

Attachment C
Plan Implementation Analysis

REF130071

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EXHIBIT C
DRAFT IMPLEMENTATION ANALYSIS

LAND USE ELEMENT

Land Use Goal: Promote the highest and best use of land through orderly, well-planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.

RESIDENTIAL LAND USE

Base Reuse Plan Objectives, Policies, & Programs	Is the BRP policy or program applicable to the current proposalP (y/n)	Completion status, per Reassess. Report	Notes from Reassessment Report ***If a BRP policy/program is applicable to your submittal and if the completion status is "Incomplete" then please provide additional notes explaining how and when completion is anticipated to be accomplished.***
<p>Objective A: Establish a range of permissible housing densities for the Fort Ord area.</p> <p>Residential Land Use Policy A-1: The [jurisdiction] 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:</p> <p>Land Use Designation Actual Density-Units/Gross Acre</p> <p>SFD Low Density Residential up to 5 Du/Ac</p> <p>SFD Medium Density Residential 5 to 10 Du/Ac</p> <p>MFD High Density Residential 10 to 20 Du/Ac</p> <p>Residential Infill Opportunities 5 to 10 Du/Ac</p> <p>Planned Development Mixed Use District 8 to 20 Du/Ac</p>		Complete ■	Consistency determinations with County General Plan/Fort Ord Master Plan & zoning code were made on the following dates: 1/18/02, 1/12/06, & 7/9/10. Monterey County General Plan consistency determination on 1/18/02 completed this program. Subsequent consistency determinations made refinements. Consistency determination for the 2010
<p>Program A-1.1: Amend the County's General Plan, Greater Monterey Peninsula Area Plan and Zoning Code 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 desired for the community.</p>			

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DRAFT IMPLEMENTATION ANALYSIS

<p>Program A-1.2: Provide for the appropriate infill residential zoning for CSUMB to expand its housing stock.</p>	<p>County</p>	<p>Incomplete ●</p>	<p>General Plan pending. The 2001 Monterey County General Plan/Fort Ord Master Plan has appropriate density; consistency determination for the 2010 General Plan pending. Monterey County has not adopted zoning for the CSUMB housing area.</p>
<p><i>Objective B: Ensure compatibility between residential development and surrounding land uses.</i></p>			
<p>Residential Land Use Policy B-1: The [jurisdiction] shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.</p>			
<p>Program B-2.1: The [jurisdiction] shall revise zoning ordinance regulations on the types of uses allowed in the [jurisdiction's] districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.</p>		<p>Incomplete ●</p>	<p>The County's East Garrison Specific Plan included a zoning amendment for the specific plan area. Consistency determination on 1/12/06. The County has not otherwise amended its zoning ordinance in regard to Fort Ord.</p>
<p>Program B-2.2: The [jurisdiction] 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.</p>		<p>Incomplete ●</p>	<p>The County's East Garrison Specific Plan included a zoning amendment for the specific plan area, and provides the bluff area greenway as buffer for visual and biological purposes. The 2010 Fort Ord Master Plan includes development standards on pages F-7 through F-12. 2010 General Plan consistency determination is pending. The County has not otherwise amended its zoning ordinance in regard to Fort Ord.</p>
<p><i>Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.</i></p>			
<p>Residential Land Use Policy C-1: The [jurisdiction] shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.</p>			
<p>Program C-1.1: The County of Monterey shall amend the</p>	<p>County</p>	<p>Incomplete ●</p>	<p>The Eucalyptus Road Planning Area is within</p>

<p>development of a significant new residential area in the County Eucalyptus Planning Area at the perimeter of the BLM land. The district is designated as SFD Low Density Residential (1 to 5 Du/Acre), and may be developed with a focal point of a golf course and visitor-serving hotel.</p>			<p>Greater Monterey Peninsula Area Plan. The 2010 Fort Ord Master Plan shows this area as residential. 2010 General Plan consistency determination is pending. The County has not amended its zoning ordinance in regard to Fort Ord.</p>
<p>Program C-1.2: The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and zone for the development of new housing and other use 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 POST facilities within the former Fort Ord.</p>	<p>County</p>	<p>Complete ■</p>	<p>East Garrison District is within the County's Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The County has adopted the East Garrison Specific Plan. Consistency determination on 1/12/06.</p>
<p>Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.</p>			
<p>Residential Land Use Policy D-1: The [jurisdiction] shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.</p>			
<p>Program D-1.1: The [jurisdiction] 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.</p>	<p>Ongoing ▲</p>		<p>FORA routinely coordinates with the jurisdictional agencies on provision of public infrastructure and services (e.g., water, wastewater, streets, transit, and emergency services) to meet current and future needs</p>
<p>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.</p>			
<p>Residential Land Use Policy E-1: The [jurisdiction] 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 lines and around stations.</p>			
<p>Program E-1.1: The County of Monterey shall prepare one or more specific plans for the UC MBEST Center Cooperative Planning District.</p>	<p>Incomplete ●</p>		<p>This specific plan has not been completed by the County. UC MBEST has completed a Master Plan for this area.</p>
<p>Program E-1.2: The County of Monterey shall prepare one</p>	<p>Complete ■</p>		<p>East Garrison District is within the County's</p>

<p>or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.</p>			<p>Fort Ord Master Plan, not the Greater Monterey Peninsula Area Plan. The County has adopted the East Garrison Specific Plan. Consistency determination on 1/12/06.</p>
<p>Program E-1.3: The [jurisdiction] shall encourage the development of an integrated street pattern for new developments which provides linkages to the existing street network and discourages cul-de-sac's or dead-end streets.</p>	<p>Ongoing ▲</p>		<p>The County has approved only the East Garrison Specific Plan, which includes streets connecting in a traditional neighborhood pattern with no cul-de-sacs.</p>
<p>Residential Land Use Policy E-2: The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.</p>			
<p>Program E-2.1: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.</p>	<p>Incomplete ●</p>	<p>County</p>	<p>The County has approved only the East Garrison Specific Plan, which includes convenience commercial. The County has not amended its zoning ordinance in regard to Fort Ord. Consistency determination on 1/12/06.</p>
<p>Residential Land Use Policy E-3: In areas of residential development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.</p>			
<p>Program E-3.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.</p>	<p>Complete ■</p>		<p>The County will rely primarily on existing rights-of-way to provide access to residential areas. The Eastside Parkway is included in the Fort Ord Master Plan and would provide access to residential areas east of Seaside.</p>
<p>Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.</p>	<p>Complete ■</p>		<p>Two bicycle plans cover the County: the 2008 Monterey County General Bikeways Plan, which includes the unincorporated areas of the County, and the 2011 Bicycle and Pedestrian Master Plan prepared by TAMC to cover both the County and cities. The plan shows connections between residential and commercial uses and public transit.</p>

Objective F: Balance economic development needs with the needs of the homeless population in the community. The City of Marina shall

proactively work with the Coalition of Homeless Service Providers and its member agencies to provide housing related services to the homeless populations which the agencies serve, to successfully integrate such programs into Fort Ord, especially the city's 12th Street and Abrams Park housing areas.

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

Seaside County

Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.

Program F-1.2: The [jurisdiction] shall conduct outreach to homeless service providers and nonprofit low income housing developers to determine homeless needs in the community

Incomplete ●

Ongoing ▲

A coalition for homeless services providers met periodically with FORA between 1998 and 2005 (approx.). However, the coalition no longer meets with FORA on a regular basis, and specific guidelines have not been developed.

The Housing Authority of the County of Monterey (HIACM) is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County.

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

Residential Land Use Policy G-1: The [jurisdiction] shall support broad design standards and accessible environments in developing the Fort Ord planning area.

Program G-1.1: The [jurisdiction] shall identify focused areas and develop inclusionary zoning to encourage group homes and flexibility in household size and composition.

Program G-1.2: The [jurisdiction] shall review all development plans with the goal of making the community more accessible.

Program G-1.3: The [jurisdiction] shall inventory those existing public facilities on former Fort Ord lands that

Complete ■

Ongoing ▲

Complete ■

County Code Chapter 10.40 establishes the county's inclusionary housing program, and was updated in April 2011. The County last adopted its Housing Element in 2010 and the Housing Element addresses programs and sites suitable for affordable housing and group homes. Consistency determination on 7/9/10.

The County is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.

There are no known accessibility barriers at operational public facilities on the former Fort

warrant reduction in barriers and develop a long-term program to implement reduction in barriers.			Ord.
<i>Objective H: Provide General Plan consistency between land use and housing elements.</i>			
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 [jurisdiction] 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.		Ongoing ▲	The County last adopted its Housing Element in 2010 and the Housing Element addresses housing at Fort Ord. Policies H-1.1 through H-1.8 and related programs address the preservation of existing affordable housing. Consistency determination on 7/9/10.
<i>Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.</i>			
Residential Land Use Policy I-1: The County of Monterey shall adhere to the Community Design principles of the Fort Ord Reuse Plan Design Framework.			
Program I-1.1: The County of Monterey shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the Community Design Element of the Reuse Plan.		Incomplete ●	The East Garrison Specific Plan includes a pattern book to guide design of the plan area. The County has not otherwise adopted design guidelines.
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.		Incomplete ●	The County does not have design standards; the County does analyze projects for compliance with the Ridgeline Development standards.
Residential Land Use Policy I-2: The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework	See above		
<i>Objective J: Provide for adequate housing for CSUMB.</i>			
Residential Land Use Policy J-1: The County shall coordinate with CSUMB to provide for maintenance of existing housing and infill of new housing.	County		See BRP Program below
Program J-1.1: The County shall amend the Monterey Peninsula Area Plan and provide zoning for appropriate	County	Incomplete ●	The 2001 Fort Ord Master Plan has appropriate density. Other than for East Garrison, the

housing consistent with CSUMB master plan.			County has not completed zoning amendments for the Fort Ord area.
COMMERCIAL LAND USE			
Objectives, Policies, & Programs			
<i>Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.</i>			
<p>Commercial Land Use Policy A-1: The County of Monterey shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land uses shall be designated as follows:</p> <p>[See BRP for the list]</p> <p>Program A-1.1 Amend the [jurisdiction's] General Plan and 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.</p>			
		Incomplete ●	The 2010 Monterey County General Plan designates a variety of commercial land uses, in a density approximately matching the policy's list. Consistency determinations with County General Plan/Fort Ord Master Plan & zoning code: 1/18/02, 1/12/06, & 7/9/10. 2010 General Plan consistency determination pending.
<i>Objective B: Establish visitor-serving, hotel and golf course designations within suitable former Fort Ord land.</i>			
<p>Commercial Land Use Policy B-1: The City of Marina shall 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 shall be designated as follows:</p> <ul style="list-style-type: none"> • UC MBEST Center Cooperative Planning District (Polygon 7c): Hotel Opportunity Site, 10 acres, 150 rooms. • North Airport Visitor-Serving District (Polygon 1c): Hotel Opportunity Site, 15 acres, 200 rooms; Golf Course Opportunity Site, 184.67 acres. 			
Program B-1.1: Amend the [jurisdiction's] General Plan and 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.		Complete ■	The 2000 Marina General Plan includes visitor-serving uses, including a golf course and visitor serving land use designation north of the airport, consistent with the Fort Ord Reuse Plan land use concept. Primary consistency determinations with Marina General Plan & zoning code: 3/22/01, 7/8/05 & 3/10/06.
<p>Commercial Land Use Policy B-2: The [jurisdiction] shall not include nor allow card rooms or casinos for gambling as acceptable land uses on the</p>			

former Fort Ord.			
Program B-2.1: The [jurisdiction] shall amend the [jurisdiction's] General Plan and Zoning Code to prohibit card rooms or casinos as or conditionally permitted land uses on the former Fort Ord.		Incomplete ●	County Code Chapter 11.24 regulates card rooms. The code does not prohibit gambling within Fort Ord.
Commercial Land Use Policy B-3: The [jurisdiction] shall prepare design guidelines for implementing hotel 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 B-3.1: The [jurisdiction] shall review each hotel proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.		Ongoing ▲	The County has not adopted design guidelines; the County does analyze projects for compliance with the Ridgeline Development standards.
<i>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.</i>			
Commercial Land Use Policy C-1: The [jurisdiction] shall encourage a strong and stable source of city 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 [jurisdiction] 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.		Incomplete ●	Except for the zoning associated with the East Garrison Specific Plan, Monterey County has not amended its zoning map for compliance with the BRP Land Use Concept.
<i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i>			
Commercial Land Use Policy D-1: The [jurisdiction] 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: <ul style="list-style-type: none"> • UC MBEST Center Cooperative Planning District • East Garrison District 	County	Complete ■	The County has approved the East Garrison Specific Plan, which includes convenience commercial. UC MBEST has jurisdiction over its land and has adopted a master plan that includes commercial uses servicing and supporting research uses.

