

Exhibit 4
Fort Ord Work Program

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Fort Ord Work Program (FOWP Task #)

Monterey County Resource Management Agency

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Zoning/Land Use								
1	Zoning FOMP Title21	ZONING /LAND USE Land Use map adopted as part of the Fort Ord Master Plan.	<p>Residential Land Use: A-1.1 (maps) A-1.2 (maps) C-1.1 (maps) E-2.1 (maps and code) G-1.1 (maps and code) J-1.1 (maps)</p> <p>Commercial Land Use: A-1 (maps) A-1.1 (maps) B-1 (maps) B-1.1 (maps) B-2.1 (code) C-1.1 (maps) D-1.2 (maps and code)</p> <p>Recreation/Open Space Land Use A-1.1 (maps) C-1.1 (maps) C-1.2 (maps) C-1.3 (maps) C-1.4 (maps) E-1.6 (maps)</p> <p>Institutional Land Use: A-1.2 (maps) A-1.3 (maps and code)</p> <p>Recreation: E-2.2 (TBD)</p> <p>Soils and Geology: B-2.2 (TBD)</p>	50%	1	LRPT JD/JRO	LRWP 44	<p>Zoning updates planned as part of implementation for the 2010 GP are on hold pending FORA consistency determination. Park Facilities being implemented as part of each development.</p> <p>Zoning Maps will be updated as part of the overall General Plan Implementation (Long-range Work Program Task 44)</p>

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			Air Quality: A-3.2 (maps) Fire, Flood, and Emergency Management: B-1 (maps)					
ZONING ORDINANCE UPDATES (TITLE 21)								
2	Zoning FOMP Title21	Amend Zoning Ordinance Title 21 (Code)	Residential Land Use: B-1.1 (code) B-1.2 (code) E-2.1 (maps and code) G-1.1 (maps and code) Commercial Land Use: D-1.2 (maps and code) Institutional Land Use: A-1.3 (maps and code) A-1.4 (code/ongoing) Cultural Resources: B-1.3 (code/historic plan) Seismic and Geologic Hazards: A-1.2 (code/hazard plan)	0%		[Unassigned]	?	The County will assess the existing zoning standards and update as necessary to ensure compatible uses around CSUMB and to provide appropriate land use regulations. This update is currently unassigned.
DESIGN GUIDELINES								

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3	Zoning FOMP Title21	Prepare Design Guidelines for Fort Ord	Residential Land Use: B-1.3 B-1.4 I-1.1 Commercial Land Use: F-1 F-1.1 Institutional Land Use: C-2.1	0%		[Unassigned]	?	Community design standards and framework have not yet been prepared by FORA. Each County development in Fort Ord. is approved with Specific Plans. Design guidelines are adopted as part of each specific plan. Design Guidelines were adopted for East Garrison Specific Plan.
HOUSING ELEMENT								
4	FOMP	Housing Element 2014	Residential Land Use: C-1.3 H-1.1	0%	3	[Unassigned]	132	An update to the Housing Element will be prepared for 2014. This task is associated with the long-range work program task number 132.
HOMELESS								
5	FOMP	HOMELESS	Residential Land Use: F-1.1 F-1.2 F-1.3 G-1.1	100%	Complete	CS/NA	5	The County adopted an ordinance for homeless in accordance with State law. The County supports development of a standard format for contracts between FORA and homeless

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								service providers.
TRANSPORTATION								
6	FOMP	TRANSPORTATION PLAN	Residential Land Use: E-1.3 Commercial Land Use: E-1.1 E-2.3 Streets and Roads: A-1.3 A-1.4 B-1.2 C-1.1 C-1.2 C-1.3 C-1.5 C-2.1 D-1.2 Transit: A-1.1 A-1.2 A-1.3 Land Use and Transportation: A-2.1	0%		[Unassigned]	71	The County is working with FOR A and TAMC to Develop road networks in Fort Ord. Each Development is subject to FORA traffic impact fees and is reviewed to ensure adequate rights of way, truck routes, pedestrian, and bicycle paths are provided.
FORT ORD RECREATION AND HABITAT AREA MASTER PLAN (FORHA)								
7	FOMP	Develop a Master Plan to connect bicycle trails, pedestrian trails, equestrian trails, and open space/habitat areas base-wide.	Residential Land Use: E-3.2 Commercial Land Use: E-2.2 Recreation/Open Space: B-1.1			MN/CH	71	An Administrative Draft Plan has been completed. The plan has been delayed due to funding problems associated with

