the HMP and, to a lesser extent, the Base Reuse Plan.

A draft assessment of the proposed modifications was produced in February 2002 and presented to various representatives of key agencies and elected officials during late February and March 2002. Because of its implications relative to the HMP, the assessment was presented to all levels of U.S. Fish and Wildlife Service staff including the Ventura Field Office, the California-Nevada Operations Office and the Headquarters Office in Washington D.C. Subsequent technical meetings were held with representatives of the Service, the California Department of Fish and Game (CDFG), the Army, BLM, FORA, the County and others in late March and early April 2002 to further review the proposed modifications and address outstanding biological resource issues. Based on this review process, the draft assessment was revised; boundary and other adjustments were made, the analysis was expanded, and conditions were added to provide assurances that no net loss in habitat values would result from the proposed modifications.

Following is a summary of the existing HMP and Base Reuse Plan designations at East Garrison, Parker Flats and the MOUT facility and proposed modifications that would occur in each of these areas based on the planning, design and review process described above.

3.2 East Garrison

3.2.1 Existing Conditions and Plans

The East Garrison area, as identified by both the Base Reuse Plan and the HMP (Base Reuse Plan polygon 11b, HMP polygon series E11b), comprises about 730 acres at the easterly edge of

former Fort Ord (Figure 2).¹ The area is the location of older barracks, a parade ground, various buildings and other former military facilities (Cantonment Area) separated from the central or main garrison at Fort Ord and connected to it by Inter-Garrison Road. Barloy Canyon Road follows a north-south alignment through the center of the polygon and serves as a connector road to the Laguna Seca raceway during events held there. The Army's former Ammunition Supply Point (ASP) is located at the southerly end of the East Garrison polygon along Barloy Canyon Road. The developed portions of the East Garrison polygon occupy approximately 153 acres with the remainder of the polygon in annual grasslands, oak woodland and maritime chaparral habitats (Table 1 and Figure 3). The polygon is located at a transition between oak woodland and maritime chaparral habitats.

TABLE 1: EAST GARRISON LAND USE SUMMARY

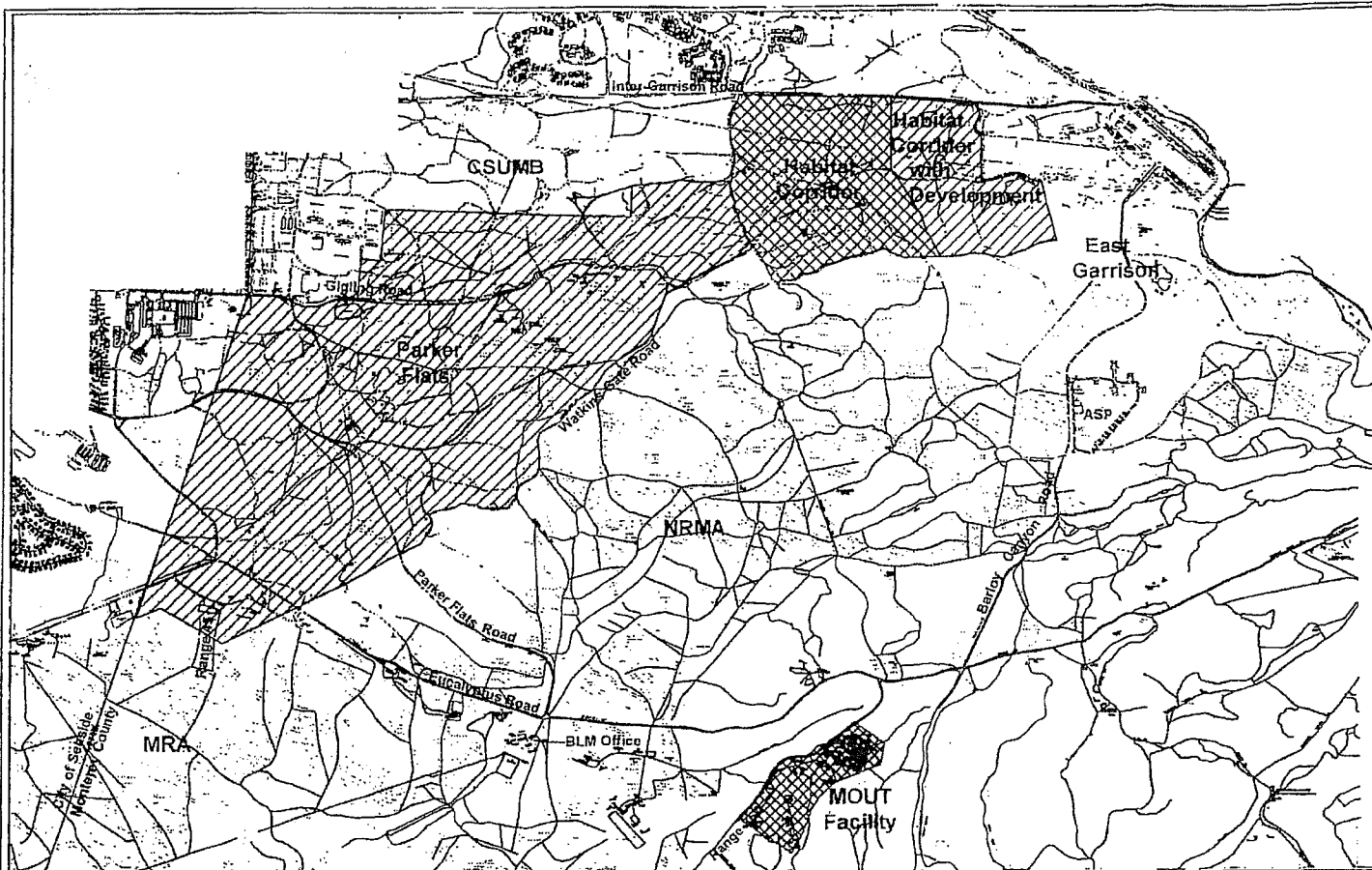
Existing Conditions (acres*)		HMP Assumptions (acres)		Proposed Modifications (acres)	
Development		Development		Development	
Cantonment Area	104	Allowable Development	200	HMP Allowable	241
Treatment Plant/Facilities	10	Treatment Plant/Facilities	10	Additional Proposed	210
ASP Facility	39	Future Road Corridor	31		
Total Development	153	Total Development	241	Total Development	451
Remaining Habitat		Remaining Habitat		Remaining Habitat	
Maritime Chaparral	227	Maritime Chaparral	n/d	Maritime Chaparral	212
Oak Woodlands	264	Oak Woodlands	n/d	Oak Woodlands	51
Grasslands	86	Grasslands	n/d	Grasslands	16
Total Habitat	577	Total Habitat	489	Total Habitat	279
Total Area	730	Total Area	730	Total Area	730

*Acreages for existing conditions are calculated using habitat survey polygons developed by Jones & Stokes Associates for the Army.

The HMP designates the East Garrison polygon as development with reserve areas or restrictions and allows for up to 200 acres of total development. Areas occupied by existing water tanks and a former sewage treatment plant (approximately 10 acres) and a proposed future road corridor through the area (comprising about 31 acres) may also be developed in addition to the 200 acres according to the HMP (Table 1 and Figure 3). The rest of the parcel is to be retained as natural habitat and managed as a habitat reserve. Recognizing the conflicting requests for the land, the HMP designates either the County or MPC as the parties responsible for ensuring that all HMP conservation and management guidelines are implemented on lands transferred to them. Siting for development at East Garrison is to be coordinated with the U.S. Fish and Wildlife Service.

The Base Reuse Plan designates East Garrison as a Planned Development Mixed-Use District. This designation is intended to encourage the development of pedestrian-oriented community centers that support a wide variety of commercial, residential, retail, professional services, cultural and entertainment activities. The Base Reuse Plan concept for East Garrison envisions

¹ Acreage calculations are approximate and may include separate road parcels and easements or other minor parcels within the boundaries of the larger East Garrison polygon. East Garrison as discussed herein does not include the East Garrison Reserve parcel as identified in the HMP (HMP polygon E11a).



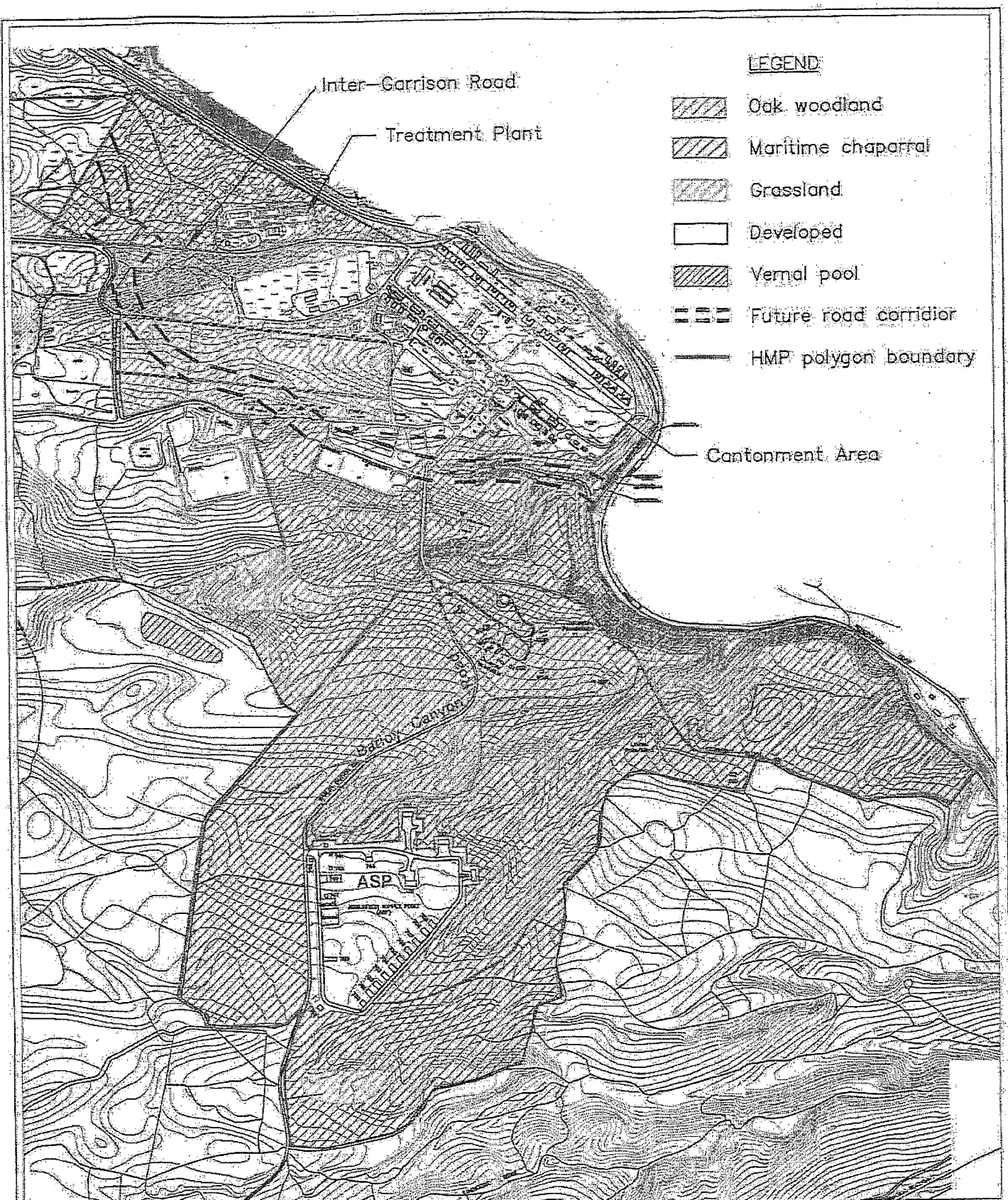
Scale: 1" = Approx. 2000'

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East Garrison, Parker Flats
 and MOUT Facility Locations

Figure
 2

Page 7



Scale: 1" = Approx. 1100'

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Habitat Types
 at East Garrison

Figure
 3

central core village with adjacent office and commercial uses transitioning (e.g. with equestrian staging areas, trailheads) from developed areas to HMP-designated habitat reserve lands. The Base Reuse Plan also acknowledges the potential land use conflicts with the outstanding conveyance request from MPC for law enforcement officer training facilities at East Garrison.