<p>Program D-1.2: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and provide textual (and not graphic) standards for development within residential neighborhoods.</p>		<p>Incomplete ●</p>	<p>The County has a Light Commercial zone district, but does not have specific regulations for inclusion within residential neighborhoods.</p>
<p>Objective E: Provide for adequate access to commercial developments.</p>			
<p>Commercial Land Use Policy E-1: The [jurisdiction] shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner which offers convenient access.</p>			
<p>Program E-1.1: The [jurisdiction] shall coordinate with FORA and the Transportation Agency of Monterey County 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.</p>		<p>Ongoing ▲</p>	<p>Development proposals and allocation of their associated impact fees are coordinated with FORA and TAMC to address regional transportation needs and opportunities.</p>
<p>Commercial Land Use Policy E-2: In areas of commercial development, the [jurisdiction] shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.</p>			
<p>Program E-2.1: The [jurisdiction] shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.</p>	<p>County</p>	<p>Complete ■</p>	<p>The County will rely primarily on existing rights-of-way to provide access to commercial areas. The Eastside Parkway is included in the Fort Ord Master Plan and would provide access to commercial areas in Seaside.</p>
<p>Program E-2.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.</p>		<p>Complete ■</p>	<p>Two bicycle plans cover the County: the 2008 Monterey County General Bikeways Plan, which includes the unincorporated areas of the County, and the 2011 Bicycle and Pedestrian Master Plan prepared by TAMC to cover both the County and cities. The plan shows connections between residential and commercial uses and public transit.</p>
<p>Program E-2.3: The [jurisdiction] shall preserve sufficient land at the former Fort Ord for right-of-ways [sic] to serve long-range commercial build-out.</p>		<p>Complete ■</p>	<p>Preservation of adequate right-of-way to serve additional development in the future is verified through the consistency determination process.</p>

Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.		
Commercial Land Use Policy F-1: The [jurisdiction] 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.	See Policy F-2 BRP Programs below	
Commercial Land Use Policy F-2: The [jurisdiction] 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 [jurisdiction] 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.	Incomplete ●	The County has not adopted design guidelines.
Program F-1.2: The [jurisdiction] 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.	Ongoing ▲	The County analyzes projects for compliance with its Ridgeline Development standards.
RECREATION/OPEN SPACE LAND USE		
Objectives, Policies, & 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 [jurisdiction] shall protect irreplaceable natural resources and open space at former Fort Ord.		
Program A-1.1: The [jurisdiction] shall identify natural resources and open space, and incorporate it into its General Plan and zoning designations.	Complete ■	A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending.

<p>Recreation/Open Space Land Use Policy A-2: The [jurisdiction] shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.</p>			
<p>Program A-2.1: As part of review of development projects, the [jurisdiction] shall evaluate and provide for the need for public open space.</p>		<p>Complete <input checked="" type="checkbox"/> / Ongoing <input checked="" type="checkbox"/></p>	<p>A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation. Consistency determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending.</p>
<p>Objective B: Use open space as a land use link and buffer.</p>			
<p>Recreation/Open Space Land Use Policy B-1: The [jurisdiction] shall link open space areas to each other.</p>			
<p>Program B-1.2: The [jurisdiction] shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the [jurisdiction] and linking to open space and habitat areas outside [jurisdiction].</p>		<p>Ongoing <input checked="" type="checkbox"/></p>	<p>An Open Space Plan has not been completed to date. However, the County has prepared a Draft Fort Ord Recreational Habitat Area Master Plan, which could function as the required open space plan. The draft plan has not been adopted.</p>
<p>Recreation/Open Space Land Use Policy B-2: The [jurisdiction] shall use open space as a buffer between various types of land use.</p>			
<p>Program B-2.1: The County of Monterey shall review each future development projects for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.</p>		<p>Complete <input checked="" type="checkbox"/> / Ongoing <input checked="" type="checkbox"/></p>	<p>Chapter 8 of the FORA Master Resolution section 8.02.030 (a)(4) and (a)(6), states that the FORA Board will withhold a finding of consistency if the underlying jurisdiction's development entitlement conflicts or is incompatible with open space, recreational, or habitat management areas, or implementation of the 1997 Habitat Management Plan. The County has implemented this program with the development entitlements submitted to FORA for consistency review to date. It is the jurisdiction's responsibility to ensure consistency before submitting for a FORA entitlement-level determination of consistency.</p>
<p>Program B-2.2: The [jurisdiction] shall encourage clustering of all types of land uses, where appropriate, to allow for a</p>		<p>Complete <input checked="" type="checkbox"/> / Ongoing <input checked="" type="checkbox"/></p>	<p>Monterey County approved the East Garrison Specific Plan, with developed uses occupying</p>

<p>portion of each project site to be dedicated as permanent open space.</p>		<p>about 80 percent of the current plan area and 20 percent left in open space. A large portion of Monterey County's Fort Ord land is designated for open space and habitat preservation, with development concentrated in four areas. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan consistency determination pending.</p>
<p>Program B-2.3: The [jurisdiction] shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.</p> <p>Program B-2.4: In the Planned Development/Mixed Use District in the Existing City [sic] Marina Neighborhoods Planning Area, intended for public facilities such as the future Marina Civic Center and related facilities [Polygon 5a], the City shall install an open space barrier along the border of adjacent [sic] Polygon 5b to prevent potential degradation of this undeveloped habitat. Both polygons [sic] provide corridor linkage from the maritime chaparral around the airfield to the habitats in the interior.</p>	<p>Refer to Program B-2.2.</p> <p>Ongoing ▲</p>	<p>FORA and the County of Monterey are signatories to the 1997 Habitat Management Plan (HMP). The HMP requires firebreaks between BLM and lands adjacent to BLM on former Fort Ord. FORA has complied with these HMP requirements and will ensure Monterey County's compliance through the FORA Consistency Determination review process described in section 8.02.030 (a)(6) of the FORA Master Resolution.</p>
<p><i>Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.</i></p>		
<p>Recreation/Open Space Land Use Policy C-1: The [jurisdiction] shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.</p>		<p>The 2010 General Plan/Fort Ord Master Plan consistency determination is pending.</p>
<p>Program C-1.1: The [jurisdiction] shall amend its General 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</p>	<p>Incomplete ●</p>	<p>The 2010 General Plan/Fort Ord Master Plan consistency determination is pending.</p>

<p>Reuse Plan.</p> <p>Program C-1.2: The County of Monterey shall designate land uses for the following park locations and acreages:</p> <ul style="list-style-type: none"> • Neighborhood Park in Eucalyptus Road Residential Planning Area (Polygon 19a): 10 acres. • A minimum of 200 acres in permanent open space within the Eucalyptus Road residential planning area. 	<p>County</p>	<p>Complete ■/ Ongoing ▲</p>	<p>HMP revisions were made to these areas in the East Garrison/Parker Flats Land Swap Agreement. The ISA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project. Open space will be provided within Eucalyptus Road area on a portion of the land under the control of Monterey Peninsula College. A land exchange agreement between MPC, FORA, and Monterey County approved development of public safety training facilities on Parcel e19a.5 and designated habitat adjacent to Range 45.</p> <p>FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan/Fort Ord Master Plan consistency determination pending. See also City of Marina notes, below, regarding the Community Park site (Polygon 17A).</p>
<p>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.</p>	<p>County</p>	<p>Complete ■</p>	<p>FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06.</p> <p>2010 General Plan/Fort Ord Master Plan consistency determination pending. Land use revisions were made to these areas in the East Garrison/Parker Flats Land Swap Agreement. The ISA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project and was also an approved amendment to the HMP.</p>
<p>Program C-1.4: The County of Monterey shall amend its Greater Monterey Peninsula Area Plan map to include this</p>	<p>County</p>	<p>Complete ■</p>	<p>Land use revisions were made to these areas in the East Garrison/Parker Flats Land Swap</p>

<p>land as Park and Open Space.</p>			<p>Agreement. The LSA was determined to be consistent with the BRP on 1/12/06 as part of the East Garrison Project. FORA Consistency Determinations with County General Plan & zoning code: 1/18/02, 1/12/06. 2010 General Plan consistency determination pending.</p>
<p>Recreation/Open Space Land Use Policy C-2: The [jurisdiction] shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.</p>			
<p>Program C-2.1: The [jurisdiction] shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The [jurisdiction] 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.</p>	<p>Ongoing ▲</p>		<p>Jurisdictions complete this program on an ongoing basis as projects and parks are developed. To date, no new parks have been developed in Monterey County's jurisdiction on the former base.</p>
<p>Program C-2.2: Each park in [jurisdiction] should be developed and recreation equipment should be in place when approximately 50% of the residential dwelling units that will be served by the park have been constructed and occupied.</p>	<p>Ongoing ▲</p>		<p>Jurisdictions complete this program on an ongoing basis as projects and parks are developed</p>
<p><i>Objective E: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of State Parks and Recreation and the Bureau of Land Management.</i></p>			
<p>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.</p>	<p>County</p>	<p>See BRP Programs below</p>	

