



## **Fort Ord Reuse Authority**

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933  
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### **BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING**

**8:00 A.M. FRIDAY, MAY 10, 2013**

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

### **AGENDA**

**1. CALL TO ORDER AT 8:00 A.M.**

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

**3. PUBLIC COMMENT PERIOD:**

Members of the audience wishing to address the Advisory Committee on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period. Public comments are limited to three minutes. Public comments on specific agenda items will be heard under that item.

**4. APPROVAL OF APRIL 19, 2013 MEETING MINUTES**

**5. OLD BUSINESS**

- a. Base Reuse Plan (BRP) Post-Reassessment Follow-Up ACTION
  - i. Review staff-prepared summaries of Committee recommendations regarding Category I BRP map/figure corrections identified in the 2012 Reassessment Report
  - ii. Review Reassessment Report Category IV topics and options; discuss criteria and procedures to establish priority action items for Board consideration

**6. ITEMS FROM MEMBERS**

**7. ADJOURNMENT**

**NEXT SCHEDULED MEETING: To be determined**

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## BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE MEETING 9:00 A.M. Friday, April 19, 2013

920 2<sup>nd</sup> Avenue Suite A, Marina, CA 93933 (FORA Conference Room)

### ACTION MINUTES

#### 1. CALL TO ORDER AT 9:10 AM

Confirming a quorum, Fort Ord Reuse Authority (FORA) Board of Directors Chair Jerry Edelen called the meeting to order at 9:10 AM. The following people, indicated by signatures on the roll sheet, attended:

##### Committee Members

Tom Moore, MCWD  
Gail Morton, City of Marina  
Andre Lewis, CSUMB  
Ian Oglesby, City of Seaside  
Jane Parker, Monterey Co.  
Victoria Beach, City of Carmel  
Jerry Edelen, City of DRO

##### Other Attendees

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jonathan Garcia, FORA  
Darren McBain, FORA  
Scott McCreary, CONCUR, Inc.  
Kristi Markey, Supervisor Parker's office  
Michael Groves, EMC Planning  
Four members of the public (not signed in)

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE:** FORA Associate Planner Darren McBain acknowledged Scott Waltz's distribution of a letter to the Committee regarding agenda item 5.a.i.
3. **PUBLIC COMMENT PERIOD:** Scott Waltz urged Committee members to think strategically about the development of the former Fort Ord during the Category IV discussion.
4. **APPROVAL OF APRIL 5, 2013 MEETING MINUTES:** The Committee requested inclusion of more specificity regarding the Cat. I items previously identified to be carried over to a subsequent Cat. IV policy discussion, and then unanimously approved the draft meeting minutes
5. **OLD BUSINESS**

##### a. Base Reuse Plan Post-Reassessment Follow-Up

##### i. Reassessment Report "Category I" topics and options

The Committee continued the April 5 discussion of the 2012 Reassessment Report's recommended "Category I" corrections to the Base Reuse Plan's (BRP) text and figures. CONCUR, Inc. meeting facilitator Scott McCreary guided the discussion. The Committee reviewed a staff-prepared draft tracked-changes summary of the Committee's April 5 review and discussion of the text edits. After requesting minor revisions to be incorporated into the final version for future Board consideration, the Committee unanimously endorsed the summary document.

The Committee completed its previous review of the Reassessment Report's comments on the individual BRP figures, and discussed a multi-step approach for addressing the report's recommended edits and other next steps regarding preparation of future map/figure exhibits. Dr. Waltz discussed his April 16, 2013 letter requesting that the Committee include preparation of a revised Figure 4.4-1, showing a level of detail consistent with the original source document, in the Committee's final recommendation. The Committee reached consensus on preferred corrections to each individual figure. Mr. McBain stated staff would

prepare a summary of the Committee's review of the BRP figures and would circulate the summary to Committee members for feedback.

ii. Reassessment Report "Category IV" topics and options

Staff distributed copies of materials that were discussed at the April 5 meeting as having potential to inform prioritization of post-reassessment policy action items. The materials included the 2011-2012 FORA Annual Report, six figures from the 2012 Reassessment Report showing base reuse implementation status, and a partial summary checklist of public input from the reassessment process. Committee Member Tom Moore, PhD, distributed a memorandum and attachment outlining his recommendation that FORA should develop measures of effectiveness (MOEs) for future reporting and monitoring purposes. Committee members and FORA Executive Officer Michael Houlemard discussed the background and structure of FORA's Annual Reports. Mr. McBain summarized several broad topic areas that received voluminous public input during the reassessment process. Michael Groves, of EMC Planning Group, stated that the public comment summary checklists intentionally excluded numerical tallies of the number of comments submitted on each subject area, with the intention of producing a policy-neutral report. The Committee took no formal actions.

