



# Fort Ord Reuse Authority

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## BOARD OF DIRECTORS SPECIAL MEETING/ WORKSHOP Friday, March 22, 2013 at 2:00 p.m. 910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenter's Union Hall)

### AGENDA

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

#### 4. OLD BUSINESS

- a. Consider FORA Expense Policies (*cont'd from March 15, 2013 Board meeting*) (pg 1-11) ACTION
- b. Consider Authorizing the Executive Officer to Execute EPS Contract Amendment #6 (pg 12-16) ACTION

#### 5. NEW BUSINESS

- a. Consider Authorizing a Letter of Support for Assembly Bill 730 (Assemblymember Alejo) regarding Monterey-Salinas Transit Bond Funding (pg 17) ACTION

#### 6. WORKSHOP - BASE REUSE PLAN REASSESSMENT REPORT TOPICS AND OPTIONS

- a. 2<sup>nd</sup> Vote: Reassessment Report "Category I" proposed corrections (pg 18) ACTION
- b. WORKSHOP (pg 18-56) ACTION  
Hold the second of three policy workshops regarding topics and options identified during the 2012 Base Reuse Plan Reassessment process.

- **Category I: BRP Corrections and Updates:**

- i. Recap of previous discussion at Feb. 15 workshop and March 15 regular meeting

Staff recommendation: Include review of Cat. I corrections in the proposed Cat. IV policy advisory committee scope (see below) for further review and consideration of next steps

- ii. Initial Board member questions, comments, or requests for clarification

- **Category II: Previous Board Actions, Regional Plan Consistency**

- i. Recap of previous discussion at Feb. 15, 2013 workshop

Staff recommendation: Endorse conceptual work plan for Cat. II action items as summarized in Board report (staff to obtain Cat. IV advisory committee input and return each Cat. II action item as a separate Board agenda item in May-July for further review)

- ii. Initial Board member questions, comments, or requests for clarification

- **Category III: Implementation of Policies and Programs**

- i. Overview/framing of issues

Staff recommendation: Direct Administrative Committee and FORA staff to coordinate a work plan to address yet-to-be-completed BRP policies and programs. Return work plan recommendations for Board

consideration/direction as a subsequent Board agenda action item (target: July/August 2013).

ii. Initial Board member questions, comments, or requests for clarification

- **Category IV: Policy and Program Modifications**

i. Overview/framing of issues

Staff recommendation: Appoint a Post-Reassessment ad hoc committee of Board members to identify near-term and medium-term (through FY 13-14) Cat. IV work plan priority recommendations for full Board review at a subsequent Board meeting(s). Authorize contract amendment #1 with Concur, Inc. for Post-Reassessment ad hoc committee facilitation services, not to exceed \$9,100.

ii. Initial Board member questions, comments, or requests for clarification

- **Public Comment on Categories I-IV**

- **Board Deliberation/Direction on Categories I-IV Staff Recommendations**

## **7. PUBLIC COMMENT PERIOD**

*Members of the audience wishing to address the Fort Ord Reuse Authority ("FORA") Board 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 a maximum of three minutes.*

## **8. ITEMS FROM MEMBERS**

## **9. ADJOURNMENT**

**NEXT REGULAR MEETING: APRIL 12, 2013**

*Persons seeking disability related accommodations should contact FORA 24 hours prior to the meeting.*

This meeting is recorded by Access Monterey Peninsula (AMP) to be televised Sundays at 9:00 a.m./Sundays at 1:00 p.m. on Marina/Peninsula Chanel 25. The video and full Agenda packet are available online at [www.fora.org](http://www.fora.org).

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b> Consider FORA Expense Policies	
<b>Meeting Date:</b> March 22, 2013 <b>Agenda Number:</b> 4a	<b>ACTION</b>

### RECOMMENDATION:

Adopt the following Fort Ord Reuse Authority (FORA) policies:

- i. Travel Policy
- ii. Business Expense and Reimbursement Policy
- iii. Cell Phone Policy

### BACKGROUND/DISCUSSION:

The policies were presented and discussed at the March 15 Board meeting. Several Board members questioned the mileage provision rationale included in the Travel policy which stated that "overnight lodging will be reimbursed if the authorized travel is 50 miles or more from the FORA office or traveler's residence." The 50 mile range identifies the local commuting area (the IRS identifies local travel as travel within a 40 mile radius) and disallows reimbursement for lodging or food within 50 miles of the office.

To clarify the lodging definition, the revised policy includes several eligibility requirements and the policy clearly identifies the local travel ineligible for lodging and meal reimbursement. The revised Travel and Business Expense and Reimbursement policies now contain consistent language regarding reimbursement processing, as requested by some Board members.

**Attachment A:** March 15, 2013 Staff Report

**Attachment B:** Travel Policy (redline version)

**Attachment C:** Business Expense and Reimbursement Policy (redline version)

**Attachment D:** Cell Phone Policy (no changes)

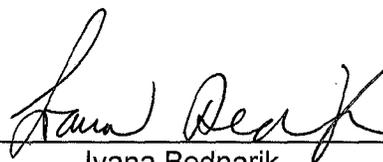
### FISCAL IMPACT:

Staff time related to this item is included in the approved operating budget.

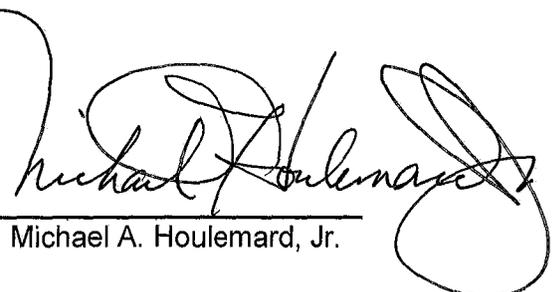
### COORDINATION:

FORA Board members

Prepared by:

  
Ivana Bednarik

Approved by:

  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b> Consider FORA Expense Policies	
<b>Meeting Date:</b> March 15, 2013	<b>ACTION</b>
<b>Agenda Number:</b> 7d	

### RECOMMENDATION:

Adopt the following Fort Ord Reuse Authority (FORA) policies:

- i. Travel Policy
- ii. Business Expense and Reimbursement Policy
- iii. Cell Phone Policy

### BACKGROUND:

In July, 2012, the FORA Board voted to create an Ad-hoc committee to review FORA expense polices in coordination with the Forensic and Annual auditors. The Board further directed staff to revise then current policies and/or develop new policies upon recommendations from the review/audits.

The forensic audit was completed in October and the annual audit in December 2012. Based on comments from both auditors and direction by the Ad-hoc, Executive, and Finance Committees, staff a) revised two existing polices: Travel Policy and Expense Reimbursement Policy and b) developed one new policy: Cell Phone Policy. The policies govern eligibility expense items allowed v. disallowed, and approval authority. The draft policies were forwarded to the Ad-hoc committee and annual auditor and finalized for the Executive Committee's review on March 6, 2013.

The Executive Committee recommends adoption of the policies by the FORA Board.

Attachment 1: Travel Policy

Attachment 2: Business Expense and Reimbursement Policy

Attachment 3: Cell Phone Policy

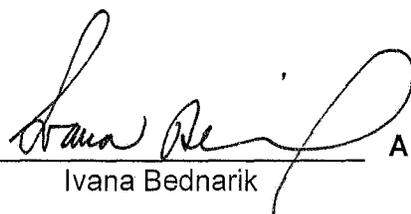
### FISCAL IMPACT:

Staff time related to this item is included in the approved operating budget.

### COORDINATION:

Ad-hoc Forensic Committee, Executive Committee, Annual Auditor

Prepared by:

  
Ivana Bednarik

Approved by:

 for  
Michael A. Houlemard, Jr.

## Travel Policy

### PURPOSE

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This sets forth conditions and procedures governing official duty travel related expense authorization and reimbursement incurred by the Fort Ord Reuse Authority (FORA) Board members or employees.

### GENERAL POLICY

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Persons traveling on official business will maintain a standard of economy that generates the highest function and effectiveness at the lowest cost to FORA. Travel expenses are limited to those “reasonable and necessary” to complete the business; the most economical accommodations and mode of transportation shall be secured in keeping with availability, convenience, and safety. Whenever possible, reservations should be made in advance to take advantage of available discounts and special offers.

### TRAVEL AUTHORIZATION AND TRAVEL ARRANGEMENTS/PAYMENTS

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Each travel event must be properly authorized on a Travel Request (TR) form which provides all pertinent information including dates, destination, estimated costs, and business purpose of the intended trip. In addition, a copy of official conference or meeting materials documenting scheduled dates of event must be included with the TR form.

1. Executive Officer approves travel for FORA employees.
2. Executive Committee approves travel for Executive Officer, Authority Counsel and FORA Board members.
3. If an expense is to be reimbursed to Executive Officer, Authority Counsel or Board members then a designated member of the Executive Committee should be one of the check signers.

When feasible, a FORA credit card will be used to pay for travel items such as registration, airfare and hotel accommodations unless the lowest available purchase price necessitates payment by other means.

### TRAVEL REIMBURSEMENT GUIDELINES

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Actual expenses supported by original receipt will be capped at the current IRS per-diem rate.

#### A. Lodging

~~The cost of overnight lodging will be reimbursed to the traveler if the authorized travel is 50 miles or more from the FORA office or traveler's home.~~

#### Eligibility for lodging:

Travelers are eligible to claim for lodging for the evening prior to an event if the traveler would need to commence travel prior to 6:00 a.m. in order to arrive at the destination at the designated time.

Travelers are eligible to claim lodging for the last evening of an event if the traveler would arrive at his/her residence after 9:00 p.m., if s/he left at the conclusion of the event.

If travelers are eligible to claim lodging for the first and the last evening of the travel, they are also eligible to claim lodging for any evenings that fall in between the first and last evening of the trip.

Travelers may not claim reimbursement for lodging within the local commuting area (defined as a 50 mile radius of the FORA office or traveler's residence).

Government rates will be requested and used if available.

Special circumstances requiring lodging expenses exceeding the allowable reimbursement limits (i.e. a conference held at a hotel charging in excess of the per-diem price, no IRS rate lodging available, etc.) are to be reviewed/approved on an individual basis by the Executive Officer or Controller for staff travel and by the Executive Committee for the Executive Officer's and Board members' Travel.

#### **B. Meals (including gratuities)**

Actual expenses up to allowable reimbursement limits may be claimed for complete 24-hour period for overnight travel that is 50 miles or more from the FORA office or traveler's residence. Actual expense up to the allowable reimbursement limits may be claimed for a trip lasting less than 24 hours but more than three hours if returning after 9 a.m. (breakfast), 2p.m. (lunch), 8p.m. (dinner)

#### **C. Transportation Expenses**

The traveler is required to choose the most economical transportation method.