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			C-1.3 C-2.1 C2.2 E-1.5 Pedestrian and Bicycles: A-1.1 B-1.1 Recreation: C-1 C-2 D-1 D-2 E-3 F-2.1 G-1 G-4 Biological Resources: B-2					eliminating the Redevelopment Agency
HABITAT CONSERVATION PLAN (monitoring and maintenance)								
8	FOMP	HABITAT CONSERVATION PLAN (HCP) Develop a Habitat Conservation Plan that will provide for the maintenance of habitat within Fort Ord	Biological Resources: A-1.1 A-1.2 A-1.3 A-1.4 A-2.3 A-2.4 A-2.5 A-5.1 B-2.1 B-2.2 Interim E-1 E-1.1			FORA CH/MN	?	A Habitat Management Plan was completed as part of the Fort Ord Master Plan. FORA is the lead on development of a base-wide HCP. July 2013 is the scheduled date for review of screen-check draft. Public Draft 90-day review estimated in

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			E-1.2 E-2.1 – Tracking/Reporting					November 2013. Contracts with CRMP agency to manage resources is not mandatory. Need approval of HCP and funding mechanisms. Ongoing monitoring following HCP/Habitat Plan approval
NOISE ORDINANCE								
9	FOMP	NOISE ORDINANCE	Noise: A-1.1 A-1.2 B-1.1 B-3	5%	5	MC	62	Related to 2010 GP policy to develop community noise ordinance. Until ordinance in place, noise issues are addressed concurrent with development.
LANDSCAPE STANDARDS								
10	FOMP	LANDSCAPE STANDARDS Update landscape standards/requirements.	Recreation G-3 Soils and Geology: A-2.2 Biological Resources: C-2.3 C-2.4	50%	2	AQ	97	Related to fire resistant plants, native plants/biology, state law, and erosion standards currently being drafted as part of the 2010 General Plan implementation
MINERAL RESOURCES								
11	FOMP	MINERAL	Soils and Geology:	0%	3	[Unassigned]	60	Currently unassigned.

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		RESOURCES Identify and map mineral resources on the former fort ord. If mineral resources are identified, they will be appropriately zoned and regulations established	B-1 B-1.1 B-1.2 B-2.1 B-2.2 B-3.1 B-4					Need to identify where mineral resources are located (if any)
EMERGENCY PLAN								
12	FOMP	EMERGENCY PLAN Inventory, evaluate, and provide programs to address geological, fire, and flood hazards and emergency responses in the event of an earthquake, fire, or flood, or other natural disaster.	Seismic and Geologic Hazards: B-1 (inventory) B-1.1 (evaluate critical structures) C-1 (retrofit and education guidelines) C-1.1 (guidelines availability) Fire, Flood, and Emergency: A-1 (Fire hazard zones) A-3 (Fire response plan) A-3.1 (Fire aid agreement) A-3.2 (Fire education program) A-4 (Evaluate Fire station/staff needs) C-1 (Emergency Preparedness Plan) C-1.1 (Evac routes and staging areas) C-1.2 (Education program) C-1.3 (inventory)	* 100%	Complete	DM	59	The Office of Emergency Services is currently drafting a Monterey County Operational Area Emergency Plan. The plan will lead to updating the Coordinated Emergency response Plan, the Multi-Jurisdictional Local Hazard Mitigation Plan, and the Community Wildfire Protection Plan.
HAZARDOUS MATERIALS								
13	FOMP	HAZARDOUS MATERIALS Monitor and report on US Army Records of Decision and removal and disposal of hazardous materials.	Hazardous and Toxic Materials Safety: A-1.1 A-1.2 B-1.1 B-1.3 B-1.4 B-2.1 B-2.2	0%	5	[Unassigned]		This item is unassigned. FOR A and the Army are currently coordinating and notifying the public on ordnance removal.

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			Hydrology and Water Quality: C-1.5					
DRAINAGE/STORM WATER								
14	FOMP	DRAINAGE/STORM WATER The County will update Drainage and Storm water regulations	Soils and Geology: A-2.1 A-1.2 Hydrology and Water Quality: A-1.1 A-1.2 A-1.3 B-1.4 C-1.1 C-1.2 C-1.3 C-2.1 C-4.1	25%	5	AQ/WRA / PW	133, 31, 83, and 47	The County is currently working with the State Water Board on new Stormwater discharge requirements. We are also tasked to prepare a Drainage Design Manuel as part of the 2010 General Plan implementation.
WATER MANAGEMENT								
15	FOMP	GROUND WATER MANAGEMENT The County will update the Water Conservation Ordinance, Update the Well Ordinances, Identify recharge areas, and implement a stream gauging and ground water monitoring program	Hydrology and Water Quality: A-1.4 A-1.6 A-2.1 B-1.1 C-1.4 C-1.6 C-3.4 C-3.5	5%	3	JRO	33, 82, and 61,	Update of the Water conservation ordinance and well permitting requirements are being worked on as part of the 2010 General Plan Implementation. The Water Resources Agency and Marina Coast Water are monitoring ground water in the Fort Ord area.
AREA SPECIFIC PLANS/PROGRAMS								

