

EXHIBIT A DISCUSSION

Monterey County Successor Agency (formerly the Redevelopment Agency) owns two parcels in the Fort Ord Master Plan area:

- APN: 031-101-041 (30.36 acres).
- APN: 031-101-056 (85 acres).

Both parcels are designated Planned Development/Mixed Use in the Fort Ord Master Plan (part of the 2010 General Plan). Zoning maps show the parcels as Public/Quasi-Public with a Design Overlay and Site Plan Review Overlay (PQP-D-S). These parcels are part of the landfill site that includes the Ord Market at the northeast corner. The land use map identifies the parcels as a golf course and equestrian center opportunity site. A map illustrating the subject parcels is attached as **Exhibit B**.

The 2010 General Plan (GP) includes a Fort Ord Master Plan that updated (clean up edits) the 2001 General Plan Amendment that incorporated the Fort Ord Reuse Plan into the County General Plan; the Fort Ord Master Plan requires a consistency determination by the Fort Ord Reuse Authority (FORA). The 2010 GP included statements regarding consistency of the Fort Ord Master Plan with the Fort Ord Reuse Plan. Staff submitted the 2010 General Plan to FORA with a letter that outlined the changes and consistency determination. FORA informed staff that FORA requires the Board of Supervisors to make a specific finding regarding consistency of the 2010 General Plan with the Fort Ord Reuse Plan. That action will be done separately from the action being requested in this report.

A Board Referral was received requesting that the County consider amending the Whispering Oaks property, designated in the County General Plan as Planned Development Mixed Use, and a zoning district of Public/Quasi-Public. Pursuant to Monterey County Code Section 21.88.020, an amendment to zoning can be initiated by any one of four methods:

- A. Application by an individual property owner to amend the zoning designation of the owners property; or
- B. Application by an individual to amend the text provisions of this Title; or
- C. Resolution of Intention by the Planning Commission of the County of Monterey to consider amendments to either the zoning designation for property or properties or the text provisions of this Title, or both; or
- D. Resolution of Intention by the Board of Supervisors of the County of Monterey to consider amendments to either the zoning designation of property or properties or the text provisions of this Title, or both.

A secondary effect of initiating an amendment to the land use designation and zoning would be to delay action to bring forward consideration of the 2010 GP for a consistency determination because we would be considering amending the 2010 Fort Ord Master Plan.

FORA is currently undertaking a reassessment of the current Fort Ord Reuse Plan, and a possible recommendation coming out of this reassessment would be to look at the whole Reuse Plan, including all of the unincorporated County lands. The subject 116 acres is part of about 3,115 acres designated for development in the unincorporated area, which is part of the 28,000-acre Fort Ord Reuse Plan. Unincorporated Monterey County's area in Fort Ord consists of about

18,760 acres (66% of Fort Ord) with about 15,645 acres (83%) of the lands in unincorporated Monterey County designated for open space or habitat management.

OPTION 1: Board of Supervisors adopts a Resolution of Intent to change the land use designation to one of the following: Open Space Recreation or Habitat Management. With this action, staff would:

- Prepare an analysis of the effects of the proposed rezoning. Included in the analysis will be impacts to the overall jobs/housing balance anticipated for the Fort Ord Master Plan (County General Plan), impact of ABx1 26 (2011), dissolving redevelopment agencies and directing the disposition of redevelopment agency assets, and the potential effects to the FORA Base Reuse Plan (Reuse Plan) and Capital Improvement Program, fiscal effects (property tax, land/habitat management), among other documents.
- Provide a written report to the Board's Fort Ord Subcommittee.
- Consult with other affected agencies and Native American organization(s). Staff will discuss possible changes with FORA staff to determine how the change can be structured so as to be consistent with the adopted Reuse Plan or if an amendment to the Reuse Plan would also be required.
- Prepare all necessary environmental documents. Circulate the environmental document for public review.
- Prepare a resolution and ordinance to institute the changes.
- Set the matter for public hearing before the Planning Commission. The Planning Commission will conduct a public hearing and provide a written recommendation (resolution) to the Board of Supervisors.
- Set the matter for public hearing before the Board of Supervisors. Whether the Planning Commission recommendation is for approval or denial of the change, the matter will return to the Board of Supervisors for consideration at a public hearing.

Staff would return with a draft resolution for consideration if the Board wishes to take this action. Since this process would affect the General Plan, Board consideration regarding consistency of the 2010 GP with the Fort Ord Reuse Plan would be delayed until this matter is fully resolved.

OPTION 2: Board of Supervisors does not specifically direct staff to pursue this request. Without direction to proceed (e.g. Resolution of Intent), staff would consider the referral closed and take no further action relative to amending the Fort Ord Master Plan. Staff would set a time for the Board to consider consistency of the 2010 General Plan/Fort Ord Master Plan with the Fort Ord Reuse Plan that would be forwarded to FORA for consideration.