**6. ADJOURNMENT**

The meeting was adjourned at 11:45 AM.

Minutes prepared by Darren McBain.

**FORT ORD REUSE AUTHORITY  
POST-REASSESSMENT POLICY ADVISORY COMMITTEE REPORT**

**NEW BUSINESS**

<b>Subject:</b>	Base Reuse Plan Post-Reassessment Follow-Up	
<b>Meeting Date:</b>	May 10, 2013	<b>ACTION</b>
<b>Agenda Number:</b>	5	

**RECOMMENDATION**

- i. Review staff-prepared summaries of Committee recommendations regarding Category I BRP text and map/figure corrections identified in the 2012 Reassessment Report
- ii. Review Reassessment Report Category IV topics and options; discuss possible criteria and procedures for establishing a list of priority action items for Board consideration

**BACKGROUND**

At its second meeting on April 19, 2013, the PRAC continued its April 5 discussion of Category I text and figure corrections. The Committee reviewed a staff-prepared, tracked-changes draft summary of the April 5 review/discussion of text edits. After requesting minor revisions to be incorporated into the final version for future Board consideration, the Committee unanimously voted to endorse the summary document<sup>1</sup>.

The Committee completed its previous review of the Reassessment Report's comments on the 40 individual BRP figures and developed a systematic approach for sorting and addressing future map/figure corrections. Through a collaborative deliberation process, members devised and unanimously agreed on an approach and its specific applicability to each figure. The Committee also continued initial discussion of potential Category IV prioritization considerations and factors.

Subsequently, staff prepared a summary (Attachment B) of the Committee's review of the BRP figures, and circulated it on April 26 to Committee members for confirmation prior to Board consideration. As of this writing, staff has not received corrections or suggested revisions from Committee members. Please refer to the draft April 19 meeting minutes, attached to the current, May 10 Committee packet, for a summary of the previous meeting's discussion and outcomes.

**DISCUSSION**

"Category I" items- Summary documents of the PRAC's recommendations related to the Reassessment Report's Category I actions are agendaized for Board consideration (May 10, 2:00 PM) as item 7b.

Concerning Recommendation i, above, staff recommends that the Committee take the following actions:

- a) Endorse the inclusion of an additional edit (see **Attachment A** and footnote 1, below), based on comments received from Administrative Committee member Carl Holm on May 1, into the PRAC's Category I text-edit recommendations; and
- b) Affirm the previously circulated, staff-prepared draft summary of the PRAC's April 19 discussion regarding Category I corrections and updates to the BRP's maps/figures (**Attachment B**).

"Category IV" items- This section of the Reassessment Report's topics/options pertains to creation of new, modified, or expanded BRP policies and programs responding to issues identified during the 2012 BRP reassessment process. A summary table identifying each Category IV subtopic is provided for reference (**Attachment C**). A primary charge of the PRAC is to explore the range of topics and form Category IV priority recommendations for Board consideration. The following subsections are presented as considerations and information sources that Committee members may wish to factor into their deliberations toward forming policy action-item priority recommendations.

<sup>1</sup> That document, which now includes an additional, staff-proposed "post-Committee" edit reflecting a comment expressed at the May 1 Administrative Committee, is presented as Attachment A to item 7b of the May 10 FORA Board packet. The proposed new edit appears on page 2 of the attachment. Please refer to Recommendation iii of the Board report for that item for additional discussion of this edit.