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East Garrison								
16	FOMP	EAST GARRISON Specific Plan	Residential Land Use: C-1.2 E-1.2 Commercial Land Use: D-1.1 Biological Resources: A-2 A-2.1 A-2.2 Cultural Resources: B-2.1 B-2.2 B-2.3 B-2.4	*100%	1	AQ		East Garrison Specific Plan adopted and found consistent with BRP. Manzanita Court apartments tentative opening Spring 2013. Processing building permits for Phase 1 of East Garrison I. Checklist to accept infrastructure improvements. Initiating the Community Service District. Evaluating Mello-Roos.
CSUMB/Landfill site								
17	FOMP	CSUMB Planning Area The County will work with the Army to insure proper capping of the landfill site and the County will work with CSUMB to ensure that surrounding land uses and development are compatible with the educational facility	Residential Land Use: A-1.2 J-1.1 Institutional Land Use: A-1.1 Recreation: E-2.1 E-2.2 E-2.3 Hazardous and Toxic Materials Safety: B-2.1	5%	2	CS		County designated the CSUMB campus "School/University" and zoned it Public/Quasi Public which allows CSUMB to create and implement their Master Plan development. Zoning maps and text will be updated based on Tasks 1 and 2 of this program.

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B2.2								
Youth Camp								
18	FOMP	YOUTH CAMP	Recreation: H-2 Biological Resources: A-3.1 A-3.2 A-3.3 A-3.4 A-3.5 A-3.6 A-4.7	0%		Parks/ [Unassigned]		Site transferred to County Parks. Developing an operation and use plan.
Parcel L5.7 (Polygon 17a)/ Community Park								
17	FOMP	PARCEL L5.7	Biological Resources: A-4.1 A-4.2 A-4.3 A-4.4 A-4.5	0%	5	[Unassigned]		No development approved or anticipated in polygon 17a (Parcel L5.7) – currently remains as undisturbed natural habitat. Designated as Open Space Recreation with a convenience Retail and equestrian opportunity site. Parcel still under FORA ownership. Tentative schedule to transfer to County late 2013.
Laguna Seca								
19	FOMP	LAGUNA SECA Maintain Parking areas for habitat and fire prevention and monitor	Biological Resources: A-5.5 A-5.6			Parks		The Parks Department is maintaining the Parking area at Laguna Seca.

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		nearby ponds after events						Monitoring of nearby ponds will be done in coordination with BLM and the HCP
			OTHER TASKS					
20	FOMP	Maintain habitat in the Frog Pone Natural Area	Biological Resources: A-8	0%	5	Del Rey Oaks		The Frog Pond is not within the County's Jurisdiction.
21	FOMP	Inventory structures and reduce barriers	Residential Land Use: G-1.3	0%	5	[Unassigned]		Funding needed to conduct an inventory.
22	FOMP	Coordinate with the California Native American Heritage Commission to identify traditional cultural properties	Cultural Resources: Program A-2.1	*100%	1			
23	FOMP	Prepare a Solid Waste Reduction and Recycling program	Solid Waste: A-1.1	5%	2	CS	52 and 56	Review and updated of the County's Solid Waste Management Plan is being considered by Environmental Health pursuant to General Plan Implementation Task numbers 52 and 56
24	FOMP	Natural Ecosystem Easement Deeds	Recreation/Open Space Land Use: A-1.2			CH		Draft easement language distributed to Admin Committee 2/20/2013 Record on parcels transferred from FORA – not all parcels transferred

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25	Referral	Investigate and evaluate changing the land use/zoning designations for two parcels totaling approximately 116 acres in the Fort Ord Master Plan, located at the northeast corner of 7 th Avenue and Intergarrison Road (known as the Whispering Oaks site), from Planned Development-Mixed Use (Public/Quasi-Public zoning) to Open Space (APN: 031-101-041-000, 031-101-056-000).	Board Referral #2012.02 (Parker)	5%	2	CS	119	7/24/12; BOS Resolution of Intent directing staff to prepare the resolutions and ordinances and environmental review
26	Current Project	Veteran's Cemetery Transfer Agreement with FORA	None			BS		Draft Agreement to FO Committee 2/25. Recommendation to BOS
27		Amendment #1 to Implementation Agreement (Formulaic Fees). County to adopt and record amendment.	None			FORA/MN		FORA Board considering rescinding January that would revert back to amendment adopted August 2012.amendment
28	Current Project	East Garrison I -	None	*100%	1	AQ		Manzanita Court apartments tentative opening Spring 2013. Processing building permits for Phase 1 of East Garrison I.

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		Implementation						Checklist to accept infrastructure improvements. Initiating the Community Service District. Evaluating Mello-Roos.
29		Intergarrison Road Opening.	None			PW		Addressed speed on Reservation Road, initializing traffic signals, and opening the segment within East Garrison development only. On-going discussions with CSUMB relative to opening Intergarrison to through traffic.

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