3.2.2 Proposed East Garrison Land Uses

The modifications proposed for East Garrison would generally conform to the Base Reuse Plan by providing a mixed-use development plan with a central core village theme. The concept would accommodate the potential stakeholders identified previously with the exception of the MPC officer training and EVOC facility and the Monterey Horse Park, which would be located at Parker Flats (see below). To provide adequate area to meet the County's work-force housing and other needs (especially with all housing eliminated from Parker Flats - see below), separate, but linked development zones would be located along the Barloy Canyon Road corridor, maximizing effective use of the existing road connection, topography and the already developed ASP. As a result of the review process referenced above, the boundaries for the development footprint of the East Garrison polygon were adjusted and the development zones were connected to provide better definition between development and adjacent habitat areas. The combined footprint of the development zones, as adjusted, would total approximately 451 acres, which is about 210 acres more than the maximum development acreage allowed by the HMP (Table 1). However, the modifications at Parker Flats are intended to offset this acreage loss by establishing new designated habitat areas (see below). The proposed development footprint at East Garrison, as adjusted through discussions with resource agency personnel, is illustrated on Figure 4.

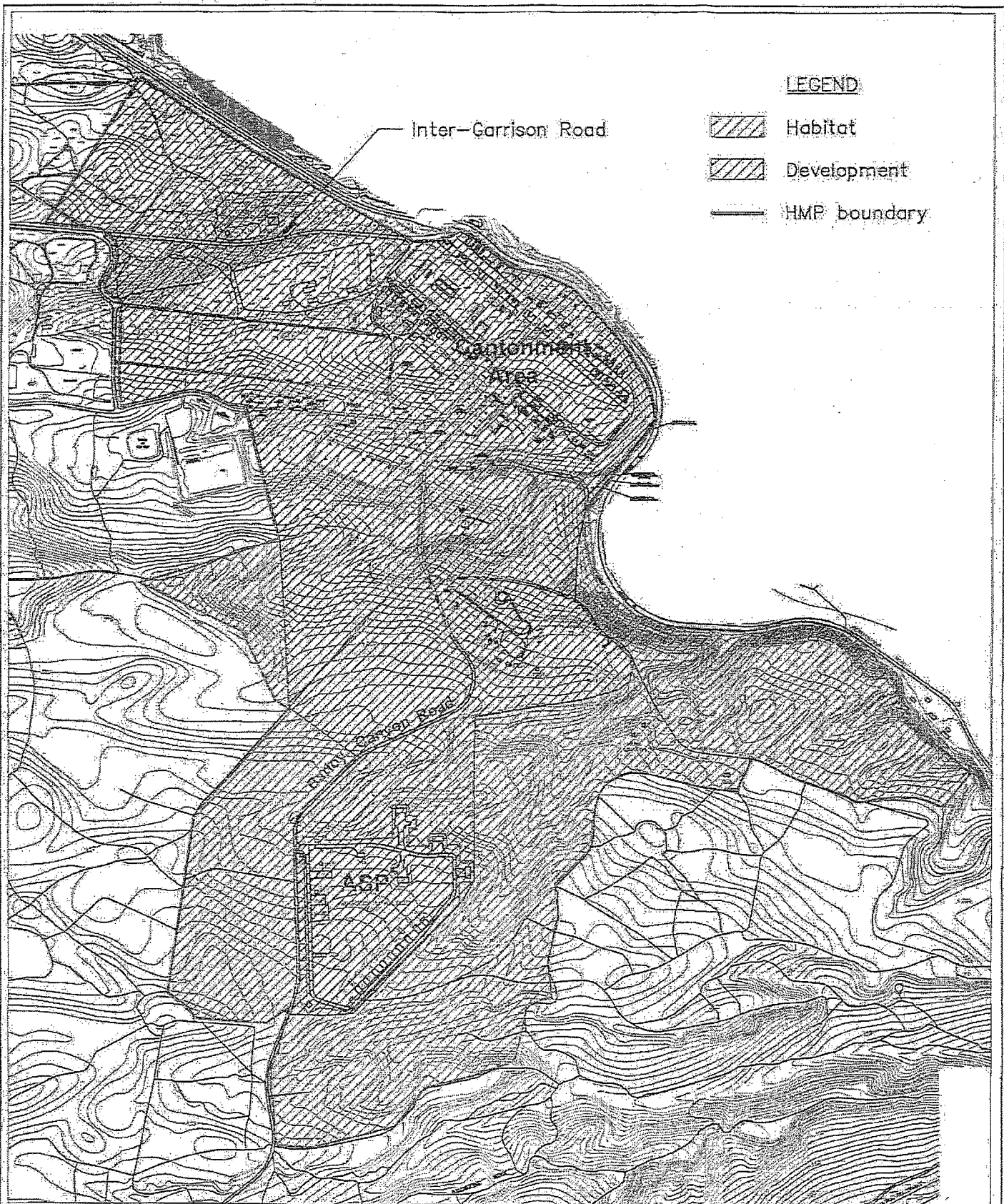
3.3 Parker Flats

3.3.1 Existing Conditions and Plans

The Parker Flats area is comprised of several HMP polygons (E19a series, E21a, E21b series, L23.2) and Base Reuse Plan polygons (19a and 21 a, b, c) that are all designated for development without restrictions.² The Parker Flats area occupies about 1200 acres in the central part of the former base generally bounded by Watkins Gate Road, the Multi-Range Area (MRA) and the NRMA on the south, Gigling Road and lands of California State University (CSUMB) on the north, the City of Seaside city limits on the west and the primary HMP-designated habitat corridor (HMP polygon L20.2.1) on the east (Figure 2). The area is largely undeveloped but the central portion has been used as a staging and training area for various military activities. Like East Garrison, the area lies at a transition between oak woodland and maritime chaparral habitats.

There are no HMP habitat conservation or management requirements on any of the lands in the Parker Flats polygons established by either the HMP or the Base Reuse Plan. However, because the area borders the NRMA, the designated development lands along the boundary have "borderland" requirements, which include development of fire breaks and vehicle access

² The only area of Parker Flats considered here that is not designated for development without restrictions is the relatively small (about 16-acre) range extension area associated with existing Range 45.



Scale: 1" = Approx. 1100'

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Proposed Development
 Footprint at East Garrison

Figure
 4

Page 10

limitations. In addition, a relatively small (± 15 -acre) parcel (HMP polygon L23.2) is a PBC transfer as a plant reserve and outdoor teaching facility for the MPC Biology Department.

The Base Reuse Plan designates the Parker Flats area primarily for low density residential, commercial, office and light industrial development. It also anticipates opportunities for equestrian center, hotel resort and golf course development in the area.

3.3.2 *Proposed Parker Flats Land Uses*

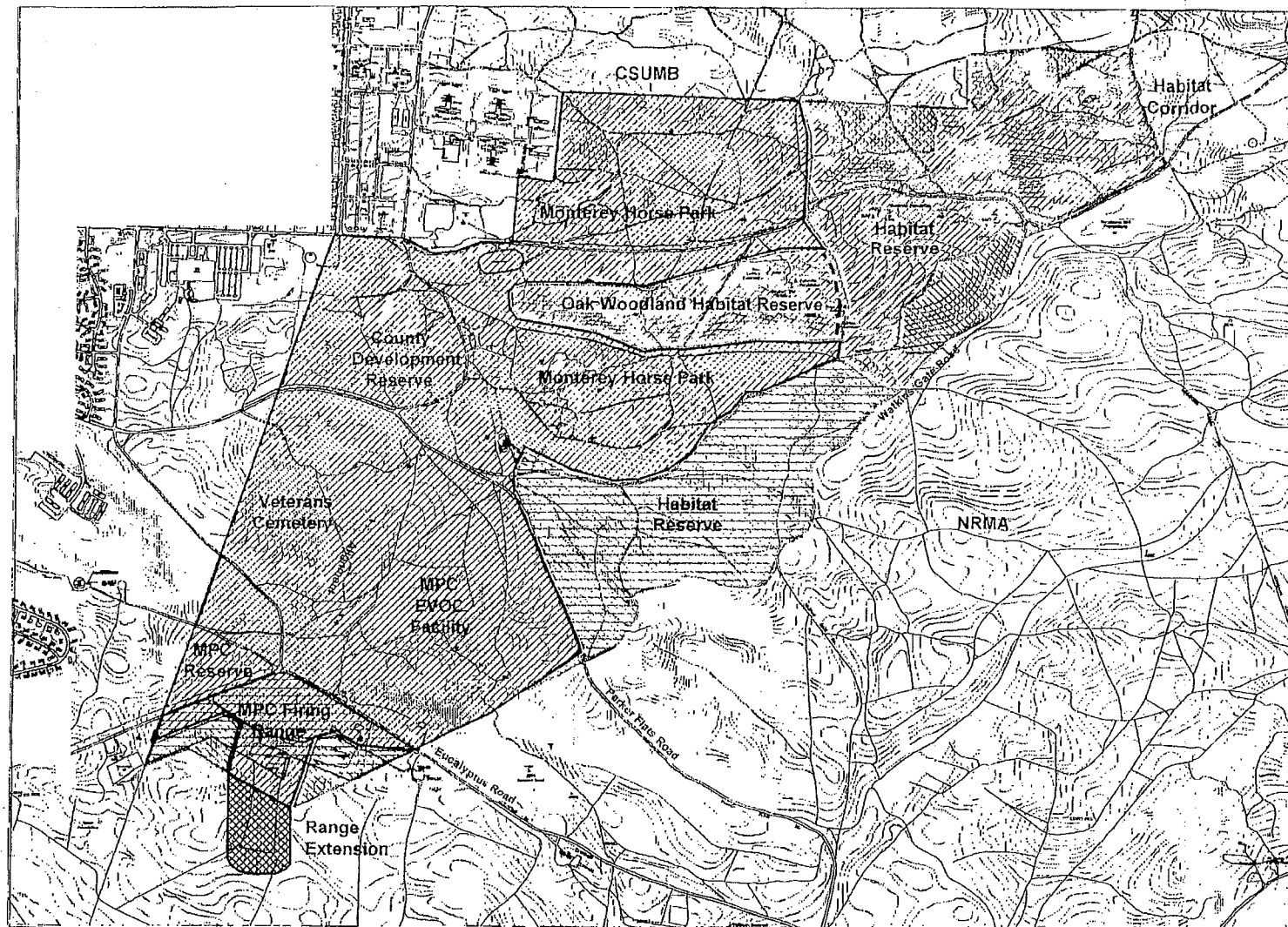
The modifications proposed for Parker Flats would change the Base Reuse Plan designations for the area by removing the residential, light industrial, golf course and other uses to accommodate the MPC officer training and EVOC facilities. Parker Flats would also provide areas for the Central Coast Veterans Cemetery, the Monterey Horse Park and other potential development (Figure 5). The MPC facilities would require minor adjustments to the existing HMP and Base Reuse Plan boundaries associated with Range 45 (HMP polygon E21b.3, Base Reuse Plan polygon 21b) to allow improvement and reuse of the existing range area (Figure 6). The line between HMP-designated development and habitat reserve areas, which currently bisects Range 45, would need to be extended to the south to accommodate the entire improved range area. The polygon boundaries would also be adjusted to balance species gains and losses and avoid recently identified populations of listed plants (see discussion below). This revised use concept for Parker Flats would reduce the development footprint originally envisioned for the area and resolve outstanding land use conflicts on properties at Fort Ord scheduled for transfer to the County. The revised use designations would also allow approximately 380 acres adjacent to the NRMA and primary habitat corridor area to be added to the existing habitat reserve areas. In addition, large areas within the Monterey Horse Park section of Parker Flats, notably a central oak woodland reserve area comprising about 70 acres would remain in native habitat. With development of appropriate resource conservation and management requirements and identification of suitable resource management entities, the new habitat reserve areas would provide greater than a 2:1 replacement ratio for the habitat acreage lost at East Garrison as a result of the proposed expanded development there.³ These new reserve areas would also expand and enhance the habitat corridor connections to reserve areas (UC Natural Reserve, CSUMB, Landfill) to the north. However, because much of the maritime chaparral in the new reserve areas has been mechanically cleared to remove unexploded ordnance in preparation for transfer and development, the existing habitat values and species diversity in those areas may have been compromised (see further discussion below).

3.4 **Military Operations/Urban Terrain Facility (MOUT)**

3.4.1 *Existing Conditions and Plans*

The MOUT facility is located in a relatively isolated valley on an approximately 63-acre parcel (Base Reuse Plan polygon 26, HMP polygon F1.7.2) near the intersection of Eucalyptus Road and Barloy Canyon Road (Figures 1 and 2). The MOUT is a purpose-built mock village used by

³ Following the assumptions discussed above (see Table 1), approximately 210 acres of additional habitat beyond the allowances of the HMP would be lost at East Garrison because of the proposed modifications. Thus, $210 \times 2 = 420 < 450$.