Issues raised in Committee discussion: In the two previous PRAC meetings, Committee members have identified policy considerations that the Committee may wish to integrate into its final set of recommendations. The subject areas discussed thus far include, but are not necessarily limited to:

- Implications of the pending open space-related ballot initiative (in the intervening time, a second initiative with competing objectives has been filed),
- Issues identified during the Category I review process as meriting additional policy-level discussion in the context of category IV, and
- Development of measures of effectiveness for improved monitoring of BRP implementation progress.

Previously compiled information/data: At and prior to the April 19 meeting, staff distributed materials (via a combination of web links and printed copies) that Committee members had previously identified as resources that may help inform the process of forming priority recommendations. The distributed resources included:

- Summaries of public input, by subject area, from the 2012 Reassessment process,
- FORA annual reports (2000 onward), and
- Maps/graphics illustrating Fort Ord reuse progress to date, from the Reassessment Report.

Reassessment process public input: At the April 19 meeting, staff discussed that, while the summary tables of public input from the reassessment process are of a qualitative nature, the following were some of the subject areas that received the most public input during the reassessment. The Reassessment Report topics/options references (see Attachment C summary table) most closely related to each of these subject areas follow, in parentheses. Please note that the Reassessment Report includes additional background discussion, some potential policy options, and considerations related to each of the numerical references.

- Prioritization of development within Army urbanized areas ("build on the blighted areas first") (IV-9, 17)
- Effects of the National Monument designation, recreational tourism as a potential economic catalyst, and preservation/enhancement of open space access (IV-14, IV-30 through IV-34)
- Issues related to job creation and economic development (IV-4, 12-16)

The preceding subsections are intended as an overview of previous Committee discussion of potential Category IV prioritization considerations, for continuation at the May 10 meeting. However, at the meeting, Committee members may wish to suggest additional or alternative approaches.

*Procedural note:* Scott McCreary, PhD, of CONCUR Inc. has provided professional facilitation services for the PRAC's meetings to date. The CONCUR contract amendment provides budget authority for three committee meetings. The May 10 PRAC meeting will be meeting #3. Facilitation services for any additional PRAC meetings, if desired, will require either additional budget authority or a possible internal contract budget reallocation reducing the number of hours currently allocated to tasks other than the actual meetings. CONCUR is still scoped to facilitate a third Board workshop (date to be determined).

### FISCAL IMPACT

Reviewed by FORA Controller 

Staff and consultant time for this effort is included in the approved annual budget.

Prepared by 

Darren McBain

Reviewed by 

Steve Endsley

Approved by 

Michael A. Houlemard, Jr.

**Volume II, Page 255**

Program E-2.3: ~~The City~~ The City of Marina shall preserve sufficient land at the former Fort Ord for right-of-ways to serve long-range commercial build-outs.

**Volume II, Page 265**

Program B-2.4: In the Planned Development/Mixed Use District in the Existing City of Marina Neighborhoods Planning Area, intended for public facilities such as the future Marina Civic Center and related facilities, the City shall install an open space barrier along the border of adjacent Polygons 5a and 5b to prevent potential degradation of this undeveloped habitat. Both polygons provide corridor linkage from the maritime chaparral around the airfield to the habitats in the interior.

**Comment [dm1]:** On hold (identified as needing further clarification as to the reasons underlying the change). Examine further as part of a Category IV policy discussion.

**Volume II, Page 266**

Program C-1.3: The City of Marina shall designate land uses for the following park locations and acreages:

- Neighborhood Park in housing area (Polygon 4): 27 acres.
- Neighborhood Park with community recreation center (Polygon 2B): 10 acres.
- Community Park at existing equestrian center (Polygon 2G): 39.5 acres.
- ~~Community Park with equestrian trailhead (Polygon 17A): 46 acres.~~

*Note: Polygon 17A is near the Youth Camp and is not within the City of Marina.*

**Comment [dm2]:** Staff-proposed "Post-April 19 Committee review" additional edit related to Recommendation iii of Item 7b (May 10, 2013 Board report):  
  
Place the Reassessment Report's suggested corrections to pages 266 and 271 on hold, pending a Category IV policy-level discussion of appropriate future uses of the site.