Mileage: Business related personal vehicle use will be reimbursed at the IRS current per mile rate. FORA employees receiving monthly mileage allowance are not entitled to mileage reimbursement.

Air Fare: Air travel cost reimbursement will be at common carrier coach airfare.

Rental Vehicle: Vehicles may be rented if the rental cost is less than other reasonable transportation.

Registration: Conference and seminar registration fees may be claimed at actual cost.

Other Transportation Expenses: The following transportation expenses may be claimed at actual cost when accompanied by an original receipt if exceeding \$10.00: taxi, shuttle, public transit fares, parking, bridge tolls, and other transportation expenses determined reasonable by the Controller.

#### **D. Ineligible Travel Expenses**

- Alcoholic beverages.
- Personal expenses such as personal phone calls, hotel movies or porter services, laundry, barbering, valet services, etc.
- Charges for lodging provided by a friend or relative.
- FORA travelers are not eligible to claim meals or other expenses for family members and other persons who are not otherwise eligible to file a claim themselves for FORA reimbursement.
- Traffic and parking fines.

#### **BOARD MEMBER REIMBURSEMENT**

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FORA will pay for Board member travel expense in the following manner:

FORA Related Travel: (Travelers representing FORA business)

100% for travel costs consistent with FORA adopted travel reimbursement policy.

FORA/Jurisdiction Related Travel: (Travelers representing FORA and FORA member's business) 100% for registration costs.

*Reimbursements for special events and/or circumstances (ex. Board members asked to speak on behalf of FORA etc.) will be considered on an individual basis by the Executive Committee.*

## PROCESSING TRAVEL REIMBURSEMENT

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The traveler must complete the Expense reimbursement (ER) form. Each traveler is required to submit their own ER Form, claiming charges for another ~~employee-authorized traveler~~ is not allowed. Whenever possible, claims should be submitted within 14 days of travel to the Accounting office for processing. All travel ER forms must be accompanied by an authorized TR form.

## BOARD REPORTING

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All non-local travel (outside the Monterey Peninsula (50 miles of the FORA Office)) will be reported to the FORA Board under the Executive Officer's Reports.

DRAFT

E 1998/R 2006/R 2013

## Business Expense and Reimbursement Policy

The Fort Ord Reuse Authority (FORA) is authorized to pay actual and necessary expenses of FORA employees and FORA Board members provided those expenses are incurred in the performance of their official duties. The purpose of this policy is to define the types of occurrences that qualify for payment or reimbursement.

1. The expenses must be actual, necessary, and reasonable and incurred while performing services as an employee or a Board member and on behalf of FORA.
2. **Out of town lodging and meal** reimbursement are governed by the current IRS per-diem rates unless specifically approved by the Executive Committee on case-by-case basis. This is included and is matter of FORA Travel Policy.
3. **Local lodging and meal** reimbursement is not allowed, unless specifically approved by the Executive Committee. The local commuting area is defined as a 50 mile radius of the FORA office or the employee's residence.
4. **Local mileage** reimbursement is allowed for use of a personal car when used for FORA business at the currently approved IRS rate per mile.
5. **Business meals/meetings (local or out-of-town).** FORA funds may not be expended to purchase meals for third parties, such as consultants, constituents, legislators and private business owners. The Executive Officer (for staff)/Executive Committee (for Executive Officer, Authority Counsel and Board members) is authorized to approve exceptions to this general rule on a case-by-case basis for meals associated with an official FORA-sponsored event or official FORA business.
6. **Light refreshments** may be occasionally served at the FORA sponsored meetings and other official functions. "Light refreshment" means snacks and beverages consumed outside a regular meal and may include pastries, cookies, fruit, vegetables, coffee and water.
7. **Annual subscriptions and individual professional dues/memberships** must be directly related to FORA business and should be paid only if approved by the Executive Committee.
8. One **Award /Recognition event** where FORA employees are recognized for their contributions to the organization is permitted. The amount spent on the function is limited to \$500.00 unless otherwise determined by the Executive Committee.
9. **Cost sharing arrangements** with other jurisdictions/organizations must be by written agreement.

### AUTHORIZATION AND REIMBURSEMENT PROCESSING

All expenses must always be preapproved using the Purchase Authorization (PA) form, substantiated by business purpose and itemized receipts must be provided. If an employee incurs an unplanned business expense without the prior authorization, the employee should provide reason for not obtaining prior approval on the PA form when requesting approval.

- PA requests at the staff level are approved by Executive Officer, Assistant Executive Officer, or Controller;
- PA requests for the Executive Officer, Authority Counsel, and Board members are approved by the Executive Committee;
- Expenditures exceeding \$25,000 and/or expenditures not included in the approved budget must be approved by the FORA Board; and
- An individual may not approve his or her own purchase requisition and/or expense reimbursement request.
- If an expense is to be reimbursed to Executive Officer, Authority Counsel or Board members then a designated member of the Executive Committee should be one of the check signers.

Employees/Board members seeking reimbursement must complete the Expense reimbursement (ER) form. ~~Reimbursement Whenever possible, claims are to~~should be submitted within 14 days of incurring an expense to the Accounting office for processing.

Employees may claim local travel (mileage) limited to \$25 per request on their bi-weekly time sheets/project sheets; such reimbursement will be paid via payroll check. Minor purchases limited to \$25 may be paid by petty cash. All other reimbursements will be paid by FORA check.

Reimbursed business expenses are not wages and are not subject to payroll tax and income tax withholdings.

**Persons Covered by This Policy/Approving Authority**

This policy applies to FORA employees, Authority Counsel, and FORA Board members, including members of FORA committees.

## Cell Phone Policy

Certain Fort Ord Reuse Authority (FORA) job performance may require or be enhanced by cellular phone or a Smart phone (“cell phone”) support. Effective April 1, 2013, FORA will issue stipends designed to offset the cost to the employee for using his/her personal cell phone for FORA business according to this policy and will phase out the past provision of FORA owned cell phones.

### Monthly Service Stipend

Based on job responsibilities, eligible employees may qualify for a stipend of up to \$50.00 to cover the business use of personal cell phones. Pursuant to the IRS Notice 2011-72 and memorandum to its field examination agents of September 14, 2011 a stipend is considered non-taxable if all three of the following requirements are met:

1. FORA must require the employee to use the employee’s cell phone in connection with FORA’s business;
2. The employee must maintain the type of a cell phone and service reasonably related to the needs of FORA’s business; and
3. The reimbursement must be reasonably calculated and not exceed expenses the employee actually incurs in maintaining the cell phone.

The stipend will be paid as a flat rate added to the employee’s regular semi-monthly payroll check. The stipend does not increase the employee’s base salary and will not be included in the calculation of any FORA benefits.

The amount of the stipend (not to exceed \$50.00) will be a) determined based on the business use required for the employee to perform his or her job responsibilities. A tiered model based on the current market rates (*2013 AT&T rates are attached*):

Cellular Service	Usage/Need		
	<i>Light</i>	<i>Regular</i>	<i>Extensive</i>
Voice	10	20	25
Data	13	16	20
Text	2	4	5

### Eligibility

An employee is eligible for a stipend if at least one of the following criteria is met:

- The job requires considerable time outside the office during working hours and it is significantly beneficial to FORA operations that the employee be immediately accessible to receive and/or make frequent business calls during those times;
- The job function of the employee requires him/her to be accessible outside of scheduled normal working hours; or
- The job function of the employee requires him/her to have wireless data and internet access outside of scheduled normal working hours or when away from the office.

Employees who are not eligible for a cell phone stipend may be reimbursed for business calls on their personal cell phones with supervisor's approval.

### Oversight and Approvals

The Executive Officer confirms employees who may require cell phone/data access and for annually assessing each employee's ongoing demand for a cell phone stipend.

The FORA Executive Committee will review/approve the Executive Officer's use/ stipend.

### Employees Rights and Responsibilities

- The employee is responsible for establishing a service contract with the cell phone service provider of his/her choice. The cell phone contract is in the name of the employee, who is solely responsible for all payments to the service provider and securing the phone/equipment.
- The employee may use the cell phone for both business and personal purposes, as needed.
- Support from the FORA's Information Technology (IT) Department is limited to connecting a personally-owned PDA/Smartphone to FORA IT-provided services, including email, calendar, and contacts.
- The employee must demonstrate to the Executive Officer and/or FORA Controller, upon request, that their monthly service charges (including taxes and fees), are equal to or greater than the stipend amount. If the monthly bills, on average, fall short of the stipend amount, the Executive Officer must adjust the stipend to a lower level, or may opt to discontinue the stipend provision for that employee.
- FORA does not accept liability for claims, charges or disputes between the service provider and the employee. Use of the phone in a manner contrary to local, state, or federal laws will constitute misuse, and will result in immediate termination of the stipend.
- Any cell phone that has data capabilities must be secured based on current security standards including password protection and encryption. If a cell phone with data capabilities is stolen or missing, it must be reported to the employee's supervisor, the wireless device service provider, and to FORA IT as soon as possible.
- Employees must delete FORA data from the cell phone upon employment severance, except when required to maintain that data to comply with litigation hold notice(s).

### Current Contracts Transition

In order to avoid cancellation fees and to allow for an orderly transition, employees currently using a FORA-owned cell phone can make alternative arrangements to comply with the new policy.

FORA employees who currently use FORA issued cell phones and who qualify for the stipend may keep their existing cellular number and transfer it to a personal account with AT&T or a different carrier. The IT coordinator will initiate the process for "transfer of billing responsibility" and release of the cell phone number to the employee through AT&T's business services. The employee will continue and finalize the transition. Since FORA will no longer issue phone devices to employees, the employee may choose to keep the existing FORA owned cell phone and FORA no longer holds liability for the condition of the equipment or return it as spare cellular equipment.

### Cancellation

A stipend agreement will be cancelled when/if:

- An employee terminates FORA employment.
- A management decision results in a change in the employee's duties that eliminates the need/benefit of the support.
- The employee terminates his/her cell phone service.
  - Employee must notify his/her supervisor within 5 business days to terminate the stipend if services are discontinued.

## AT&T Individual Plans – 3/2013



### Voice plan options:

**450 Minutes**

**\$39.99/mo.**

**\$0.45/min. for additional minutes**

**900 Minutes**

**\$59.99/mo.**

**\$0.40/min. for additional minutes**

**Unlimited**

**Minutes**

**\$69.99/mo.**

### Data plan options:

**300MB**

**\$20.00/mo.**

**3GB**

**\$30.00/mo.**

**5GB**

**\$50.00/mo.**

### Messaging plan options:

**Unlimited MSGS**

**\$20.00/mo.**

**PAY PER USE**

**20¢/text | 30¢/pic/video**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

<b>Subject:</b>	Consider Authorizing the Executive Officer to Execute EPS Contract Amendment #6	
<b>Meeting Date:</b>	March 22, 2013	<b>ACTION</b>
<b>Agenda Number:</b>	4b	

### RECOMMENDATION(S):

- i. Approve FY 12-13 FORA Budget increase for Financial Consultant from \$60,000 to \$87,500.
- ii. Authorize the Executive Officer to execute contract amendment #6 with Economic and Planning Systems (EPS) to complete the Phase II Study formula calculation and initiate HCP endowment certification process (**Attachment A**), not to exceed additional budget authority of \$27,500.