Scale: 1" = Approx. 1200'

LEGEND










- Habitat Reserve areas:
- Oak woodland
- Maritime chaparral
- Grassland
- Development
- Designated development
- Extended development
- Areas mechanically cleared
- Proposed location of Horse Park cross country trail

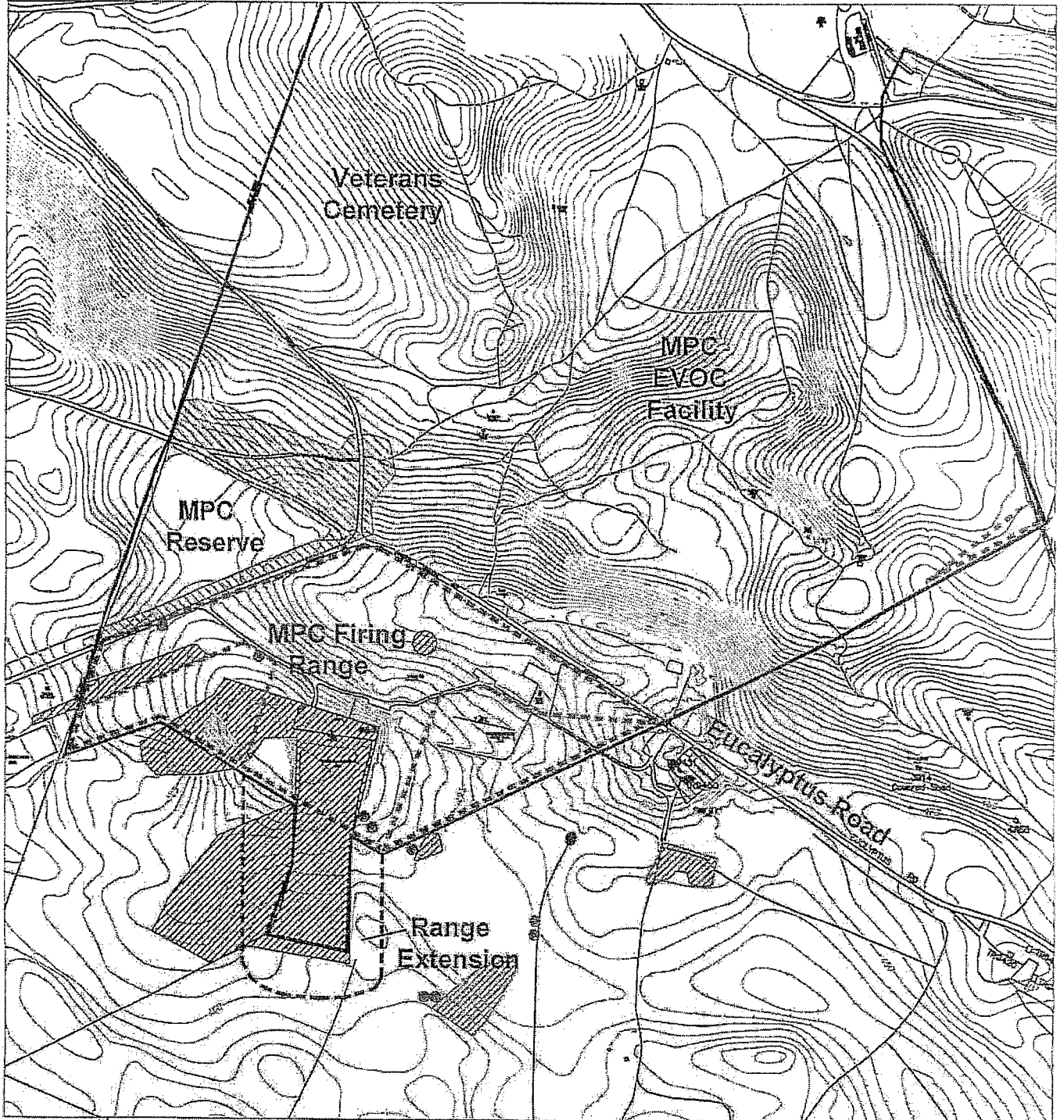
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Parker Flats
 Development Concept

Figure
 5

LEGEND

-  Bird's beak (1997-99 and 2000 HLA vegetation surveys)
-  Monterey spinaflower (1997-99 HLA vegetation surveys)
-  Monterey spinaflower-HD (2000 HLA vegetation survey)
-  Monterey spinaflower-MD (2000 HLA vegetation survey)
-  Monterey spinaflower-HD + sand gilia (2000 HLA vegetation survey)
-  Sand gilia (2000 HLA vegetation survey)
-  Sand gilia (2001 EMC vegetation survey)
-  Development area redesignated as habitat
-  Polygon E21b.3



Scale: 1" =
Approx 750'

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MPC EVOG Facility and Firing Range
with Listed Species Locations
(1997-2001 Surveys)

Figure
6

the military for urban warfare training. The facility continues to be used by the Federal Bureau of Investigation (FBI) and various other law enforcement agencies under a lease arrangement with the Army. The undeveloped slopes surrounding the MOUT facility support oak woodland and maritime chaparral habitats.

The HMP designates the MOUT polygon as development with no restrictions and allows for its continued use as a training facility through lease arrangements with BLM. The Base Reuse Plan also acknowledges its continued use.

3.4.2 Proposed MOUT Land Uses

With the proposed modifications, the MOUT would continue to be used for law enforcement training under the direction of MPC. No significant changes to the facility would occur but an adjustment to the HMP polygon boundary would be necessary to accommodate the full extent of existing Range 35A and generally secure the perimeter of the facility. The boundary would also be adjusted to add about 13½ acres of the polygon to the NRMA as habitat reserve since that area is not needed for the facility (Figure 7).

4.0 ASSESSMENT

The following analysis was completed to evaluate the effects of the proposed land use modifications at East Garrison, Parker Flats and the MOUT facility relative to the requirements of the HMP and its goals and objectives for preservation of biological resources. Three levels of analysis were completed for each area: consideration of changes that might be needed to HMP land use designations and requirements, assessment of habitat losses and gains, and assessment of HMP Species losses and gains. The analysis benefited from review by key resource agency personnel and has been modified in response to comments received during that review process. In particular, boundary considerations at East Garrison and the habitat value assumptions at Parker Flats have been revised to address issues raised through that review.

HMP land use designations and resource conservation and habitat management requirements for the East Garrison, Parker Flats and MOUT polygons were reviewed to evaluate consistency with the HMP. New information (e.g. more recent survey data for California tiger salamander not included in the HMP) and recommendations from key reviewing agencies, especially the Fish and Wildlife Service were also considered. Section 4.1 addresses the consistency of the proposed modifications with the HMP's land use categories and requirements.

To quantify losses and gains of the various habitat types and HMP Species, habitat and species mapping completed for the Army's *Flora and Fauna Baseline Study of Fort Ord, California* (1992) was used. More current mapping was available in limited areas (e.g. the Range 45 area) and that information was also considered as appropriate. Polygons (GIS-based), developed by Jones and Stokes Associates (JSA polygons) to map biological resources for the baseline studies, were overlaid (electronically) on the proposed land use maps for East Garrison, Parker Flats and the MOUT to determine the extent of the effects of the proposed modifications on each resource type and its associated species. Results of this gain/loss analysis are presented in Sections 4.2 and 4.3. Polygon maps and polygon-specific tabulations (effects on high, medium and low densities of each HMP Species) are presented in Appendix B.

LEGEND



Oak woodland



Maritime chaparral



Grassland



Developed



HMP polygon boundary



Proposed boundary adjustments



Scale: 1" =
Approx. 600'

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Proposed Adjustments
at MOUT Facility

Figure
7

Page 15

4.1 HMP Land Use Categories and Requirements

4.1.1 East Garrison

The existing HMP land use designation for the East Garrison polygon is development with reserve areas or restrictions. The maximum development area allowed by the HMP is about 241 acres with the remainder of the polygon to be managed as habitat reserve (see Table 1). The proposed modifications would not change the HMP designation but would add about 210 acres to the allowable development area. This additional development acreage represents a modification to the HMP's resource conservation requirements for East Garrison and would need approval from the Fish and Wildlife Service. No development boundary is specified by the HMP, but coordination with the Service in siting development is required. The Service has already directed some boundary adjustments to the proposed development footprint at East Garrison through the review process described above. Increased setbacks from vernal pool habitat to the west of the East Garrison polygon, better defined (more manageable) boundaries between habitat and development, and clear connections between development zones have all been incorporated into the proposal through coordination with the Service and other resource agencies. The resulting development boundary (Figure 4) is intended to represent a "maximum allowable" footprint for the purposes of this assessment; the Service recognized that some further boundary adjustments could be made in the future if all parties agreed that the adjustments were superior (e.g. allowed for more effective border conditions within the development footprint such as firebreaks, fire management access and better habitat setbacks). Further boundary adjustments would be coordinated with the Service as site-specific planning for East Garrison proceeds. The ultimate alignment of the future road corridor providing access into the East Garrison area from the north would also be coordinated with the Service to avoid isolating habitat reserve lands. This coordination is consistent with the HMP and could be handled through the Fort Ord Coordinated Resource Management and Planning (CRMP) program as site-specific planning for East Garrison proceeds.

A new HMP resource conservation requirement would need to be added to protect California tiger salamanders (CTS) known to occur in the vernal pool located west of the East Garrison polygon (see Figure 3). The requirement would specify construction of a low wall or other suitable barrier to CTS migration along the development/reserve boundary to the east of the vernal pool when development occurs in that area. No changes would be necessary to the HMP's existing management requirements or parties identified as responsible for managing the remaining habitat areas at East Garrison. However, habitat management requirements (in addition to the fire management requirements noted above) will need to be considered in any boundary adjustments or other site-specific borderland planning.

Finally, use of the minor roads from East Garrison that pass through habitat reserves would also need to be considered through the CRMP program. Inter-Garrison Road and Reservation Road (via the future road corridor connection) are expected to be the primary travel routes servicing East Garrison, consistent with the assumptions used for the HMP. However, increased development of the area could increase use of minor roads such as Barloy Canyon Road to the south and Watkins Gate Road to the west, potentially affecting HMP Species. Barloy Canyon

Road provides access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. These conditions are not expected to change as a result of the proposed modifications at East Garrison.⁴ Watkins Gate Road and Eucalyptus Road (via Barloy Canyon Road) connect East Garrison with Parker Flats. With the proposed modifications, Parker Flats would become less of a destination or source of traffic, almost certainly reducing travel on these connector roads below the levels that would have accompanied HMP buildout. While all parties recognize the potential effects on HMP Species of increased use of minor roads through habitat reserve areas, further road closures are not proposed here. However, FORA, the County, the Service and others have agreed to review the disposition and use of minor roads through the CRMP program, and to incorporate appropriate habitat protection measures into the Habitat Conservation Plan prepared through CRMP.

4.1.2 Parker Flats

The existing HMP land use designation for most of the Parker Flats area is development with no restrictions.⁵ The proposed modifications would require boundary adjustments to designate approximately 380 acres adjacent to BLM's NRMA and the central habitat corridor polygon (HMP polygon L20.2.1) as habitat reserve. Approximately 70 acres of oak woodlands within the proposed Monterey Horse Park area would also need to be designated as habitat reserve, or possibly, development with reserve areas or restrictions along with the rest of the Horse Park area (see below). Finally, the boundary between development and habitat areas around Range 45 (HMP polygon E21.b.3) would need to be adjusted to accommodate MPC's plans for reuse of that range, balance habitat losses and gains, and avoid known locations of certain listed species.

The existing borderland development requirements along the NRMA would need to move (and possibly be modified) in concert with the adjusted boundary lines. In addition, internal habitat boundary management agreements among habitat managers could be necessary, depending, in part, on the responsible management entities identified for the newly adjusted habitat areas. For example, through the review process noted above, BLM expressed a willingness to consider extending its management responsibility (and possibly ownership) to a well-defined boundary north of the existing NRMA boundary, but not necessarily to all newly adjusted habitat areas. In such a case, the County or another designated habitat manager would be responsible for enforcing borderland restrictions in developed areas adjacent to habitat reserve areas and coordinating internal habitat boundary issues with BLM. BLM also expressed concern about public access in proximity to live fire at Range 45 and suggested that MPC (or the County) may need to assume management responsibility (and enforce access restrictions) within a defined perimeter habitat reserve area surrounding the range. The 70 acre oak woodland preserve within the Horse Park area also poses particular boundary management issues because of its relatively large edge to area ratio and its setting within an active use area. Details of boundary requirements and suitable management entities for each component of the new habitat areas will need to be defined and coordinated with the Service and others through the CRMP program.

⁴ BLM manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of the East Garrison polygon when development occurs there.