<p>Program E-1.1: The County of Monterey shall assist the CDPR to develop and implement a Master Plan for ensuring 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).</p>	<p>County</p>	<p>Complete ■</p>	<p>The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.</p>
<p>Program E-1.2: The County of Monterey shall coordinate with the State Department of Parks and Recreation to resolve the issue of a frontage roadway to connect the cities of Marina and Sand City.</p>	<p>County</p>	<p>Complete ■</p>	<p>The County, State DPR, and other involved agencies ultimately resolved to repurpose the Army's Beach Range Road as a bicycle and pedestrian trail. It is currently open for public use in that capacity.</p>
<p>Program E-1.3: The County of Monterey shall work with and support the Army to investigate clean-up of the Recreation/HMP District in the CSUMB/ Recreation Planning Area (Polygon 8a). This area is proposed to be used for remediation and reuse research, habitat management, open space/recreation (including an equestrian center, a golf course opportunity site, and an amphitheater), and a convenience center. This proposed use is subject to capping of the landfill and remediation of groundwater beneath it. A minimum of 120 acres will require mitigation by the Army. The polygon is considered for an annexation request by the City of Marina. Drainage, slumping, toxic fumes or gases associated with old landfill need to be considered.</p>	<p>County</p>	<p>Ongoing ▲</p>	<p>The County has been working with the Army on the clean-up process of the landfill. FORA has transferred the parcels surrounding the landfill cap to the County. The County is currently evaluating revising the land use designation for its parcels in the southwest corner of the landfill as open space.</p>
<p>Program E-1.4: The proposed community park facility in the Recreation/HMP District in the CSUMB/Recreation Planning Area (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</p>	<p>County</p>	<p>Incomplete ●</p>	<p>Polygon 17a is located south of Inter-Garrison Road is not included within the HMP or the County's draft trails plan; residential lots are shown in this area in the draft trails plan. 2010 General Plan/Fort Ord Master Plan consistency determination pending.</p>

<p>(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.</p>	<p>County</p>	<p>Ongoing Δ</p>	<p>FORA Consistency Determinations with County General Plan & zoning code: 1/18/02. 2010 General Plan/Fort Ord Master Plan consistency determination pending. The County is in discussions with a potential program operator. Note: a public safety training facility planned in the East Garrison area has moved to the Parker Flats area.</p>
<p>INSTITUTIONAL LAND USE</p>			
<p>Objectives, Policies, & Programs</p>			
<p><i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i></p>			
<p>Institutional Land Use Policy A-1: The [jurisdiction] shall review and coordinate with the universities, colleges and other school districts or entities, the planning of both public lands designated for university-related uses and adjacent lands.</p>			
<p>Program A-1.1: The [jurisdiction] 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 lands and non-university lands.</p>		<p>Ongoing Δ</p>	<p>CSUMB adopted a campus master plan in 2007. The jurisdictions participate in regular coordination meetings held by CSUMB regarding land use.</p>
<p>Program A-1.2</p>	<p>County</p>	<p>Incomplete ●</p>	<p>The County has not amended its zoning to address transition areas near UC MBEST or CSUMB.</p>
<p>Program A-1.3: The County of Monterey shall designate the land surrounding the UC MBEST Center Cooperative Planning District and CSUMB planning areas for compatible use, such as Business Park/Light</p>	<p>County</p>	<p>Complete ■</p>	<p>The 2010 Monterey County General Plan/Fort Ord Master Plan designates the areas around UC MBEST as Planned Development-Mixed Use, consistent with the Fort Ord Reuse Plan</p>

<p>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.</p>			<p>Land use Concept. FORA Consistency Determinations with County General Plan/Fort Ord Master Plan & zoning code: 1/18/02, 1/12/06, & 7/9/10. 2010 General Plan consistency determination pending.</p>
<p>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.</p>	<p>County</p>	<p>Incomplete ●</p>	<p>The County has not yet had the opportunity to take actions to minimize potential impacts resulting from major roadways or the MPC MOUT facility. FORA, the County, MPC and BLM have entered into an agreement that addresses coordination between MPC and BLM. The York School expansion was completed; most of the additional land is open space used for field study.</p>
<p>Objective B: Consider special needs of schools in developing land and infrastructure.</p>			
<p>Institutional Land Use Policy B-1: The [jurisdiction] shall provide a (compatible and) safe environment for schools serving (former) Fort Ord areas when planning land use and infrastructure improvements.</p>			
<p>Program B-1.1: The [jurisdiction] shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools [sic] ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.</p>		<p>Ongoing ▲</p>	<p>Projects are routed to appropriate agencies for review.</p>
<p>Objective C: Encourage highest and best use of institutional lands associated with military enclave redevelopment at the former Fort Ord.</p>			
<p>[Not applicable to County]</p>			
<p>Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.</p>			
<p>Institutional Land Use Policy D-1: The [jurisdiction] 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.</p>	<p>See Policy D-2 BRP Programs below</p>		

<p>Institutional Land Use Policy D-2: The [jurisdiction] 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.</p>		
<p>Program D-2.1: The [jurisdiction] 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.</p>	<p>Incomplete ●</p>	<p>The County has not adopted design guidelines.</p>
<p>Program D-2.2: The [jurisdiction] 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.</p>	<p>Incomplete ●</p>	<p>The County analyzes projects only for compliance with the Ridgeline Development standards.</p>

CIRCULATION ELEMENT

Goal: Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.

CIRCULATION – STREETS AND HIGHWAYS

Objectives, Policies, & Programs

Objective A: 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 former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA’s Development and Resource Management Plan (DRMP).

<p>Program A-1.1: Each jurisdiction through FORA’s DRMP, shall fund its “fair share” of “on-site,” “off-site” and “regional” roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC’s re-prioritizing of improvements in the network and is reported</p>	<p>Ongoing ▲</p>	<p>The transportation nexus study improvement program, and fee allocations were updated in 2005. FORA adopted a base-wide Development Fee Schedule in 1999 and Community Facilities District Special Tax in 2002 to implement its financing program. The fee is paid for each development project as permits are issued.</p>
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<p>in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.</p>				
<p>Program A-1.2: [Not applicable to County]</p> <p>Program A-1.3: Each jurisdiction, through FORA's DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.</p>		<p>Ongoing ▲</p>	<p>See Program A-1.1.</p>	
<p>Program A-1.4: In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.</p>		<p>Ongoing ▲</p>	<p>County provides annual development forecasts to FORA as part of FORA's annual Capital Improvement Program preparation process.</p>	
<p>Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.</p>				
<p>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.</p>				
<p>Program B-1.1: Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Figures 4.2-2 (in the 2015 scenario) and Figure 4.2-3 (in the buildout scenario) in order to connect to the regional transportation network.</p>		<p>Complete ■</p>	<p>All arterial roadways planned or constructed at Fort Ord connect to the regional network. No arterial roadways are proposed that are not included in the Fort Ord Reuse Plan.</p>	
<p>Program B-1.2: Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to</p>		<p>Incomplete ●</p>	<p>The County has not adopted truck routes.</p>	

have direct access to regional and national truck routes and to provide adequate movement of goods into and out of 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 (Table 4.2-4 and Figure 4.2-4).	Incomplete ●		The Monterey County General Plan/Fort Ord Master Plan does not classify roadways or provide design details..
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.	Incomplete ●		The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
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.	Complete ■		The 2001 Monterey County General Plan/Fort Ord Master Plan includes the same Program language.
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).	Ongoing ▲		Regional roadway phasing is determined by TAMC and FORA based on anticipated funding, and is carried out by the appropriate entity accordingly.
Program C-1.5: Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.	Incomplete ●		The County has not adopted 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.	Ongoing ▲		Jurisdictions are required to implement this program under state law.
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.		Complete ■	The County's Fort Ord Master Plan includes the on-street parking policy from the BRP.
Program D-1.2: Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking.		Ongoing ▲	The County is subject to and complies with the requirements of the Americans with Disability Act to ensure development projects provide adequate access.
Program D-1.3: Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall on-street [sic] parking program.		Ongoing ▲	On-street parking is evaluated in areas where on-street parking is desired, such as residential areas and mixed use business districts.

CIRCULATION – TRANSIT

Objectives, Policies, & Programs

Objective A: Provide convenient and comprehensive bus service.

Transit Policy A-1: Each jurisdiction with lands at former Fort Ord shall coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within 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 the local needs.		Complete ■ / Ongoing ▲	2000 Marina General Plan Figure 3.2 shows a local transit zone and seven transit station locations within Fort Ord. The intermodal corridor also passes through Marina, and is included in the University Villages ("Dunes) Specific Plan.
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.		Incomplete ● Ongoing ▲	Local jurisdictions coordinate the location of transit stops with MST. The City does not specifically collect fees for development of transit facilities, although transit facilities can be included within the requirements for frontage improvements.
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 the needed transit services.		Ongoing ▲	Local jurisdictions coordinate the provision of special transit services with MST.

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.		Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC. Board of Directors.
<i>Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.</i>			
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.		Ongoing ▲	Local agencies participate in this effort through their representation on the TAMC Board of Directors.
CIRCULATION – PEDESTRIAN AND BICYCLES			
Objectives, Policies, & Programs			
<i>Objective A: Provide a pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
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.		Complete ■	The City of Marina adopted a bicycle and pedestrian plan on February 2, 2010. The plan provides standards for the development of pedestrian facilities.
<i>Objective B: Provide a bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.</i>			
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		Complete ■	The City of Marina adopted a bicycle and

<p>System Plan that includes an overall bicycle network consistent with the 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.</p>			<p>pedestrian plan on February 2, 2010. The plan meets state guidelines for bicycle plans.</p>
<p>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 concurrently with development approval.</p>		<p>Ongoing ▲</p>	<p>Local jurisdictions include a review of transportation improvements in their development review.</p>
<p>CIRCULATION – TRANSPORTATION DEMAND MANAGEMENT</p>			
<p>Objectives, Policies, & Programs</p>			
<p><i>Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.</i></p>			
<p>Transportation Demand Management Policy A-1: TDM programs shall be encouraged.</p>			
<p>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.</p>		<p>Ongoing ▲</p>	<p>2000 Marina General Plan Policy 3.22 requires a ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.</p>
<p>Program A-1.2: Promote TDM programs in residential developments, retail centers, and other activity centers.</p>		<p>Ongoing ▲</p>	<p>See above</p>
<p>Program A-1.3: Require new development to incorporate design features that will strengthen TDM programs.</p>		<p>Ongoing ▲</p>	<p>See above</p>
<p>Program A-1.4: Enforce CMP trip reduction programs.</p>		<p>Ongoing ▲</p>	<p>MBUAPCD has such requirements such as monitoring holding time at signal lights. TAMC addresses this through carrying capacity on roads.</p>

CIRCULATION – LAND USE AND TRANSPORTATION

Objectives, Policies, & Programs

Objective A: 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.

<p>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.</p>		<p>Ongoing ▲</p>	<p>TAMC maintains a traffic model that local jurisdictions can utilize in their transportation planning.</p>
<p>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, require measures such as TDM programs and traffic impact fees to mitigate these impacts.</p>		<p>Ongoing ▲</p>	<p>Each jurisdiction has defined standards as to when a traffic impact analysis is required. Traffic impact analysis and mitigation, as needed, is also required for all applicable development projects under CEQA.</p>

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.

<p>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 all [sic] incorporation in all roadway designs.</p>		<p>Ongoing ▲</p>	<p>Each jurisdiction's public works department has design standards for transportation facilities. Local standards are typically based on the Caltrans Highway Design Manual, which incorporates standards and guidelines for all types of roadways and includes guidance for non-motorized access. TAMC also oversees regional facilities.</p>
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RECREATION AND OPEN SPACE ELEMENT

Goal: Establish a unified open space system which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.

RECREATION AND OPEN SPACE ELEMENT

Objectives, Policies, & Programs

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.