**Volume II, Page 271**

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

- 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.
- ~~Community Park with equestrian trailhead (Polygon 17A): 46 acres.~~

**Comment [dm3]:** See comment dm2, above.

**Post-Reassessment Advisory Committee (PRAC) -- BRP Figure "Category I" Recommendations**

<b>General guidance applicable to all figures:</b>							
Maintain unmodified, "as-is" copies of all existing figures for important archival and reference purposes							
Seek available records of figures that pre-date the 1997 Base Reuse Plan (1996 public draft, earlier studies, etc.) for archiving alongside the 1997/2001 BRP versions.							
Establish and prominently label the "last revised" date of all existing figures--1997 (BRP), 2001 (BRP republication), or other. Leave place names as-is that were correct at that time.							
Seek opportunities to use previously prepared (2012) Reassessment/Scoping Report figures as a basis for a future updated figure addressing the Cat. I corrections.							
Add the Reassessment Report's Cat. I corrections that are of a purely formatting, typographical, or "internal consistency" nature (legend items, etc.) to the most current existing version of a figure. Prominently label this revised figure as a 2013 revised version.							
As part of any future BRP republication, new/updated figures should be made available alongside the previous version(s), not only as a replacement.							
<b>Category II note:</b>							
For map updates, i.e., <u>non-formatting-type</u> corrections, such as correcting outdated place names and showing modified Caltrans/TAMC projects, <u>place a "hold" on making any non-formatting map updates related to land-use designations and transportation</u> , pending further discussion and legal review for CEQA compliance in the context of Category II.							
<b>Committee recommendations, by individual BRP figure:</b>							
		Committee recommendation				Additional notes/comments	
BRP Figures:		Incorporate the Reassessment Report's Cat. I corrections into a future modified/updated version of the figure	Take no action to prepare a modified/updated version of the figure	Additional clarification regarding map content is required before updating the figure	Changes to substantive map content are "on hold," pending Cat. II outcomes.		
Framework for the Reuse Plan							
Volume I, Page 72	3.2-1	Regional Vicinity Map	✓				
Volume I, Page 73	3.2-2	Topographic Relief Map	✓				
Volume I, Page 77	3.2-3	Regional Land Use Context	✓				
Volume I, Page 83	3.2-4	Existing Development		✓		Insufficient information exists to provide clarification of 2001 existing development conditions.	
Volume I, Page 87	3.2-5	Fort Ord Assets and Opportunities			✓	Clarify how boundaries and names have changed in the time since the figure was prepared.	
Volume I, Page 95	3.3-1	Land Use Concept: Ultimate Development	✓			✓	Map content will undergo further review as part of Cat. II topics/options. Committee members spoke favorably about prioritizing completion of the draft updated map from the scoping report.
Volume I, Page 97	3.3-2	Proposed Land Use and Regional Context	✓			✓	Insufficient information exists to provide clarification of 2001 existing development conditions.
Volume I, Page 114	3.5-1	Proposed 2015 Transportation Network			✓	✓	Existing figure provides historical context. Provide additional documentation of previous actions (by FORA Board or others) resulting in changes to the original plan.
Volume I, Page 117	3.5-2	Roadway Classification and Multimodal Network	✓			✓	Fort Ord boundary legend correction is an appropriate change.
Volume I, Page 129	3.6-1	Regional Open Space System	✓				
Volume I, Page 133	3.6-2	Habitat Management Plan	✓				FORA adopted an updated map in 2005.
Volume I, Page 137	3.6-3	Open Space & Recreation Framework	✓		✓		Update of trailhead locations requires review and documentation.
Volume I, Page 149	3.8-1	Marina Planning Areas	✓			✓	Would be affected by potential adjustments to Land Use Concept Map to reflect completed consistency determinations (to undergo review as part of Cat. II topics/options)
Volume I, Page 163	3.9-1	Seaside Planning Areas	✓			✓	" "
Volume I, Page 173	3.10-1	County Planning Areas	✓			✓	" "
Land Use Element							
Volume II, Page 215	4.1-1	Existing Development Pattern at Fort Ord		✓			Same as Figure 3.2-4
Volume II, Page 218	4.1-2	Planning Areas and Local Jurisdictions	✓				
Volume II, Page 221	4.1-3	Generalized Land Use Setting	✓				
Volume II, Page 227	4.1-4	Sphere of Influence and Annexation Requests	✓				
Volume II, Page 229	4.1-5	City of Marina Land Use Concept	✓			✓	Would be affected by potential adjustments to Land Use Concept Map (to undergo review as part of Cat. II topics/options)