⁵ The only area associated with the proposed modifications at Parker Flats not designated for development by the HMP is the small (approximately 16-acre) area associated with Range 45 that would be incorporated into the MPC plans through a minor boundary adjustment as noted in the discussion.

Resource conservation and management requirements, similar to those specified for the NRMA, would need to be developed for the newly adjusted habitat reserve areas. The areas would be managed to maintain and restore native habitat, especially maritime chaparral habitat. Because much of the maritime chaparral habitat (approximately 162 acres) in the Parker Flats area has been mechanically cleared in preparation for transfer, controlled burning, which is already a management requirement in the NRMA, would be critical for the restoration and maintenance of habitat values in these areas (see discussion below). Other management requirements associated with the NRMA (e.g. invasive weed control, erosion control, access control, monitoring) would also apply in these areas, with the exception of the 2% development allowance for the NRMA. While existing roads and trails through the habitat areas could remain, be realigned and used for recreational activities (e.g. equestrian trails/courses), no areas with natural vegetation would be converted to development-oriented uses in the new habitat areas. Any proposed trail or road realignments would be coordinated with the Service through the CRMP program. The oak woodland reserve in the Horse Park area (or possibly the adjacent oak woodlands and grasslands to the east) would include an allowance for a section of the proposed cross-country course. The course section would require two lanes, each approximately 75 feet wide. However, no buildings, grandstands, corrals, parking areas or other developments would be allowed in the habitat reserves. Requirements to minimize removal of native vegetation and maintain an aggressive weed control program over the entire Horse Park use area would be included as a development condition (through designation of the area as development with reserve or restrictions). A Natural Resources Management Plan would need to be prepared for all the newly adjusted habitat areas in coordination with BLM's planning efforts for the NRMA. Additional costs and funding for habitat management, beyond funds previously allocated, would need to be included in the planning.

4.1.3 MOUT

The existing HMP land use designation for the MOUT facility is development with no restrictions. The proposed modifications would require a boundary adjustment to designate approximately 13½ acres adjacent to the NRMA as habitat reserve. The boundary adjustment would also need to incorporate the existing part of Range 35A and other areas that are currently outside of designated development (totaling just under four acres) into the MOUT polygon to secure the perimeter of the facility and accommodate MPC's plans (Figure 7). BLM would need to agree to the boundary adjustments and to the management responsibilities associated with an addition to the NRMA.

4.2 Habitat Acreage

4.2.1 East Garrison

The East Garrison development footprint as proposed (Figure 4) would maximize use of existing developed areas but would also result in the loss of about 298 acres of habitat. About 213 acres of oak woodland, 15 acres of maritime chaparral and 70 acres of non-native grasslands would be lost in addition to the 153 acres of existing developed areas located in the Cantonment Area and the ASP (Table 2). Assuming that the HMP also anticipated maximum use of the Cantonment Area and ASP, approximately 88 acres of habitat loss would accompany buildout of East

Garrison as allowed by the HMP. Thus, the proposed modifications result in about 210 more acres of habitat loss than allowable HMP buildout. However, the impact of HMP buildout on specific habitat types was not quantified because no specific development plan (beyond the allowable 241 acres) was identified in the HMP. While some of that loss would be attributable to the designated future road corridor, which passes through grasslands and oak woodlands (Figure 3), the remaining habitat loss was not assigned in the HMP.

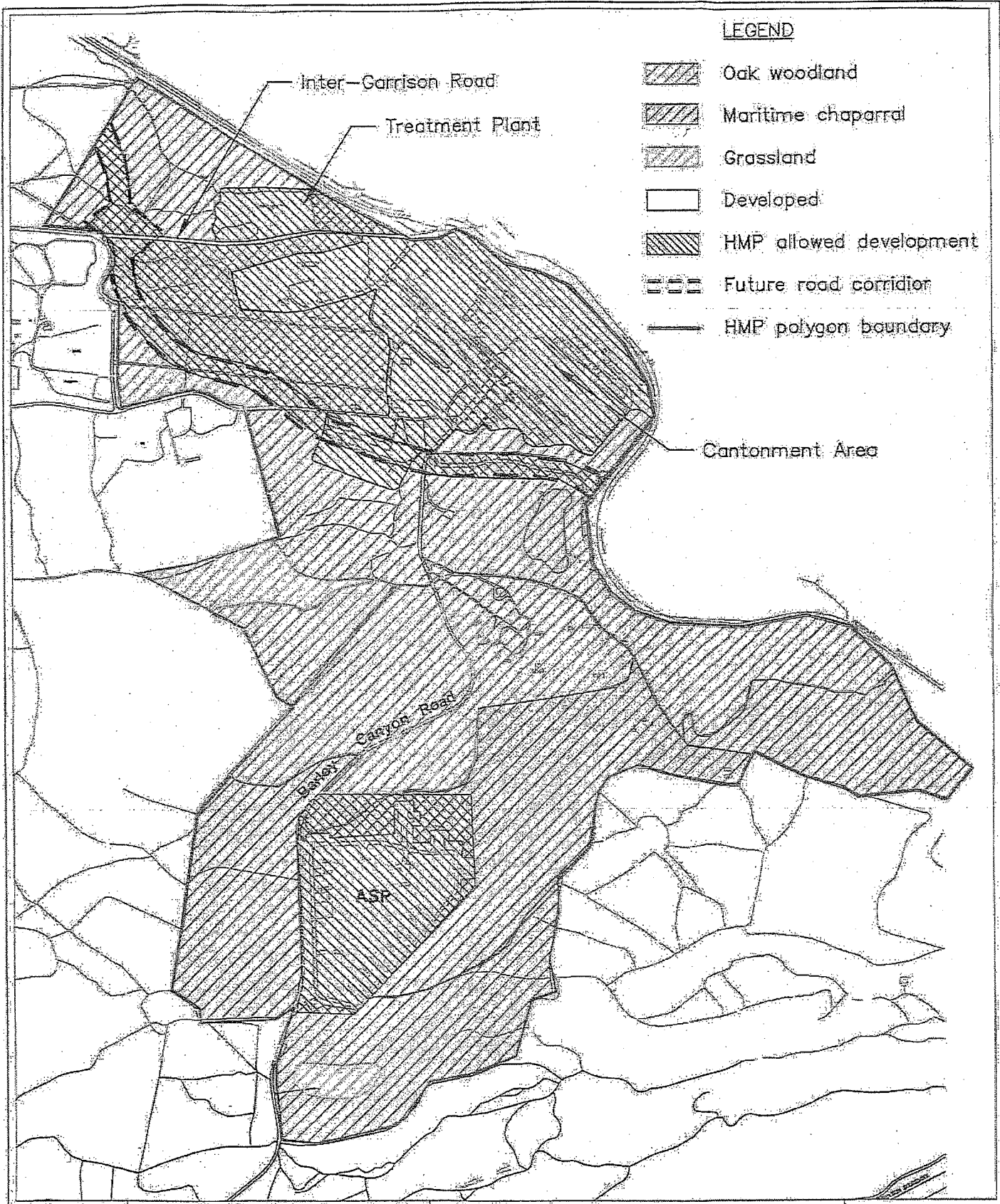
TABLE 2: EAST GARRISON HABITAT LOSS SUMMARY

	Existing Development (acres)	Habitat (acres)				Total (acres)
		Maritime Chaparral	Oak Woodland	Grassland	Total	
Proposal	153	15	213	70	298	451
HMP Buildout	153	9	23	56	88	241
Difference	0	6	190	14	210	210








For the purposes of this assessment, we assume that allowable HMP buildout at East Garrison would be concentrated near the developed Cantonment Area and the ASP and that habitat losses would occur in adjacent areas. Expansion of the development footprint in these areas would take advantage of existing disturbance and minimize further encroachment into habitat areas. We further assume that the alignment and size of the future road corridor would remain as mapped in the HMP. Following these assumptions, relying on the principle of well-defined, manageable boundaries, and allocating the 88 developable habitat acres accordingly, we produced an HMP buildout alternative against which to compare the proposed modifications. Figure 8 illustrates the HMP buildout alternative and Table 2 provides a summary of its effects on HMP habitat types. Based on these assumptions, net losses of about 190 acres of oak woodland, 6 acres of maritime chaparral and 14 acres of grasslands beyond the HMP allowances would result from the proposed modifications at East Garrison. These losses would need to be replaced in kind for consistency with the HMP.

4.2.2 Parker Flats

Since all of Parker Flats (except for the small area associated with Range 45) is designated for development, the proposed reduction in the development footprint provides an opportunity for boundary adjustment and redesignation that could compensate for habitat acreage losses at East Garrison and result in a net gain in habitat reserve area adjacent to the NRMA. This new reserve area would also increase opportunities for habitat corridor connections through the CSUMB property to the landfill polygon (HMP polygon E8a.1) as well as expanding the existing corridor connection (HMP polygon L20.2.1) to the northern reserve areas along Reservation Road. The Parker Flats development footprint as proposed (Figure 4) would result in the preservation of about 249 acres of oak woodland, 196 acres of maritime chaparral and 18 acres of grassland habitats that were not anticipated for preservation in the HMP (Table 3). Subtracting the loss of about 16 acres of area mapped as maritime chaparral associated with the improvement and reuse of Range 45, the net gain in maritime chaparral habitat acreage at Parker Flats, beyond that



LEGEND

-  Oak woodland
-  Maritime chaparral
-  Grassland
-  Developed
-  HMP allowed development
-  Future road corridor
-  HMP polygon boundary



Scale: 1" =
Approx 1100'

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HMP Buildout Alternative

Figure 8

anticipated by the HMP, would be about 180 acres. Thus, total habitat available as credit at Parker Flats to offset the 210 acres of losses at East Garrison is about 447 acres (Table 3).

TABLE 3: OVERALL HABITAT LOSSES/GAINS

	Maritime Chaparral	Oak Woodland	Grassland	Total
East Garrison				
Loss	(5.6)	(189.9)	(14.5)	(210)
Parker Flats				
Gain	195.8	249.5	17.9	463.2
Loss	(16.1)	0	0	(16.1)
Net	179.7	249.5	17.9	447.1
MOUT				
Gain	5.2	8.2	0	13.4
Loss	(1.7)	(1.5)	(0.6)	(3.8)
Net	3.5	6.7	(0.6)	9.6
Overall Net	177.6	66.3	2.8	246.7

However, most of the maritime chaparral habitat in the newly adjusted reserve area (about 162 acres) has been mechanically cleared for ordnance and explosives removal prior to transfer (Figure 5). Consequently, while actual acreage of maritime habitat would increase, it may not currently support the habitat quality (as determined by diversity and densities of species) necessary to compensate for losses at East Garrison. Therefore, controlled burning and monitoring in the mechanically cleared chaparral habitat areas indicated on Figure 5 would need to be specified as priority HMP management requirements in an effort to recover full habitat value in those areas and realize full compensation credit for the proposed modifications (see further discussions below).

4.2.3 MOUT

The proposed boundary adjustments at the MOUT facility would result in an additional gain of approximately eight acres of oak woodland and five acres of maritime chaparral habitats along its southern boundary adjacent to the NRMA. The extension of the boundary to accommodate exiting Range 35A would result in loss of an approximately two-acre area mapped as both oak woodland and maritime chaparral (even though the area has been cleared and graded for range use). Other minor boundary adjustments along the perimeter of the MOUT would result in losses of maritime chaparral (about one acre) and grasslands (about half an acre), resulting in a net gain in overall habitat reserve acreage of about nine and one half acres at the MOUT.

4.3 HMP Species

4.3.1 East Garrison

One federally listed threatened plant, Monterey spineflower (*Chorizanthe pungens* var. *pungens*), has been mapped within the East Garrison polygon boundary defined by the HMP. No other federally or state listed species have been recorded in the polygon area. However, several other HMP species are known to occur in the East Garrison polygon according to the HMP (p. 4-50). They include Toro manzanita (*Arctostaphylos montereyensis*), sandmat manzanita (*A. pumila*),

Monterey ceanothus (*Ceanothus rigidus*), Eastwood's ericameria (*Ericameria fasciculata*) and Hooker's manzanita (*A. hookeri* ssp. *hookeri*). Potential habitat for the Monterey ornate shrew (*Sorex ornatus solarius*), based on the presence of oak woodlands, is also noted in the HMP. More recent surveys have also identified the presence of California tiger salamanders in the vernal pond to the west of the East Garrison polygon.

The effects of the proposed East Garrison land use footprint on acreage mapped for HMP Species are summarized on Table 4 with further detail provided in Appendix B. The extent of the impact was quantified based on comparison with the HMP buildout alternative discussed above (Figure 8). For the purposes of this assessment, we assume that all losses to acreage supporting HMP Species over and above the losses associated with the HMP buildout alternative will need to be offset by replacement (through reserve designation and appropriate management) of equal or greater acreage for these species.