### BACKGROUND/DISCUSSION:

In 1997, the FORA Board adopted the Base Reuse Plan which contained a number of environmental mitigations. The Board also adopted a series of findings that include funding those environmental mitigation measures (habitat, traffic, transit, fire protection, storm drainage, etc.). In 1999, the FORA Board adopted a Development Fee Schedule that collects fees from Fort Ord reuse projects to finance the Base Reuse Plan mitigations and Board-determined base-wide obligations in FORA's Capital Improvement Program (CIP). The Board and five jurisdictions adopted Implementation Agreements in 2001 to ensure (among other items) funding of environmental mitigations and basewide obligations. The FORA Board confirmed its CIP financing program with adoption of the FORA Community Facilities District in May 2002.

FORA's successful implementation of CIP projects through Development Fee payments, CFD special tax collections, and State and Federal grant proceeds resulted in a need to review FORA's CIP in fiscal year (FY) 2010/2011. At the end of the process, the FORA Board determined that:

- 1) A reduction in the FORA Development Fee and CFD special tax rates was appropriate and reduced these rates by 27 percent.
- 2) Several important factors would impact fees in the FY 2012/2013 timeframe warranting a phase II study, which the Board subsequently authorized.

On August 29, 2012, the FORA Board's decision to adopt a periodic fee formula was one of the results of EPS's CIP Review - Phase II Study and provides FORA, its jurisdictions, developers, and the community a consistent and predictable approach to costs and revenues to meet all FORA CIP obligations.

As part of EPS's existing scope and budget, they performed a FORA Fee formula calculation, which the FORA Administrative Committee reviewed on March 6, 2013 and the FORA Board reviewed on March 15, 2013. FORA Administrative Committee

members recommended that EPS perform additional sensitivity analyses and meeting presentations which would culminate in making a FORA Development Fee Schedule and CFD special tax rate adjustment recommendation to the FORA Board. This recommended work is not included in EPS's existing contract scope and budget. Therefore, staff is presenting the requested additional work (Task 1) to the FORA Board for consideration. Additionally, Task 2 in the attached contract amendment would allow FORA and other HCP permit applicants to initiate the HCP endowment certification process recently outlined by California Department of Fish and Game. Staff expects that, if this HCP endowment certification process can be started in the near-term, the HCP endowment requirements could be determined in time to inform the next FORA Fee formula calculation in Spring 2014.

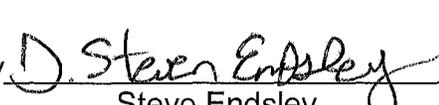
**FISCAL IMPACT:**

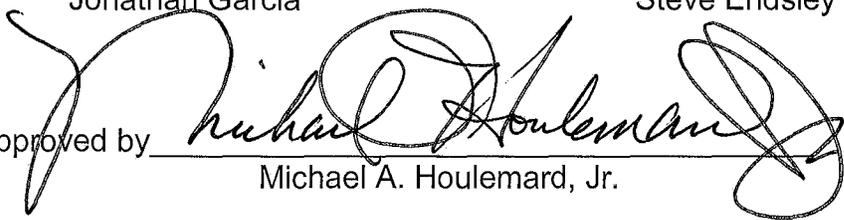
Reviewed by FORA Controller 

Approval of recommendations i. and ii. would increase FORA FY 12-13 Budget expenditures by \$27,500. The funding source for these expenditures is FORA CFD special tax collections.

**COORDINATION:**

Administrative Committee, Authority Counsel, development teams, Development Planning & Financing Group, Inc., and EPS.

Prepared by  Jonathan Garcia      Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

March 19, 2013

Jonathan Garcia  
Senior Planner  
Fort Ord Reuse Authority  
920 Second Avenue, Suite A  
Marina, CA 93933

Subject: Fort Ord Reuse Authority Capital Improvement Program  
Review: Phase II Scope of Work Amendment; EPS #21462

Dear Jonathan:

EPS appreciates the opportunity to continue offering consulting services to the Fort Ord Reuse Authority (FORA). Pursuant to the Phase II Capital Improvement Program (CIP) effort, this letter requests a scope and budget amendment to capture work outside of the established Scope of Work for the project. This adjustment reflects work related to conducting a series of sensitivity analyses and related meeting attendance as needed to reach consensus regarding Phase II report conclusions. It also reflects additional budget associated with securing an endowment entity necessary to administer and fund the Habitat Conservation Plan (HCP) endowment. The additional Phase II efforts comprise approximately 65 percent of the budget augmentation request, including meeting attendance. Initial work related to the HCP comprises the remaining 35 percent of this budget extension request.

EPS's existing work on the Phase II CIP report authorized under Contract Amendment #5 is complete. This budget request proposes the addition of 2 additional tasks to fund future anticipated work efforts:

- **Task 1:** Phase II CIP Review—Sensitivity Analyses and Meeting Attendance
- **Task 2:** HCP Endowment Due Diligence

**Task 1: Phase II CIP Review—Sensitivity Analyses and Meeting Attendance**

In August 2012, the FORA Board adopted a formulaic approach to establish the FORA Development Fee Schedule and Community Facilities District (CFD) Special Tax Rates (Fee and Special Tax Rates) through a comprehensive evaluation of anticipated FORA revenues as compared to remaining CIP expenditures. Over the course of the Phase II work effort, and in accordance with the formulaic approach, EPS has

*The Economics of Land Use*



*Economic & Planning Systems, Inc.  
2295 Gateway Oaks Drive, Suite 250  
Sacramento, CA 95833-4210  
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*Berkeley  
Denver  
Los Angeles  
Sacramento*

[www.epsys.com](http://www.epsys.com)

constructed a dynamic model that evaluates the various sources of revenue available to fund the FORA CIP, associated CIP costs, estimated CFD special taxes available to fund remaining CIP costs, and the associated calibrated Fee and Special Tax Rates.

Upon consideration of the updated Phase II CIP analysis by the FORA Administrative Committee, FORA staff requested that EPS conduct additional work to evaluate the impact of adjustments to various key analysis assumptions. EPS has already conducted several "sensitivity analyses," offering a range of development absorption assumptions. Under this proposed new task, EPS would conduct additional sensitivity analyses and attend associated meetings to present the analysis results and refine the Phase II analysis.

#### ***Additional Sensitivity and Technical Analyses***

Additional sensitivity analyses are anticipated to include evaluation of the following variables and alternatives:

- Adjustments to the HCP endowment amount through adjustments to the HCP contingency based on additional sensitivity analyses related to endowment payout rates.
- Evaluate the impact of varying finished real estate values and capitalization rate assumptions.
- Consider including supplemental property tax revenues.
- Other minor adjustments and analysis refinements based on FORA and other stakeholder input.

#### ***Meeting Attendance***

EPS anticipates completion of the remaining Phase II scope of work as set forth above will require EPS staff to attend several additional meetings. EPS therefore requests additional budget to fund attendance at the following meetings:

- Three (3) stakeholder outreach meetings in the Sacramento area or via teleconference to review the results of the Phase II CIP sensitivity analyses.
- Two (2) additional FORA Administrative Committee meetings via teleconference.
- Two (2) additional FORA Board meetings in-person to present the results of the Phase II analysis.

*Task 2 Additional Budget Requested: \$17,500*

#### **Task 2: HCP Endowment Due Diligence**

Over the last several months, EPS has conducted detailed analysis of the HCP exceeding the level of effort originally anticipated. Additional work under this proposed new task will include evaluation of endowment pay-out scenarios with implications for the overall Fee and Special Tax Rate, associated implications of adjustments to the Fee and Special Tax Rates on the timely capitalization of the HCP endowment, and finalization of the HCP financing strategy.

Under this task, EPS also will assist FORA staff in selecting a preferred financial institution, through which endowment funds would be invested, and conducting due diligence related to endowment-holder certification.

EPS will assist FORA staff in preparing a Request for Qualifications (RFQ) for candidate financial institutions and will assist in selecting a preferred entity. As part of this work effort, EPS would assist FORA in preparing a RFQ that sets forth parameters for potential investment entities, identifies the required components of responses to the RFQ, and sets forth the criteria by which a financial institution will be selected. EPS then would assist FORA to review any responses received, evaluate and rank respondents, and make recommendations to the FORA Board.

EPS also will assist FORA to conduct the required endowment-holder due diligence under the provisions of Government Code Sections 65965-65968, as amended by Senate Bill (SB) 1094. At this time, it is anticipated that the HCP endowment funds will be held by 2 separate government entities: the University of California and a yet-to-be-formed Joint Powers Authority (JPA) consisting of the local jurisdictions holding habitat mitigation land included in the HCP.

As part of the due diligence process, EPS will help FORA demonstrate that the endowment holders meet the criteria set forth by SB 1094, including a review of the endowment holders' investment policies to ensure they comport with regulatory requirements. This due diligence process will include documentation of the qualifications of the entity to manage habitat land, the qualifications of the entity to hold and manage the endowment, the wherewithal of the selected financial institution to achieve necessary returns, and the entity's ability to ensure compliance with mitigation agreements with development project proponents.

*Task 3 Additional Budget Requested: \$10,000 for RFQ process. EPS and FORA staff will review requirements of SB 1094 and advise FORA appropriately regarding budget necessary to complete due diligence phase.*

Based on the additional tasks and meeting attendance set forth above, EPS requests authorization of an additional **\$27,500** to complete the Phase II analysis and HCP Endowment Due Diligence. EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, you will be billed only for the work completed up to the authorized budget amount.

Again, EPS looks forward to continuing the Phase II scope of work to facilitate successful reuse of Fort Ord. Please contact me at (916) 649-8010 if you have questions regarding the remaining scope of work or this budget extension request.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC.



David Zehnder  
Managing Principal

**FORT ORD REUSE AUTHORITY BOARD REPORT**  
**BOARD WORKSHOP**

<b>Subject:</b>	Consider Authorizing a Letter of Support for Assembly Bill 730 (Assemblymember Alejo) regarding Monterey-Salinas Transit Bond Funding.	
<b>Meeting Date:</b>	March 22, 2013	<b>ACTION</b>
<b>Agenda Number:</b>	5a	

**RECOMMENDATION**

Authorize Chair Edelen to Execute a Letter of Support for Assembly Bill 730.

