

FORT ORD MASTER PLAN GREATER MONTEREY PENINSULA AREA PLAN

DESCRIPTION

The purpose of this plan is to designate land uses and incorporate objectives, programs, and policies to be consistent with the Fort Ord Reuse Plan (Reuse Plan) adopted by the Fort Ord Reuse Authority (FORA) in 1997. This plan incorporates all applicable policies and programs contained in the adopted Reuse Plan as they pertain to the subject area. In addition, this plan contains additional Design Objectives and land use description clarification to further the Design Principles contained in the adopted Reuse Plan.

The Fort Ord Master Plan consists of this document, the Greater Monterey Peninsula Area Plan, and the Monterey County General Plan. Where there is a conflict or difference between a goal or policy of the Fort Ord Master Plan (FOMP) and the General Plan or Greater Monterey Peninsula Area Plan, the more restrictive policy will apply, except that land use designations will be governed by the FOMP in the Fort Ord area.

PLANNING AREA BOUNDARY

The area subject to this plan is generally located within the central portion of the former Fort Ord military base (Figure [LU6a](#)). The city limits of the City of Marina are located to the north, the city limits of the City of Seaside are located to the west, and the City limits of the Cities of Monterey and Del Rey Oaks are located to the south. The planning area is located within the Greater Monterey Peninsula Area Plan, which is part of the County's General Plan. Those areas in the former Fort Ord under the jurisdiction of the County of Monterey and located west of State Highway 1 within the designated Coastal Zone are not subject to this plan.

THE PLAN

This plan incorporates the following Fort Ord Reuse Plan Elements, either directly or by reference to the adopted Reuse Plan, specific to those portions of Fort Ord under County jurisdiction and located east of Highway 1:

- Land Use Element
- Circulation Element
- Recreation and Open Space Element
- Conservation Element
- Noise Element
- Safety Element

The Land Use Element describes land use designations, depicts the arrangement of land uses, and identifies Goals, Objectives, Policies and Programs related to land use. The Land Use Element is consistent with the Land Use Element contained in the adopted Fort Ord Reuse Plan, but also contains development and design objectives, as overlay designations, that are included to provide additional clarification of the intended development envisioned for certain Planning Districts. Other than the additional development and design objectives for those Planning Districts, the land use designation descriptions and the land use map are in conformance with the adopted Reuse Plan. The Fort Ord Land Use Element constitutes the Goals, Objectives, Policies and Programs applicable to land use in the area subject to this plan.

Because the Fort Ord Master Plan is a part of the Monterey County General Plan and Greater Monterey Peninsula Area Plan, this document can only be read in conjunction with those plans.

2003 PLAN MODIFICATIONS-LAND SWAP AGREEMENT

Biology and Residential Relocation from Parker Flats to East Garrison

The 1997 *Fort Ord Installation-Wide Multi-species Habitat Management Plan* (HMP) outlines management requirements for all lands on the former Fort Ord. The HMP identifies four general categories of parcel-specific land uses: habitat reserve, habitat corridor, development with reserve areas and restrictions, and development with no restrictions. 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 habitat.

The Reuse Plan envisioned intensive development of the Parker Flats area and the HMP limited development in East Garrison to 200 acres. However, in 2002, FORA, the County of Monterey, and Monterey Peninsula College (MPC) submitted proposed modifications to the HMP to the U.S. Army and to the U.S. Fish and Wildlife Service for a Land Swap Agreement (LSA). The purpose was to exchange land identified for a Public Safety Training Center from the East Garrison area to Parker Flats. The County would move residential development to East Garrison. The proposed modifications were based on an *Assessment of East Garrison – Parker Flats Land Use Modifications Fort Ord, California*.

The purpose of the LSA was to resolve land use conflicts stemming from a long history of ordnance and explosives use, competing conveyance requests for surplus property at the former base, and to address impacts associated with potential East Garrison development conflicts. The assessment proposed boundary changes and other modifications to the HMP; these changes increased the overall acreage of habitat reserve lands. The assessment found that the goals, objectives and overall intent of the HMP would not be altered and that protection of the HMP species would be expanded and enhanced. The LSA amended the HMP to allow an additional 210 acres to be developed at East Garrison in exchange for the preservation of approximately 447 more acres at

Parker Flats. At the Military Operations Urban Terrain (MOUT) facility, 13.4 acres of habitat reserve is added. As a result, the protected habitat increases by 246.7 acres.

Overall Habitat Losses/Gains in Land Swap Agreement Table

	Maritime Chaparral	Oak Woodlands	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
Military Operations/Urban Terrain Facility				
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
Source: <i>Assessment East Garrison-Parker Flats Land Use Modifications</i> (Zander Associates, May 2002)				

On September 23, 2003, the Board of Supervisors approved a Memorandum of Understanding (MOU) with Monterey Peninsula College and the Fort Ord Reuse Authority to allow the LSA. The County, FORA and MPC signed the MOU on October 14, 2003.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
LAND USE ELEMENT**

The Fort Ord Land Use Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan and consists of those portions of the County of Monterey Land Use Plan - Fort Ord Master Plan (Figure LU-6a) that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1, and includes the following text. The Land Use Element contains land use designations specific to Fort Ord. These land use designations are consistent with the land use designations (as base designations) included in the adopted FORA Reuse Plan. For each of the Planning Districts, overlay designations are included that provide additional description and clarification of the intended land uses and additional design objectives for that specific Planning District. The Fort Ord land use designations also include the applicable land use Goals, Objectives, Policies, and Programs directly from the Reuse Plan. These will constitute all the policies and programs to be applied to the Fort Ord Land Use Element. Background information, land use framework and context discussions, as they relate to the subject area, are hereby incorporated by reference into the Fort Ord Land Use Element from the FORA adopted Reuse Plan. In addition, the Land Use Map contained in this plan is the County of Monterey Land Use Plan (Figure 6a) adopted by FORA into the Reuse Plan.

Land Use Goal: Promote orderly, well-planned, and balanced development to ensure educational, housing and economic opportunities as well as environmental protection.

Design Principals:

1. Create a unique identity for the community around the educational institutions.
2. Reinforce the natural landscape setting consistent with the Monterey Peninsula character.
3. Establish a mixed-use development pattern with villages as focal points.
4. Establish diverse neighborhoods as the building blocks of the community.
5. Encourage sustainable practices and environmental conservation.
6. Support the adoption of Regional Urban Design Guidelines by FORA.
7. Create an appropriate range of housing types attainable to the residents and workers of Monterey County.

Description of Base Land Use Designations

The following Base Land Use Designation descriptions are compatible with and consistent with the Land Use descriptions that pertain to the Monterey County area contained in the adopted Fort Ord Reuse Plan. In some cases the description has been simplified and clarified to better relate to the future land use in the Monterey County area.

Low Density Residential. The Low Density Residential Base Designation allows an overall density of up to 5 dwelling units per gross acre of property. This designation allows a range of residential product types including single family and attached units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation, visitor-serving, and convenience retail uses are allowed as designated in the overlay districts.

Medium Density Residential. The Medium Density Residential Base Designation allows an overall density ranging from 5 to 10 dwelling units per gross acre of property. This designation allows a range of product types including single family and attached units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation and convenience retail uses are allowed as designated in the overlay districts.

High Density Residential. The High Density Residential Base Designation allows an overall density ranging from 10 to 20 dwelling units per gross acre of property. This designation creates a transition from existing developed urban centers, lower density residential development, and institutional development. Residential product types may include both detached and attached multi-family units. In addition to residential uses, schools, community centers, parks, day care centers, and houses of worship are allowed. Commercial recreation and convenience retail uses are allowed as designated in the overlay districts.

Planned Development Mixed Use. The Planned Development Mixed Use Base Designation allows a variety of land uses intended to create pedestrian-oriented communities. A variety of residential uses are allowed at a density up to 20 units per gross acre. Residential product types may include both detached and attached multi-family units as well as residential units integrated into other allowed uses. A variety of commercial and civic land uses are allowed and encouraged including retail, commercial, professional office and studios, entertainment, cultural centers, civic centers, transit centers, schools, churches, and day care centers.

Office/R&D. The Office/R&D Base Designation allows professional office and research and development uses. The designation also allows convenience retail and food service establishments in support of the primary uses. Visitor-serving uses are allowed as designated in the overlay designations.

Business Park/Light Industrial. The Business Park/Light Industrial Base Designation allows business parks, light industrial uses, professional office, research and development uses, convenience retail, and food service establishments. Commercial recreation and visitor-serving uses are allowed as designated in the overlay designations.