TABLE 4: SUMMARY OF HABITAT AND SPECIES LOSSES/GAINS

HABITAT (acres)		HMP SPECIES ¹ (acres)							
		Armo	Chpu	Arpu	Erfa	Arho	Ceri	Gitea	Coril
East Garrison									
OW	(189.9) ²	(88.5)	(29.4)						
MC	(5.6)	(5.6)			(0.9)		(0.9)		
G	(14.5)		(3.2)	(3.2)					
NET	(210)	(94.1)	(32.6)	(3.2)	(0.9)		(0.9)		
Parker Flats									
OW	249.5		116.9						
MC	195.8 (16.1)	174.5	169.7 (16.1)	168.1 (16.1)	123.6 (16.1)	174.5	169.7 (16.1)	1.6	16.1 (16.1)
G	17.9		17.9						
NET	447.1	174.5	288.4	152	107.5	174.5	153.6	1.6	0
MOUT									
OW	(1.5) 8.2	(1.5) 8.2				(1.5) 7.0			
MC	(1.7) 5.2	(0.6) 5.2	(0.6) 2.6		(0.6)	(1.7) 2.6	(1.7) 5.2	(0.6)	
G	(0.6)								
NET	9.6	11.3	2.0		(0.6)	6.4	3.5	(0.6)	
TOTAL NET	OW = 66.3 MC = 177.6 G = 2.8	91.7	257.8	148.8	106	180.9	156.2	1.0	0

1. Definition of species acronyms: Armo (*Arcostaphylos montereyensis*), Chpu (*Chorizanthe pungens* var. *pungens*), Arpu (*Arctostaphylos pumila*), Erfa (*Ericameria fasciculata*), Arho (*Arctostaphylos hookeri* ssp. *hookeri*), Ceri (*Ceanothus rigidus*), Gitea (*Gilia tenuiflora* ssp. *arenaria*), Coril (*Cordylanthus rigidus* var. *littoralis*)

2. Parentheses indicate negative numbers or losses.

4.3.2 Parker Flats

Three federally and/or state listed plant species, Monterey spineflower, sand gilia (*Gilia tenuiflora* ssp. *arenaria*) and seaside bird's beak (*Cordylanthus rigidus* ssp. *littoralis*) have been recorded from the Parker Flats area. Monterey spineflower (mostly low densities) is relatively widespread throughout the area, while sand gilia and seaside bird's beak are limited to specific locations toward the southerly end of the area. In recent years, the Army and others have conducted focused surveys in selected areas of Parker Flats to update the record for these listed species. The results of these surveys are illustrated on Figure 6. Numerous other HMP Species are also known from Parker Flats. With the exception of losses associated with the boundary adjustment for Range 45 (see Table 2), all losses of HMP Species in Parker Flats were anticipated by the HMP.

The proposed improvements and reuse of Range 45 and associated boundary adjustments merit special consideration here. The Army's baseline studies identified a variety of HMP Species in a large, approximately 300-acre polygon (JSA polygon #735) that includes existing Range 45 and almost all of HMP polygon E21b.3 (Figure 9). While polygon E21b.3, containing a part of Range 45, is designated for development without restrictions, the remainder of the range is designated as habitat reserve. Consequently, Table 4 indicates that some losses of HMP Species at Parker Flats will result from the proposed range reuse. However, polygon boundaries have been adjusted to balance these losses by gains for all species (and species densities) recorded in the baseline studies. In addition, the subsequent focused plant surveys referenced above identified specific locations of Monterey spineflower, seaside bird's beak and sand gilia in the vicinity of Range 45. Spineflower, an aggressive colonizer of suitable disturbed areas, was mapped within and around the existing range footprint; small colonies of gilia and bird's beak were found in surrounding areas, including inside unrestricted development areas (Figure 6). MPC's proposal to improve and reuse the existing range in its same general footprint would preclude long-term sustainability of most HMP Species within the active range area.⁶ However, the polygon boundaries have also been adjusted to avoid these recently mapped locations of bird's beak and gilia so that these areas will be included in the adjacent NRMA.

As originally mapped, HMP Species distribution and densities in the additional acreage proposed as new habitat reserve could not only offset the acreage losses in East Garrison, but could result in a net gain for most HMP Species overall (Table 4). However, because the Army has already completed mechanical vegetation clearance to facilitate unexploded ordnance removal in much of the maritime chaparral area (about 162 acres) within the adjusted habitat reserve, habitat quality may be compromised. Especially for certain fire-dependent species such as Toro manzanita, sandmat manzanita and Monterey ceanothus, there may be differences between species distributions and densities as originally mapped for the baseline studies and current conditions. Further evaluation of HMP Species gains and losses assuming reduced and no (zero) values for certain HMP Species in mechanically cleared areas at Parker Flats were conducted at the direction of the Fish and Wildlife Service in an effort to quantify these differences (Appendix B). Net losses of several species, particularly Toro manzanita, would result with these reduced values. Consequently, controlled burning and monitoring in these chaparral habitat areas will be






⁶ Monterey spineflower and other species could persist even with use of the area as a firing range.

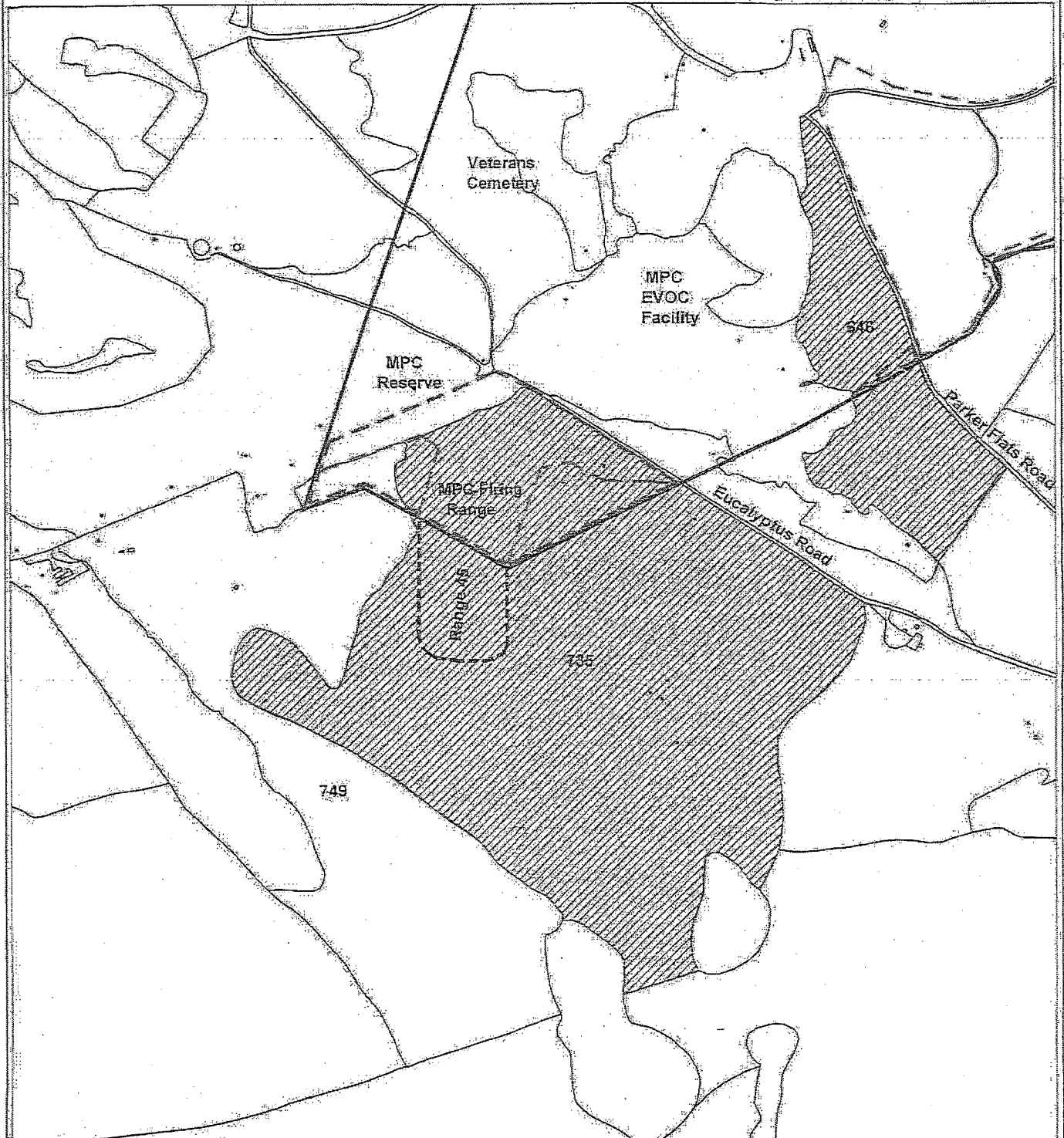
Species of Concern

Polygon 735:
 ARPU
 CERJ
 CHPUP
 CORIL
 ERFA

Polygon 646:
 ARHOH
 ARMO
 CERJ
 CHPUP
 ERFA
 GITEA

LEGEND

-  735: JSA polygons and numbers
-  Habitat Reserve areas
-  Polygon E21b.3
-  Range extension area
-  Planning area boundary



Scale: 1" =
 Approx. 1100'

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MPC Boundary Adjustments
 in Relation to JSA Polygons
 of Parker Flats

Figure
 9

Page 24

required in a relatively short term (3-5 years) to assure continued habitat sustainability for these species and to realize full compensation credit for the proposed modifications.

FORA and the County recognize the need for prescribed burning in the chaparral areas at Parker Flats and would apply for a burn permit from the Monterey Bay Area Unified Air Pollution Control District within six months of a preferred burn date established by a professional fire specialist working through the CRMP program. Prior to burning (and no later than September 1, 2003), FORA and the County would quantitatively characterize the condition of the HMP Species in the mechanically cleared areas at Parker Flats to establish a pre-burn monitoring baseline for addressing success criteria and prescribed burn goals. Post-burn monitoring would be conducted following procedures and a schedule established in coordination with the designated fire specialist through the CRMP program. Success criteria, established in coordination with the CRMP program, would be used to determine whether restoration goals are met through the prescribed burn.

If FORA and the County are unable to perform the prescribed burn or if restoration goals are not met following a burn, certain contingency measures, coordinated through the CRMP program, could be undertaken such as habitat restoration of eroded, unused trails, roads or other degraded sites within habitat reserve lands. Alternatively, FORA and the County could decide to comply with the existing habitat conservation and management requirements of the executed HMP if development has not yet proceeded beyond the allowances of those requirements, effectively abandoning the proposed exchange of habitat areas for development areas (see Appendix C).

4.3.3 MOUT

The area in and around the MOUT polygon supports numerous HMP Species. The proposed boundary adjustments at the MOUT facility would result in both small losses and gains of habitat mapped as supporting these species (Table 2). The net result of the proposed modifications (which are primarily being done to rectify the inaccuracies of past, large-scale mapping error) would be a small gain for most HMP Species with the exception of two species (Eastwood's ericameria and sand gilia). These species are mapped as occurring in the range extension area following the same principles discussed above (i.e. relatively large polygons and large scale mapping effort for general planning purposes). Following the methodology used to calculate net losses and gains for other species (Table 4 and Appendix B), losses to both ericameria and gilia are offset by designating additional reserve areas at Parker Flats.⁷

5.0 CONCLUSIONS AND RECOMMENDATIONS

The proposed boundary adjustments and other modifications discussed herein could enable appropriate uses in appropriate areas at Fort Ord without compromising the overall goals and objectives of the HMP and the Base Reuse Plan. No material changes to the HMP or to the general HMP land use designations should be necessary. Rather, existing designations coupled

⁷ Low density sand gilia was recorded in both JSA polygon #646 at Parker Flats and JSA polygon #940 at the MOUT. Approximately 1.6 developable acres of polygon #646 will be dedicated as habitat to replace about 0.6 acres of loss in polygon #940 at the MOUT, an almost 3:1 replacement ratio (see Figures 8 & 9 and Appendix B).

with boundary adjustments in selected areas could accommodate the proposed modifications. However, depending on the preferred management entities for the newly adjusted habitat reserve areas (e.g. BLM, the County), revised ownership or polygon designations may be warranted. In addition, some redesignation (equivalent to "down-zoning") in certain polygons (e.g. change from development to development with restrictions in the Monterey Horse Park area) would provide greater assurances for long-term habitat protection.