Volume II, Page 231	4.1-6	City of Seaside Land Use Concept	✓			✓	" "
Volume II, Page 233	4.1-7	County of Monterey Land Use Concept	✓			✓	" "
Volume II, Page 239	4.1-8	Reconfigured POM Annex		✓			A map of the final configuration should be presented alongside the BRP version.
<b>Circulation Element</b>							
Volume II, Page 287	4.2-1	Existing Transportation Network		✓			Add the 1997 date; otherwise leave as-is for context.
Volume II, Page 294	4.2-2	Proposed 2015 Transportation Network			✓	✓	Same as Figure 3.5-1
Volume II, Page 296	4.2-3	Buildout Transportation Network			✓	✓	
Volume II, Page 302	4.2-4	Roadway Design Standards		✓		✓	The exhibit shows a minimum safety standard. Future efforts to improve may be warranted.
Volume II, Page 305	4.2-5	Transit Activity Centers and Corridors		✓		✓	Del Rey Oaks label is misplaced. Otherwise, the map appears to accurately show 1997 conditions.
Volume II, Page 309	4.2-6	Proposed Bicycle Network		✓		✓	Del Rey Oaks label is misplaced. Otherwise, the map appears to accurately show 1997 conditions.
Volume II, Page 313	4.2-7	Transportation Right-of-Way Reservations	✓		✓	✓	Basis for modifying right-of-way widths must be documented.
<b>Recreation and Open Space Element</b>							
Volume II, Page 323	4.3-1	Marina Open Space and Recreation Element	✓				Per the subsequent figure legends: Y = youth camp, hatching denotes limited access. Arrows appear to indicate nonspecific trail continuation.
Volume II, Page 325	4.3-2	Seaside Recreation and Open Space Element	✓		✓		The meaning of black arrows not identified in legend requires additional research.
Volume II, Page 329	4.3-3	County Recreation and Open Space Element	✓		✓		The meaning of black arrows not identified in legend requires additional research. Update of trailhead locations requires review and documentation.
Volume II, Page 369	4.4-1	Oak Woodland Areas	✓		✓		Add a footnote that the source documents (Jones and Stokes study) includes more detail of the three different subtype areas that are shown with one shading in the BRP figure.
Volume II, Page 393	4.4-2	Archaeological Resource Sensitivity	✓				Add jurisdiction names. Leave original place names for historical accuracy.
<b>Noise Element</b>							
Volume II, Page 403	4.5-1	Noise Contours for Monterey Peninsula Airport	✓				
Volume II, Page 408	4.5-2	Forecast Year 2015 Airport Noise Contours	✓				
Volume II, Page 409	4.5-3	Forecast Year 2010 and CNEL 65db Noise Contour for Monterey Peninsula Airport	✓				
<b>Safety Element</b>							
Volume II, Page 424	4.6-1	Seismic Hazards	✓				
Volume II, Page 434	4.6-2	Fire, Flood, and Evacuation Routes	✓				
Volume II, Page 442	4.6-3	Hazardous and Toxic Waste Sites (June 1995)	✓				



Cat.	Topics/Policies	FINAL Reassess. Report page ref.
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	<ol style="list-style-type: none"> <li>1. FORA Board composition, representation, and voting process</li> <li>2. Oversight of the land use/development implementation decisions of local jurisdictions</li> <li>3. Regularly track and report on the status of BRP policy and program implementation</li> <li>4. Clarify the methodology for making consistency determinations and track and report results of consistency determinations</li> <li>5. Provide regular updates on modifications to the BRP Land Use Concept map</li> <li>6. Regularly monitor, update and report on status of BRP build-out constraint variables and other measures of BRP implementation status</li> <li>7. Improve access to and disclosure of FORA Board decisions and fundamental data regarding the status of base reuse</li> <li>8. Periodically Assess the BRP</li> <li>9. Prepare a FORA Phase-Out Plan</li> <li>10. Assess Infrastructure Maintenance Cost Issues</li> </ol>	3-118