Convenience & Specialty Retail. The Convenience & Specialty Retail Base Designation allows the development of restaurants, personal services, convenience retail (typically less than 10 to 20 KSF leasable area per store), and unique stand-alone retail opportunities related to a special resource in small scale centers to meet the needs of residential districts, and reduce their vehicular trips and trip lengths.

Visitor Serving. The Visitor Serving Base Designation allows hotels and resorts, conference centers, restaurants, commercial recreation, and retail support uses.

Open Space/Recreation. The Open Space Recreation Base Designation allows public parks and recreation activities not prohibited by overlay designations, habitat management, public amphitheaters, environmental education facilities, and commercial recreation. Convenience retail is allowed as designated in the overlay designations.

Habitat Management. The Habitat Management Base Designation allows habitat management, ecological restoration, environmental educational activities and facilities, and passive recreational activities, such as hiking, bike riding, horse riding, and picnicking in accordance with adopted habitat plans.

School/University. The School/University Base Designation allows public primary and higher educational facilities, habitat management, environmental education and support uses such as offices, sport facilities, maintenance uses, university housing and convenience retail.

Public Facility/Institutional. The Public Facility/Institutional Base Designation allows facilities having public institutional ownership or benefit. Such uses may include habitat management, light industrial and R&D, corporation and maintenance yards, public utilities, training grounds, offices, educational facilities, and youth camps.

Military Enclave. The Military Enclave Base Designation is for lands retained by the United States armed forces for on-going military-related activities.

DESCRIPTION OF PLANNING AREAS AND OVERLAY PLANNING DISTRICTS

The following descriptions of the Planning Areas and Planning Districts are compatible with and consistent with those contained in the adopted Reuse Plan. The location and boundaries of the Planning Areas and Planning Districts are found in Figure 6b. In some cases, the descriptions of future development have been simplified and clarified, particularly if a Planning District is subject to a Master Plan or Habitat Plan to be adopted and implemented by another agency. In addition, General Development Character and Design Objectives from the adopted Reuse Plan have been supplemented for the East Garrison, University Corporate Center, and Parker Flats Planning Districts to provide a more refined development vision for those areas as guidance in preparing the required Specific Plans or other appropriate planned development mechanism.

CSUMB/Recreational Planning Area

This Planning Area is located at the northern end of the County area of Fort Ord and is comprised of two Planning Districts:

- CSUMB Planning District
- Monterey County Recreational/Habitat District

CSUMB Planning District. The County portion of the CSUMB lands totals approximately 800 acres and is comprised of an existing residential area and a reserve area for future development needs of the campus. The development of this district will be regulated by the adopted Campus Master Plan.

Monterey County Recreational/Habitat Protection District. This Planning District includes approximately 340 acres designated as Open Space/Recreation and Habitat Management, with a component of commercial use, and another smaller area of 88 acres to be used for active recreation and habitat protection.

Former Landfill: Approximately 150 acres in the landfill cap 77 acres adjacent to the land fill cap are to be reserved for habitat management consistent with the former Fort Ord Installation-wide Habitat Management Plan (HMP) and, upon approval, the Fort Ord Conservation Plan. A convenience retail center totaling up to 10,980 square feet of retail space is also allowed in this area.

Reservation Road Planning Area

This Planning Area is located at the northeastern end of the County area of Fort Ord and is comprised of five Overlay Districts:

- UC MBEST Cooperative District
- UC Habitat Management District
- East Garrison District
- Youth Camp District
- County Habitat Management District

UC MBEST Cooperative District. This Planning District totals approximately 300 acres and is designated as Planned Development/Mixed Use totaling approximately 3.6 million square feet of building square footage. All uses and activities shall conform to the approved UC MBEST Master Plan and shall be subject to the constraints related to water allocation and transportation as adopted by FORA.

University of California Habitat Reserve District. This Planning District totals approximately 167 acres and is designated as Habitat Management. All uses specified in the Base Designation are allowed except as prohibited by adopted Habitat Management Plan.

East Garrison District. This Planning District totals approximately 750 acres, with approximately 410 acres designated for development and 340 acres to be reserved for habitat management, as amended by the LSA. The development area included in the District is designated as Planned Development Mixed Use, including a portion with a Historic District Overlay. This designation allows for a wide range of uses, including housing at appropriate affordability levels, intended to create an urban village and employment center. All the uses specified in the Base Designation are allowed 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. The Specific Plan or other mechanism shall also address the following General Development Character and Design Objectives:

General Development Character and Design Objectives

1. Create development that is compatible with and preserves the historic context of the Planning Area.
2. Create a unique identity for the community centered around the historical character, including a distinctive and memorable entry.
3. Establish site planning and design criteria that integrate proposed land uses into the existing site setting and surrounding open space areas.
4. Establish site planning and design criteria that provide buffers and addresses compatibility with adjacent open space areas in conformance with adopted Habitat Management Plans and programs.
5. Establish site planning and design criteria that integrate proposed land uses into a distinctive compact village and ensure compatibility between the various uses.
6. Create a community that integrates a mixture of complementary uses and allows everyday needs to be met close to housing and employment uses, preferably by foot.
7. Create development at a human scale, emphasizing the pedestrian experience.
8. Establish site planning and design criteria that use streets to connect uses, not separate them.
9. Establish site planning and design criteria that provide convenient and safe parking without visually dominating the street or separating uses. Encourage shared parking wherever possible.
10. Create housing development that is of a type and design that results in the desired affordability levels as identified in the Monterey County Housing Element.

The East Garrison District contains approximately 340 acres designated for habitat management. Allowed land uses and activities shall be in conformance with the adopted Habitat Management Plan.

Youth Camp District. This Planning District totals approximately 125 acres located on the south side of Inter-Garrison Road. The District is designated as Public Facilities/Institutional and is envisioned to be a youth camp to be operated by the County or an outside agency.

County Habitat Management District. This Planning District totals approximately 374 acres for habitat management. Allowed uses and activities will be specified in the adopted Habitat Management Plan (HMP).

Eucalyptus Road Planning Area (Parker Flats)

This Planning Area is located in the central portion of the County area of Fort Ord and is comprised of two Planning Districts:

- University Corporate Center District
- Residential/Recreational Center District (Parker Flats)

University Corporate Center District. This Planning District totals approximately 300 acres located along the extension of Gigling Road, with approximately 210 acres designated as Business Park/Light Industrial use and 84 acres designated as Public Facilities/Institutional. The Business Park/Light Industrial use may accommodate all the uses allowed by the Base Designation with up to 1.37 million square feet of building area, 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. The Specific Plan or other mechanism shall address the following General Development Character and Design Objectives:

General Development Character and Design Objectives:

1. Establish site planning and design criteria to integrate proposed development into the existing topography and natural setting so as to minimize grading and oak tree removal.
2. Establish site planning and design criteria to integrate proposed development with the CSUMB campus, the Monterey/Salinas Transit Center and other surrounding uses.
3. Create a compact development form and pattern that efficiently uses land area and services.

4. Create distinctive and memorable entries to the community.
5. Provide complementary uses within walking distance of the business and light industrial uses.
6. Accommodate parking in an efficient and safe manner that does not dominate the street appearance.
7. Create a development form that integrates individual businesses into a cohesive community environment with emphasis on pedestrian connections.
8. Provide efficient connections between business areas and residential areas.
9. Create appropriate public spaces that provide community focus and encourage pedestrian activities.

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. The Specific Plan or other mechanism shall address the following General Development Character and Design Objectives:

General Development Character and Design Objectives:

1. Establish site planning and design criteria to integrate proposed development into the existing topography and natural setting so as to minimize grading and oak tree removal.
2. Establish site planning and design criteria to integrate all proposed development in the District and in the surrounding areas into a cohesive residential community and, in particular, address the following design objectives:
 - Creates a compact community form and pattern that efficiently uses land area and provides services and allows for close pedestrian connections between residences, public spaces, everyday services, and natural areas.
 - Creates distinctive and memorable entries.