Approximately 210 acres of habitat and species losses could occur at East Garrison that were not contemplated by the HMP, but these could be offset by equivalent or better gains in kind at Parker Flats, assuming a controlled burn program is initiated in a timely manner (see above). On a habitat level, protected acreage for both oak woodland and maritime chaparral would increase within newly adjusted habitat reserve areas at Parker Flats comprising about 447 acres, 380 acres of which is directly adjacent to the NRMA. With implementation of habitat management and other measures discussed herein, especially with the use of prescribed fire as a management tool, there could be no net loss in HMP Species and potentially considerable gain in some species such as Monterey spineflower, Hooker's manzanita, sandmat manzanita and Monterey ceanothus. An expanded and enhanced corridor connection between the NRMA and reserve areas to the north would result and borderland areas along the NRMA would support compatible uses.

The HMP allows for changes within designated development parcels without the need for revisions to the HMP or formal consultation with the U.S. Fish and Wildlife Service. Other modifications can be (and have been) made with support and concurrence from the Army and the Service (HMP, p. 1-14 & Appendix C). For the proposed modifications presented herein to proceed, the Army and BLM will need to support them and the Service will need to determine that they are consistent with the goals and objectives of the HMP. The California Department of Fish and Game and other agencies and organizations with direct involvement or interest in habitat management at the former base, will also be key parties in the approval of this proposal.

Through the review process described in this report, various conditions that would allow the U.S. Fish and Wildlife Service and other agencies referenced above to support and approve these proposed modifications were discussed and ultimately agreed to in concept by FORA and County staff. Many of these conditions have already been discussed in this analysis. A complete listing of these conditions is attached as Appendix C. Based on this assessment and on initial coordination with resource agencies and other interested parties, FORA and the County would need to agree to these conditions for the proposed modifications to be approved. Doing so would provide the necessary assurances to the Service and others that no net loss of HMP Species or habitat would result from the proposed modifications.

APPENDIX A

HMP SPECIES

HMP SPECIES

Common Name	Scientific Name	Status ¹
		Federal/State/Other
Plants		
Sand gilia	<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	E/T/CNPS 1B
Monterey spineflower	<i>Chorizanthe pungens</i> var. <i>pungens</i>	T/--/CNPS 1B
Robust spineflower	<i>Chorizanthe robusta</i> var. <i>robusta</i>	E/--/CNPS 4
Seaside bird's-beak	<i>Cordylanthus rigidus</i> var. <i>littoralis</i>	SC/E/CNPS 1B
Toro manzanita	<i>Arctostaphylos montereyensis</i>	SC/--/CNPS 1B
Sandmat manzanita	<i>Arctostaphylos pumila</i>	SC/--/CNPS 1B
Monterey ceanothus	<i>Ceanothus cuneatus</i> var. <i>rigidus</i>	SC/--/CNPS 4
Eastwood's ericameria	<i>Ericameria fasciculata</i>	SC/--/CNPS 1B
Coast wallflower	<i>Erysimum ammophilum</i>	SC/--/CNPS 1B
Yadon's piperia	<i>Piperia yadoni</i>	E/--/CNPS 1B
Hooker's manzanita	<i>Arctostaphylos hookeri</i>	--/--/CNPS 1B
Animals		
Smith's blue butterfly	<i>Euphilotes enoptes smithi</i>	E/--
California linderiella	<i>Linderiella occidentalis</i>	no status
California red-legged frog	<i>Rana aurora draytoni</i>	T/CSC
California tiger salamander	<i>Ambystoma tigrinum californiense</i>	C/CSC
California black legless lizard	<i>Anniella pulchra nigra</i>	--/CSC
Western snowy plover	<i>Charadrius alexandrinus nivosus</i>	T/CSC
Monterey ornate shrew	<i>Sorex ornatus salarius</i>	SC/--

1. Status Explanations

Federal

- E = listed as endangered under the federal Endangered Species Act (ESA)
T = listed as threatened under the federal ESA
C = candidate for federal listing as threatened or endangered under the federal ESA
SC = Species of Concern are all former Category 1 and 2 candidate species that without additional conservation action are likely to become candidates for listing by the U.S. Fish and Wildlife Service under the federal ESA.

State

- E = listed as endangered under the California Endangered Species Act (CESA)
T = listed as threatened under the CESA
CSC = California Department of Fish and Game species of special concern

Other

- CNPS 1B = California Native Plant Society list 1B: plants listed as rare, threatened or endangered in California and elsewhere
CNPS 4 = California Native Plant Society list 4: plants of limited distribution in California - a watch list

APPENDIX B
DATA CALCULATIONS AND MAPS

DATA CALCULATIONS

Included in this appendix are the spreadsheets used to provide the acreage figures summarized in Table 4 of the text. Maps are also included that indicate the location and numbers of the polygons used for the *Army's Flora and Fauna Baseline Study of Fort Ord, California (1992)*,—referred to as the Jones & Stokes (JSA) Polygons—in relationship to the proposed development boundaries for East Garrison, Parker Flats and the MOUT. JSA polygons (GIS-based) from the baseline studies, identifying each mapped resource type, were overlaid (electronically) on the proposed land use maps for East Garrison, Parker Flats and the MOUT to determine the effects of the proposed modifications on each type.

The spreadsheets in this appendix provide a polygon-specific tabulation of the effects on oak woodland, maritime chaparral and grassland habitats as well as the effects on high, medium and low densities for each HMP Species. Three separate cases are illustrated. Case 1 is the baseline condition, assuming that diversity and density of HMP Species remain as originally mapped by Jones & Stokes Associates for the Army. Case 2 shows reduced values for some HMP Species in mechanically cleared areas at Parker Flats based on brief site reconnaissance of those areas during March and April 2002. Case 3 is a worst case scenario that eliminates values for all HMP Species in mechanically cleared areas at Parker Flats.

The numbers of the polygons used for the baseline studies are shown in the left-hand column for each land use area. Acreage numbers for each polygon are assigned by habitat type. Finally, species densities for each polygon, as recorded by JSA for the Army, are indicated in columns under each HMP Species. For species-specific numbers, 1 = low density, 2 = medium density and 3 = high density. The numbers shown in red and in parentheses represent losses while the numbers in black are gains. Numbers that change as a result of the reduced (Case 2) or zero (Case 3) values assigned because of mechanical clearing are shown in blue and the polygon numbers representing the changed areas are highlighted.

The baseline case shows gains in all categories of all species and habitats except for a minor (1.5-acre) loss of medium density habitat for one species (*Ericameria fasciculata*). This apparent loss is well within the margin of error associated with the field sampling techniques and map scale limitations of the baseline studies and the analysis completed herein. Moreover, the apparent loss would be more than offset by a gain of 107 acres of low density habitat for the same species. However, net losses of HMP Species increase beyond the margin of error and map limitation factors in Cases 2 & 3, demonstrating the potential effects of mechanical clearing and the absence of prescribed burning. Accordingly, we have based our no net loss determination on an assumption that prescribed burning in mechanically cleared chaparral areas would occur in a timely manner.

East Garrison/Parker Flats/MOUT
Gain/Loss of Habitats and
Sensitive Plant Species
East Garrison Alternative 1
May, 2002

CASE 1
Baseline

East Garrison	USA#	OW	MC	G	Density	ARMO	CHPUP	ARPU	ERFA	ARRHOH	CERI	GITEA	CORIL	LEGEND
Develop	243	(29.4)					(1)							
	266	(1.3)												1= Low Density
	296			(11.3)										2= Medium Density
	353	(34.8)												3= High Density
	386	(37.1)												
	422		(4.7)			(1)								
	433			(8.2)			(1)	(1)						
	455	(76.9)				(1)								
	468	(9.8)				(1)								
	518		(0.0)						(2)		(2)			
TOTAL ACRES		(189.9)	(5.8)	(14.5)	1=	(93.2)	(32.0)	(3.2)						
TOTAL		(210.0)			2=	(0.9)			(0.0)		(0.0)			
Parker Flats	USA#	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARRHOH	CERI	GITEA	CORIL	
Range 45	735		(16.1)				(2)		(3)	(1)			(3)	(1)
	735		12.5				2		3	1			3	1
	735		3.6				2		3	1			3	1
	749		5.2				1		3	1			3	
Reserve	637		46.1			2	1		2		2			
	646		1.6			1	1		1	1	2	1		
	575		100.7			1	1	1	1	1	1			
	500		26.1			1								
	526			17.9				3						
	379	132.6												
	472	40.8					1							
	417	6.6						3						
Oak Oval	472	31.5					1							
	519	38.0					1							
TOTAL ACRES		249.5	179.7	17.9	1=	120.4	263.0	100.7	107.5	128.4	100.7	1.6	(0.0)	
					2=	46.1		46.1		46.1	47.7			
		447.1			3=		24.5	5.2			5.2			
MOUT	USA#	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARRHOH	CERI	GITEA	CORIL	
Reserve	850		2.6				3	1			2			
	841	1.2				1								
	879	7.0				2				1				
	932		2.6			2					3	1		
	891		(1.1)								(3)	(2)		
	902			(0.6)										
Range 35	906	(1.5)				(1)				(2)				
	940		(0.0)				(3)	(1)		(2)	(1)	(3)	(1)	
TOTAL ACRES		6.7	3.5	(0.6)	1=	(0.5)	2.0			6.1	2.6	(0.6)		
TOTAL		9.0			2=	9.6			(0.0)	(1.5)	1.5			
					3=	2.0				1.5	(0.6)			
Summary	Acres	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARRHOH	CERI	GITEA	CORIL	
	246.7	86.3	177.6	2.8	1=	34.9	233.3	97.3	107.5	134.8	103.3	1.0	0.0	
					2=	54.8	0.0	46.1	(1.3)	44.6	48.3			
	246.7				3=	2.0	24.5	5.2		1.6	4.6			

East Garrison/Parker Flats/MOUT
Gain/Loss of Habitats and
Sensitive Plant Species
East Garrison Alternative 1
Effect of Clearing at Parker Flats
Reduce Densities to 1 in Polygons 575, 637, 735, 749
May, 2002