**BACKGROUND**

Monterey Salinas Transit has requested support from its colleague institutions in the Monterey Bay Region for legislation being proposed that will assist MST in their work to serve our communities. Assemblymember Luis Alejo has introduced AB 730 MST Bond Funding (**Attachment A**), which would enable MST to sell low-interest bonds to provide a funding pool for capital expenditures such as buses and replacing older/outdated and under-sized transit facilities. The Assemblymember's staff requested that MST seek support for the bill and has also requested notation about how the bill might help critical needs. In that regard, MST has drafted a sample letter of support for your consideration. We've been asked to submit these letters by March 25<sup>th</sup>, and the attached letter (**Attachment B**) modifies the MST draft to account for the special needs for FORA.

**DISCUSSION**

MST has worked closely with all FORA agencies to ensure services to the reuse programs at the former Fort Ord. Their ability to use this financing mechanism to supply needed capital expenditures will assist members of the region to access CS Monterey Bay, commercial areas on the former Fort Ord, and to commute to area employment centers. This has value to the reuse program and enhances the concepts of sustainability offered in the base reuse efforts. Staff recommends authorizing the Chair to execute a letter as attached.

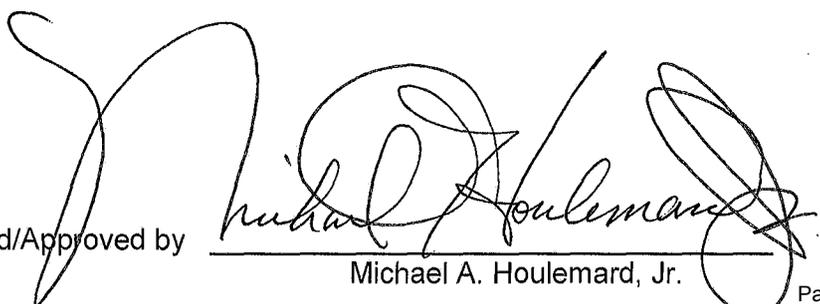
**FISCAL IMPACT**

Costs associated with the analysis of this bill and the preparation of the recommended support letter are accounted for in the annual budget.

Reviewed by FORA Controller 

**COORDINATION**

MST, Chair Edelen

Prepared/Approved by   
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BOARD WORKSHOP

<b>Subject:</b>	WORKSHOP - Reuse Plan Reassessment Report Topics and Options	
<b>Meeting Date:</b>	March 22, 2013	<b>ACTION</b>
<b>Agenda Number:</b>	6	

### RECOMMENDATION

a. 2<sup>nd</sup> Vote: Reassessment Report "Category I" proposed corrections.

Original Motion: Direct staff to bring back "before and after" maps reflecting the Reassessment Report's "Category I" proposed corrections for further Board consideration at the April Board meeting.

b. WORKSHOP - Base Reuse Plan Reassessment Report Topics and Options

- i. Hold the second of three policy workshops regarding topics and options identified during the 2012 Base Reuse Plan reassessment process.
- ii. Provide action-item direction as warranted, based on workshop outcomes.
- iii. Authorize the Executive Officer to execute Contract Amendment No. 1 with CONCUR, Inc. for additional meeting facilitation (Reassessment Report topics/options "Category IV" Advisory Committee), not to exceed \$9,100.

### BACKGROUND

On December 14, 2012, the Board unanimously received the final Base Reuse Plan (BRP) Reassessment Report prepared by EMC Planning Group. The Reassessment Report identified a "menu" of policy options and potential BRP modifications for the FORA Board's consideration. The report grouped its main findings into five categories:

- I. Modifications and Corrections (i.e., typos, outdated references in the BRP, minor clarifications);
- II. Prior Board Actions and Regional Plan Consistency;
- III. Implementation of Policies and Programs;
- IV. Policy and Program Modifications; and
- V. FORA Procedures and Operations.

The five categories are briefly described on page 1-4 of the final report, and are explored in depth in Chapter 3. The final report as received by the Board, listing identified corrections and revisions, is available on FORA's web site: [www.fora.org/resources.htm](http://www.fora.org/resources.htm). A summary of the policy topics identified in the final Reassessment Report was appended to previous Board reports and is attached to this report for ease of reference (**Attachment A**).

On January 11, 2013, the Board voted unanimously to authorize the Executive Officer to procure professional facilitation services for three workshops, not to exceed \$15,000. After an RFQ process, the Executive Officer contracted with CONCUR, Inc. (Scott McCreary, principal facilitator) to facilitate the workshops.

At the first post-reassessment workshop on February 15, 2013, staff presented a revised three-workshop proposal with the following basic outline:

- Workshop 1 (Feb. 15)- Reassessment Report topics/options Categories I, II.
- Workshop 2 (March 22)- Reassessment Report topics/options Categories III, IV.
- Workshop 3 (Apr. 19<sup>1</sup>)- Reassessment Report topics/options Category V.

At the February 15 workshop, the Board unanimously voted to endorse staff's recommendation to return the previously identified Reassessment Report "Category I" corrections (non-substantive typographical/editorial errors, out-of-date references, and clarifications to the 1997 BRP) as a March 2013 agenda item for further review. Due to time limitations, the discussion of Category II topics and options

<sup>1</sup> Now proposed to be postponed to Friday, May 17; please see below.

was carried over to the current Workshop #2. Please refer to the attached summary of Category II subtasks and a staff-proposed follow-up work plan outline (**Attachment B**). The Reassessment report's full text regarding Category II is also provided (**Attachment C**).

On March 15, a majority of the Board voted to direct staff to bring additional details of the Category I corrections, including the identified map/figure corrections shown graphically (before/after) in the context of the original BRP maps and other figures. Because the vote was not unanimous, the motion is being carried over to the March 22 meeting for a second vote. Please refer to the discussion section, below, for additional analysis related to this item.

## **DISCUSSION**

This workshop is the second of an anticipated at-least three-session series with a goal of establishing near-term and longer-term programs for prioritizing post-reassessment action items. The following is a proposed outline of the remaining workshop discussion items. Staff has incorporated comments from Board members and other refinements into previous versions of this outline. Additional adjustments may be warranted as the workshop series progresses.

### **Workshop #2: Friday, March 22, 2013, 2:00–5:00 PM**

The following Reassessment Report topics/options are offered for FORA Board members' consideration.

--**Category I: BRP Corrections and Updates:** This item is a continuation from previous discussion at Feb. 15, 2013 workshop and March 15 regular Board meeting. The Category I corrections are intended to address typographical/editorial errors, out-of-date references, and minor clarifications to the text and figures in the 1997 BRP. At the March 15 Board meeting, several Board members expressed concerns about the corrections, the process by which they were identified, and a procedure for ensuring adequate review of any future changes. In order to identify remaining issues and concerns with this category, and to refine an approach to implementing the identified changes, staff recommends that the Category I corrections be included within the scope of the policy advisory committee proposed under Category IV, below. As with Category IV topics and options, the proposed advisory committee would examine the issues in detail and provide a recommended approach to the full Board in Workshop #3 and/or at subsequent Board meetings.

- **Cat. I staff recommendation:** Include review of Cat. I corrections in the proposed Cat. IV policy advisory committee's scope (see below) for further review and consideration of next steps, with return to the full Board under duly noticed process.

--**Category II: Previous Board Actions, Regional Plan Consistency:** This item is a continuation from previous discussion at Feb. 15, 2013 workshop. Category II subtasks (II-1 through II-4) include two types of potential BRP modifications:

1. Map/text modifications that reflect, or relate to, actions the FORA Board has already taken (II-1 to II-3).
2. New—or expanded—BRP policies or programs to ensure consistency with regional and local plans (II-4).

These modifications are more substantive than the typographical/editorial nature of Category I, but do not raise new policy issues and may not require significant CEQA actions or staff resources. Attachments B and C provide details of the subtasks (II-1 through II-4) associated with Category II. As with the additional review of Category I, the proposed policy advisory committee described under Category IV, below, may also wish to provide recommendations on these topics for the full Board's consideration.

- **Cat. II staff recommendation:** Endorse staff-recommended conceptual work plan for each Cat. II subtask (II-1 through II-4) as summarized in Attachment B. Staff to obtain advisory committee input and return each subtask as a separate Board agenda item (target: May-July 2013) for potential Board action.

--**Category III: Implementation of Policies and Programs:** The majority of Volume II of the BRP describes the BRP's objectives, policies, and programs. In increasing order of specificity, the objectives, policies, and programs assign responsibilities to the individual land-use jurisdictions and to FORA. Beginning on page 3-3, the final reassessment report included a detailed analysis of the current "completeness" status for each jurisdiction's (and FORA's) policy/program obligations.

The scoping report section described each policy or program's status as either Complete, Incomplete, or Ongoing<sup>2</sup>. The report identified a wide range of "Incomplete"<sup>3</sup> policy and program obligations. Please refer to the attached summary table (**Attachment D**) of Incomplete policies and programs. To address Category III, FORA staff recommends an approach of increased coordination with jurisdictional staff in order to: 1) Identify the Incomplete policies/programs that are in fact timely for action; 2) Develop a timeline for achieving completion of these policies/programs; and 3) Bring the completed work products back as a subsequent agenda item for further Board review and action (as needed).

Building on the policy/program "completeness status" analysis in the reassessment's scoping report, staff will develop jurisdiction-specific worksheets for this effort. These worksheets will aid in focusing attention on the "Incomplete" BRP policies and programs that are timely for action. FORA and City of Seaside staff coordinated on a similar worksheet as part of the consistency determination submittal for Seaside's Local Coastal Program (item 8a on the current, March 15, 2013 Board meeting agenda). Part of that checklist is excerpted and attached to this report (**Attachment E**) in order to convey the general appearance of the future jurisdiction-specific policy/program completeness worksheets.

The primary BRP policy/program obligation within FORA's responsibility is the preparation of basewide Regional Urban Design Guidelines (RUDGs) for areas of regional significance other than the previously addressed Highway 1 corridor. Part of a comprehensive response to Category III will include reengaging with the Administrative Committee to develop a work plan toward completion of basewide RUDGs. This effort (see **Attachment F**) was informally placed on hold in January 2013, pending outcome of the post-reassessment workshops.

- **Cat. III staff recommendation: Direct Administrative Committee and FORA staff to coordinate a work plan** to address yet-to-be-completed BRP policies and programs (including RUDGs). Return work plan recommendations for Board consideration/direction as a subsequent Board agenda action item (target: July/August 2013).

**--Category IV: Policy and Program Modifications:** Category IV presents issues related to potential modified, enhanced, or new BRP policies and programs. The topics are summarized in Attachment A and discussed in more detail beginning on page 3-69 of the final Reassessment Report. These topics are policy direction decisions that require in-depth consideration by the FORA Board. Within Category IV there are 39 individual topics, grouped into 10 subcategories (beginning with "Land/Use/General").