- Creates a community form consistent with Monterey Peninsula prototypes.
 - Integrates complimentary uses allowing everyday needs to be met close to housing, preferably by foot.
 - Provides for a range of housing types and architectural styles within neighborhoods consistent with the affordability levels desired by the County.
 - Creates a community form and provides amenities that enhance the pedestrian experience.
 - Provides public spaces for community activities and recreation accessible to the residents.
 - Uses the street pattern to connect neighborhoods and areas, not to separate them.
 - Uses the natural areas and features of the District to create distinctive edges to neighborhoods that are walkable from the homes.
3. Coordinate the design and character of a perimeter regional trail to provide an effective boundary between the residential community and the adjacent BLM protected habitat area.
 4. Consider providing centralized equestrian facilities as amenities for the new neighborhoods to take advantage of the trails within the adjacent BLM lands.

Bureau of Land Management/Recreation Area

This area contains approximately 16,000 acres comprised of the following Planning Districts:

Open Space/Habitat District. This District contains approximately 15,000 acres designated as Open Space/Recreation and Habitat Management under the jurisdiction of BLM. Allowed uses will be in conformance with adopted Habitat Conservation Plans.

POST District. This district contains approximately 39 acres and is designated as Public Facilities/Institutional intended for the Police Officer Safety Training (POST) facility under the direction of Monterey Peninsula College.

Laguna Seca Regional Park District. This District contains approximately 591 acres and is designated as Public Facilities/Institutional to be used in expanding Laguna Seca Regional Park.

York School District. This district contains approximately 66 acres and is designated as Public Facilities/Institutional to be used for an expansion of the York School.

FORT ORD MASTER PLAN OBJECTIVES, POLICIES, AND PROGRAMS

Residential Land Use Policies and Programs

Objective A: Establish a range of permissible housing densities, on an average gross basis, for the Fort Ord area to ensure that housing attainable to the residents and workers of Monterey County is provided.

***Residential Land Use Policy A-1:** The County of Monterey 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:*

<u><i>Land Use Designation</i></u>	<u><i>Units/Gross Acre</i></u>
<i>SFD Low Density Residential</i>	<i>up to 5 Du/Ac</i>
<i>SFD Medium Density Residential</i>	<i>5 to 10 Du/Ac</i>
<i>MFD High Density Residential</i>	<i>10 to 20 Du/Ac</i>
<i>Residential Infill Opportunities</i>	<i>5 to 10 Du/Ac</i>
<i>Planned Development Mixed Use District</i>	<i>8 to 20 Du/Ac</i>

***Program A-1.1:** Amend the County's Zoning Ordinance 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 at affordability levels desired for the community.*

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

Objective B: Ensure compatibility between residential development and surrounding land uses.

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

***Program B-1.1:** The County of Monterey shall revise Zoning Ordinance regulations on the types of uses allowed in the county's districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.*

Program B-1.2: *The County of Monterey 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.*

Program B-1.3: *The County shall prepare and implement design guidelines for development on the bluffs to avoid strong visual contrasts as seen from the Salinas Valley.*

Program B-1.4: *The County shall prepare and implement visual design guidelines for areas surrounding the former Fort Ord in the County jurisdiction that are consistent with those prepared for the former Fort Ord under the Reuse Plan.*

Objective C: Encourage the best use of residential land to enhance and maximize residential development attainable to the residents and workers of Monterey County and realize the economic opportunities associated with redevelopment at the former Fort Ord.

Residential Land Use Policy C-1: *The County of Monterey shall provide opportunities for developing market-responsive housing in the Fort Ord planning area that is consistent with housing policies and programs included in the Monterey County Housing Element.*

Program C-1.1: *The County of Monterey shall amend the Greater Monterey Peninsula Area Plan, provide zoning, and consider development of a significant new residential area in the Eucalyptus Road Planning Area at the perimeter of the BLM land. The district is designated as SFD Low Density Residential (1 to 5 Du/Gross Acre) as an average-gross density for the entire Planning area, and may be developed with a focal point of a golf course and visitor-serving hotel.*

Program C-1.2: *The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and provide zoning for the development of new housing and other uses 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 Police Office Safety Training (POST) facilities within the former Fort Ord.*

Program C-1.3: *The Monterey County Housing Element shall contain specific policies and programs related to the development of affordable housing on Fort Ord. The policies and programs shall address the appropriate affordability levels of housing to be developed on Fort Ord as it relates to the provision of affordable housing on a County-wide basis. Future development proposals shall be reviewed for consistency with those specific policies and programs as part of the development review process.*

Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.

Residential Land Use Policy D-1: *The County of Monterey shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.*

Program D-1.1: *The County of Monterey 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.*

Objective E: Coordinate the location, intensity, and mix of land uses with alternative transportation goals and transportation infrastructure.

Residential Land Use Policy E-1: *The County of Monterey 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 and public transportation routes.*

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

Program E-1.2: *The County of Monterey shall prepare one or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.*

Program E-1.3: *The County of Monterey shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sacs or dead-end streets.*

Residential Land Use Policy E-2: *The County of Monterey shall encourage convenience/specialty retail land use in residential neighborhoods.*

Program E-2.1: *The County of Monterey shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.*

Residential Land Use Policy E-3: *In areas of residential development, the County of Monterey 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 County of Monterey shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.*

Program E-3.2: *The County of Monterey shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.*

Objective F: Balance economic development needs with the needs of the homeless population in the community.

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

Program F-1.1: *The County of Monterey shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.*

Program F-1.2: *The County of Monterey shall conduct outreach to homeless service providers and nonprofit low-income housing developers to determine homeless needs in the community.*

Program F-1.3: *The County of Monterey shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency.*

Objective G: Improve access for people with disabilities by creating a barrier-free environment.

Residential Land Use Policy G-1: *The County of Monterey shall support broad design standards and accessible environments in developing the Fort Ord planning area.*

Program G-1.1: *The County of Monterey shall identify focused areas and develop Inclusionary zoning to encourage group homes and flexibility in household size and composition.*

Program G-1.2: *The County of Monterey shall review all development plans with the goal of making the community more accessible.*

Program G-1.3: *The County of Monterey shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.*

Objective H: Provide General Plan consistency between land use and housing elements.

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 County of Monterey 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.*

Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.

Residential Land Use Policy I-1: *The County of Monterey shall adopt Community Design principles consistent with the Fort Ord Reuse Plan Design Framework.*

Program I-1.1: The County of Monterey shall work with FORA to prepare design guidelines for implementing development on former Fort Ord lands generally consistent with the Community Design Principles of the Reuse Plan.

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.

Objective J: Provide for adequate housing for CSUMB.

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

Program J-1.1: The County shall amend the Greater Monterey Peninsula Area Plan and provide zoning for appropriate housing consistent with CSUMB Master Plan.

Commercial Land Use Policies and Programs

Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business of the Fort Ord community.

Commercial Land Use Policy A-1: The County of Monterey shall allocate land and commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions, and their trade areas. In the absence of a Specific Plan, Commercial land use shall be designated not to exceed the following:

- ***Business Park/Light Industrial***

*East Garrison District (Fort Ord Reuse Plan Polygon 11b):
70 acres, 0.2 FAR, 609,840 square feet*

- ***Office/R&D***

*UC MBEST Cooperative Planning District (Fort Ord Reuse Plan Polygon 6a, 9b)
30.15 acres, 0.35 FAR, 459,667 square feet
267.47 acres, 0.27 FAR, 3,192,372 square feet*

*East Garrison District (Fort Ord Reuse Plan Polygon 11b)
25 acres, 0.20 FAR, 217,800 square feet*

- ***Convenience/Specialty Retail***

*East Garrison District (Fort Ord Reuse Plan Polygon 11b)
75,000 square feet of specialty retail and 100,000 square feet of artists' studio space. The ground floor of live/work units can also be utilized for commercial use.*

Square footage limitations shall not apply in areas governed by Specific Plans, so long as the Specific Plan sets forth an alternative allocation of commercial land uses, including office, research/R&D and Convenience/Specialty which total square footage does not exceed the aggregate of commercial square footage set forth above. Such alternative allocations may include hybrids of commercial land uses and residential uses, including but not limited to Live/Work, Town Center, Artists studios, or Mixed Use designations.

Residential/Recreation Center District (Fort Ord Reuse Plan Polygons 19a, 19b)

1 acre, 10,890 square feet

Monterey County Recreational/Habitat District (Fort Ord Reuse Plan Polygon 8a)

1 acre, 10,890 square feet

Monterey County Recreational/Habitat District (Fort Ord Reuse Plan Polygon 17a)

1 acre, 10,890 square feet

Program A-1.1: Amend the County's 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.

Objective B: Visitor-serving hotel and golf course designations may be established within suitable areas of former Fort Ord.

