


MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY



MEMORANDUM

Date: January 30, 2013

To: Board of Supervisors

From: Carl Holm, AICP, Deputy Director
Monterey County Resource Management Agency 

Subject: Reconsider "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment."– Continue to February 5, 2013.

On January 29, 2013 the Board of Supervisors moved to continue this matter to February 5, 2013. The Board report that was prepared for the January 29, 2013 hearing is attached.



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 13-0072

1/29/13

Introduced: 1/22/2013

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Reconsider "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment."

RECOMMENDATION:

Supervisor Potter requested that staff bring this subject matter back to the Board of Supervisors.

SUMMARY/DISCUSSION:

A copy of the board order, staff report and attachments from the December 4, 2012 agenda is attached for your consideration (**Exhibit A**).

OTHER AGENCY INVOLVEMENT:

A report on the Guiding Principles was on the Fort Ord Reuse Authority (FORA) December 14, 2012 agenda.

FINANCING:

This item has no direct financial impact to the General Fund. Required staff efforts are part of the work program included in the approved budget for the RMA Admin Unit 8222, RMA013.

Prepared by: Carl P. Holm, Resource Management Agency Deputy Director

Approved by: Benny J. Young, Resource Management Agency Director

cc: Front Counter Copy; Board of Supervisor's (16); County Counsel; RMA-Planning; RMA-Public Works, TAMC Economic Development; Gene Rogers; Nick Chuilos; City of Del Rey Oaks, City of Marina, City of Monterey, City of Seaside, CSUMB, FORA, Sierra Club

Attachments:

Exhibit A 12/4 Board Report w/attachments and order

EXHIBIT A



Monterey County

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Board Order

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

- a. Approved "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment"; and
- b. Authorized staff to submit these principles to the FORA Board in coordination with the Cities of Del Rey Oaks, Marina, Monterey and Seaside.

PASSED AND ADOPTED on this 4th day of December 2012, by the following vote, to wit:

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

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on December 4, 2012

Dated: December 11, 2012
File Number: 12-1121

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

By _____


Deputy

Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment

1. **Achieve the purpose of existing BRP before adding or supplanting with new purpose.**
 - a. Replenish job and population loss that occurred with base closure
 - b. Move “economy” to top of priority of BRP objectives, equal with education and environment
 - c. Focus on job creation of middle income earners or higher
 - d. Ensure sustainable funding for all obligations including long-term obligations beyond Ft. Ord Reuse Authority (FORA)

2. **Limit Land Use decisions to Land Use Jurisdictions**
 - a. Work within framework of existing BRP and its Environmental Impact Report
 - b. Work within framework of existing Agreements & Memorandum of Understanding (MOUs) in place now between FORA and jurisdictions
 - c. Voting structure on FORA Board should reflect land use decisions i.e. only Land Use Jurisdictions would vote on land use matters
 - d. BRP modifications/amendments should reflect and be consistent with jurisdiction General Plans that have previously been found consistent

3. **Begin now to plan for future FORA dissolution by accomplishing remaining tasks under BRP**
 - a. Dedicate staff and funding to assisting jurisdictions in implementing BRP within FORA lifetime
 - b. Continue to monitor Salinas Valley Ground Water Basin vs. reopen or reevaluate Basin
 - c. Demolish barracks/building removal as priority
 - d. Implement Capital Improvement Program (CIP) prior to FORA dissolution
 - e. Develop augmented water source
 - f. Complete Environmental Services Cooperative Agreement (ESCA) and Munitions and Explosives of Concern (MEC) Cleanup
 - g. Complete Habitat Conservation Plan (HCP)
 - h. Complete roadways/transportation systems



Monterey County

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831.755.5066

Board Report

Legistar File Number: 12-1121

12/4/12

Introduced: 11/21/2012

Current Status: Consent Agenda

Version: 1

Matter Type: General Agenda Item

- a. Approve "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment"; and
- b. Authorize staff to submit these principles to the FORA Board in coordination with the Cities of Del Rey Oaks, Marina, Monterey and Seaside.

RECOMMENDATION:

Staff recommends that the Board of Supervisors

- a. Consider "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment" (Exhibit A); and
- b. Authorize staff to submit these principles to the FORA Board in coordination with the Cities of Del Rey Oaks, Marina, Monterey and Seaside.

DISCUSSION

A "Public Draft Reassessment Report" was released by the Fort Ord Reuse Authority (FORA) on October 17, 2012. On November 16, County staff submitted a comment letter to FORA regarding this report (**Exhibit B**) and the FORA Board voted to accept the report with the understanding that actions regarding policy direction would not occur until next year (2013).

Staff from the cities of Del Rey Oaks, Marina, Monterey, Seaside and the County have worked collaboratively and coordinated efforts to develop the "Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment" (Exhibit A). City staff will submit this information to each of their respective governing bodies, seeking authorization to submit these principles to the FORA Board on December 14, 2012.

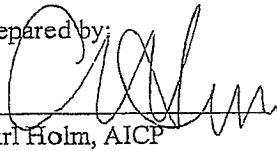
Due to the timeline and holidays, staff was not able to schedule a Fort Ord Committee meeting to present this. However, the summary was provided to the Committee members.

Staff recommends that the Board accept the Guiding Principle document as a whole. However, if the Board determines that any of the items listed are not acceptable, staff would recommend deleting that specific item in order to create a document that represents a collective voice of multiple agencies taking separate actions.