Because of the quantity and complexity of the topics within this Category, and based on input from previous Board member discussion as well as Administrative and Executive Committee feedback, staff recommends that the Board form an advisory committee (members appointed by Board chair) to further review and refine the full list of issues and identify near-term and medium-term (through FY 13-14) Cat. IV work plan priority recommendations for the full Board's review and potential action at Workshop #3.

In keeping with the discussion in previous Board reports, staff suggests that members of such a committee may wish to give particular weight to action items that:

- a. were previously highlighted during the reassessment process as "yet-to-be-completed" prior obligations under the original 1997 BRP;
- b. received the greatest amount of public input during the reassessment process;
- c. positively leverage recent changes (e.g., exploration of opportunities related to the National Monument designation in 2012); and/or

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<sup>2</sup> "Ongoing," in the Reassessment Report's context, refers to actions that have no fixed start or end date and would apply long-term, on a rolling basis, to a variety of projects or sites. Examples include compliance with existing regulatory requirements such as building code compliance or incorporation of stormwater-control best management practices (BMPs) into all future construction projects.

<sup>3</sup> It should be noted that many of these policies/programs have not been acted upon because they are not yet "ripe" for action, i.e., the need to enact them would be triggered by development proposals or other actions that have not yet occurred. In these cases, the descriptor "not yet required" or "not yet applicable" would be more precise than Incomplete. In other cases, the responsible agency could have previously taken action to implement the BRP policy/program. The BRP assumed a long-term (30 to 40-year+) time horizon for development, inconsistent with an expectation that all of its policies and programs be effectuated between 1997 and the present time.

- d. would be most cost-effective to implement because of a relatively short timeline and/or less need to obtain outside expertise in order to complete the action.

At staff's request, CONCUR, Inc., the facilitation consultant for the post-reassessment workshops, has submitted a supplemental scope and budget proposal to participate in a Category IV advisory committee's development of priority recommendations (**Attachment G**). The proposal assumes three committee meetings, at which FORA staff would also be present, as well as initial one-on-one interviews with committee members and extensive coordination between the facilitator and FORA staff, culminating in a concise report back to structure a final Board workshop.

- **Cat. IV staff recommendation: Appoint a Post-Reassessment advisory committee** of Board members to identify near-term and medium-term (through fiscal year 2013-2014) Category IV work plan priority recommendations for full Board review at a subsequent Board meeting(s). **Authorize contract amendment #1 with CONCUR, Inc.** for Post-Reassessment advisory committee facilitation services, not to exceed \$9,100.

In order to allow adequate time for an advisory committee to meet and form its recommendations, staff recommends postponing Workshop #3 (previously tentatively planned for April 19), with a proposed new date of Friday, May 17, from 2:00 to 5:00 PM. This proposed date would be one week after the regular Board meeting on May 10. The revised tentative agenda outline for Workshop #3, based on the preceding recommendations, would be as follows:

**Workshop #3: Friday, April 19 May 17, 2013, 2:00 PM to 5:00 PM**

**Tentative agenda items:**

1. Receive Category IV advisory committee recommendations.
2. Discuss potential action items from **Category V** of the Reassessment Report.
3. Discuss a conceptual Fiscal year 2013-2014 work program:
  - a. Seek consensus on a preferable policy option for each identified topic area, prior to laying out a tentative work program schedule;
  - b. Formulate a mix of selected near-term and longer-term action item goals; and
  - c. Explore grouping reassessment action items based on required environmental review.

**Ultimate related Board action (post-workshops):** Approve 2013-2014 work plan.

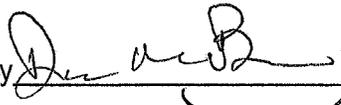
**FISCAL IMPACT**

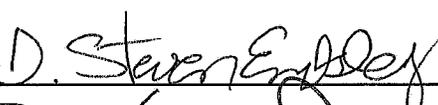
Reviewed by FORA Controller 

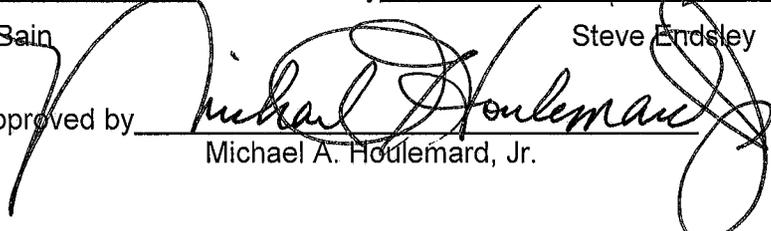
The BRP reassessment has been funded through FORA's FY 11-12 and FY 12-13 budgets to accomplish the final BRP Reassessment Report prepared by EMC Planning Group; there is a balance of approximately fifty thousand dollars remaining in the current year's budget in this category. If approved, the CONCUR, Inc. contract amendment for committee facilitation work will reduce that balance by \$9,100. Future costs associated with BRP republication and/or other potential post-reassessment action items under consideration have not yet been determined.

**COORDINATION**

Administrative Committee, Executive Committee, FORA counsel, CONCUR, Inc. (facilitation consultant).

Prepared by   
Darren McBain

Reviewed by   
Steve Endsley

Approved by   
Michael A. Houlemard, Jr.

Cat	Topics/Policies	FINAL Reassess. Report page ref
	<b>BRP Corrections and Updates</b> (typographical errors, minor clarifications, etc)	
<b>I</b>	Text corrections	3-3
	Figure corrections	3-13
	<b>Prior Board Actions and Regional Plan Consistency</b>	
<b>II</b>	Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations (map "republication" based on prior approvals)	3-19
	Land Use Concept Map Modifications Based on Other Actions	3-22
	Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvement Program	3-24
	BRP Modifications Regarding Consistency with Regional and Local Plans	3-25
	<b>Implementation of "Incomplete"/Yet-to-be-Completed BRP Policies and Programs</b>	
<b>III</b>	Land Use, Circulation, Recreation & Open Space, Conservation, Noise, and Safety BRP elements	3-32
	Jurisdictional implementation responsibilities	3-33
	FORA implementation responsibilities	3-33
	<b>Policy and Program Modifications</b>	
<b>IV</b>	<u>Land Use/General</u> <ol style="list-style-type: none"> <li>1. BRP Visions and Goals</li> <li>2. Evaluation of Land Use Designations Related to the East Garrison-Parker Flats Land Swap Agreement</li> <li>3. Specific Applicability of Programs/Policies to Del Rey Oaks and Monterey</li> <li>4. Support for the Needs of Disadvantaged Communities</li> <li>5. Refinement of Integrated Mixed Use Concepts</li> <li>6. Promotion of Green Building</li> <li>7. Climate Action and Greenhouse Gas Reduction</li> <li>8. Policy on Development/Habitat Interfaces</li> <li>9. Prioritization of Development within Army Urbanized Areas</li> <li>10. Policy on Land Use Compatibility Adjacent to CSUMB Campus</li> <li>11. Issues Relating to Gambling</li> </ol>	3-71

<p><u>Economic Development and Jobs</u></p> <p>12. Reversal of the Loss of Middle Class Job and Housing Opportunities</p> <p>13. Constraints and Uncertainties for Development on Fort Ord</p> <p>14. Promotion of Economic Development through Outdoor Recreational Tourism/Ecotourism</p> <p>15. Capitalization on Existing Regional Strengths to Promote Expansion of Office and Research Sectors</p> <p>16. Establishment and Marketing of a Brand for Fort Ord</p>	3-83
<p><u>Urban Blight and Cleanup</u></p> <p>17. Prioritization of Funding for and Removal of Blight</p> <p>18. Evaluation of Base Clean-up Efforts and Methods</p>	3-89
<p><u>Aesthetics</u></p> <p>19. Prioritization of Design Guidelines</p>	3-92
<p><u>Housing</u></p> <p>20. Effects of Changes in Population Projections</p> <p>21. Policy Regarding Existing Residential Entitlements Inventory</p> <p>22. Cost of Housing and Targeting Middle-income Housing Types</p>	3-93
<p><u>Transportation</u></p> <p>23. Re-evaluation of Transportation Demands and Improvement Needs</p> <p>24. Capitalization on Existing Infrastructure – Consider Costs/Benefits/Efficiencies of Capital Improvement Program</p> <p>25. Policy on Through Traffic at CSUMB</p> <p>26. Prioritization of Multimodal (Bicycle, Pedestrian, and Transit) Transportation</p>	3-96
<p><u>Water</u></p> <p>27. Re-evaluation of the Salinas Valley Groundwater Basin Water Supply</p> <p>28. Prioritization of Water Augmentation</p> <p>29. Prioritization of Water Conservation</p>	3-101
<p><u>Fort Ord National Monument</u></p> <p>30. Potential for the National Monument and Tourism to be a Catalyst to Economic Growth in the Region</p> <p>31. Policy on Land Use Adjacent to the National Monument</p> <p>32. Integrated Trails Plan</p> <p>33. Fort Ord Nat'l Monument – Fort Ord Dunes State Park Trail Connection</p> <p>34. Access Points and Trailhead Development for the Fort Ord Nat'l Mon.</p>	3-106

	<u>Cultural Resources</u> 35. Site for a Native American Cultural Center 36. Additional Policy on Historic Building Preservation	3-111
	<u>Veterans' Cemetery</u> 37. Veterans' Cemetery Location 38. Veterans' Cemetery Land Use Designation 39. Policy Regarding the Veterans' Cemetery	3-112
<b>V</b>	<b>FORA Procedures and Operations</b>	
	1. FORA Board composition, representation, and voting process 2. Oversight of the land use/development implementation decisions of local jurisdictions 3. Regularly track and report on the status of BRP policy and program implementation 4. Clarify the methodology for making consistency determinations and track and report results of consistency determinations 5. Provide regular updates on modifications to the BRP Land Use Concept map 6. Regularly monitor, update and report on status of BRP build-out constraint variables and other measures of BRP implementation status 7. Improve access to and disclosure of FORA Board decisions and fundamental data regarding the status of base reuse 8. Periodically Assess the BRP 9. Prepare a FORA Phase-Out Plan 10. Assess Infrastructure Maintenance Cost Issues	3-118