Commercial Land Use Policy B-1: The County of Monterey may 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 may be designated as follows:

- *Residential/Recreation Center District (Fort Ord Reuse Plan Polygons 19a, 21a/b/c): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 179 acres.*
- *Visitor-Serving Hotel and Golf Course District (Fort Ord Reuse Plan Polygon 29a): Hotel Opportunity Site, 15 acres, 300 rooms; 18-Hole Golf Course Opportunity Site, 149.05 acres.*

Program B-1.1: Amend the County's 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.

Commercial Land Use Policy B-2: *The County of Monterey shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the former Fort Ord.*

Program B-2.1: *The County of Monterey shall amend its Zoning Code to prohibit card rooms or casinos as permitted or conditionally permitted land uses on the former Fort Ord.*

Commercial Land Use Policy B-3: *The County of Monterey will follow hotel building heights limits, which are proposed as part of the Community Design standards of the Fort Ord Reuse Plan.*

Program B-3.1: *The County of Monterey shall review each hotel proposal for consistency with the Community Design Principles of the Fort Ord Reuse Plan and the County's design guidelines for former Fort Ord lands.*

Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in, and self-sufficiency of, Fort Ord communities.

Commercial Land Use Policy C-1: *The County of Monterey shall encourage a strong and stable source of County 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 County of Monterey 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.*

Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.

Commercial Land Use Policy D-1: *The County of Monterey 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:*

- *UC MBEST Center Cooperative Planning District*
- *East Garrison District*

Objective E: Provide for adequate access to commercial developments.

Commercial Land Use Policy E-1: *The County of Monterey shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner that offers convenient access.*

Program E-1.1: *The County of Monterey shall coordinate with FORA and the Transportation Agency of Monterey County (TAMC) 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.*

Commercial Land Use Policy E-2: *In areas of commercial development, the County of Monterey 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 County of Monterey shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation rights-of-way plan lines.*

Program E-2.2: *The County of Monterey shall prepare pedestrian & bikeway plans and link residential areas to commercial development and link residential & commercial areas to public transit.*

Program E-2.3: *The County of Monterey shall preserve sufficient land at the former Fort Ord for rights-of-way to serve long-range commercial build out.*

Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.

Commercial Land Use Policy F-1: *The County of Monterey 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.*

Commercial Land Use Policy F-2: *The County of Monterey 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 County of Monterey 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.*

Program F-1.2: *The County of Monterey 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.*

Program B-1.3: *See Residential Land Use Policies and Program.*

Program B-1.4: *See Residential Land Use Policies and Program.*

Commercial Land Use Policy F-3: *The County of Monterey shall ensure that the future development projects at East Garrison are compatible with the historic context and associated land uses and development.*

Recreation/Open Space Land Use Policies and 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 County of Monterey shall encourage the conservation and preservation of irreplaceable natural resources and open space at former Fort Ord.*

Program A-1.1: *The County of Monterey shall identify natural resources and open space, and incorporate them into its zoning designations.*

Recreation/Open Space Land Use Policy A-2: *The County of Monterey 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 County of Monterey shall evaluate and provide for the need for public open space.*

Objective B: Use open space as a land use link and buffer.

Recreation/Open Space Land Use Policy B-1: *The County of Monterey shall link open space areas to each other.*

Program B-1.1: *The County of Monterey shall create an open space plan for former Fort Ord showing the linkage of all open space areas within the County of Monterey as well as linking to open space and habitat areas outside the County areas.*

Recreation/Open Space Land Use Policy B-2: *The County of Monterey shall use open space as a buffer between various types of land uses.*

Program B-2.1: *The County of Monterey shall review each application for a development entitlement for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.*

Program B-2.2: *The County of Monterey shall encourage clustering of all types of land uses.*

Program B-2.3: *The County of Monterey shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.*

Program B-2.4: *The County of Monterey shall designate a fire-resistant buffer between BLM lands and residential land use.*

Program B-2.5: *When buffers adjacent to Habitat Management areas 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.*

Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.

Recreation/Open Space Land Use Policy C-1: *The County of Monterey shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.*

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

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

- *Neighborhood Park in Eucalyptus Road Planning Area (Fort Ord Reuse Plan Polygon 19a): 10 acres.*
- *A minimum of 200 acres in permanent open space within the Eucalyptus Road Planning Area.*

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.*

Program C-1.4: *The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this land as Park and Open Space.*

Recreation/Open Space Land Use Policy C-2: *The County of Monterey shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.*

Program C-2.1: *The County of Monterey shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The County 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.*

Program C-2.2: *Each park in the County of Monterey should be developed and the recreation equipment should be in place when approximately 50 percent of the residential dwelling units that will be served by the park have been constructed and occupied.*

Objective D: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of Parks and Recreation (CDPR) and the Bureau of Land Management.

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

Program D-1.1: *The County of Monterey shall assist the CDPR to develop and implement a Master Plan for ensuring consistency of future uses of areas in the Coastal Zone, including 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).*

Program D-1.2: *The County of Monterey shall assist CDPR to carry out a dune restoration program for the Fort Ord Dunes State Park.*

Program D-1.3: *The County of Monterey shall coordinate with the CDPR to resolve the issue of a frontage roadway to connect the cities of Marina and Sand City.*

Program D-1.4: *The County of Monterey shall work with and support the Army to investigate clean up of the Monterey County Recreational/Habitat District in the CSUMB/Recreational Planning Area (Fort Ord Reuse Plan Polygon 8a). This area is proposed to be used for habitat reserve management, the Monterey Salinas Transit Administrative and Maintenance facility, the Whispering Oaks business park and commercial development.*

Program E-1.5: *The proposed community park facility in the Monterey County Recreational/Habitat District in the CSUMB/Recreational Planning Area (Fort Ord Reuse Plan Polygon 17a) will use about 30 acres of land currently dominated by oak woodland for an equestrian center and other recreational facilities. The park will serve as a gateway to trails in the Bureau of Land Management (BLM) area. The County of Monterey shall coordinate polygon and property boundary adjustments as needed to meet jurisdictional requirements of the County, the City of Marina, and CSUMB.*

Program E-1.6: *The Youth Camp District in the Reservation Road Planning Area (Fort Ord Reuse Plan 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.

Institutional Land Use Policies and Programs

Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.

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

Program A-1.1: *The County of Monterey 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 and non-university lands.*

Program A-1.2: *The County of Monterey shall review, and if necessary, revise its Zoning Ordinance regulations on the types of uses allowed in areas adjacent to the UC MBEST Cooperative Planning District and the CSUMB Planning Area District, so as to ensure compatibility of uses. The County will adopt zoning standards to ensure a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.*

Program A-1.3: *The County of Monterey shall designate the land surrounding the UC MBEST Center and CSUMB planning areas for compatible use, such as Business Park/Light Industrial, Office/R&D, and Planned Development Mixed Use, to encourage use of this land for a university and research-oriented environment, and to prevent the creation of pronounced boundaries between the campus and surrounding communities.*

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.*

Objective B: Consider special needs of schools in developing land and infrastructure.

Institutional Land Use Policy B-1: *The County of Monterey shall provide a safe environment for schools serving Fort Ord areas when planning land use and infrastructure improvements.*

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

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

Objective C: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.

Institutional Land Use Policy C-1: *The County of Monterey 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 within Fort Ord.*

Institutional Land Use Policy C-2: *The County of Monterey 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 C-2.1: *The County of Monterey 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.*

Program C-2.2: *The County of Monterey 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.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
CIRCULATION ELEMENT**

The Monterey County Fort Ord Circulation Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Circulation Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Circulation Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Streets and Roads Policies and Programs

Objective A: Develop 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 the former Fort Ord shall coordinate with and assist the Transportation Agency of Monterey County (TAMC) in providing funding for an efficient regional transportation network to access former Fort Ord.*

***Program A-1.1:** FORA and each jurisdiction with lands at the former Fort Ord shall ensure collection of the FOR A Community Facilities District (CFD) fee on former Fort Ord lands prior to issuance of building permits. The FOR A CFD fee is the funding mechanism to pay for former Fort Ord's share of impact on the regional system.*

***Program A-1.2:** The County shall ensure collection of the FOR A CFD fee 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 FORA.*

***Program A-1.3:** FORA and each jurisdiction with lands at former Fort Ord shall identify specific transportation issues that affect former Fort Ord and support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access former Fort Ord.*

***Program A-1.4:** The County shall prepare and implement a monitoring program that ensures that development does not exceed resource constraints posed by transportation facilities consistent with the Development and Resource Management Plan adopted by FORA.*

Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.