<p>Recreation Policy A-1: The [jurisdiction] shall work with the California State Park System to coordinate the development of Fort Ord Beach State Park.</p>		<p>Complete ■</p>	<p>The CDPR completed the Fort Ord Dunes State Park Master Plan in September 2004.</p>
<p>Recreation Policy A-2: The City of Marina shall support the development of a regional Visitor Center/Historical Museum complex adjacent to the 8th Street entrance to Fort Ord Beach [sic] State Park which will serve as an orientation center to communicate information about all of the former Fort Ord's recreation opportunities.</p>		<p>Complete ■</p>	<p>The University Villages (Dunes) Specific Plan describes the connection via the Eighth Street bridge to the State Park, but does not include a visitors' center. The Fort Ord Dunes State Park General Plan indicates the visitor center would be located west of State Route 1.</p>

Note: There are no associated Programs for these Policies.

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

Recreation Policy B-1: The [jurisdiction] shall designate a Scenic Corridor adjacent to Highway 1 to preserve and enhance the State Highway 1 viewshed.

<p>Program B-1.1: The [jurisdiction] shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.</p>		<p>Complete ■</p>	<p>FORA has prepared and adopted Highway 1 design guidelines, which the City of Marina has incorporated into its design review process for development projects. The Highway 1 guidelines include guidance for landscape design and planting.</p>
<p>Program B-1.2: The City of Marina shall incorporate landscape buffers and/or other mechanisms adequate to mitigate the potential visual impacts on State Highway 1 Scenic Corridor from development within the Mixed Use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b).</p>		<p>Ongoing ▲</p>	<p>See above. FORA Consistency Determinations with University Villages (Dunes) Specific Plan: 7/8/05 FORA's development entitlement consistency determination process provides a mechanism for more specifically evaluating conformance with this program.</p>
<p>Recreation Policy B-2: The City of Marina shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.</p>		<p>Ongoing ▲</p>	<p>Marina General Plan Development and Design Element includes policies for the visual treatment of the City's edges and gateways, consistent with BRP policies. The approved</p>

			Specific Plans also include design standards.
<p>Note: There are no associated Programs for these Policies.</p>			
<p><i>Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.</i></p>			
<p>Recreation Policy C-1: The [jurisdiction] 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.</p>	<p>Incomplete ●</p>		<p>This program has not been established.</p>
<p>Note: There are no associated Programs for this Policy.</p>			
<p><i>Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.</i></p>			
<p>Recreation Policy D-1: The [jurisdiction] shall designate and locate park facilities to adequately serve the current and projected population of [the jurisdiction] within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.</p>	<p>Ongoing ▲</p>		<p>The Marina General Plan provides for numerous recreational and open space areas, and requires a minimum ratio of parks to residents.</p>
<p>Recreation Policy D-2: The City of Marina shall develop active parkland within the former Fort Ord which reflects the adopted City of Marina standard of 5 acres of neighborhood/community parks per 1,000 population.</p>	<p>Ongoing ▲</p>		<p>The City of Marina General Plan designates open space and park lands at the former Fort Ord. The City of Marina General Plan establishes the required ratios of parkland per 1,000 residents. The 2015 demand for parkland is affected by the rate of residential development.</p>
<p>Recreation Policy D-3: The [jurisdiction] shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities</p>	<p>Ongoing ▲</p>		<p>The Water City hockey rink re-uses a former U.S. Army gymnasium. Small recreational facilities within the U.S. Army housing areas are in use.</p>
<p>Recreation Policy D-4: The [jurisdiction] shall develop a plan for adequate and long-term maintenance for every public park prior to construction.</p>	<p>Incomplete ●</p>		<p>The parks identified in the BRP have not been constructed.</p>

Note: There are no associated Programs for these Policies.

Objective F: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.

<p>Recreation Policy E-1: The City of Marina shall identify golf course opportunity sites where appropriate as long-term or interim use solutions within the Marina portion of the former Fort Ord</p>				
<p>Program E-1.1: The City of Marina shall promote the development of a private golf course as an interim land use within the North Airport Light Industrial/Technology District.</p>		Ongoing ▲	<p>The City is currently initiating a Master Plan for the Airport; all compatible recreational uses are being evaluated.</p>	
<p>Program E-1.2: The City of Marina shall promote the development of a private golf course as an interim land use within the Planned Residential District in polygon 4.</p>		Incomplete ●	<p>Marina Heights Specific Plan was instead approved for that area. FORA Consistency Determinations with Marina Heights Specific Plan: 5/14/04</p>	
<p>Recreation Policy E-2: The City of Marina shall promote the development of a variety of interim use recreation facilities where appropriate within the former Fort Ord.</p>				
<p>Program E-2.1: The City of Marina shall facilitate the development and operation of a commercial equestrian center as an interim land use within the Marina Village District.</p>		Complete ■	<p>The Marina Equestrian Center is operating within the Marina Village District on an interim basis.</p>	
<p>Recreation Policy F-1: The City of Marina shall adopt roadway standards which allow for the development of hiker/biker trails within the right-of-way where appropriate.</p>		Complete ■	<p>Pedestrian and bicycle trails have been accommodated within some rights-of-way, including Second Avenue and Imjin Parkway. The planned Eighth Street corridor includes the provision of light rail and walking/bicycling paths. Two underpasses of State Route 1 have been developed with pedestrian/bicycle connections, in addition to the Eighth Street bridge over State Route 1.</p>	
<p>Note: There are no associated Programs for this Policy.</p>				
<p>Recreation Policy F-2: The [jurisdiction] shall encourage the development of alternative means of transportation for recreation and other travel.</p>				

<p>Program F-2.1: The [jurisdiction] shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within the portion of the former Fort Ord within [jurisdiction's] jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.</p> <p>Note: There are no associated Programs for this Policy.</p>		<p>Incomplete ●</p>	<p>Marina has a bicycle and pedestrian plan that includes some "Class I" (off-street) bicycle/pedestrian facilities. However, a Comprehensive Trails Plan responding to all the criteria outlined in this program has not been developed.</p>
<p><i>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</i></p>			
<p>Recreation Policy G-1: The [jurisdiction] shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood's [sic] within the former Fort Ord (to encourage recreation and the conservation of natural resources).</p>		<p>Incomplete ●</p>	<p>No park development incentives are known to have been developed.</p>
<p>Recreation Policy G-2: The [jurisdiction] shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.</p>		<p>Incomplete ●</p>	<p>No programs to encourage private park development are known.</p>
<p>Recreation Policy G-3: The [jurisdiction] 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.</p>		<p>Complete ■ / Ongoing ▲</p>	<p>FORA has prepared Highway 1 design guidelines. The City of Marina has a design review process that requires conformance to the Highway 1 guidelines for projects that are located within the Highway 1 corridor. Though not a special design zoning district per se, this requirement carries out an essentially identical function.. The University Villages (Dunes) Specific plan limits commercial building heights to 40 feet within 300 feet of the edge of pavement on State Route 1. The Specific Plan</p>

			<p>Recreation Policy G-4: The [jurisdiction] shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, City of Seaside, Monterey County, CSUMB, California State Parks, Monterey Peninsula Regional Parks District, and the Bureau of Land Management.</p>	<p>includes architectural, landscape and pedestrian provisions. The Marina municipal code does not include landscaping requirements</p>
	<p>Incomplete ●</p>		<p>Note: There are no associated Programs for these Policies.</p>	<p>There are no known programs for coordination of parklands.</p>
<p><i>Objective H: Promote environmental education.</i></p>				
	<p>Ongoing ▲</p>		<p>Recreation Policy H-1: The [jurisdiction] shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on [jurisdiction's] habitat management lands.</p>	<p>The jurisdictions are required through deed restrictions to implement the HMP, which includes educational programs. At this point no specific programs are in place.</p>
<p>Note: There are no associated Programs for these Policies.</p>				

CONSERVATION ELEMENT

<p>Goal: Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.</p> <p>CONSERVATION - SOILS AND GEOLOGY</p> <p>Objectives, Policies, & Programs</p>				
<p><i>Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.</i></p>				
<p>Soils and Geology Policy A-1: In the absence of more detailed</p>	<p>Ongoing ▲</p>			<p>As a routine step in the planning and</p>

<p>site-specific information, the [jurisdiction] shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.</p> <p>Note: There are no Programs associated with this Policy.</p>			<p>development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. Review of soils is also a required component of CEQA.</p>
<p>Soils and Geology Policy A-2: The [jurisdiction] shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. 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 [jurisdiction]. 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.</p>			
<p>Program A-2.1: The [jurisdiction] shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the [jurisdiction] to be used by all future development at former Fort Ord.</p>		<p>Ongoing Δ</p>	<p>This list has not been developed. However, similar lists and guidance are available from regulatory agencies such as State Water Resources Control Board, and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.</p>
<p>Program A-2.2: The [jurisdiction] shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the [jurisdiction's] sphere of influence.</p>		<p>Ongoing Δ</p>	<p>This has not been developed, but similar lists and procedures are available.</p>
<p>Program A-2.3: The [jurisdiction] 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.</p>		<p>Ongoing Δ</p>	<p>This list has not been developed. However, in general standard engineering solutions are available to the types of soil conditions encountered at the former Fort Ord.</p>

<p>Soils and Geology Policy A-3: Through site monitoring, the [jurisdiction] shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.</p>		Ongoing ▲	<p>The jurisdictions enforce this through project conditions, building inspections, and CEQA monitoring.</p>
<p>Soils and Geology Policy A-4: The [jurisdiction] shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.</p>		Ongoing ▲	<p>The Uniform Building Code has been replaced by the California Building Code. The jurisdictions enforce codes through the permitting and inspection processes, as well as enforcement of conditions of approval and CEQA monitoring.</p>
<p>Soils and Geology Policy A-5: Before issuing a grading permit, the [jurisdiction] shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The [jurisdiction] shall require that engineering and design techniques be recommended and implemented to address these limitations.</p>			
<p>Program A-5.1: See Program A-2.3 above.</p>			
<p>Program A-5.2: The [jurisdiction] 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.</p>		Complete ■	<p>As a routine step in the planning and development review processes, jurisdictions use the best available data to evaluate soil suitability for different land uses. For most development projects, a soils report or geotechnical report is required on which to base engineering designs. Review of soils is also a required component of CEQA.</p>
<p>Soils and Geology Policy A-6: The [jurisdiction] shall require that development of lands have a prevailing slope above 30% include implementation of adequate erosion control measures.</p>			
<p>Program A-6.1: The [jurisdiction] shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.</p>		Ongoing ▲	<p>The jurisdictions establish policies for development on slopes and grading standards, which entail the development of topographic data for the sites of proposed development projects.</p>
<p>Program A-6.2: The [jurisdiction] shall designate areas with</p>	<p>See Program A-6.1 above</p>		

<p>extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.</p>	<p><i>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.</i></p>	
<p>Soils and Geology Policy B-1: The [jurisdiction] 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.</p>		
<p>Program B-1.1: If the [jurisdiction] determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the [jurisdiction] shall designate these areas in a mineral resource or similar land use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.</p>	<p>Ongoing ▲</p>	<p>No valuable mineral resources warranting protection are known to have been discovered. In the event they are discovered, the requirements of this program will remain in effect.</p>
<p>Program B-1.2: On property titles in the affected mineral resources protection areas, the [jurisdiction] shall record a notice identifying the presence of valuable mineral resources.</p>		
<p>Soils and Geology Policy B-2: The [jurisdiction] shall protect designated mineral resource protection areas from incompatible land uses.</p>		
<p>Program B-2.1: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible land uses.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>	
<p>Program B-2.2: If so provided, the [jurisdiction] shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>	
<p>Soils and Geology Policy B-3: Prior to granting permits for operation, the [jurisdiction] shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.</p>		
<p>Program B-3.1: The [jurisdiction] shall develop and make available a list of issues to be considered and mitigated in</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>	