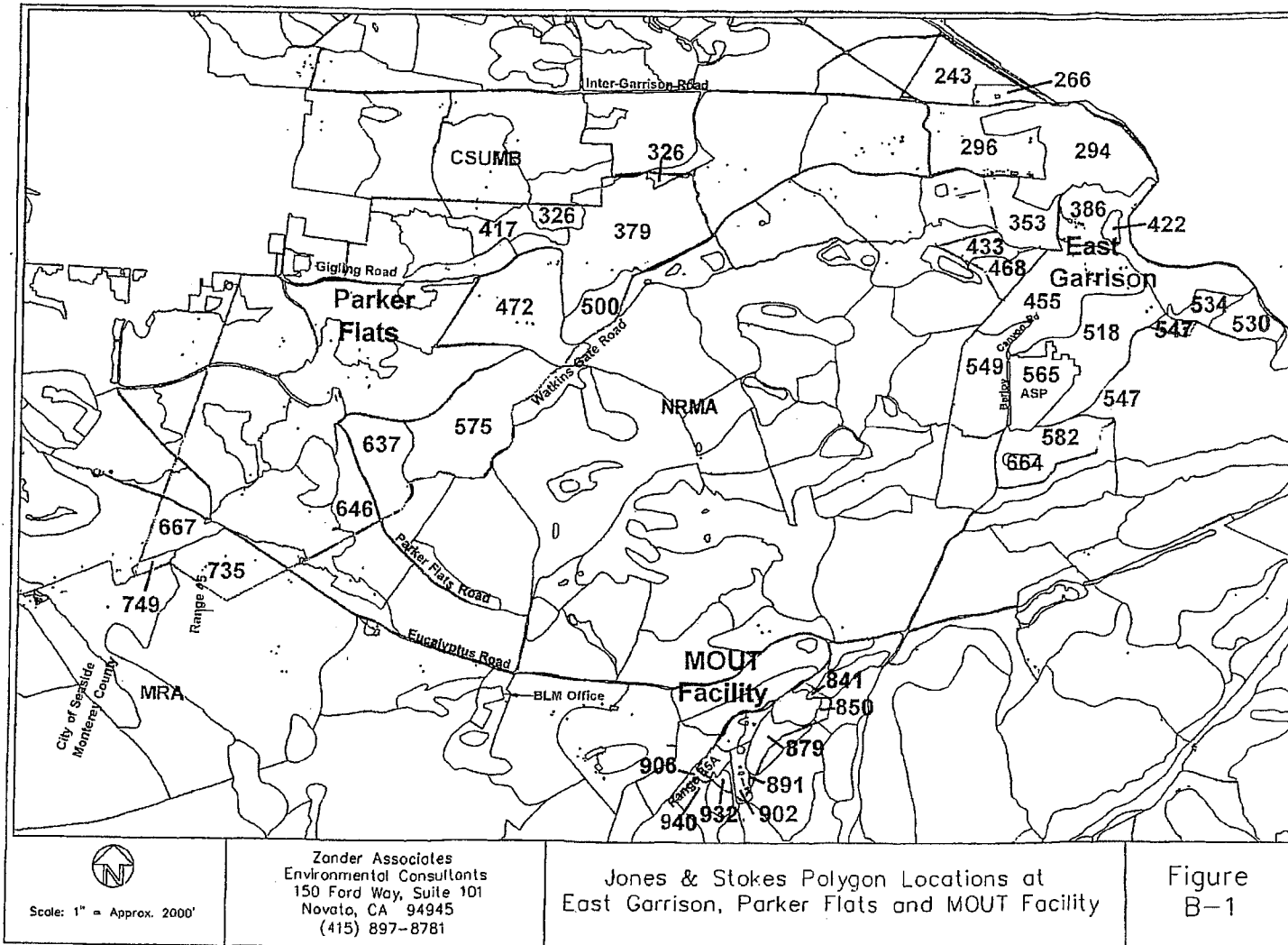
CASE 2
Effect of Clearing

East Garrison	JSA#	OW	MC	G	Density	ARMO	CHPUP	ARPU	ERFA	ARHOH	CERI	GITEA	CORIL	LEGEND	
Develop	243	(29.4)					(1)							1= Low Density 2= Medium Density 3= High Density	
	260	(1.1)													
	290			(11.3)											
	353	(33.8)													
	386	(37.1)													
	422		(4.7)		(1)										
	433			(3.2)		(1)	(1)								
	456	(78.9)			(1)										
	488	(9.6)			(1)										
	618		(0.8)			(2)			(2)		(2)				
TOTAL ACRES		(180.9)	(5.8)	(14.5)	1=	(93.2)	(32.6)	(3.2)							
TOTAL		(210.0)			2=	(0.9)			(0.9)		(0.9)				
Parker Flats	JSA#	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARHOH	CERI	GITEA	CORIL		
Range 45	735		(16.1)				(2)		(3)	(1)		(3)	(1)		
	735		3.6				2		3	1		3	1		
	735		8.9			1		1	1		1		1		
	735		1.5				2		3	1		3	1		
	735		2.1			1		1	1		1		1		
	749		1.0			1			3	1		3			
	749		4.2			1	1	1	1		1				
Reserve	637		46.1			1	1	1		1	1				
	648		1.6			1	1		1	1	2	1			
	575		100.7			1	1	1	1	1	1				
	500		26.1			1			1	1					
	328			17.9				3							
	379	132.6													
	472	40.8					1								
	417	6.0						3							
Oak oval	472	31.5					1								
	519	38.0					1								
TOTAL ACRES		249.5	179.7	17.9		1=	128.4	274.9	162.0	107.5	174.5	162.0	1.6	0.0	
TOTAL		447.1				2=		(11.0)					1.6		
						3=		24.5	(10.0)				(10.0)		
MOUT	JSA#	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARHOH	CERI	GITEA	CORIL		
Reserve	850		2.6				3	1			2				
	841	1.2				1									
	879	7.0				2				1					
	932		2.8			2					3	1			
	891		(1.1)								(3)	(2)			
	902			(0.8)											
Range 35	808	(1.5)				(1)				(2)					
	940		(0.6)				(3)	(1)		(2)		(3)	(1)		
TOTAL ACRES		6.7	3.5	(0.6)		1=	(0.3)	2.0		(2)	(1)	6.4	2.6	(0.6)	
TOTAL		9.6				2=	9.6			(0.6)		1.5			
						3=	2.0			1.5		(0.6)			
Summary	Acres	OW	MC	G		ARMO	CHPUP	ARPU	ERFA	ARHOH	CERI	GITEA	CORIL		
TOTAL ACRES	246.7	66.3	177.6	2.8		1=	34.9	244.3	158.8	107.5	180.9	164.6	1.0	0.0	
						2=	8.7	(11.0)		(1.5)	(1.5)	2.2			
	246.7					3=	2.0	24.5	(19.6)	0.0	1.5	(10.6)			

East Garrison/Parker Flats/MOJIT
 Gain/Loss of Habitats and
 Sensitive Plant Species
 East Garrison Alternative 1
 Effect of Clearing at Parker Flats
 Removal of all Species in Polygons 575, 637, 735, 749
 May, 2002

CASE 3
 Effect of Clearing

East Garrison					Density	ARMO	CHPUP	ARPU	ERFA	ARRHJ	CERI	GITEA	CORIL	LEGEND
Develop	USA	OW	MC	G										
243	(29.4)						(1)							
200	(1.1)													1= Low Density
298				(11.3)										2= Medium Density
353	(33.8)													3= High Density
380	(37.1)													
422		(4.7)			(1)									
433			(8.2)			(1)	(1)							
455	(70.8)				(1)									
468	(9.6)				(1)									
518		(0.9)				(2)			(2)		(2)			
TOTAL ACRES	(188.9)	(8.6)	(14.5)		1=	(8.2)	(32.6)	(8.2)						
TOTAL	(210.0)				2=	(0.0)		(0.0)			(0.0)			
PR					Density	ARMO	CHPUP	ARPU	ERFA	ARRHJ	CERI	GITEA	CORIL	LEGEND
Range 45	USA	OW	MC	G										
735		(16.1)					(2)	(5)	(1)		(3)		(1)	
735		3.6					2	3	1		3		1	
735		8.8												
735		1.5					2	3	1		3		1	
735		2.1												
749		1.0					1	3	1		3			
749		4.2												
Reserve		48.1												
637		1.6				1	1		1		2		1	
646														
575		100.7												
600		26.1				1				1				
326			17.9					3						
379	192.6													
472	40.8						1							
417	6.6							3						
Oak oval	472	31.5					1							
619	88.0						1							
TOTAL ACRES	249.5	179.7	17.9		1=	27.7	112.0		(8.4)	27.7		1.8	(11.0)	
TOTAL	447.1				2=		(11.0)				1.6			
					3=		24.5	(10.0)			(30.0)			
MOJIT					Density	ARMO	CHPUP	ARPU	ERFA	ARRHJ	CERI	GITEA	CORIL	LEGEND
Reserve	USA	OW	MC	G										
850		2.8					3				2			
841	1.2					1								
878	7.0						2			1				
932		2.8					2				3	1		
891	(1.0)										(3)	(2)		
902			(0.8)											
Range 35		(1.0)					(1)			(2)				
946		(0.0)					(3)	(1)	(2)	(1)	(2)	(3)	(1)	
TOTAL ACRES	6.7	3.5	(0.8)		1=	(0.3)	2.0		(2)	6.4	2.0	(0.5)		
TOTAL	9.6				2=	0.0			(0.5)	(1.5)	1.5			
					3=	2.0				1.5	(0.6)			
Summary					Density	ARMO	CHPUP	ARPU	ERFA	ARRHJ	CERI	GITEA	CORIL	LEGEND
Acres	USA	OW	MC	G										
246.7	66.3	177.8	2.8		1=	(85.9)	82.3	(8.2)	(8.4)	34.1	2.0	1.0	(11.0)	
					2=	8.7			(1.5)	(1.5)	2.2			
					3=	2.0	24.5	(10.0)		1.5	(0.6)			



Scale: 1" = Approx. 2000'

Zander Associates
 Environmental Consultants
 150 Ford Way, Suite 101
 Novato, CA 94945
 (415) 897-8781

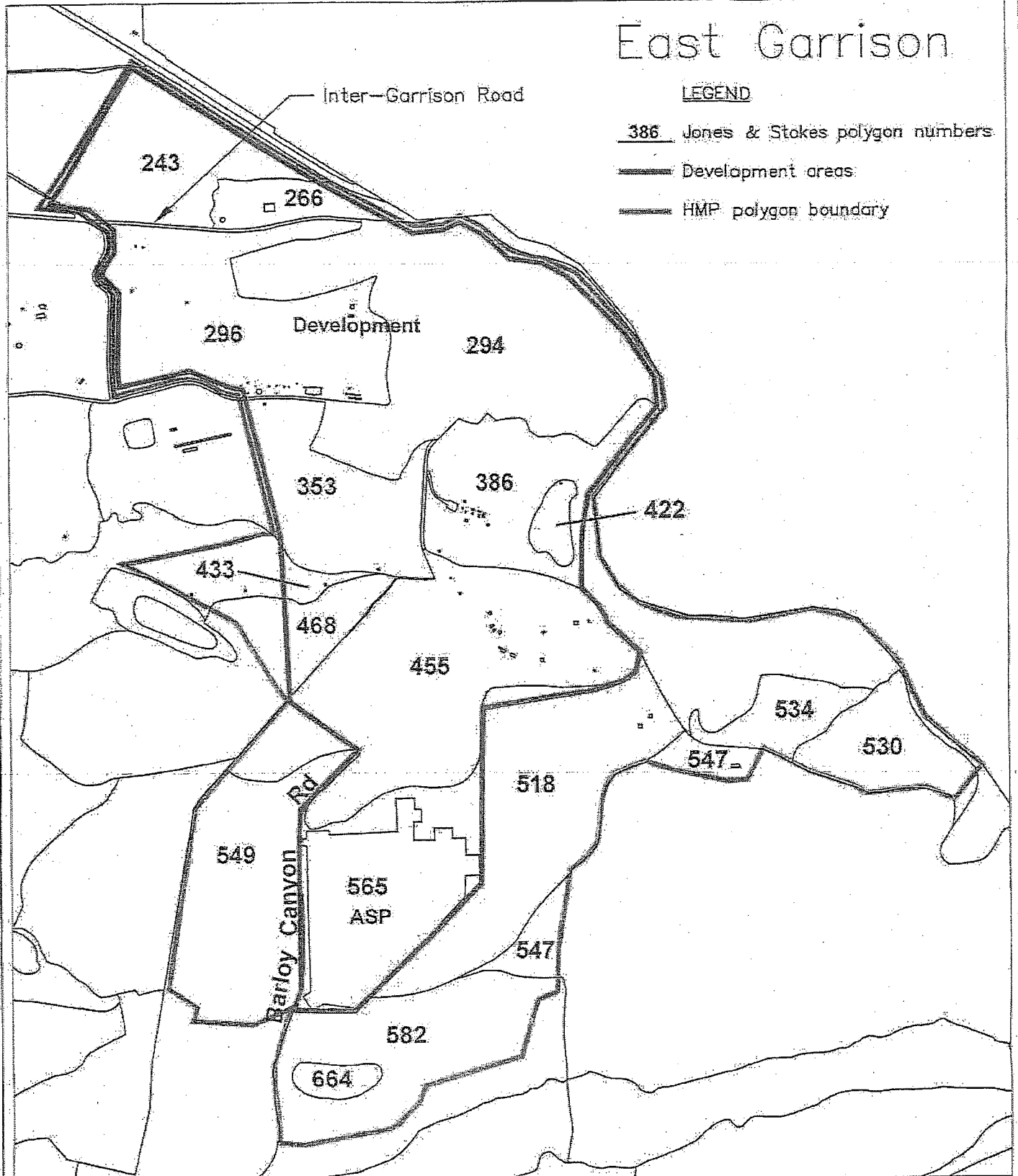
Jones & Stokes Polygon Locations at
 East Garrison, Parker Flats and MOUT Facility

Figure
 B-1

East Garrison

LEGEND

- 386 Jones & Stokes polygon numbers
- Development areas
- HMP polygon boundary



Scale: 1" =
Approx. 1100'

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Environmental Consultants
150 Ford Way, Suite 101
Novato, CA 94945
(415) 897-8781