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

Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Fort Ord Reuse Plan Figures 4.2-2 (in the 2015 scenario) and Fort Ord Reuse Plan Figure 4.2-3 (in the build out scenario as modified by the FOR A Fee Reallocation Study adopted by the FOR A Board of Directors on April 8, 2005) in order to connect to the regional transportation network.

Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the 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 (Fort Ord Reuse Plan Table 4.2-4 and Fort Ord Reuse Plan Figure 4.2-4).

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.

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.

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).

Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as 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.

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.

Program D-1.2: Each jurisdiction shall provide on-street parking on all urban roadways for persons with disabilities.

Transit Policies and Programs

Objective A: Provide convenient and comprehensive bus service.

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

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.

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 needed transit services.

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.

Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.

Transit Policy C-1: Each jurisdiction shall support the establishment of intermodal centers and connections that address the transportation needs at former Fort Ord.

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.

Pedestrian and Bicycles Policies and Programs

Objective A: Provide a comprehensive pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.

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.

Objective B: Provide a comprehensive bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.

Pedestrian and Bicycles Policy B-1: Each jurisdiction shall provide and maintain an attractive, safe, and comprehensive bicycle system.

Program B-1.1: Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Fort Ord 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.

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.

Transportation Demand Management (TDM)

Objective A: De-emphasize 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.

Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.

Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.

Program A-1.4: Enforce Congestion Management Plan trip reduction programs.

Land Use and Transportation

Objective A: Develop a transportation system that supports the planned land use development patterns.

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.

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 and require measures, such as TDM programs and traffic impact fees, to mitigate these impacts.

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 incorporation in all roadway designs.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
RECREATION AND OPEN SPACE ELEMENT**

The Monterey County Fort Ord Recreation and Open Space Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Recreation and Open Space Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Recreation and Open Space Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

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.

Recreation Policy A-1: *Monterey County shall provide for adequate access to the Bureau of Land Management (BLM) recreation area.*

Objective B: Protect scenic views and preserve and enhance visual quality.

Recreation Policy B-1: *Monterey County shall work with the Army to review design of the landfill closure cap and related infiltration ponds to ensure development of a landscape that enhances the adjacent natural setting and becomes a visual asset to former Fort Ord.*

Objective C: Promote the goals of the Habitat Management Plan (HMP) through the sensitive siting and integration of recreation areas that enhance the natural community.

Recreation Policy C-1: *Monterey County 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. Locate local and regional trails within this system.*

Recreation Policy C-2: *All proposed recreational use should be reviewed for compatibility with the adopted Habitat Management Plan to insure long-term protection of sensitive resources. Recreational use shall be prohibited if the FORA Board finds that such use could compromise the ability to maintain and preserve an environmentally sensitive resource.*

Objective D: Establish a system of community and neighborhood parks, which provide recreation opportunities reflective of local community standards.

Recreation Policy D-1: *Monterey County shall designate and locate park facilities to adequately serve the current and projected population of Monterey County within the former Fort Ord for both active recreation and passive uses such as scenic vistas, fish and wildlife habitat, and nature study.*

Recreation Policy D-2: *Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame, which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas or the current adopted County standard, whichever requires the most parkland per capita.*

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: *Monterey County shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.*

Recreation Policy E-2: *Monterey County shall work with landowners to create a multi-functional recreation area within the former military landfill area.*

Program E-2.1: *Monterey County shall create a joint management team with representatives of adjacent agencies to work together institutionally in the planning and development of the landfill, protect oak woodlands, and address potential impacts of planned uses on surrounding neighborhoods.*

Program E-2.2: *Monterey County shall promote the development of commercial uses that are compatible with the capping of the landfill, including such potential uses as habitat management, the Monterey-Salinas Transit Administration and Maintenance Facility, the Whispering Oaks Business Park, and commercial development.*

Program E-2.3: *Monterey County shall designate a team of staff planners, landscape architects, engineers, and other qualified professionals to work with the Army through the BRAC process to ensure that the landfill cap design is adequate for the proposed uses, including, but not limited to, such parameters as depth of cap, final landforms, and visual attractiveness.*

Recreation Policy E-3: *Monterey County shall coordinate with the City of Marina and the BLM to create an equestrian center/trail access point into the BLM lands within Marina's Community Park and Inter-Garrison Road.*

Objective F: Create a unified system of hiker/biker and equestrian trails, which link all sectors of the former Fort Ord and encourage alternative means of transportation.

Recreation Policy F-1: *Monterey County shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.*

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

Program F-2.1: *The County of Monterey shall adopt a Comprehensive Trails Plan, and incorporate it into its Greater Monterey Peninsula Area Plan. This*

Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within Marina's jurisdiction, will create a trail hierarchy, and will coordinate trail planning with other jurisdictions within the former Fort Ord boundaries in order to improve access to parks, recreational facilities, and other open space.

Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.

Recreation Policy G-1: *Monterey County shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhoods within the former Fort Ord to encourage recreation and the conservation of natural resources.*

Recreation Policy G-2: *Monterey County shall encourage the creation of private parks and open space as a component of private development within Fort Ord.*

Recreation Policy G-3: *Monterey County 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.*

Recreation Policy G-4: *Monterey County shall coordinate the development of park and recreation facilities within the former Fort Ord with neighboring jurisdictions including the cities of Seaside and Marina, CSUMB, Monterey Peninsula Regional Parks District, California Department of Parks and Recreation, and the Bureau of Land Management.*

Objective H: Promote environmental education.

Recreation Policy H-1: *The County of Monterey shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on County habitat management lands.*

Recreation Policy H-2: *The County of Monterey shall ensure that the designated operator of its Youth Camp develops a theme of environmental education as part of its curriculum.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
CONSERVATION ELEMENT**

The Monterey County Fort Ord Conservation Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Conservation Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Conservation Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Soils and Geology

Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.

***Soils and Geology Policy A-1:** In the absence of more detailed site-specific information, the County shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.*

***Soils and Geology Policy A-2:** The County shall require developers to prepare and implement erosion control and landscape plans for development projects. 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 County of Monterey. 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.*

***Program A-2.1:** The County shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the County to be used by all future development at former Fort Ord.*

***Program A-2.2:** The County shall develop and make available a list of recommended native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope and climatic conditions that may be encountered at the former Fort Ord.*

***Program A-2.3:** The County 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.*

Soils and Geology Policy A-3: Through site monitoring, the County shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.

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

Soils and Geology Policy A-5: Before issuing a grading permit, the County shall require that geotechnical reports be prepared for developments proposed on soils that have limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The County shall require that engineering and design techniques be recommended and implemented to address these limitations.

Program A-5.1: See Program A-2.3 above.

Program A-5.2: The County 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.

Soils and Geology Policy A-6: The County shall require that development of lands having a prevailing slope above 25% include implementation of adequate erosion control measures.

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

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

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

Program A-6.2: The County shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.

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.

Soils and Geology Policy B-1: The County 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.

Program B-1.1: *If the County determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the County shall designate these areas in a mineral resource or similar land use category that would afford them protection; this area shall also be zoned in a district consistent with this designation.*

Program B-1.2: *On property titles in the affected mineral resource protection areas, the County shall record a notice identifying the presence of valuable mineral resources.*

Program A-1.2: *The County shall adopt and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and augment future water supplies.*

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

Soils and Geology Policy B-2: *The County shall protect designated mineral resource protection areas from incompatible land uses.*

Program B-2.1: *If so provided, the County shall specify in its mineral resource protection-zoning district a requirement that provides sufficient buffers between mining activities and incompatible adjacent land uses.*

Program B-2.2: *If so provided, the County shall specify in its mineral resource protection-zoning district those uses that are deemed compatible with mining activities.*

Soils and Geology Policy B-3: *Prior to granting permits for operation, the County shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.*

Program B-3.1: *The County shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, waste disposal, security, and reclamation.*

Soils and Geology Policy B-4: *The County shall require the posting of bonds for new mining permits if the County determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.*

Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.

Soils and Geology Policy C-1: *The County shall support and encourage existing state and federal soil conservation and restoration programs within its borders.*

Soils and Geology Policy C-2: *The County shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the County.*

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

Hydrology and Water Quality

Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.