<p>mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.</p>	<p>Not applicable at present, but could occur in the future (see Program B-1.1 above)</p>
<p>Soils and Geology Policy B-4: The [jurisdiction] shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.</p>	
<p>Objective C: <i>Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i></p>	
<p>Soils and Geology Policy C-1: The [jurisdiction] shall support and encourage existing state and federal soil conservation and restoration programs within its borders.</p> <p>Note: There are no Programs associated with this Policy.</p>	<p>Ongoing ▲</p> <p>The jurisdictions address soils conservation through the CEQA process, grading ordinance, and compliance with state and federal programs.</p>
<p>Soils and Geology Policy C-2: The [jurisdiction] shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the [jurisdiction].</p>	
<p>Program C-2.1: The [jurisdiction] shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.</p>	<p>Ongoing ▲</p> <p>Deed restrictions require implementation and compliance with HMP habitat management requirements. Marina is a signatory to the 1997 HMP. FORA reviews legislative land use decisions and development entitlements for conflicts and compliance with the 1997 as part of its Consistency Determination process described in Chapter 8 of its Master Resolution.</p>
<p>CONSERVATION - HYDROLOGY AND WATER QUALITY</p>	
<p>Objectives, Policies, & Programs</p>	
<p>Objective A: <i>Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.</i></p>	
<p>Hydrology and Water Quality Policy A-1: At the project approval stage, the [jurisdiction] 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.</p>	
<p>Program A-1.1: The [jurisdiction] shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall</p>	<p>Ongoing ▲</p> <p>Best practices and Low Impact Development guidance are available from regulatory agencies such as State Water Resources Control Board</p>

<p>be implemented in new development to ensure adequate stormwater infiltration.</p>		<p>and are updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.</p>
<p>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</p>		
<p>Hydrology and Water Quality Policy B-1: The [jurisdiction] shall ensure additional water to critically deficient areas.</p>		
<p>Program B-1.1: [This program was removed based on the listing of modifications to the Reuse Plan approved by the FORA Board on June 13, 1997].</p>		
<p>Program B-1.2: The [jurisdiction] shall work with FORA and the MCWRA 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).</p>	<p>Ongoing ▲</p>	<p>The local jurisdictions are participating in Marina Coast Water District's development of the Fort Ord Water Augmentation project, a component of the Regional Urban Water Augmentation Program (RUWAP). The Monterey County Water Resources Agency has an oversight role in the protection of groundwater resources. .</p>
<p>Program B-1.3: The [jurisdiction] shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.</p>	<p>Complete ■ / Ongoing ▲</p>	<p>The Marina Coast Water District has adopted Ordinance 40, which is applicable within the Water District, which includes all of Marina.</p>
<p>Program B-1.4: The [jurisdiction] shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.</p>	<p>Ongoing ▲</p>	<p>Local jurisdictions are participating in the efforts to implement a Recycled Water Project proposed by the MCWD; agency agreements are not yet in place.</p>
<p>Program B-1.5: The [jurisdiction] 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</p>	<p>Incomplete ●</p>	<p>The Marina Coast Water District water conservation ordinance does not include these provisions.</p>

usc.	<p>Program B-1.6: The [jurisdiction] shall work with FORA to assure the long-range water supply for the needs and place for the reuse of the former Fort Ord.</p>	Ongoing ▲	<p>The local jurisdictions are participating in the development of a regional water project.</p>
<p>Program B-1.7: The [jurisdiction], in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential project, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, quality, and yield.</p>	Ongoing ▲	<p>FORA requests this information from the jurisdictions as part of its annual development forecast..</p>	
<p>Hydrology and Water Quality Policy B-2: The [jurisdiction] shall condition approval of development plans on verification of an assured long-term water supply for the projects.</p> <p>Note: There are no Programs associated with this Policy.</p>	Ongoing ▲	<p>Annual use of up to 6,600 acre-feet of water is considered sustainable at the former Fort Ord. At present, annual water use is about 2,200 acre-feet. Each jurisdiction's development review process (including mandatory water supply assessment under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>	
<p>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</p>			
<p>Hydrology and Water Quality Policy C-1: The [jurisdiction] shall comply with all mandated water quality programs and establish local water quality programs as needed.</p>			

<p>Program C-1.1: The [jurisdiction] 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.</p>		Ongoing Δ	Regulatory enforcement by the State Water Resources Control Board and City inspections and CEQA monitoring ensure compliance with this program.
<p>Program C-1.2: The [jurisdiction] 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.</p>	See Program C-1.1 above		
<p>Program C-1.3: The [jurisdiction] 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.</p>	See Program C-1.1 above		
<p>Program C-1.4: The [jurisdiction] 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.</p>		Ongoing Δ	This program has not been developed by the jurisdictions; however, the Marina Coast Water District, the water purveyor for the former Fort Ord, monitors water quality, including drinking water.
<p>Program C-1.5: The [jurisdiction] shall support the County in implementing 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.</p>		Complete \blacksquare	Chapter 8.12 of the municipal code addresses hazardous waste.

<p>Program C-1.6: The [jurisdiction] shall develop a program to identify wells that contribute to groundwater degradation. The City 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 Department (MCEHD).</p>		<p>Ongoing ▲</p>	<p>The Marina Coast Water District monitors wells and coordinates with the local jurisdictions to repair and destroy wells in accordance with state standards.</p>
<p>Hydrology and Water Quality Policy C-2: At the project approval stage, the [jurisdiction] 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.</p>			
<p>Program C-2.1: The City/County shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.</p>		<p>Ongoing ▲</p>	<p>Descriptions of feasible and effective measures have not been developed. However, similar lists and guidance are available from regulatory agencies such as the State Water Resources Control Board, and updated from time to time as new techniques and technologies become available, Incorporation of these standards into projects is commonly required under CEQA clearance for a project and made a condition of a jurisdiction's project approval.</p>
<p>Hydrology and Water Quality Policy C-3: The MCWRA and the [jurisdiction] shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.</p>			
<p>Program C-3.1: The [jurisdiction] shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and the Seaside groundwater basins to determine available water supplies.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions communicate with and support efforts to conserve water and maintain water withdrawals within the FORA allocations.</p>
<p>Program C-3.2: The [jurisdiction] shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent</p>		<p>Ongoing ▲</p>	<p>Seawater intrusion is monitored by the Monterey County Water Resources Agency. The jurisdictions enable monitoring and sharing of data as applicable.</p>

further intrusion.				
Hydrology and Water Quality Policy C-4: The [jurisdiction] shall prevent siltation of waterways, to the extent feasible.				
<p>Program C-4.1: The [jurisdiction], in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, 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.</p>	<p>Incomplete ●</p>	<p>This program has not been developed.</p>	<p>The jurisdictions construct and operate much of the wastewater conveyance infrastructure that leads to the regional wastewater treatment plant, and coordinate with the Monterey Regional Water Pollution Control Agency regarding system capacity and demands.</p>	<p>Ongoing ▲</p>
<p>Hydrology and Water Quality Policy C-5: The [jurisdiction] shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.</p>			<p>Hydrology and Water Quality Policy C-6: In support of Monterey Bay's national marine sanctuary designation, the [jurisdiction] shall support all actions required to ensure that the bay and intertidal environmental will not be adversely affected, even if such actions would exceed state and federal water quality requirements.</p>	
<p>Program C-6.1: The [jurisdiction] shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean and outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.</p>	<p>Complete ■</p>	<p>FORA has removed the outfall structures and prepared a Storm Water Master Plan in 2005.</p>	<p>Each jurisdiction's development review process (including mandatory assessment of public services availability under CEQA, for applicable projects) provides a mechanism for this Policy to be met. FORA's development entitlement</p>	<p>Ongoing ▲</p>
<p>Hydrology and Water Quality Policy C-7: The [jurisdiction] shall condition all development plans on verifications of adequate wastewater treatment capacity.</p> <p>Note: There are no BRP programs associated with this policy.</p>				

consistency determination process supplies an additional level of oversight for this requirement.			
CONSERVATION - BIOLOGICAL RESOURCES			
Objectives, Policies, & Programs			
<i>Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-wide Habitat Management Plan (HIMP) for the former Fort Ord in conformance with its resources conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.</i>			
Biological Resources Policy A-1: The City shall manage, or cause to be managed, the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.			
<p>Program A-1.1: The City shall restrict development in parcels adjacent to the Salinas River Habitat Area (Polygons 1e and 1d) to maintain existing habitat values for HMP species.</p>	Complete ■		<p>The Marina General Plan designates these polygons for Habitat Reserve and Other Open Space. FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan: 10/10/97; FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11 Annual monitoring reports have not been submitted to CRMP.</p>
<p>Program A-1.2: The City shall monitor, or cause to be monitored, the Salinas River Habitat Area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.</p>	Incomplete ●		<p>The City has not contracted for the management of the Salinas River Habitat Area.</p>
<p>Program A-1.3: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.</p>	Incomplete ●		<p>Biological Resources Policy A-2: The City shall manage, or cause to be managed the remaining habitat within the Marina Habitat Area #2 (Polygon 1b) to maintain existing habitat values for HMP species.</p>

<p>Program A-2.1: The City shall submit to the USFWS and CDFG, through the CRMP program, a plan for implementation of both short-term and long-term habitat management and protection measures for the Marina Habitat Area #2, including consideration of funding sources, legal mechanism, and a time table to provide for prompt implementation of HMP requirements along with the following actions to prevent degradation of habitat:</p> <ul style="list-style-type: none"> ▪ 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. 		<p>Incomplete ●</p>	<p>An implementation plan has not been prepared or submitted to the USFWS or CDFG for the Airport Reserve habitat management area.</p>
<p>Program A-2.2: Development in this parcel shall be limited to FAA-required airport support facilities (navigational aids, access, and utilities), as well as a six-lane road through the area. Prior to proceeding with the design of allowable facilities, the City shall evaluate alternatives in coordination with a qualified biologist to ensure that the design and/or alignment is environmentally sensitive.</p>		<p>Incomplete ●</p>	<p>FORA Consistency Determination with Marina Municipal Airport Redevelopment Plan: 10/10/97; FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11 The development limitations and land use designations were completed. However, development has not occurred in Polygon 1b and, therefore, the design of the allowable facilities or road alignment has not been evaluated. Further, the Draft HCP proposes that no development would be permitted in Polygon 1b and the proposed road alignment would occur within the adjacent development parcel.</p>
<p>Program A-2.3: The City shall ensure that gates or vehicle barriers are constructed along access roads to prevent</p>		<p>Incomplete ●</p>	<p>See Above; barriers have not been constructed.</p>

unauthorized off-road vehicle travel within the Habitat Area.				
Program A-2.4: The City shall maintain, or cause to be maintained, small areas within the Habitat Area with disturbed sandy soils to support Monterey spineflower habitat.	Incomplete ●		See Above; the implementation plan has not been prepared.	
Program A-2.5: The City shall monitor, or cause to be monitored this conservation area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	Incomplete ●		Annual monitoring reports have not been submitted to the Coordinated Resource Management and Planning program..	
Program A-2.6: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.	Incomplete ●		The City has not contracted for the management of the Airport habitat management area.	
Biological Resource Policy A-3: The City shall preserve in perpetuity the population of Yadon's piperia in Polygon 2a.				
Program A-3.1: The City shall require seasonally-timed surveys for Yadon's piperia in Polygon 2a over time in order to establish suitable boundaries for the habitat preserve and proposed mixed-use areas. Consecutive annual surveys for a period of years will provide a comprehensive data base from which to plan land use.	Ongoing ▲		Annual surveys commenced in 2006 and are continuing.	
Program A-3.2: Once the habitat preserve for Yadon's piperia has been established, the City shall erect a barrier around the preserve sufficient to restrict vehicle access and require adjacent development to direct its runoff and storm drainage away from the preserve.	Ongoing ▲		Annual surveys are ongoing and expected to continue until 2015, and then this program can be completed. The Draft HCP has proposed a preliminary five-acre preserve area within Polygon 2a (i.e., the Marina Northwest Corner) to protect the piperia population observed to date.	
Program A-3.3: The City shall monitor, or cause to be monitored this preserve in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.	Incomplete ●		Annual monitoring reports, or the annual survey reports completed thus far, have not been submitted to the Coordinated Resource Management and Planning program..	