**Category II Policy Topics/Options**

<b>Prior Board Actions and Regional Plan Consistency</b>	FINAL Reassess. Report page ref.
<p>II-1 Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations (map “republication” based on prior approvals)</p> <p><u>Primary task:</u> Republish the BRP Land Use Concept Map (Figure 3.3-1, BRP page 95) to more closely match the jurisdictional General Plan land-use classifications previously found consistent with the BRP. A draft map update, to be further refined, was included as Figure 7.2 in the Reassessment’s scoping report.</p>	3-19
<p>II-2 Land Use Concept Map Modifications Based on Other Actions</p> <p><u>Primary task:</u> Update the BRP Land Use Concept Map to reflect:</p> <ul style="list-style-type: none"> <li>a) The 2004-2005 East Garrison-Parker Flats Land Swap Agreement (LSA), authorized by FORA Board in Dec. 2002; and/or</li> <li>b) Adjustment of potential future Highway 68 bypass corridor’s westerly terminus (within City of Monterey jurisdiction) to conform to existing parcel lines.</li> </ul>	3-22
<p>II-3 Modify Circulation-Related Maps and Text in the BRP and Modify Capital Improvement Program (CIP)</p> <p><u>Primary task:</u> Update BRP/CIP text and figures to reflect:</p> <ul style="list-style-type: none"> <li>a) Realignment of a segment of the Marina Multimodal Corridor (shift from Imjin Parkway to Inter-Garrison Road) as adopted by the FORA Board in Dec. 2010</li> <li>b) Deletion of BRP references to a previously planned future curvilinear realignment of Gen. Jim Moore Blvd. and 2<sup>nd</sup> Ave. at Lightfighter Drive. (i.e., the existing alignment would remain in place long-term, in keeping with the adopted FORA CIP)</li> </ul>	3-24
<p>II-4 BRP Modifications Regarding Consistency with Regional and Local Plans</p> <p><u>Primary tasks:</u></p> <ul style="list-style-type: none"> <li>a) Add or expand BRP Policies and Programs in accordance with regional plan goals developed/amended since 1997 BRP publication (primarily TAMC Monterey County Regional Transportation Plan and Monterey Unified Air Pollution Control District Air Quality Management Plan)</li> <li>b) Review applicable sections of City of Monterey and County of Monterey (2010 Update) General Plans for BRP consistency determination</li> </ul>	3-25

(more)

**Expanded description:** Category II options include two types of potential BRP modifications. These modifications would be outside the typographical/editorial nature of Category I, but do not raise substantive policy issues and are not anticipated to require significant CEQA actions or staff resources.

1. Map/text modifications that reflect or relate to actions the FORA Board has already taken **(II-1 through II-3)**.
2. New--or expanded—BRP policies or programs to ensure consistency with regional and local plans **(II-4)**.

**Proposed follow-up:**

1. **II-1, II-2b, and II-3:** Bring the “non-LSA related” Land Use Concept Map, Circulation-, and CIP-related revisions back as an agenda item in **May 2013**. The intervening time will allow for information-gathering and evaluation of ability to complete this item (a draft of which already exists) with in-house or outside resources.
2. **II-2a:** Defer action on LSA-related BRP map/text modifications, pending future FORA legal review of applicable agreements and potential further workshop discussion of this item in the context of Reassessment Report Category IV policy topics/options. **(July 2013 target)**
3. **II-4a:** Develop specific BRP policies and programs to enhance regional plan consistency, targeted for Board consideration in **June 2013**. The specific topic areas that would be addressed in the new/expanded BRP policies/programs were outlined in the Reassessment Report (page 3-26). Any currently pending revisions to the regional plans will be incorporated into the review. All potential modifications will be evaluated for CEQA compliance.
4. **II-4b:** To promote BRP-local plan consistency, establish a tentative schedule for FORA review of Monterey City and County General Plan consistency determinations and next steps for completion (TBD).

**Volume II, Page 434**

**4.6-2 Fire, Flood, and Evacuation Routes**

- No jurisdiction names – inconsistent with other maps
- Legend does not include Highway 68 Bypass shown on map
- Fort Ord streets shown but no street names

**Volume II, Page 442**

**4.6-3 Hazardous and Toxic Waste Sites  
(June 1995)**

- No jurisdiction names – inconsistent with other maps
- Legend does not include Highway 68 Bypass shown on map
- Fort Ord streets shown but no street names

**3.3 Category II – Prior Board Actions and Regional Plan Consistency**

Category II options address two types of possible modifications to the BRP. The first type of modification is based on actions the FORA Board has already taken. These actions address the subject of modifications to BRP Figure 3.3-1, Land Use Concept Ultimate Development and modifications to BRP

transportation related figures and text. The second type of modification addresses the subject of adding new policies or programs or expanding existing BRP policies or programs to ensure the BRP is consistent with regional and local plans. Past consistency determinations and consistency of the BRP with regional and local plans are addressed in the Scoping Report. This chapter of the Reassessment Report includes discussion of the above-noted subjects, identifies topics to be considered for each subject as summarized in Table 6, Prior Board Action and Regional Plan Consistency Topics, and includes potential optional action items for each topic for FORA Board consideration.

***Modification of the BRP Land Use Concept Map***

**Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations**

**Background.** Over time, the FORA Board has made numerous determinations regarding the consistency of legislative actions taken by local member jurisdictions with the BRP. A complete history of these consistency determinations is included in Section 4.3 of the Scoping Report. A number of the consistency determinations result in more precise descriptions of the actual land use and development approach for lands within the boundaries of member jurisdictions to which the consistency determinations apply.

**Category II**

**Table 6 Prior Board Action and Regional Plan Consistency Topics**

Topic
Land Use Concept Map Modifications Based on Prior FORA Board Consistency Determinations
Land Use Concept Map Modifications Based on Other Actions
Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvements Program
BRP Modifications Regarding Consistency with Regional and Local Plans

Some public input was received in support of modifications being directly reflected as modifications of the land use designations shown on BRP Figure 3.3-1, Land Use Concept Ultimate Development map (“Land Use Concept”). The map is the graphic representation of the types and arrangement of permitted land uses within the former Fort Ord and, therefore, serves as an important information tool for the FORA Board, local member jurisdictions, other agencies and interests, and the public.

The FORA Board has made numerous legislative consistency determinations for the cities of Seaside, Del Rey Oaks, and Marina, and the County of Monterey. The consistency determinations have either been major determinations (such as general plans and zoning amendments), or other actions or determinations that have resulted in land use distributions that differ from those shown in on the Land Use Concept map. The background FORA Board meeting agendas, staff reports, and minutes relating to these determinations are included in Appendix F of the Scoping Report.

**Description and Key Issues.** Implementation of this item would involve the FORA Board formally acting to modify the Land Use Concept map to reflect land use modifications made as a result of the FORA Board’s prior consistency determinations. Changes to the Land Use Concept come up as an

issue because of provisions in the Master Resolution that allow for the rearrangement of land uses by the jurisdictions, provided an overall density balance is maintained. Therefore, with some consistency determinations, there have been locations where the jurisdiction’s land use map does not match the BRP Land Use Concept map. Since the FORA Board consistency determinations did not speak to BRP Land Use Concept changes to keep the maps consistent, the question arises as to whether the Land Use Concept map should now be officially updated to reflect these jurisdictional differences that have been found consistent with the BRP. Lists of prior consistency determinations for the cities of Del Rey Oaks, Marina, and Seaside that result in the need to review and consider modifications to the Land Use Concept map to reflect the determinations are shown in Tables 7, 8, and 9, respectively.

**Potential Options:**

- Determine that the consistency determinations are adopted by the FORA Board and no further Board action is necessary.
- After receiving a revised map from FORA staff, adopt a resolution formally modifying the BRP Land Use Concept consistent with the general plans and specific plans for which the FORA Board has made prior consistency determinations.

**Table 7 Prior Del Rey Oaks General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Base Reuse Plan Designation	Changed to	Acres
Open Space/Recreation	General Commercial – Visitor/Office	6.9
Visitor Serving	General Commercial – Visitor/Office	11.0
Business Park/ Lt. Ind./Office/R&D	General Commercial – Visitor/Office	12.4
Visitor Serving	Neighborhood Commercial	4.6

*Notes:* Acres are estimated from GIS files.

*Source:* City of Del Rey Oaks 1996, FORA 1998, 2001.

**Table 8 Prior Marina General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Base Reuse Plan Designation	Marina General Plan Designation	Acres
Medium Density Residential	Single Family Residential (5 du/acre)	388.6
Open Space	High Density Residential	11.1
Regional Retail	Light Industrial/Service Commercial	9.8
Planned Development Mixed Use	Parks and Recreation	59.6

**Notes:** Most Planned Development Mixed Use was clarified for specific mixed use development purposes in the Marina General Plan. The only area of Planned Development Mixed Use included in the table is on the landfill parcel, where the Planned Development Mixed Use designation was changed to Parks and Recreation, hence significantly changing the use of the site. Acres are estimated from GIS files.

**Source:** City of Marina 2011, FORA 2001.

Category II

**Table 9 Prior Seaside General Plan Consistency Determinations Resulting in Need to Modify BRP Figure 3.3-1, Land Use Concept**

1997 Reuse Plan Designation	Seaside General Plan Designation	Acres
Medium Density Residential	Military M	316.4
Medium Density Residential	Park and Open Space	10.2
Medium Density Residential	Low Density Residential	325.1
Medium Density Residential	Community Commercial	5.2
High Density Residential	Medium Density Residential	53.8
Military Enclave	Commercial Recreation M	147.8
Military Enclave	Low Density Residential M	87.0
Military Enclave	Park and Open Space M	100.0
Military Enclave	Mixed Use M	22.5
Neighborhood Retail	Mixed Use	28.4
Neighborhood Retail	Low Density Residential	48.9
Open Space/Recreation	Regional Commercial	11.3
Open Space/Recreation	High Density Residential	43.3

**Notes:** Acres are estimated from GIS files. Changes marked with "M" are related to the land swap with the U.S. Army.

**Source:** City of Seaside 2004, FORA 2001, 2004.

- Review parcel-specific BRP policies and programs to identify those affected by specific changes in land use (such as re-configuration of the POM annex), and revise for consistency with plans previously found consistent with the BRP.

Note: Potential options for providing supplemental addenda for each modification to land uses shown on the Land Use Concept map, rather than making direct modifications to the Land Use Concept map itself, are discussed in Section 3.6, Category V – FORA Procedures and Operations.

**Synopsis of Public Comments:**

How does the public know which is the current Land Use Concept if updates are not made available after consistency determinations?

It is difficult to track the basis for and history of FORA’s individual consistency determinations.

The consistency determination process is flawed.

The County of Monterey adopted an amendment to its General Plan covering the areas within the former Fort Ord and east of State Route 1 on November 20, 2001. The FORA Board determined that the County’s amendment was consistent with the BRP. Since the County amendments were nearly exact copies of the BRP policies and land use concept, the consistency determination for the County did not result in a need to modify the Land Use Concept map.

To date, consistency of the City of Monterey General Plan with the BRP has not been formally considered by the FORA Board. Consequently, modifications to the Land Use Concept map, if any are required, would be identified in the future once the FORA Board has conducted a formal consistency determination for the City of Monterey General Plan.

Scoping Report Figure 6 - Land Use Designation Differences, visually depicts the locations and types of land use designation modifications that would be made to the Land Use Concept map based on the consistency determinations noted in Tables 7, 8, and 9.