Hydrology and Water Quality Policy A-1: *At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas.*

Program A-1.1: *The County shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.*

Program A-1.2: *The County shall prepare, adopt, and enforce a stormwater detention plan that identifies potential stormwater detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.*

Program A-1.3: *The County shall prepare, adopt, and enforce 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 control of stormwater runoff from future development. Such plans for control of stormwater runoff shall consider and minimize any potential for groundwater degradation and provide for the long-term monitoring and maintenance of all stormwater retention ponds.*

Program A-1.4: *The County, with input from the Monterey County Water Resources Agency (MCWRA) and Monterey Peninsula Water Management District (MPWMD), shall identify potential reservoir and water impoundment sites on the former Fort Ord and zone those areas for watershed use, which would preclude urban development.*

Program A-1.5: *The County shall work with the appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).*

Program A-1.6: *The County shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits to reduce both water demand and effluent generation.*

Water Conservation methods that should be considered include: 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 the publication of annual water reports disclosing water consumption by types of use.

Hydrology and Water Quality Policy A-2: *To avoid adversely affecting groundwater recharge of surface water users in downstream areas, the County shall ensure that land use and drainage facilities on newly developed lands do not decrease the magnitude and duration of flows less than the mean annual flow in creeks downstream of the development sites.*

Program A-2.1: *The County shall implement a stream-gauging program for creeks in the eastern part of the former Fort Ord if proposals are submitted for development in that area. The gauging program should be partially or entirely funded by development fees.*

Objective B: *Eliminate long-term groundwater overdrafting as soon as practicably possible.*

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

Program B-1.1: *The County, with input from the Monterey County Water Resources Agency (MCWRA) and Monterey Peninsula Water Management District (MPWMD), shall identify potential reservoir and water impoundment sites on the former Fort Ord and zone those areas for watershed use, which would preclude urban development.*

Program B-1.2: *The County shall work with the appropriate agencies 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 options(s).*

Program B-1.3: *The County shall support 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 FORA.

Program B-1.4: *The County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.*

Program B-1.5: *The County shall conform to the Development and Resource Management Plan adopted by FORA to establish programs and monitor development in the territory within the jurisdiction of FORA to ensure that it does not exceed resource constraints posed by water supply.*

Program B-1.6: *The County shall review and monitor development entitlements to ensure that a long-term water supply is available for the proposed development.*

Hydrology and Water Quality Policy B-2: *The County shall condition approval of development plans on verification of an assured long-term water supply for the projects.*

Objective C: *Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.*

Hydrology and Water Quality Policy C-1: *The County shall comply with all mandated water quality programs and establish local water quality programs as needed.*

Program C-1.1: *The County 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.*

Program C-1.2: *The County 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.*

Program C-1.3: *The County 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.*

Program C-1.4: *The County 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.*

Program C-1.5: *The County shall adopt and enforce 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.

Program C-1.6: *The County shall develop a program to identify wells that contribute to groundwater degradation. The County 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 Bureau (MCEHB).*

Hydrology and Water Quality Policy C-2: *At the project approval stage, the County 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, to the extent feasible.*

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

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

Program C-3.1: *The County shall continue to work with the MCWRA, MCWD and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Water Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies.*

Program C-3.2: *The County shall work with the MCWRA, MCWD and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins within the context of the Salinas Valley Water Management Plan and shall participate by implementing measures to prevent further intrusion.*

Program C-3.3: *The County shall work with the appropriate agencies to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).*

Program C-3.4: *The County shall adopt and enforce a water conservation ordinance, which includes requirements for plumbing retrofits to reduce both water demand and effluent generation.*

Program C-3.5: *The County shall carry out all actions necessary to ensure that the installation of water supply wells comply with the State of California Water Well Standards and well standards established by the Monterey County Environmental Health Bureau (MCEHBD).*

Program C-3.6: *The County shall carry out all actions necessary to ensure that the distribution and storage of potable and non-potable water comply with the California Department of Public Health regulations through Title 22.*

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

Program C-4.1: *The County, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to owners of property near waterways 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.*

Hydrology and Water Quality Policy C-5: *The County shall support all actions necessary to ensure that wastewater treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.*

Hydrology and Water Quality Policy C-6: *In support of Monterey Bay's National Marine Sanctuary designation, the County shall support all actions required to ensure that the bay and inter-tidal environment will not be adversely affected, even if such actions would exceed state and federal water quality requirements.*

Hydrology and Water Quality Policy C-7: *The County shall condition all development plans on verification of adequate wastewater treatment capacity.*

Biological Resources

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

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

Program A-1.1: *The County shall submit to the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), through the Coordinated Resource Management Planning (CRMP) program, a plan for implementation of both short-term and long-term habitat management and protection measures for this habitat corridor, including consideration of funding sources, legal mechanisms and a timetable to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat:*

- *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.*

Program A-1.2: *Management of this habitat conservation area shall include:*

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

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

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

Biological Resources Policy A-2: *The County shall limit development in the East Garrison area (Polygon 11b in Reuse Plan) as identified in the Land Swap Assessment and retain the remainder of the parcel as natural habitat.*

Program A-2.2: *Development within the East Garrison area shall be planned, sited, and designed to retain natural habitat areas that are contiguous within the parcel and with natural habitats in adjacent parcels.*

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

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

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

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

Program A-3.1: *The County shall require that plans for expansion of the existing campground be approved by USFWS and CDFG.*

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

Program A-3.3: *The County shall prepare, or cause to be prepared, a management plan for the parcel that addresses special status species monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for retaining and enhancing habitat values within the oak woodlands.*

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

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

Program A-3.6: *The County shall require that landscaping within the campground consist of species native to the project site.*

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

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

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

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

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

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

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

- *No structure shall be constructed immediately along the boundary of the residential area and the habitat corridor.*
- *A non-flammable surface (parking lots, green belt) shall be constructed where development in the residential area abuts the natural lands.*
- *Stormwater runoff and other drainage from the residential area shall be directed away from the habitat corridor.*

Biological Resources Policy A-5: *The County shall ensure that the habitat management areas are protected from degradation due to development in, or use of adjacent parcels within its jurisdiction.*

Program A-5.1: *The County shall coordinate with the Bureau of Land Management (BLM) in the design and installation of appropriate firebreaks to be required on all parcels that border the habitat management lands. Potential firebreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled firebreaks, and parking lots. All firebreaks shall be at the development/habitat boundary, not necessarily at the parcel boundary, and shall be installed within the parcel, not on habitat management lands. Firebreaks on adjacent parcels shall be contiguous.*

Program A-5.2: *The County shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the habitat*

management lands from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access, and BLM and other appropriate agencies shall be provided keys to the gates. The County shall maintain, repair and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.

Program A-5.3: *The County shall require stormwater drainage plans for all developments adjacent to the habitat management areas to incorporate measures for minimizing the potential for erosion in the habitat management areas due to stormwater runoff.*

Program A-5.4: *The County shall require that plans for construction of facilities in the northeastern portion of Polygon 19a (in Reuse Plan) include measures to protect the flow to and water quality of the ponds nearby, in the habitat management areas.*

Program A-5.5: *To minimize the potential for erosion or accelerated sedimentation, prevent fires from spreading, and prevent unauthorized access in the adjacent habitat management areas, the County shall require the following in the Laguna Seca Regional Park expansion areas on the former Fort Ord:*

- *Maintain grass over the majority of the areas where vegetation is removed to allow for parking. Mow the grass prior to using the area for parking.*
- *Require construction of a firebreak along the inside perimeter of each of the expansion areas. The firebreak shall be inspected before each event in the expansion areas that are used and shall be improved as necessary to ensure its effectiveness.*
- *Require the removal of all trash immediately following each event in which the expansion areas are used.*
- *Post signs before each event in the expansion areas that state off-road vehicle use is not permitted in the habitat management areas.*

Program A-5.6: *The County shall monitor, or cause to be monitored, the two ponds within the habitat management area adjacent to the Laguna Seca Regional Park expansion areas to identify any impacts to these areas from the adjacent use. The ponds shall be inspected after each event in which the expansion areas are used. If adverse impacts are noted, the County shall require appropriate actions to prevent similar effects during future events.*

Biological Resources Policy A-6: *The County shall protect the Coastal Zone west of Highway 1 from habitat degradation due to increased public access.*

Program A-6.1: *The County shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the California Department of Parks and Recreation for the Fort Ord Dunes State Park.*

Biological Resources Policy A-7: *The County shall coordinate with California State University and University of California Natural Reserve System (UCNRS) to minimize the potential for HMP species in the habitat conservation and corridor areas adjacent to CSUMB land to be adversely affected by human activity associated with access.*

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

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

Program A-8.1: *The County shall prohibit the direct discharge of stormwater or other drainage from new impervious surfaces created by development of the Office Park parcel into the ephemeral drainage in the natural area expansion (NAE) parcel. No increase in the rate of flow of stormwater runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas, in excess of background quantities, shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods that are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements will be used for development on Polygon 31b (in Reuse Plan).*

Program A-8.2: *The County shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Fort Ord Reuse Plan Polygons 31a and 31b. A fuel break maintaining the existing type E canopy (i.e., shaded fuel break) shall be located within a five-acre primary buffer zone on the western edge of Polygon 31b (in Reuse Plan). No building or roadways will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities and parking. Firebreaks should be designed to protect structures in Fort Ord Reuse Plan Polygon 31b from potential wildfires in Fort Ord Reuse Plan Polygon 31a. Barriers should be designed to prohibit unauthorized access into Fort Ord Reuse Plan Polygon 31a.*

Biological Resource Policy A-9: *The County shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.*

Program A-9.1: *The County shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys by qualified, non-biased, scientifically-trained persons to verify the general description of resources for the parcel provided in the biological*

resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.