Biological Resources Policy A-4: The City shall ensure that all habitat conservation and corridor areas are protected from degradation due to development in, or use of adjacent polygons.			
<p>Program A-4.1: The City shall install or require the installation of a barrier sufficient to prevent vehicle access to all habitat conservation and corridor areas within its jurisdiction. Barriers are to be erected on the parcels adjacent to the conservation and corridor areas and area to be maintained in perpetuity. The barrier erected to protect the habitat corridor in Polygon 5c shall also be sufficient to strongly discourage pedestrian access.</p>		Incomplete ●	Barriers to prevent access to all habitat areas have not been constructed to date. Fencing has been installed around FONR, but barriers to the Salinas River HMA and Airport HMA have not been constructed.
<p>Program A-4.2: The City shall require stormwater drainage plans for all developments adjacent to habitat conservation and corridor areas to direct its runoff and storm drainage away from those areas to minimize potential for hydrology modifications and erosion problems. The City shall require that all developments comply with the drainage plan as well as employ Best Management Practices during construction.</p>		Ongoing ▲	Marina's development review process (including mandatory assessment of impacts on hydrology and biological resources under CEQA, for applicable projects) provides a mechanism for this Policy to be met. Regulatory agency compliance regarding storm water runoff, as well as FORA's development entitlement consistency determination process, provide additional levels of oversight for this requirement.
<p>Program A-4.3: The City shall coordinate with the University of California Natural Reserve System when reviewing project applications for city lands that about the habitat areas managed by the University of California to incorporate appropriate barriers and/or drainage controls in the project design.</p>		Ongoing ▲	The City is currently coordinating with the University of California Natural Reserve System regarding the Airport Master Plan. FORA Consistency Determinations with Marina General Plan & Zoning Code: 3/22/01, 5/13/05, 8/12/11
Biological Resources Policy A-5: The City shall protect structures in parcels adjacent to the habitat corridor south of Reservation Road and west of Imjin Road (Polygon 5c) from wildfires that may originate in the corridor.			
<p>Program A-5.1: The City shall not permit any structures which directly abut the habitat corridor.</p>		Complete ■ / Ongoing ▲	The HIMP sets forth buffer requirements for new development. Existing residences that predate the BRP are located near the edge of

<p>Program A-5.2: The City shall require a greenbelt, park, or other fire-resistant, non-residential land use at the boundary between development structures and the habitat corridor.</p>	<p>Complete ■</p>	<p>the habitat corridor. See above</p>
<p>Biological Resources Policy A-6: The City shall design the Community Park within the residential development north of Imjin Road to incorporate natural habitat features.</p>		
<p>Program A-6.1: The City shall encourage the use of native vegetation for landscaping, either as preserved during construction or planted as part of a landscaping plan after construction.</p>	<p>Incomplete ●</p>	<p>The Community Park has not been designed or constructed.</p>
<p>Program A-6.2: The City shall install permanent interpretive displays within the Community Park that describe the natural resources on the former Fort Ord and their importance to the Monterey Bay area.</p>	<p>See Program A-6.1 above</p>	
<p>Biological Resources Policy A-7: Where possible, the [jurisdiction] shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.</p>		
<p>Program A-7.1: The [jurisdiction] shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys 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.</p>	<p>Ongoing ▲</p>	<p>Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.</p>

<p>Program A-7.2: The [jurisdiction] shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitat amidst the development, where feasible.</p>		Ongoing Δ	<p>Each jurisdiction's development review process provides a mechanism for this Program to be pursued. FORA's development entitlement consistency determination process for each individual project provides an additional level of oversight for this requirement. The Seaside Resort project has provided mitigation for an area of Monterey Spineflower.</p>
<p>Program A-7.3: Where development will replace existing habitat which supports sensitive biological resources, the [jurisdiction] 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.</p>		Ongoing Δ	<p>See Program A-7.2 above</p>
<p><i>Objective B: Preserve and protect sensitive species and habitat not addressed in the HMP.</i></p>			
<p>Biological Resources Policy B-1: The [jurisdiction] shall strive to avoid or minimize loss of sensitive species listed in Table 4.4.-2 that are known or expected to occur in areas planned for development.</p>			
<p>Program B-1.1: Where the City has reason to suspect that they may occur on a proposed development site, the [jurisdiction] shall require directed, seasonally-timed surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning.</p>		Ongoing Δ	<p>Reconnaissance-level surveys are typically required as part of the CEQA process, or as a mitigation measure of the CEQA process.</p>
<p>Program B-1.2: If any sensitive species listed in 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.</p>		Ongoing Δ	<p>See Program B-1.1 above</p>

<p>Biological Resources Policy B-3: The [jurisdiction] shall preserve, enhance, restore, and protect coastal and vernal ponds, riparian corridors, and other wetland areas.</p>	<p>Not applicable - Program Removed</p>		
<p>Program B-3.1: [This program was removed based on the listing of modifications to the Reuse Plan adopted by the FORA Board on June 13, 1997.]</p>		<p>Ongoing ▲</p>	<p>Compliance requirement not triggered. There are no wetlands identified at development sites approved by Marina within the former Fort Ord.</p>
<p>Program B-3.2: The [jurisdiction] shall evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event wetlands are present, the [jurisdiction] 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 plan should be coordinated through the CRMP.</p>		<p>Ongoing ▲</p>	<p>Each jurisdiction's development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>
<p><i>Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.</i></p>			
<p>Biological Resources Policy C-1: The [jurisdiction] shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.</p>			
<p>Program C-1.1: The [jurisdiction] 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 problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.</p>		<p>Ongoing ▲</p>	<p>Each jurisdiction's development review process (including design review for consistency with applicable adopted design guidelines) provides a mechanism for this Policy to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary</p>

<p>mitigation measures regarding potential impacts on geology, aesthetics, and biological resources, among others. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>			<p>Biological Resources Policy C-2: The [jurisdiction] shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.</p>
<p>Program C-2.1: The City shall protect the small patches of oak woodland located along the bluffs in Polygon 1c unless project-specific plans for development in those areas cannot proceed without selective tree removal.</p>	<p>Ongoing Δ</p>		<p>Program C-2.1: The City shall protect the small patches of oak woodland located along the bluffs in Polygon 1c unless project-specific plans for development in those areas cannot proceed without selective tree removal.</p>
<p>Program C-2.2: Where development incorporates oak woodland elements into the design, the [jurisdiction] shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the dripline 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 Oaks Foundation (see Compatible Plants Under and Around Oaks).</p>	<p>Incomplete ●</p>		<p>Program C-2.2: Where development incorporates oak woodland elements into the design, the [jurisdiction] shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the dripline 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 Oaks Foundation (see Compatible Plants Under and Around Oaks).</p>
<p>Program C-2.3: The [jurisdiction] shall require that paving within the dripline of preserved oak trees be avoided whenever 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.</p>	<p>Ongoing Δ</p>		<p>Program C-2.3: The [jurisdiction] shall require that paving within the dripline of preserved oak trees be avoided whenever 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.</p>

<p>Program C-2.4: The [jurisdiction] shall require the use of oaks and other native plant species for project landscaping. To that end, the [jurisdiction] shall require collection and propagation of acorns and other plant material from former Fort Ord oak woodlands be used for restoration areas or as landscape plants. However, this program does not exclude the use of non-native plant species.</p>	<p>Ongoing ▲</p>	<p>determination process supplies an additional level of oversight for this requirement.</p> <p>Each jurisdiction's project review and approval process includes opportunities for conditions of project approval requiring this standard. CEQA mitigation measures, where applicable, may also require equal or similar performance. FORA's development entitlement consistency determination process provides an additional level of oversight for this requirement to be met.</p>
<p>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.</p>		
<p>Program C-3.1: The [jurisdiction] shall review lighting and landscape plans for all development adjacent to habitat conservation and corridor areas, or other open space that incorporates natural lands to ensure consistency with Policy C-3.</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction's development review process (including design review for consistency with applicable adopted outdoor lighting guidelines and other design guidelines) provides a mechanism for this Program to be met.</p> <p>Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding potential lighting impacts on sensitive receptors. FORA's development entitlement consistency determination process supplies an additional level of oversight for this requirement.</p>
<p>Objective D: Promote awareness and education concerning biological resources on the former Fort Ord.</p>		
<p>Biological Resources Policy D-1: The [jurisdiction] 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.</p>		

<p>Program D-1.1: The [jurisdiction] 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 and Section 2080 of the Fish and Game Code.</p>		Ongoing ▲	Contractor education programs are frequently required as a condition of approval or for compliance with CEQA mitigation measures.
<p>Program D-1.2: The [jurisdiction] shall provide project applicants specific information on the protocol for recovered and relocation of particular species that may be encountered during construction activities.</p>		Ongoing ▲	This requirement is routinely addressed through the CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.
<p>Biological Resources Policy D-2: The [jurisdiction] shall encourage and participate in the preparation of educational materials through various media sources which 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.</p>			
<p>Program D-2.1: The [jurisdiction] shall develop interpretive signs for placement in habitat management areas. These signs shall describe the resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.</p>		Incomplete ●	Interpretive signs have not been installed.
<p>Program D-2.2: The [jurisdiction] shall coordinate production of educational materials through the CRMP process.</p>		Ongoing ▲	The BLM has posted educational materials on it's Fort Ord National Monument website.
<p>Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the [jurisdiction] shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas</p>		Ongoing ▲	Public information or brochures are frequently required as a condition of approval or for compliance with CEQA mitigation measures.