Scoping Report Figure 7.2, Base Reuse Plan Concept Ultimate Development (2012 Draft), illustrates an initial effort by FORA staff to directly modify the Land Use Concept map to reflect modifications resulting from prior FORA Board consistency determinations. Scoping Report Figure 7.2 should be considered an initial draft for informational purposes, as it may be subject to incremental modifications based on further review and research by FORA staff. Further, the actual land use designations contained in the general plans of member jurisdictions for which consistency determinations have been made can differ from those contained in the BRP and Land Use Concept map. Consequently, if modifications to the Land Use Concept map are made to reflect these determinations, where necessary, the modifications would show the Land Use Concept map designations which are the closest fit to the actual land use designation applied by the member jurisdiction. Please also refer to Section 3.6, Category V – FORA Procedures and Operations, for potential options for modifications to the Land Use Concept map that do not involve actual modifications to the map, but do include providing adjunct information about consistency determinations that affect land use.

**Land Use Concept Map Modifications Based on Other Actions**

**Background.** As reported in Scoping Report Section 4.6, Other Completed Actions Affecting the BRP, the FORA Board approved East Garrison – Parker Flats Land Swap, and the designation of the Fort Ord National Monument would result in modifications to

the Land Use Concept map. Additionally, according to its June 2012 draft Transportation Concept Report, Caltrans retains its State Route 68 bypass corridor for potential future development of a new highway segment. The City of Monterey has requested modifications to the alignment through its territory to align with existing parcel lines. Related to this, there are several BRP references to State Route 68 that are out of date in comparison with current Caltrans plans and may need revision, including BRP Page 115.

**Description and Key Issues.** This item involves updating the Land Use Concept map in response to the above-noted actions. The East Garrison – Parker Flats land swap is the subject of much discussion in terms of defining and validating the details of the swap. Known details about the swap are described in Scoping Report Section 4.6. Some aspects of the swap have been reviewed by the FORA Board (i.e. modifications to the Habitat Management Plan as illustrated on Scoping Report Figure 18, Habitat Plan Changes at East Garrison and Parker Flats). Additional action items related to the swap which could in turn require additional modifications to the Land Use Concept map may be considered by the FORA Board. Section 3.5, Category IV – Policy and Program Modifications, of this Reassessment Report, includes discussion of potential options for the FORA Board to consider for this purpose.

Refer to Section 3.2 Category I – BRP Corrections and Updates regarding modifications to the BRP to recognize the designation of the Fort Ord National Monument.

As noted above, Figure 7.2, Base Reuse Plan Land Use Concept (2012 Draft), in the Scoping Report, illustrates an initial effort by FORA staff to modify the adopted Land Use Concept to reflect: 1) Prior FORA Board consistency determinations; 2) modifications to habitat management lands that resulted from the

East Garrison – Parker Flat land swap; and 3) labeling of the Fort Ord National Monument. Consequently, it is at the discretion of the FORA Board to determine if these prior Board actions are sufficient, or if future Board action is necessary to implement modifications to the Land Use Concept, as depicted in Scoping Report Figure 7.2. Additional minor modifications as may be suggested by the FORA Board could be identified and incorporated such that a revised Scoping Report Figure 7.2 would serve as the current, modified version of the Land Use Concept. Further subsequent modifications may be needed if the FORA Board elects to consider additional clarifications of the East Garrison – Parker Flats land swap. These modifications, if any, could be considered at a later date as part of a subsequent regular update to the Land Use Concept map. Potential options for regularly monitoring and reporting required modifications to and for updating the Land Use Concept map are discussed in Section 3.6, Category V – FORA Procedures and Operations.

#### **Potential Options:**

- Determine that the land use concept map modifications based on consistency determinations and on other actions, are adopted by the FORA Board, and no further Board action is necessary.
- Make modifications to the Land Use Concept based on FORA Board actions regarding the 2003 amendments to the HMP. Refer to Section 3.5, Category IV – Policy and Program Modifications, for more detail related to options for the Parker Flats – East Garrison Land Swap.

#### **Synopsis of Public Comments:**

Refer to Section 3.5, Category IV, under the topic of “Determination of Land Use Designations Related to the East Garrison – Parker Flats Land Swap Agreement” for related public comments.

Category II

## **Modification of BRP Circulation Maps, Text and Capital Improvement Program**

### **Modify Circulation Related Maps and Text in the BRP and Modify Capital Improvements Program**

**Background.** As described in Scoping Report Section 4.6, Other Completed Actions Affecting the BRP, two completed transportation planning related actions affect circulation improvements included in the BRP. These actions were the realignment of a segment of the Intermodal Corridor and CSUMB's approval of its 2007 Campus Master Plan that indirectly enables elimination of a planned circulation network improvement defined in the BRP.

**Description and Key Issues.** This topic, modification of BRP circulation network maps and text, addresses potential options for modifying relevant circulation planning information in the BRP to reflect the noted past actions. Regarding the realignment of a segment of the Intermodal Corridor, the BRP includes a transit program to reserve rail rights-of-way within Fort Ord. An Intermodal Corridor is included in the BRP and the University Villages (now Dunes on Monterey Bay) Specific Plan. The location of the corridor east of General Jim Moore Boulevard has been shifted from an Imjin Parkway alignment to an Inter-Garrison Road alignment. The realignment of the Intermodal Corridor removes the corridor from the University of California's South Natural Reserve. An ultimate extension into Salinas, if constructed, would be shifted from Blanco Road to Reservation and Davis roads. An illustration of the modification is shown in Scoping Plan Figure 22, Inter-modal Corridor Alignment. The FORA Board officially adopted this alignment on December 10, 2010.

Regarding CSUMB's Master Plan and the roadway alignment modification at General Jim Moore/Lightfighter/2nd Avenue, BRP Figure 4.2-3,

Buildout Transportation Network, shows General Jim Moore Boulevard and Second Avenue realigned at Lightfighter Drive to create a continuous north-south route between Marina and Seaside/Del Rey Oaks. CSUMB's 2007 Campus Master Plan establishes Third Street (along Second Avenue) as the main entrance to the campus. This component of the Campus Master Plan would eliminate the need to realign Second Avenue and General Jim Moore Boulevard. The BRP circulation diagram purposefully does not include any through routes within the CSUMB campus. The primary potential option for addressing CSUMB's modification in circulation planning is for the FORA Board to direct FORA staff to modify BRP Figure 4.2-3, related text, and the Capital Improvement Program, where appropriate, to account for this modification.

The need for additional modifications to BRP Figure 4.2-3 could be defined as an outcome of potential options for FORA Board consideration included in Section 3.5, Category IV – Policy and Program Modifications. One such option includes the reevaluation of base wide transportation demands and improvements. If the FORA Board elects to implement this option, a range of additional modifications to the buildout transportation network could be identified. Some of the modifications may require substantial analysis, interagency coordination, and/or CEQA clearance.

#### **Potential Options:**

- Determine that modifications to the circulation network map are not necessary.
- Modify the BRP circulation network maps and text consistent with the actions regarding shifting the location of the multi-modal corridor and with the built condition at Lightfighter Drive.

#### **Synopsis of Public Comments:**

No public comments specific to this item.

## **BRP Modifications Regarding Consistency with Regional and Local Plans**

**Background.** As described in Scoping Report Section 4.4, Consistency with Regional and Local Plans, the Authority Act provides mandates that the BRP be consistent with regional and local plans. Section 67675(f) of the Authority Acts states:

In preparing, adopting, reviewing, and revising the reuse plan, the board shall be consistent with approved coastal plans, air quality plans, water quality plans, spheres of influence, and other county-wide or regional plans required by federal or state law, other than local general plans, including any amendments subsequent to the enactment of this title, and shall consider all of the following:

- (1) Monterey Bay regional plans.
- (2) County and city plans and proposed projects covering the territory occupied by Fort Ord or otherwise likely to be affected by the future uses of the base.
- (3) Other public and nongovernmental entity plans and proposed projects affecting the planning and development of the territory occupied by Fort Ord.

Consistency with Monterey Bay regional plans, affecting the planning and development of the territory occupied by Fort Ord is to be ensured.

This subject of the Reassessment Report addresses the topic of possible modifications to the BRP to ensure its consistency with regional plans as described in Section 67675(f) of the Authority Act.

**Description and Key Issues.** Since the BRP was adopted in 1997, regional and local plans existing at that time have been amended or modified and new regional and local plans have been developed. The BRP has not been directly modified to ensure its consistency with current regional plans, although such plans are taken into account as part of the approval process for actions brought before the FORA Board for determination of consistency with the BRP. Actions to ensure consistency could include developing and adopting new policies and programs where needed and/or expanding existing policies and programs where these already directly or indirectly address related policy or program modification needs. If the FORA Board determined that amendments to the BRP were necessary to ensure its consistency with regional plans, FORA staff could be directed to develop the necessary new policies or programs and to propose modifications to existing policies and programs for subsequent review and consideration by the FORA Board. Note that the regional plans are updated from time to time, and revisions to the BRP for consistency with these plans should be coordinated with the appropriate agency.

Table 10, Regional and Local Plan Consistency Actions, summarizes the plans with which the BRP should be made consistent, and lists the topics for which new policies or programs are required and topics of existing BRP policies and programs that could be expanded to meet consistency needs. Most of the necessary new policies or programs would be placed in the Land Use, Circulation, Recreation and/or Conservation Elements of the BRP, and most existing policies and programs that could be expanded are also found in these elements. Table 10 also includes two other actions regarding consistency between the BRP and local general plans.