Program A-9.2: *The County shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitats amidst the development, where feasible.*

Program A-9.3: *Where development will replace existing habitat that supports sensitive biological resources, the County shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.*

Objective B: *Preserve and protect sensitive species and habitats not addressed in the HMP.*

Biological Resources Policy B-1: *The County shall strive to avoid or minimize loss of sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 that are known or expected to occur in the areas planned for development.*

Program B-1.1: *The County shall require directed, seasonally-timed surveys for sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 as an early component of site-specific development planning in previously undeveloped areas of the former Fort Ord.*

Program B-1.2: *If any sensitive species listed in Fort Ord Reuse Plan Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.*

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

Program B-2.1: *For lands within the jurisdictional limits of the County that are components of the designated oak woodland conservation area, the County shall ensure that those areas are managed to maintain or enhance habitat values existing at the time of base closure so that suitable habitat is available for the*

range of sensitive species known or expected to use those oak woodland environments. Management measures shall include, but not be limited to, maintenance of a large, contiguous block of oak woodland habitat, access control, erosion control, and non-native species eradication. Specific management measures should be coordinated through the CRMP.

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

Biological Resources Policy B-3: *The County shall preserve, enhance, restore, and protect vernal ponds, riparian corridors, and other wetland areas.*

Program B-3.1: *The County shall require that, prior to any development activities within the watersheds of riparian drainages, vernal ponds or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to, or water quality of, those drainages, ponds or wetlands.*

Program B-3.2: *The County shall scientifically evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event that wetlands are present, the County shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plans should be coordinated through the CRMP.*

Program B-3.3: *The County should incorporate wetland features into stormwater control facilities to the extent practicable.*

Program B-3.4: *The County shall coordinate with the California Department of Transportation (Caltrans) in the design of SR 68 to assess the feasibility of avoiding the riparian forest within the alignment. Where riparian forest removal is unavoidable, the County shall request Caltrans to compensate at a 2:1 ratio of newly created habitat to lost habitat or a 4:1 acreage ratio of enhanced habitat to lost habitat. Compensation and restoration could occur in other areas of Toro Creek.*

Objective C: *Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new developed is proposed in undeveloped lands.*

Biological Resources Policy C-1: *The County of Monterey shall encourage that grading for projects to be designed to complement surrounding topography and to minimize habitat disturbance.*

Program C-1.1: *The County shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography; 2) large projects with several alternative lot and roadway design possibilities; 3) projects with known geological problems areas; or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.*

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

Program C-2.1: *The County shall encourage clustering of development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.*

Program C-2.2: *The County shall apply certain restriction for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance No. 3420).*

Program C-2.3: *The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall recommend collection and propagation of acorns and other plant materials from the former Fort Ord oak woodlands to be used for restoration or as landscape material.*

Program C-2.4: *The County shall provide the following standards for plantings that may occur under oak trees: 1) planting may occur within the drip line of mature trees, but only at a distance of five feet from the trunk; and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see Compatible Plants Under and Around Oaks).*

Program C-2.5: *The County shall require that paving within the drip line of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.*

Biological Resources Policy C-3: *Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.*

Program C-3.1: *The County shall review lighting and landscape plans for all development applications to ensure consistency with Policy C-3.*

Objective D: Promote awareness and education concerning the biological resources on the former Fort Ord.

Biological Resources Policy D-1: *The County shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.*

Program D-1.1: *The County shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act.*

Program D-1.2: *The County shall provide project applicants with specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.*

Biological Resources Policy D-2: *The County shall encourage and participate in the preparation of educational materials through various media sources that describe the biological resources on the former Fort Ord, discuss the importance of the HMP, and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.*

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

Program D-2.2: *The County shall coordinate production of educational materials through the CRMP process.*

Program D-2.3: *Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserve open space, the County shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as measures for protecting wildlife and vegetation in the adjacent habitat areas. (i.e., access controls, pet controls, use of natives in the landscape, etc.).*

Objective E: Develop strategies for interim management of underdeveloped natural land areas.

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

Program E-1.1: The County shall submit to the USFWS and CDFG, through the Coordinated Resource Management Planning (CRMP) program, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a timetable to provide for prompt implementation of the following actions to prevent degradation of habitat:

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

Program E-1.2: For natural land areas under County responsibility with partial or no HMP resource conservation or management requirement, but which remain undeveloped, the County shall annually provide the BLM evidence of successful implementation of interim habitat protection measures as specified in Biological Resources Program E-1.1.

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

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

Air Quality

Objective A: Protect and improve air quality.

Air Quality Policy A-1: The County shall participate in regional planning efforts to improve air quality.

Program A-1.1: *The County shall continue to cooperate with the Monterey Bay Unified Air Pollution Control District (MBUAPCD) in carrying out the regional Air Quality Management Plan.*

Program A-1.2: *The County shall coordinate with the TAMC to carry out the Congestion Management Plan.*

Air Quality Policy A-2: *The County shall promote local efforts to improve air quality.*

Program A-2.1: *The County shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD oversees issuance of air pollution permits for toxic air contaminants, and thus is responsible for U.S. EPA health standards as they relate to air emissions.*

Program A-2.2: *The County shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.*

Air Quality Policy A-3: *Integrate the land use strategies of the California Air Resources Board's publication, "The Land Use Air Quality Linkage: How Land Use and Transportation Affect Air Quality", into local land use decisions.*

Program A.3-1: *The County shall plan and zone properties, as well as review development proposals to promote the Land Use-Air Quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.*

Program A-3.2: *The County shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.*

Cultural Resources

Objective A: Identify and protect all cultural resources at the former Fort Ord.

Cultural Resources Policy A-1: *The County of Monterey shall ensure the protection and preservation of archaeological resources at the former Fort Ord.*

Program A-1.1: *The County of Monterey shall conduct a records search and a preliminary archaeological surface reconnaissance using specified scientific protocols as a part of environmental review for any development project(s) proposed in a high archaeological resource sensitivity zone.*

Program A-1.2: *The County of Monterey shall require that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise using specified scientific protocols, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale shall be employed.*

Program A-1.3: *As a contractor work specification for all new construction projects, the County shall include that during construction, upon the first discovery of any archaeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archaeologist using specified scientific protocols, and incorporating recommendations made.*

Cultural Resources Policy A-2: *The County of Monterey shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.*

Program A-2.1: *The County of Monterey shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.*

Program A-2.2: *If traditional cultural properties are found to exist on the County's lands at the former Fort Ord, the County of Monterey shall ensure that deeds transferring Native American traditional properties include covenants that protect and allow Native Americans access to these properties. These covenants will be developed in consultation with interested Native American groups, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation. Leases will contain clauses that require compatible use and protection as a condition of the lease.*

Objective B: Preserve and protect historically significant resources at the former Fort Ord.

Cultural Resources Policy B-1: *The County of Monterey shall provide for the identification, protection, preservation and restoration of the former Fort Ord's historically- and architecturally-significant resources.*

Program B-1.1: *The County of Monterey shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.*

Program B-1.2: *The County of Monterey shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines and condition their sale or transfer with protective covenants. These covenants will be developed in consultations with the*

California Office of Historic Preservation (OHP), the Advisory Council on Historic Preservation, and interested parties.

