



Monterey County

Board Order

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Upon motion of Supervisor Salinas, seconded by Supervisor Potter and carried by those members present, the Board of Supervisors hereby:

Held Public Hearing and:

- a. Affirmed by Resolution No. 13-307 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. Directed 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)

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

AYES: Supervisors Armenta, Salinas and Potter
NOES: Supervisor Parker and Calcagno
ABSENT: None

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 76 for the meeting on September 17, 2013.

Dated: September 18, 2013
File Number: 13-0952
Revised: 09-24-13

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

By *Denise Hancock*
Deputy

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

Resolution No.: 13-307

- 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 upon motion of Supervisor Salinas, seconded by Supervisor Potter and carried this 17th day of September 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Salinas and Potter
NOES: Supervisor Parker and Calcagno
ABSENT: None

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 76 for the meeting on September 17, 2013.

Dated: September 17, 2013
File Number: 13-0952

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

By Denise Hancock
Deputy

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 land and review development to ensure consistency with the HMP</p>
<p>(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</p>	<p>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.</p>
<p>(6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.</p>	<p>The Master Plan requires implementation of the HMP (Biological Resources Objective A).</p>
<p>(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.</p>	<p>Not Applicable to the County. The approved Land Swap agreement that exercised this flexibility is reflected in the 2010 Fort Ord Master Plan.</p>
<p>(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.</p>	
<p>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.</p>	

<p>(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.</p>	<p>Where applicable, open space buffers will be required of each development entitlement. (Recreation/Open Space Land Use Policy B-2 inclusive of programs)</p>
<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 C-1.2 (p. FO-14) and Commercial Land Use Policy E-3 (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</p>	<p>See Recreation/Open Space Land Use Element Policy E-1 (p. FO-23) and Recreation and Open Space Element Recreation Policy C-2 (p.</p>

<p>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>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 and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.</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-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</p>	<p>See Hydrology and Water Quality Policy <u>C-5</u> (p. FO-41).</p>

<p>sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.</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 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>See Hydrology and Water 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 B-1.6 (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.</p>
<p>(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.</p>	<p>See Hydrology and Water Quality Policy <u>C-3</u> and subsequent programs (p. FO-40)</p>
<p>(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.</p>	<p>See Hydrology and Water Quality Program <u>A-1.6</u> (p. FO-38).</p>
<p>(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:</p>	
<p>(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</p>	<p>See Hydrology and Water Quality Program <u>A-1.2</u> (p. FO-37) and General Plan Policies PS-2.8 and PS-2.9. Also the County is developing updated runoff</p>

of future water supplies.	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 <u>A-1.3</u> (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 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.	See <u>Hazardous and Toxic Materials Safety Section</u> (p. FO-61 and FO-62)
(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:	
(1) Establishment and provision of a dedicated funding mechanism to pay for the "fair share" of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and	See Circulation Element <u>Objective A</u> including subsequent Policy and Programs (beginning on p. FO-26).
(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.	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>(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 Objective A 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 Objectives <u>A</u>, <u>B</u>, and <u>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 Objective B 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 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>See Transit Policy <u>A-1</u> (p. FO-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</p>	<p>See Fort Ord Master Plan Recreation and Open Space Element Biological Resources Program <u>C-2.3</u> (p. FO-49).</p>

ceanothus, shall be obtained from stock originating on Fort Ord Territory.

(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.

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 Objective A and Commercial Land Use Objective A 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.