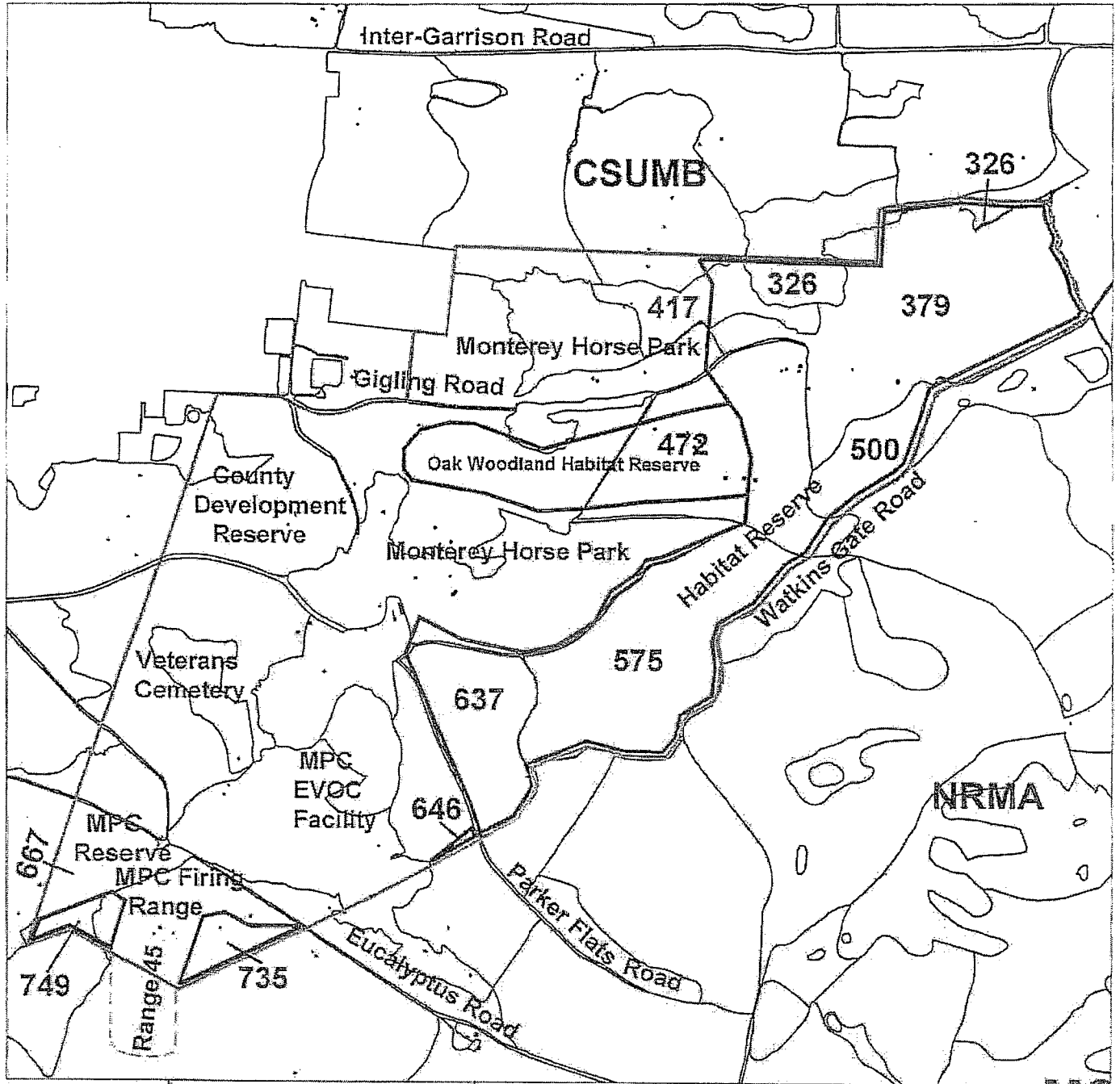
Proposed Development and
Jones & Stokes Polygon Locations
at East Garrison

Figure
B-2

Parker Flats

LEGEND

- 637 Jones & Stokes polygon numbers
- Habitat Reserve areas
- Planning area boundary



Scale: 1" =
Approx. 1600'

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Environmental Consultants
150 Ford Way, Suite 101
Novato, CA 94945
(415) 897-8781

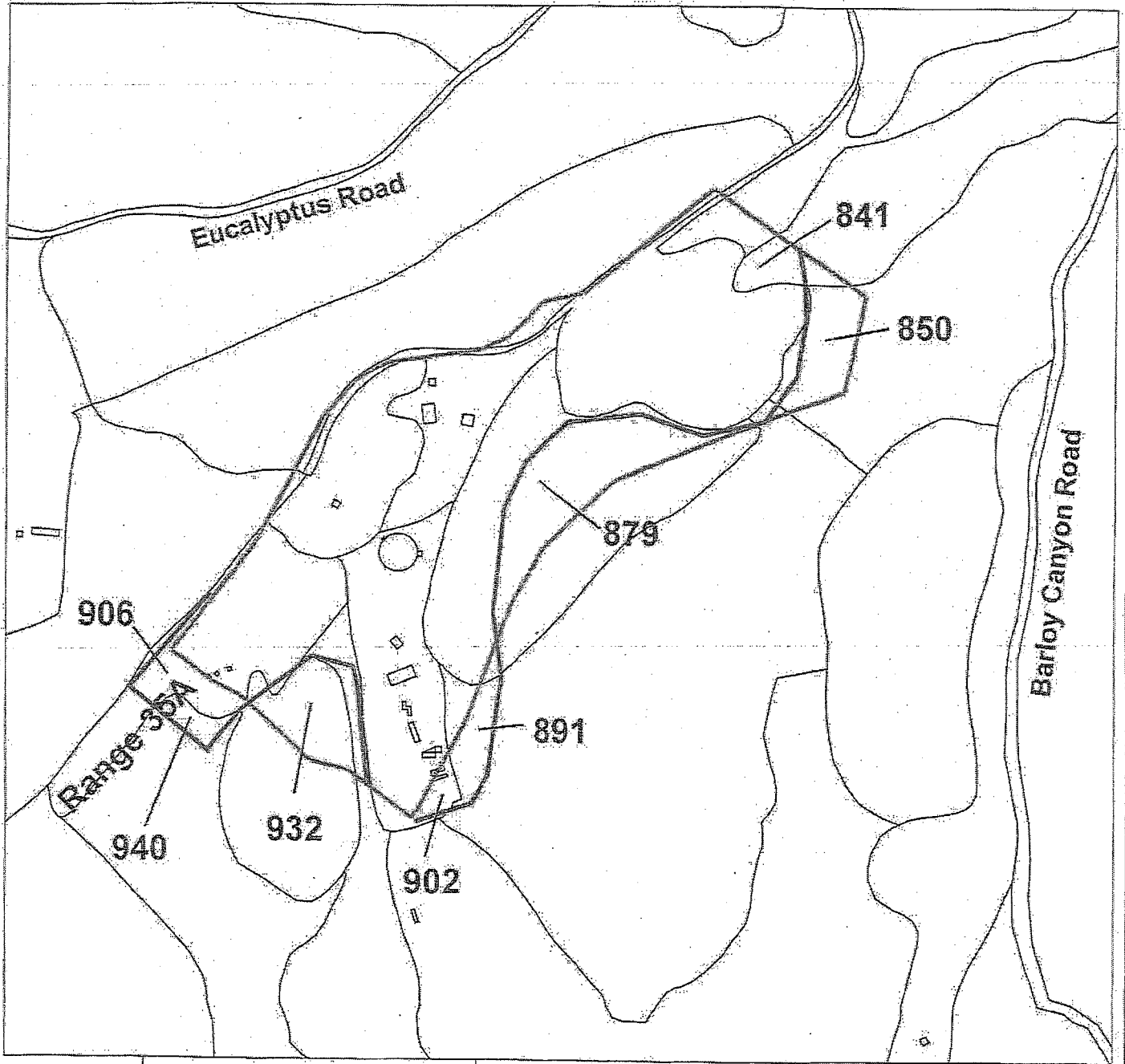
Jones & Stokes Polygon
and Habitat Preserve Locations
at Parker Flats

Figure
B-3

MOUT Facility

LEGEND

- 841 Jones & Stokes polygon numbers
- HMP polygon boundary
- Proposed boundary adjustment



Scale: 1" =
Approx. 690'

Zander Associates
Environmental Consultants
150 Ford Way, Suite 101
Novato, CA 94945
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Proposed Boundary Adjustments and
Jones & Stokes Polygon Locations
at MOUT Facility

Figure
B-4

APPENDIX C
CONDITIONS

CONDITIONS

Based on this assessment and on initial coordination among resource agencies and other interested parties including staff of the U.S. Fish and Wildlife Service, U.S. Army, Bureau of Land Management, California Department of Fish and Game, Monterey Peninsula College, Fort Ord Reuse Authority and County of Monterey, the following conditions will provide the necessary assurances to the Service that the proposed modifications will not compromise the overall goals of the Fort Ord Habitat Management Plan or result in a net loss of HMP Species or habitat. The assessment presented in this report, along with signed agreement to these conditions and concurrence from the Service, shall be the basis for modifications to the April 1997 HMP and the Habitat Conservation Plan and Implementing Agreement currently in preparation through the Coordinated Resource Management Planning program at Fort Ord.

General

1. The County of Monterey shall sign the April 1997 HMP.
2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOUT facility as described in this report.
3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements.

East Garrison

1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in this report. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint.
2. FORA and the County shall make all reasonable efforts to realign the HMP-designated *Future Road Corridor* (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands. If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve.
3. FORA and the County recognize the potential impacts to California tiger salamander and other HMP Species that could result from increased use of minor roads leading out of East

Garrison into habitat reserve areas. The disposition and use of these roads shall be addressed through the CRMP program, and appropriate habitat protection measures shall be incorporated into the HCP prepared through CRMP.

4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when development occurs in that area. Such a barrier is intended to discourage movement of California tiger salamanders into developed areas, thereby reducing the potential for harm to the species.

Parker Flats

1. Borderland requirements between the development and habitat reserve areas and suitable management entities for the new habitat reserve areas at Parker Flats shall be established in coordination with the Service, CDFG and BLM through the CRMP program.
2. BLM and MPC shall agree on an appropriate perimeter area around Range 45 that will provide for public safety and also allow for habitat protection and management. The party responsible for the management of this perimeter area shall also be identified.
3. The area proposed for use as the Monterey Horse Park, as illustrated on Figure 5 in this report, shall be designated as development with reserve area and restrictions with requirements to maintain an aggressive non-native plant species eradication program and preserve a 70-acre oak woodland habitat area approximating the boundaries of the Oak Woodland Habitat Reserve illustrated on Figure 5. An approximately 150-foot wide section of a proposed cross-country course shall be allowed through the eastern end of oak woodland reserve, or possibly through the oak woodlands and grasslands to the east of the Horse Park area, but shall be sited and designed to minimize vegetation removal and maintain wildlife movement corridors between habitat reserves. Any other trails and courses through habitat reserves shall use existing or realigned roads and trails. No buildings, grandstands, corrals, parking areas or other developments shall be allowed in designated habitat reserves. The siting and design of Horse Park trails and courses through habitat reserves shall be approved by the Service, CDFG and BLM through the CRMP program.
4. Habitat management requirements in the new habitat reserve areas shall be the same as those specified for the NRMA, except that there shall be no 2% development allowance in the new reserve areas. All parties recognize the need for the use of prescribed fire to restore habitat values in the mechanically cleared chaparral areas at Parker Flats shown on Figure 5 of this report.
5. The County and/or FORA shall submit an application for a prescribed burn in the mechanically cleared chaparral areas at Parker Flats within six months of the date determined by a designated burn specialist and the CRMP biological working group to be most beneficial for a burn (e.g. the site can carry a fire, smoke impacts would be minimized, species would still have restoration potential).

6. The County and/or FORA shall quantitatively characterize the condition of the HMP Species in the mechanically cleared areas by September 1, 2003 and prior to an actual burn of the area to adequately establish a pre-burn monitoring baseline to assist the CRMP in addressing success criteria and prescribed burn goals.
7. The County and/or FORA shall monitor the results of the prescribed burn in the mechanically cleared areas following procedures and a schedule established in coordination with a designated burn specialist and the CRMP biological working group. Success criteria established in coordination with the CRMP program shall be used to determine if habitat restoration goals are met through the prescribed burn.
8. If FORA and/or the County are unable to perform the prescribed burn or if restoration goals are not met following a burn, FORA and/or the County shall inform the Service, the Army, BLM, CDFG and others through the CRMP program that they shall either: 1.) Complete a series of habitat restoration projects on eroded, unused trails, roads or other degraded sites on other lands transferred or to be transferred as habitat reserve that support appropriate HMP Species; or 2.) Comply with existing resource conservation requirements of the executed HMP for East Garrison if development has not yet proceeded beyond the allowances of those requirements, effectively abandoning the proposed exchange of development acreage between Parker Flats and East Garrison, but retaining the modifications to Range 45 and the MOUT facility, including the establishment of new reserve lands adjacent to both areas as described in this report.

MOUT

1. BLM and MPC shall review the proposed boundary modifications at the MOUT facility described in this report and agree (through the MOU or equivalent binding agreement referenced above) that both habitat management and safe operation of the facility can be achieved with the proposed modifications.
2. BLM, MPC, FORA and the County shall agree on the ultimate disposition and management of the MOUT facility in accordance with the MOU or equivalent binding agreement referenced above.