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

Cultural Resources Policy B-2: *The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area.*

Program B-2.1: *The County of Monterey shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.*

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

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

Program B-2.4: *The County of Monterey shall designate the East Garrison District as a Historic Resource Area and shall ensure that the future development projects are compatible with the historic context.*

Solid Waste

Objective A: Provide the reduction of solid waste entering landfills.

Solid Waste Policy A-1: *The County shall encourage and promote the reduction of solid waste through compliance with Assembly Bill 939 which mandates a reduction in generated solid waste to a target of 5.4lbs/person/day.*

Program A-1.1: *The County shall prepare and enforce a solid waste reduction and recycling program for the area of Fort Ord under County jurisdiction.*

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
NOISE ELEMENT**

The Monterey County Fort Ord Noise Element is part of the Greater Monterey Peninsula Area Plan of the County General Plan. It consists of those portions of the Noise Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Noise Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.

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

***Program A-1.1:** The County shall adopt the land use compatibility criteria for exterior community noise shown in Fort Ord Reuse Plan Tables 4.5-3 for application in the former Fort Ord.*

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

Objective B: Ensure, through land use planning, that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.

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

***Program B-1.1:** The County shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.*

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

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

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

Noise Policy B-3: The County shall require that acoustical studies be prepared by qualified acoustical engineers using scientific protocols for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.

Noise Policy B-4: The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB- L_{dn} be achieved for new multi-family dwelling, condominium, hotel, and motel uses.

Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Fort Ord Reuse Plan Tables 4.5-3 and 4.5-4, the County shall require the following, as conditions of approval: 1) that noise barriers be provided for new development to ensure that the noise guidelines are met; or 2) that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB- L_{dn} .

Noise Policy B-6: If the ambient day-night average sound level (L_{dn}) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family, and transient lodging), as identified in Fort Ord Reuse Plan Table 4.5-3, new development shall not increase ambient L_{dn} in residential areas by more than 3 dBA measured at the property line. If the ambient L_{dn} is within the normally acceptable noise range for residential uses, new development shall not increase the ambient L_{dn} by more than 5 dBA measured at the property line.

Noise Policy B-7: If the ambient L_{dn} exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Fort Ord Reuse Plan Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient L_{dn} by more than 5 dBA measured at the property line.

Noise Policy B-8: If the ambient L_{dn} exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Fort Ord Reuse Plan Table 4.5-3, new development shall not increase ambient L_{dn} by more than 3 dBA measured at the property line.

Noise Policy B-9: The County shall require construction contractors to employ noise-reducing construction practices.

**COUNTY OF MONTEREY
FORT ORD MASTER PLAN
SAFETY ELEMENT**

The Monterey County Fort Ord Safety Element is part of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan. It consists of those portions of the Safety Element of the Reuse Plan adopted by the Fort Ord Reuse Authority (FORA) on June 13, 1997, that pertain to the areas of Fort Ord currently under the jurisdiction of the County and located east of Highway 1. Those relevant portions of the adopted Reuse Plan are hereby incorporated into the Monterey County Fort Ord Safety Element by this reference. For convenience, relevant Goals, Objectives, Policies and Programs pertaining to the subject area are provided herein.

The following objectives, policies and programs are consistent with the existing County of Monterey Greater Monterey Peninsula Area Plan Safety Element, which is herein incorporated by reference.

Seismic and Geologic Hazards

Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from area where seismic and geologic hazards are considered likely predicable so as to reduce the hazards and risks from seismic and geologic occurrences.

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

***Program A-1.1:** The County shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.*

***Program A-1.2:** The County shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.*

Seismic and Geologic hazards Policy A-2: *The County shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.*

Program A-2.1: *The County shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer according to specified scientific protocols and shall be subject to the approval of the Planning Director for the County of Monterey.*

Program A-2.2: *Through site monitoring, the County shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Chief Building Official, confirming this.*

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

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

Program A-3.1: *The County shall require construction project applicants to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a Registered Geotechnical Engineer using specified scientific protocols and shall be subject to the approval of the Planning Director for the County of Monterey.*

Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.

Seismic and Geologic Hazards Policy B-1: *The County shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public work centers, high occupancy structures, school, or sites containing or storing hazardous materials.*

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

schedule for compliance with the UBC. The County shall implement these recommendations in accordance with the schedule.

Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.

Seismic and Geologic Hazards Policy C-1: *The County shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes that includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.*

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

Fire, Flood, and Emergency Management Policies

Objective A: Protect public safety by minimizing the risk from fire hazards, especially wildfire in grassland and wooded areas in the former Fort Ord region.

Fire, Flood, and Emergency Management Policy A-1: *The county shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.*

Program A-1.1: *The County shall incorporate the recommendations of the Monterey County Regional Fire District for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas at the former Fort Ord before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UBC Fire Hazards Policies.*

Fire, Flood, and Emergency Management Policy A-2: *The County shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to or greater than those recommended in the Fort Ord Infrastructure Study (FORIS Section Fort Ord Reuse Plan Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.*

Fire, Flood, and Emergency Management Policy A-3: *The County shall develop a fire management plan in cooperation with other Fort Ord jurisdictions and the surrounding communities' fire protection agencies to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire*

management plan shall also include a fire “fuel management program” developed cooperatively with the Bureau of Land Management.

Program A-3.1: *The County shall develop a mutual and/or automatic fire aid agreement, with appropriate fire protection agencies, to assure the most effective response.*

Program A-3.2: *The County shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.*

Fire, Flood, and Emergency Management Policy A-4: *The County shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord that the County plans to develop in order to provide acceptable fire/emergency response time.*

Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs, which will protect people from flooding.

Fire, Flood, and Emergency Management Policy B-1: *The County shall identify areas within the former Fort Ord that may be subject to 100-year flooding, particularly in the Salinas River Bluffs area, and shall restrict construction of habitable building structures in these areas.*

Objective C: Promote public safety through effective and efficient emergency management preparedness.

Fire, Flood, and Emergency Management Policy C-1: *The County shall develop an emergency preparedness and management plan, in conjunction with the City of Marina, City of Seaside, and appropriate fire, medical and law enforcement agencies.*

Program C-1.1: *The County shall identify city emergency evacuation routes and emergency response staging areas with those of the City of Marina and the City of Seaside, and shall adopt the Fort Ord Evacuation Routes Map (See Fort Ord Reuse Plan Figure 4.6-2) as part of any emergency response plans.*

Program C-1.2: *The County shall establish a community education program to train volunteers to assist police, fire and civil defense personnel during and after a major earthquake, fire, or flood.*

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

Hazardous and Toxic Materials Safety

Objective A: Ensure the timely and complete compliance by the U.S. Army with the Remedial Investigation/Feasibility Study and associated remedial action Record of Decision (ROD) as part of the land transfer process.

Hazardous and Toxic Materials Safety Policy A-1: *The County shall monitor and report to the public all progress made on the RA-ROD.*

Program A-1.1: *The County shall perform timely reviews of the RA-ROD implementation progress and maintain a public record of property locations, which contain hazardous material, including a timetable for and the extent of remediation to be expected.*

Program A-1.2: *The County shall perform timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation, including treatment, storage, transportation, and disposal.*

Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead based paint.

Hazardous and Toxic Materials Safety Policy B-1: *The County shall monitor implementation procedures of the RA-ROD and work cooperatively with the U.S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials, and provide for the protection of the public during remediation activities.*

Program B-1.1: *The County shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contains asbestos and/or lead based paint.*

Program B-1.2: *The County shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors according to specified protocols.*

Program B-1.3: *The County shall develop and make available a list of the locations and timeframe for remediation of those sites containing ordnance and explosives (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.*

Program B-1.4: *The County shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through County streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the County for protection of the public safety.*

Hazardous and Toxic Materials Safety Policy B-2: *The County shall monitor implementation procedures of the RA-ROD and work cooperatively with the U.S. Army and all contractors and future users/operators of landfill or hazardous materials storage sites at the former Fort Ord.*

Program B-2.1: *The County shall develop and make available a list of the locations and timeframe for remediation of landfills or hazardous materials storage sites, including closure and postclosure activities.*

Program B-2.2: *The County shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that remediation activities related to landfill closure and hazardous materials storage are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use these landfills, and that such uses are consistent with the administrative covenants and all post closure activities.*

Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.

Hazardous and Toxic Materials Safety Policy C-1: *The County of Monterey shall require hazardous material management and disposal plans for any future projects involving the use of hazardous materials.*

Program C-1.1: *The County of Monterey shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the Monterey County Environmental Health Bureau.*

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