<p>and provides recommendations for landscaping, and wildfire protection, as well as describes measures for protecting wildlife and vegetation in adjacent habitat areas (i.e., access controls, pet controls, use of natives in the landscape, etc.)</p>			
<p>Objective E: Develop strategies for interim management of undeveloped natural land areas.</p>			
<p>Biological Resources Policy E-1: The [jurisdiction] shall develop a plan describing how it intends to address the interim management of natural land areas for which the [jurisdiction] is designated as the responsible party.</p>			
<p>Program E-1.1: The [jurisdiction] shall submit to the USFWS and CDFG, through CRMP, a plan for implementation of short-term habitat management for all natural lands, including consideration of funding sources, legal mechanisms and a time table to provide for prompt implementation of the following actions to prevent degradation of habitat:</p> <ul style="list-style-type: none"> ▪ Control of 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. 	<p>Incomplete ●</p>	<p>An implementation plan has not been completed.</p>	
<p>Program E-1.2: For natural lands areas under [jurisdiction] responsibility with partial or no HMP resource conservation or management requirements, the [jurisdiction] shall annually provide the BLM evidence of successful implementation of interim habitat protection measures specified in Program E-1.1.</p>	<p>Incomplete ●</p>	<p>Annual monitoring reports have not been submitted to BLM.</p>	
<p>Biological Resources Policy E-2: The [jurisdiction] 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.</p>			
<p>Program E-2.1: The [jurisdiction] shall conduct Land Use</p>	<p>Incomplete ●</p>	<p>Annual reports have not been prepared.</p>	

<p>Status Monitoring in accordance with the methods prescribed in the Implementing Agreement for Fort Ord land under [jurisdiction] responsibility that has any natural lands identified by the baseline studies. This monitoring will provide data on the amount (in acres) and location of natural lands (by habitat type) disturbed by development since the date of land transfer for as long as the Implementing Agreement is in effect.</p>		<p>Individual managers (i.e. University of California, California Department of Parks and Recreation) engage in monitoring.</p>
CONSERVATION – AIR QUALITY		
Objectives, Policies, & Programs		
<i>Objective A: Protect and improve air quality.</i>		
Air Quality Policy A-1: Each jurisdiction shall participate in regional planning efforts to improve air quality.		
<p>Program A-1.1: Each jurisdiction shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction is in communication with the Air District.</p>
<p>Program A-1.2: Each jurisdiction shall coordinate with the TAMC to carry out the Congestion Management Plan.</p>	<p>Ongoing ▲</p>	<p>The jurisdictions coordinate with TAMC on an ongoing basis.</p>
Air Quality Policy A-2: Each jurisdiction shall promote local efforts to improve air quality.		
<p>Program A-2.1: Each jurisdiction 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 implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants.</p>	<p>Ongoing ▲</p>	<p>Identification, avoidance, and mitigation (as needed) of air quality impacts is a mandatory element of all projects that are subject to CEQA. This applies to General Plan and zoning changes as well as individual development projects.</p>
<p>Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.</p>	<p>Ongoing ▲</p>	<p>2000 Marina General Plan Policy 3.22 requires a ten percent trip reduction for new or expanded businesses. Marina General Plan Mitigation Measure 7.3 requires implementation of TDM programs. Marina Municipal Code Title 18 establishes a trip reduction program.</p>

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

<p>Program A-3.1: Each jurisdiction 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.</p>		<p>Complete ■</p>	<p>The jurisdictions prepare and adopt general plan policies, specific plans, and design guidelines that support land use patterns consistent with this Program. Each jurisdiction's development review process (including design review for consistency with applicable adopted policies, specific plans, and design guidelines) provides a mechanism for this Program to be met. Compliance with CEQA requirements provides additional protections, including impact avoidance and incorporation of necessary mitigation measures regarding air quality impacts. FORA's consistency determination process supplies an additional level of oversight for this requirement, particularly at the legislative action stage before development entitlements for individual projects are considered.</p>
<p>Program A-3.2: Each jurisdiction 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.</p>		<p>Complete ■</p>	<p>See Program A-3.1 above.</p>

CONSERVATION - Cultural Resources

Objectives, Policies, & Programs

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

Cultural Resources Policy A-1: The [jurisdiction] shall ensure the protection and preservation of archaeological resources at the former Fort Ord.

<p>Program A-1.1: The jurisdiction shall conduct a records search and a preliminary archaeological surface reconnaissance as part of environmental review for any</p>		<p>Ongoing ▲</p>	<p>A project's impacts on archaeological resources are a required subject area under CEQA. This Program's requirement is covered through the</p>
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<p>development project(s) proposed in a high archaeological resource sensitivity zone.</p>			<p>CEQA process by means of identifying a project's required mitigation measures and establishing a mitigation monitoring and reporting program. Under CEQA, these elements are required to be understood and agreed-to by project proponents.</p>
<p>Program A-1.2: The [jurisdiction] 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, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale.</p>	<p>See Program A-1.1 above.</p>		
<p>Program A-1.3: As a contractor work specification for all new construction projects, the [jurisdiction] 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 and recommendations made.</p>	<p>Ongoing Δ</p>		<p>In order for a development project to be in compliance with CEQA during the construction phase, all construction-relevant mitigation measures (including those relating to avoiding and minimizing impacts on archaeological resources) must be conveyed to, and carried out by, construction personnel.</p>
<p>Cultural Resources Policy A-2: The [jurisdiction] shall provide for and/or support protection of Native American cultural properties at the former Fort Ord.</p>			
<p>Program A-2.1: The [jurisdiction] 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.</p>	<p>Ongoing Δ</p>		<p>Consultation with tribal representatives is required for general plan amendments and is performed by jurisdictional staff or their consultants as needed to avoid or minimize potential impacts to cultural resources. Notification of the California Native American Heritage Commission and a cultural resources investigation is typically required as part of the CEQA process. These processes screen for the presence of sacred lands.</p>

<p>Program A-2.2: If traditional cultural properties are found to exist on the [jurisdiction's] lands at the former Fort Ord, the jurisdiction 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.</p>		<p>Ongoing ▲</p>	<p>The Esselen Nation did not receive Federal recognition or lands through the PBC process conducted for Former Fort Ord lands. No traditional cultural lands have been officially identified to date.</p>
<p><i>Objective B: Preserve and protect historically significant resources at the former Fort Ord.</i></p>			
<p>Cultural Resources Policy B-1: The [jurisdiction] shall provide for the identification, protection, preservation, and restoration of the former Fort Ord's historically and architecturally significant resources.</p>			
<p>Program B-1.1: The [jurisdiction] shall seek funding that can be used to rehabilitate, restore, and preserve existing historic resources at the former Fort Ord.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions seek grant funding for a variety of purposes, including the preservation of structures.</p>
<p>Program B-1.2: The [jurisdiction] 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 consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.</p>		<p>Ongoing ▲</p>	<p>Buildings proposed for demolition are required to be screened for historic significance in accordance with Department of Parks and Recreation guidelines.</p>
<p>Program B-1.3: The City shall regulate the demolition of buildings of architectural or historic 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 buildings proposed to be demolished when other means for their preservation cannot be found.</p>		<p>Ongoing ▲</p>	<p>The CEQA process (State law) requires impact avoidance and mitigation--including possible relocation of historic buildings--to occur, or to be determined infeasible, before demolition can be approved by a jurisdiction. CEQA also requires public notification of proposed projects and, in the case of significant impacts such as demolition of historic buildings,</p>

<p>Program B-1.4: The City of Marina should attempt to establish a historic barracks district near the 8th Street overcrossing and the State Parks entrance. This small area could represent the historic character of the former Fort Ord, be utilized for museums and non-profit organizations and assist in establishing an activity center in the Town Center Planning Area.</p>			<p>requires an Environmental Impact Report with associated public hearings. Each jurisdiction's development review process provides additional mechanisms requiring public notice and hearings. First is the determination of the structure being an eligible historic resource.</p>
<p>The University Villages (Dunes) Specific Plan proposes the preservation and re-use of the large warehouse building (south of Eighth Street near State Route 1), two chapels, and a brick structure. Most of the barracks between Eighth Street and Divarty Road are still standing</p>		<p>Ongoing ▲</p>	

NOISE ELEMENT

Goal: To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects of exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

Noise

Objectives, Policies, & Programs

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 City shall coordinate with the other local entities having jurisdiction within the former Fort Ord in establishing a consistent set of guidelines for controlling noise.

<p>Program A-1.1: The City shall adopt the land use compatibility criteria for exterior community noise shown in Table 4.5-3 for application in the former Fort Ord.</p>		<p>Incomplete ●</p>	<p>2000 Marina General Plan Table 4.1 presents the City's noise criteria. The City's noise criteria are 5 dBA higher for several categories of land use (residential, hotel, live-work, office, industrial) compared to Fort Ord Reuse Plan</p>
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<p>Program A-1.2: The City shall adopt a noise ordinance to control noise from non-transportation sources, including construction noise, that incorporates the performance standards shown in Table 4.5-4, for application in the former Fort Ord.</p>		<p>Incomplete ●</p>	<p>Table 4.5-3, but are found to be consistent with the Base Reuse Plan.</p>
<p>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.</p>			
<p>Noise Policy B-1: The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.</p>			
<p>Program B-1.1: The [jurisdiction] 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.</p>		<p>Incomplete ●</p>	<p>The jurisdictions investigate noise effects of proposed projects on existing development through the environmental review process, consistent with general plan policies, but do not proactively address existing noise issues at existing developments.</p>
<p>Program B-1.2: Wherever practical and feasible, the [jurisdiction] shall segregate sensitive receptors, such as residential land uses, from noise generators through land use.</p>		<p>Complete ■</p>	<p>The 2000 Marina General Plan land use map places most residential uses at a distance from State Route 1, or buffers it from Imjin Parkway. Industrial uses are not located immediately adjacent to residential uses.</p>
<p>Noise Policy B-2: By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.</p>			
<p>Program B-2.1: See description of Program A-1.1 above.</p>			
<p>Program B-2.2: See description of Program A-1.2 above.</p>			
<p>Noise Policy B-3: The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures</p>		<p>Incomplete ●</p>	<p>The jurisdictions prepare noise studies as part of the environmental review of projects. The noise studies are based on each jurisdiction's noise standards, which vary from those of the Fort Ord Reuse Plan (see Program A-1.1 and</p>

<p>that would be required to comply with the noise guidelines, specified in 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.</p>			<p>A-1.2 above), however, found to be consistent under the General Plan.</p>
<p>Noise Policy B-4: The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions all maintain an internal standard of 45 dB-Ldn (a 24-hour weighted average that is a commonly used noise metric). This standard is typically enforced through standard design measures at the plan check (building permit) stage.</p>
<p>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 Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions all maintain an internal standard of 45 dB-Ldn.</p>
<p>Noise Policy B-6: If the ambient day-night average sound level (DNL) 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 Table 4.5-3, new development shall not increase ambient DNL in residential areas by more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.</p>		<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>
<p>Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial</p>		<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>

<p>(industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.</p>		
<p>Noise Policy B-8: If the ambient DNL 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 Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.</p>	<p>Ongoing ▲</p>	<p>These standards match common noise thresholds for environmental review, and are implemented by the jurisdictions.</p>
<p>Noise Policy B-9: The City shall require construction contractors to employ noise-reducing construction practices.</p>	<p>Ongoing ▲</p>	<p>Marina Municipal Code Chapter 9.24 and Section 15.04.055 restrict construction noise to specified hours and decibel levels.</p>
<p>Note: There are no BRP programs associated with policies B-3 through B-9, above.</p>		

SAFETY ELEMENT

Goal. To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.

SAFETY -- SEISMIC AND GEOLOGIC HAZARDS

Objectives, Policies, & Programs

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 areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.

Seismic and Geologic Hazards Policy A-1: The [jurisdiction] 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 or geologic occurrence.