FINANCING

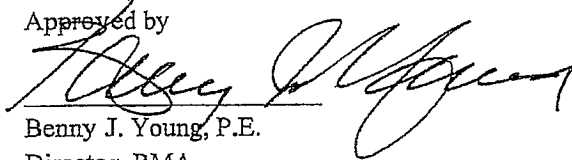
The recommended action has no new cost to the General Fund in the FY 2012/13 budget. Associated staff time is included in the approved FY 2012/13 budget.

Prepared by:



Carl Holm, AICP
Deputy Director, RMA

Approved by



Benny J. Young, P.E.
Director, RMA

Attachments:

Exhibit A - Draft Guiding Principles

Exhibit B - County staff comment letter to FORA

EXHIBIT A

Guiding Principles in Implementing Policy Options Following the Base Reuse Plan (BRP) Reassessment

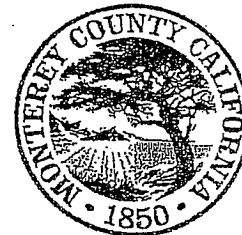
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EXHIBIT B

MONTEREY COUNTY



Resource Management Agency

Benny J. Young, P.E.
Director

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-4879
FAX (831) 755-5877
www.co.monterey.ca.us

November 16, 2012

Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, CA 93933

RE: PUBLIC DRAFT REASSESSMENT REPORT
October 16, 2012

Thank you for the opportunity to comment on the Base Reuse Plan Reassessment Report. We reviewed the subject document and would like to submit a few general comments. While the Reassessment Plan breaks issues down into categories, Monterey County finds that reuse of the former Fort Ord is integrated in many significant ways and reassessment needs to be evaluated globally. It is critical to keep in mind the original purpose of the Base Reuse Plan which was to address the economic impacts (population and businesses) to the cities and the County that resulted from the closure of the Base. With every long range plan, there are economic cycles that affect implementation. The Reuse Plan needs to remain based on the 1990 threshold, not 2007 when the economy changed, in order to address impacts that actually occurred from the Base closure.

All Plans (Specific Plans, Redevelopment Plans, Reuse Plans, etc.) need to be consistent with the adopted General Plans of the local agencies with territory in the former Fort Ord. Monterey County staff has an underlying premise that reassessment is meant to simply assess what has been accomplished under the adopted Reuse Plan, what remains to be accomplished within the limited timeframe of FORA, and finally to prepare for post-reuse. The Reuse Plan should retain a context of providing parameters for getting the former base lands ready for land use within individual jurisdictions (land clearing, title transfers, CIP). Each jurisdiction is charged with addressing specific land use matters as that jurisdiction deems appropriate. Monterey County recognizes that the end of Redevelopment has shifted Monterey County away from seeking development to reacting to development proposals. As such, it now appears more appropriate that the unincorporated lands near Seaside and Marina be viewed as potential urban growth areas for those cities.


Plans and agreements entered into and being implemented based on the current adopted Reuse Plan must be acknowledged and respected. Not doing so is likely to have significant legal implications. For example, there were various agreements related to Parker Flats that were memorialized in the East Garrison Specific Plan which was adopted by the Monterey County Board of Supervisors and found consistent by the FORA Board. Within these existing agreements, among other things, Monterey County agreed to accept a large amount of open space lands with the expectation to be able to be allowed a certain amount of development. If the reassessment process results in proposing to increase restrictions for what can be developed thereby reducing Monterey County's development potential,

then the County's agreement to accept open space lands must also be reassessed. Also, if the Reuse Plan is revised to restrict development to previously developed sites, then we do not need to complete a Habitat Conservation Plan. Related, the Reassessment Plan would need to include an economic assessment to evaluate financial implications of proposed land use changes, including identification of financial implications to the FORA CIP and to the Reuse Plan as a whole.

There are a number of places where the reassessment plan states that Monterey County has not applied zoning to lands within its jurisdiction. Most of the lands remain designated as "public/quasi-public" as federal lands, except East Garrison where a Specific Plan was adopted. There are two reasons for this: 1) Lands remain under Federal control, County has not received title; and 2) Monterey County was processing a General Plan (GP) Update from 1999 to 2010. It was not technically appropriate to establish new zoning classifications until the GP was adopted or an actual project came forward (e.g. East Garrison). Although the County has now submitted its GP for a consistency determination, FORA determined that further County action is required.

In summary, now is not a time to shift gears relative to the Reuse Plan. There are generally three phases to processing this type of document in Monterey County; planning, environmental review, and litigation. Trying to process a revised Reuse Plan will not likely be accomplished in the limited time remaining for FORA, and it will divert critical resources needed to accomplish what FORA was established to do, which is prepare the former base lands for reuse by the local jurisdictions. FORA's role should be to assist the local agencies to complete the Reuse Plan as it is currently adopted and prepare for the dissolution of FORA, including cleaning and transferring lands as well as completion of the CIP program. Any consideration of land use or policy changes should be left to the local jurisdictions in which the land is located.

Respectfully,


Carl P. Heim, AICP
Deputy Director
Monterey County Resource Management Agency

cc: Monterey County Board of Supervisors
Michael Groves, EMC
Doug Yount, City of Marina
John Dunn, City of Seaside
Dan Dawson, City of Del Rey Oaks
Elizabeth Caraker, City of Monterey