<p>Program A-1.1: The [jurisdiction] shall regularly update and make available descriptions and mapping of seismic and</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction adopts the current version of the California Building Code every three years,</p>
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<p>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.</p>			<p>including requirements for the design of each building to the appropriate seismic design category. Seismic design categories are determined by a combination of spectral response acceleration, soil type, and occupancy type. The State Department of Conservation, California Geological Survey and the United States Geological Survey issue maps and data used by engineers to assess seismic conditions for the appropriate design of buildings.</p>
<p>Program A-1.2: The [jurisdiction] 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.</p>		<p>Incomplete ●</p>	<p>The Alquist-Priolo Act requires fault line setbacks for occupied buildings; however, there are no Alquist-Priolo faults within Fort Ord. The Reliz, Ord Terrace, and Seaside Faults cross portions of Fort Ord, but are not included within the Alquist-Priolo program. The City of Marina has not adopted a fault zone setback requirement.</p>
<p>Seismic and Geologic Hazards Policy A-2: The [jurisdiction] shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.</p>			
<p>Program A-2.1: The [jurisdiction] 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 and shall be subject to the approval of the Planning Director for the City of Marina.</p>		<p>Ongoing Δ</p>	<p>The CEQA process requires project- and site-specific identification, avoidance, and mitigation of seismic-related risks and impacts. This issue is then addressed at a more detailed level at the plan check (building permit) stage under applicable building code requirements. Conformance with both of these regulatory mechanisms, as needed, is ensured through state law and the individual jurisdiction's enforcement and inspection procedures.</p>
<p>Program A-2.2: Through site monitoring, the [jurisdiction]</p>			<p>See above</p>

<p>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 Building Inspector confirming such.</p>	
<p>Program A-2.3: The [jurisdiction] shall continue to update and enforce the Uniform Building Code to minimize seismic hazards impacts from resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.</p>	<p>Ongoing ▲</p> <p>The jurisdictions enforce building codes through their plan check and building inspection processes. UBC and the California Building Code (CBC) are updated from time to time, and may be enhanced with local amendments to meet each jurisdiction's individual circumstances.</p>
<p>Seismic and Geologic Hazards Policy A-3: The City 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 habitual [sic] buildings and ensure the public safety.</p>	
<p>Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if not [sic] other measures are available to mitigate potential impacts.</p>	<p>Ongoing ▲</p> <p>The Reliz Fault parallels Reservation Road through Marina, and the BRP indicates this as an area of "high" risk. Portions of this area are designated for Planned Development Mixed Use with a hotel/convenience retail opportunity site, and Medium Density Residential. However, the jurisdictions adopt the State building codes every three years, and the seismic protections contained within these codes provides reasonable protection against earthquake damage.</p>
<p>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.</p>	
<p>Seismic and Geologic Hazards Policy B-1: The [jurisdiction] 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 works centers, high occupancy structures, school, or sites containing or storing hazardous materials.</p>	
<p>Program B-1.1: The [jurisdiction] shall evaluate the ability</p>	<p>Ongoing ▲</p> <p>Each jurisdiction's building department assesses</p>

<p>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 [jurisdiction] shall implement these recommendations in accordance with the schedule.</p>		<p>the structural integrity of the buildings at Fort Ord prior to re-use and occupancy or issuance of permits for renovation. Note that the Uniform Building Code is superseded by the California Building Code.</p>
<p><i>Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.</i></p>		
<p>Seismic and Geologic Hazards Policy C-1: The [jurisdiction] shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which 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.</p>		
<p>Program C-1.1: The [jurisdiction] shall prepare and/or make available at City Hall libraries and other public places, information and educational materials regarding earthquake preparedness.</p>	<p>Ongoing ▲</p>	<p>The jurisdictions provide a variety of informational brochures at the building department, including brochures on earthquake safety and building retrofitting.</p>
<p>SAFETY – FIRE, FLOOD, AND EMERGENCY MANAGEMENT</p>		
<p>Objectives, Policies, & Programs</p>		
<p><i>Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.</i></p>		
<p>Fire, Flood, and Emergency Management Policy A-1: The City of Marina shall incorporate sections the Greater Monterey Peninsula Area Plan -- Safety Element relative to wildfire management for areas which the City plans to annex and which pose high or extreme fire danger.</p>	<p>See Policy A-2 BRP Programs below</p>	
<p>Fire, Flood, and Emergency Management Policy A-2: The [jurisdiction] 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.</p>		
<p>Program A-2.1: The [jurisdiction] shall incorporate the</p>	<p>Ongoing ▲</p>	<p>Each jurisdiction includes the appropriate fire</p>

<p>recommendations of the [jurisdiction's] Fire Department for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas 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.</p>			<p>department in the review of development and building proposals. Note that the Uniform Building Code is superseded by the California Building Code (including the California Fire Code).</p>
<p>Fire, Flood, and Emergency Management Policy A-3: [The jurisdiction] shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.</p>	<p>See Policy A-4 BRP Programs below</p>		
<p>Fire, Flood, and Emergency Management Policy A-4: [The jurisdiction] shall develop in cooperation with other Fort Ord jurisdictions and the surrounding communities fire protection agencies, a fire management plan 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" in conjunction with (the County of Monterey) and the Bureau of Land Management.</p>			
<p>Program A-4.1: The [jurisdiction] shall develop with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions are participants in the State Master Mutual Aid Agreement and/or the Monterey County Fire Chiefs Association In County Mutual Aid Plan.</p>
<p>Program A-4.2: The [jurisdiction] 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</p>		<p>Ongoing ▲</p>	<p>The City's Fire Department posts a range of information on fire safety and prevention on the City's website, and provides speakers for schools or other venues and audiences.</p>

<p>emergency water storage guidelines.</p> <p>Fire, Flood, and Emergency Management Policy A-5: The [jurisdiction] shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the [jurisdiction] plans to annex in order to provide acceptable fire/emergency response time.</p> <p>There are no Programs associated with this Policy.</p>		<p>Ongoing ▲</p>	<p>The 2000 Marina General Plan identifies a site at the Marina Airport for a new fire station, and two other potential sites (8th Street/Second Avenue and Imjin Parkway/Abrams Drive) for fire stations to serve Fort Ord. Under CEQA, the environmental review of other projects will be required to include an assessment of the need for additional fire suppression facilities.</p>
<p><i>Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.</i></p>			
<p>Fire, Flood, and Emergency Management Policy B-1: The [jurisdiction] shall identify areas within the former Fort Ord that may be subject to 100-year flooding (in the Salinas River Bluffs area) and restrict construction of habitable building structures in this area.</p> <p>There are no Programs associated with this Policy.</p>		<p>Complete ■</p>	<p>The only area of Marina within Fort Ord that is subject to 100-year flooding is designated for golf course development.</p>
<p><i>Objective C: Promote public safety through effective and efficient emergency management preparedness.</i></p>			
<p>Fire, Flood, and Emergency Management Policy C-1: The [jurisdiction] shall develop an emergency preparedness and management plan, in conjunction with the (City of Seaside, City of Marina, the County of Monterey), and appropriate fire, medical, and law enforcement agencies.</p>			
<p>Program C-1.1: The [jurisdiction] shall identify city emergency evacuation routes and emergency response staging areas with those of the (City of Seaside, City of Marina, and the County of Monterey), and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the [jurisdiction's] emergency response plans.</p>		<p>Incomplete ●</p>	<p>The City of Marina does not have adopted evacuation routes.</p>
<p>Program C-1.2: The [jurisdiction] 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.</p>		<p>Ongoing ▲</p>	<p>The Central Coast Community Emergency Response Team (CERT) Association provides training for citizens and community organizations in Monterey County.</p>
<p>Program C-1.3: The [jurisdiction] shall identify a "critical</p>		<p>Incomplete ●</p>	<p>The City of Marina has not prepared an</p>

facilities" inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.			inventory or operations plan for critical facilities.
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SAFETY ELEMENT

SAFETY – HAZARDOUS AND TOXIC MATERIALS SAFETY

Objectives, Policies, & Programs

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

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

Program A-1.1: The City shall make 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.		Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.2: The [jurisdiction] shall make 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.		Ongoing ▲	This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.
Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.		Ongoing ▲	The jurisdictions coordinate with the DENR for review of plans within Fort Ord. Note: "OE" refers to ordnance and explosives.
Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing.		Complete ■	Municipal Code Chapter 15.56 requires excavation/digging permits and delivery/explanation of safety notices to all

<p>This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.</p>			<p>workers involved in the digging or excavation.</p>
<p><i>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 base paint.</i></p>			
<p>Hazardous and Toxic Materials Safety Policy B-1: The [jurisdiction] 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.</p>			
<p>Program B-1.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contain asbestos and/or lead base paint.</p>		<p>Ongoing ▲</p>	<p>The jurisdictions do not maintain a list or timetable for remediation of such buildings. However, levels of asbestos and lead-based paint in buildings that are anticipated to be rehabilitated for reuse are relatively low in comparison to the WWII-era buildings, most of which will be demolished.</p>
<p>Program B-1.2: The [jurisdiction] 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.</p>		<p>Ongoing ▲</p>	<p>Lead removal is subject to regulations overseen by DTSC and asbestos removal is subject to permitting by the Air District. Jurisdictional building departments ensure compliance through permit conditions.</p>
<p>Program B-1.3: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of those site containing ordnance and explosive (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.</p>		<p>Ongoing ▲</p>	<p>This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.</p>
<p>Program B-1.4: The [jurisdiction] shall require, by resolution, permits from all hazardous remediation</p>		<p>Complete ■</p>	<p>Marina Municipal Code Chapter 8.12 addresses hazardous materials transport and permits.</p>

<p>contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.</p>		<p>Transporters of such materials are exempt from disclosure if the shipment is accompanied by shipping papers prepared in accordance with the provisions of the Federal Hazardous Materials Regulations (40 C.F.R., Subchapter C).</p>
<p>Hazardous and Toxic Materials Safety Policy B-2: The [jurisdiction] 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.</p>		
<p>Program B-2.1: The [jurisdiction] shall develop and make available a list of the locations and timeframe for remediation of landfill or hazardous materials storage sites, including closure and postclosure activities.</p>	<p>Ongoing ▲</p>	<p>This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The jurisdiction maintains communications with the BRAC office.</p>
<p>Program B-2.2: The [jurisdiction] shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that landfill closure or hazardous materials storage and restoration activities are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use the landfill, and that such uses are consistent with the administrative covenants and all post closure activities.</p>	<p>Ongoing ▲</p>	<p>DTSC and BRAC make final determinations on completion and compliance on hazardous materials site restoration. The jurisdictions are in communication regarding the status of clean-up operations. The jurisdictions receive written determinations from DTSC and BRAC and keep them on file for public review upon request.</p>
<p>Hazardous and Toxic Materials Safety Policy B-3: The [jurisdiction] shall follow all applicable procedures and regulations for the Marina Municipal Airport (formerly Fritzsche Airfield) underground and above ground storage tanks, maintenance inventory and documentation of hazardous material and dispose of hazardous waste at properly certified facilities.</p> <p>Note: There is no Program for this Policy.</p>	<p>Ongoing ▲</p>	<p>This function is overseen by the U.S. Army's Base Reuse and Closure (BRAC) office. The City maintains communications with the BRAC office.</p>

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 [jurisdiction] shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.

Program C-1.1: The [jurisdiction] 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 County Environmental Health Department.

Ongoing Δ

The City reviews the use of hazardous materials in its permit review and environmental review processes.