An analysis of BRP consistency with a range of other regional and local plans was conducted as part of the scoping process and discussed in Scoping Report

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Table 10 Regional and Local Plan Consistency Needs

BRP Policy/Program Modifications for Regional and Local Plan Consistency	
Regional or Local Plan	New or Expansion of Existing Policies/Programs ( <i>Regional Plan Goals in Italics</i> )
TAMC Monterey County Regional Transportation Plan	<p>New Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ prioritize improvements to and maximize use of existing infrastructure <i>RTP Road and Highway Transportation Policy 1: Prioritize maintenance, improvement and implementation of safety and operational improvements on existing road and highway corridors to maximize the efficient use of existing transportation infrastructure.</i></li> <li>▪ apply new technologies for roadway efficiency <i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i></li> <li>▪ consider use of roundabouts <i>RTP Road and Highway Transportation Policy 5: Consider installation of roundabouts in lieu of signalization for intersection improvement projects.</i></li> <li>▪ implement road and highway capacity improvements <i>RTP Road and Highway Transportation Policy 6: Implement road and highway capacity improvements needed to address the projected traffic impacts of future growth on the most congested road and highway corridors where multi-modal transportation options or transportation demand management measures alone will not foreseeably improve travel times or Levels of Service on existing road and highway infrastructure.</i></li> <li>▪ utilize intelligent transportation systems <i>RTP Road and Highway Transportation Policy 3: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation System (ITS), to enhance the efficiency and safety of the existing facilities.</i></li> <li>▪ identify and prioritize funding for elimination of bicycle network gaps</li> </ul>

	<p>RTP Bicycle and Pedestrian Policy 1: Identify gaps in the countywide bicycle facilities network, and needed improvements to and within key pedestrian activity centers and county community areas, and define priorities for eliminating these gaps and making needed improvements.</p> <ul style="list-style-type: none"> <li>▪ encourage bicycle facility maintenance</li> </ul> <p>RTP Bicycle and Pedestrian Policy 4: Encourage routine maintenance of bikeway and walkway network facilities, as funding and priorities allow, including regular sweeping of bikeways and shared-use pathways. Programs to support these maintenance efforts could include:</p> <ul style="list-style-type: none"> <li>• Sidewalk repair programs, including incentives to property owners to improve adjoining sidewalks beyond any required maintenance,</li> <li>• Continued administration of the Bicycle Service Request Form Program to alert public works departments to bicycle-related hazards,</li> <li>• “Adopt a Trail” programs that involve volunteers for trail clean-up and other maintenance,</li> <li>• Enforcement of sweeping requirements of towing companies following automobile accidents.</li> </ul> <ul style="list-style-type: none"> <li>▪ coordinate bicycle signage</li> </ul> <p>RTP Bicycle and Pedestrian Policy 8: Work with local agencies to develop a coordinated approach to bicycle signage, the system for which could include:</p> <ul style="list-style-type: none"> <li>• Directional and destination signs along bikeways and shared use trails</li> <li>• Location maps in downtown areas and other major pedestrian districts</li> <li>• A route identification system and common set of signs for the regional bicycle network identified in TAMC’s General Bikeways Plan.</li> </ul>
	<p>Expansion of Existing Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ provide bicycle facilities; and</li> <li>▪ support new bicycle and pedestrian facilities and bike racks and lockers</li> </ul> <p>RTP Bicycle and Pedestrian Policy 5: Continue to administer the Bike Protection Program to subsidize the cost of bike racks and lockers in locations most heavily used by bicyclists.</p>

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RTP Bicycle and Pedestrian Policy 11: Accommodate, and encourage other agencies to accommodate, the need for mobility, accessibility, and safety of bicyclists and pedestrians when planning, designing, and developing transportation improvements. Such accommodation could include:

- Reviewing capital improvement projects to make sure that needs of non-motorized travel are considered in programming, planning, maintenance, construction, operations, and project development activities and products.
- Accommodating the needs of all travelers through a “complete streets” approach to designing new transportation improvements that includes sidewalks, bicycle lanes, crosswalks, pedestrian cut-throughs, or other bicycle and pedestrian improvements.
- Designation of low-traffic bicycle boulevards incorporating traffic calming features to facilitate safe, direct, and convenient bicycle travel within jurisdictions.

- encourage design of bikeways to Caltrans standards and utilize the Designing for Transit document for the design of transit, bicycle, and pedestrian projects

RTP Bicycle and Pedestrian Policy 12: In order to facilitate regional travel by bicycle, TAMC encourages its member agencies to construct bicycle facilities on new roadways as follows:

- In coordination with regional and local bikeways plans;
- According to the specifications in Chapter 1000 of the Caltrans Highway Design Manual;
- With consideration of bicycle lanes (Class 2 facilities) on all new major arterials and on new collectors with an Average Daily Traffic (ADT) greater than 3,000, or with a speed limit in excess of 30 miles per hour; and
- With special attention to safe design where bicycle paths intersect with streets.

- public transit

RTP Public Transit Services Policy 5: Encourage the consideration and incorporation of transit facilities and amenities in transportation improvements that meet the needs of transit customers and operations and that serve new land use development according to Monterey-Salinas Transit’s Designing for Transit guidelines manual.

RTP Public Transit Services Policy 6: Where appropriate and feasible, apply new technologies, such as Intelligent Transportation Systems (ITS), on existing transportation facilities to enhance the efficiency of transit service.

	<ul style="list-style-type: none"> <li>▪ transportation demand management <i>RTP Transportation Demand Management Policy 5: Encourage employers, new development, and county jurisdictions to provide carpool or vanpool parking.</i> <i>RTP Transportation Demand Management Policy 6: Encourage large employers to offer child care facilities as resources allow and encourage all employers to provide information on nearby child care resources.</i> <i>RTP Transportation Demand Management Policy 7: Encourage the location of child care facilities in or near employment centers.</i></li> <li>▪ environmental protection for new transportation projects <i>RTP Environmental Preservation Policy 5: Coordinate with Caltrans and resource agencies to support and expand advance acquisition of important habitat prior to construction of transportation projects.</i></li> <li>▪ greenhouse gas emissions <i>RTP Environmental Preservation Policy 4: Analyze the estimated greenhouse gas emissions associated with implementation of the Regional Transportation Plan's funding-constrained projects against state-defined targets for the region, and support greenhouse gas reduction measures that may include modification of existing facilities or services, construction of new facilities, and incentive or funding programs.</i></li> </ul>
<p>MBUAPCD Air Quality Management Plan</p>	<p>New Policies/Programs:</p> <ul style="list-style-type: none"> <li>▪ implement signal synchronization programs <i>Transportation Control Measure 7.2.3: The Signal Synchronization TCM includes projects which would coordinate traffic signals that previously operated independently (two or more intersections must be coordinated). Signal synchronization improves traffic flow and thus reduces the amount of vehicle emissions associated with congested (slow) speeds.</i></li> <li>▪ alternative fuels <i>Transportation Control Measure 7.2.5: This TCM is implemented by projects that convert and replace gasoline and diesel-powered vehicles with vehicles powered by Compressed Natural Gas (CNG) Liquefied Natural Gas (LNG) or Propane fuels, as well as projects that increase the use of vehicles with electric motors. In addition, this TCM is implemented by projects which increase or improve 2008 Air Quality Management Plan infrastructure that supports increased use of alternative fuels, including electricity, as well as projects that demonstrate and promote the use of electric power for vehicles.</i></li> </ul>

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	<p><i>ASTM-certified biodiesel, an alternative to petroleum diesel, has become commercially available in the Air Basin.</i></p> <ul style="list-style-type: none"> <li>▪ regional initiatives to improve air quality</li> </ul> <p><i>Transportation Control Measure 7.2.6: Projects which implement this TCM foster more efficient land use patterns, improve mobility through reduced congestion, provide accessibility via more efficient transportation modes, improve efficiency of goods movement, and reduce the environmental impact of new development, especially impacts to air quality. Projects which implement this TCM may also develop area-wide source and indirect source control programs. AMBAG is in its second year of Blueprint Planning. Blueprint planning is a statewide initiative funded by Caltrans to encourage regionally integrated, comprehensive transportation and land-use planning. AMBAG continues to work with jurisdictions and other agencies to reduce air quality impacts of new development through Blueprint Planning and related policy and land use planning education efforts. Many projects listed as implementing other TCMs may also implement this one.</i></p> <ul style="list-style-type: none"> <li>▪ Other Air Quality Control Plan Policies/Programs are parallel to many of those listed under the TAMC Monterey County Regional Transportation Plan above.</li> </ul>
<p>RWQCB Water Quality Control Plan for the Central Coast Basin</p>	<p>These new Policies/Programs are recommended for the “optional” level of consistency of the Basin Plan:</p> <ul style="list-style-type: none"> <li>▪ Protection of groundwater during demolition activities</li> <li>▪ Protection of groundwater from industrial activities (including concrete and asphalt recycling)</li> <li>▪ Project design using low-impact development and best management practices to reduce non-point source pollutants</li> </ul>
<p><b>Actions for Local General Plan/BRP Consistency</b></p>	
<p>City of Monterey General Plan</p>	<p>Requires BRP Consistency Determination.</p> <p>The City of Monterey includes a small portion of the southwest corner of the former Fort Ord. The current <i>Monterey General Plan</i> Land Use map shows Industrial and Parks and Open Space designations within the former Fort Ord territory. The land use designation for the City’s land is Public Facility/Institutional. The <i>Monterey General Plan</i> has not been submitted for evaluation by FORA for consistency with the BRP. Through the consistency determination process, this inconsistency between land use designations would be addressed.</p>

<p>2010 Monterey County General Plan</p>	<p>Requires BRP Consistency Determination.</p> <p>The County's <i>Fort Ord Master Plan</i> is part of the 2010 General Plan and was approved concurrently by the County on October 26, 2010. The Fort Ord Master Plan land use map essentially matches the BRP Land Use Concept, with the exceptions that: 1) the Youth Camp site near East Garrison is shown in the BRP as Public Facility/Institutional and in the Fort Ord Master Plan as Habitat Management; and 2) the Fort Ord Master Plan describes the East Garrison – Parker Flats land swap, but does not reflect changes on the land use map. The <i>2010 Monterey County General Plan</i> and <i>Fort Ord Master Plan</i> have not been submitted for evaluation by the FORA Board for consistency with the BRP. Through the consistency determination process, this inconsistency between land use designations would be addressed.</p>
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**Source:** EMC Planning Group 2012

Section 4.4. The BRP was found to be consistent with all other local and regional plans that were included in the analysis (please refer Scoping Report Section 4.4). Hence, these plans are not included in Table 10.

**Potential Options:**

- Determine that implementation of new or revised policies or programs to ensure BRP consistency with regional plans is not necessary.
- Direct staff to prepare policy and program options for achieving BRP consistency with regional plans.
- Enact new policies and/or programs to achieve BRP consistency with regional plans.
- Direct staff to coordinate the development of new policies with appropriate agency staff at regional agencies for which plan consistency is required.

**Synopsis of Public Comments:**

No public comments specific to this item.

### 3.4 Category III – Implementation of Policies and Programs

**Introduction**

The BRP contains a multitude of policies and programs that provide guidance for reuse of the former Fort Ord. Implementation of these policies and programs is enforced through deed notices recorded to alert land owners of the BRP policies, programs, and development constraints, in accordance with Master Resolution sections 8.01.010 (j) and (k). This chapter presents those policies and programs identified in the Scoping Report as incomplete. Some of the policies or programs are incomplete because events that would trigger implementation (such as development of a

specific area) have not yet occurred. Other policies or programs are not contingent on triggering events, and should be implemented as soon as feasible. However, implementation of BRP policies and programs needs to be considered in the context of a plan with an anticipated lifespan of 40 to 60 years, and it must be recognized that jurisdictions will need to implement these incrementally over time.

Policies and programs identified in the Scoping Report as ongoing are not included in this section. Ongoing programs are those that are implemented on an as-needed basis (for example, archaeological monitoring for development projects) and have no finite program-wide beginning or end point, whereas this section focuses on policies and programs that have either not yet begun or have begun but not completed. Because implementation of the ongoing programs is no less important, jurisdictions are encouraged to refer to the Scoping Report for a list of those programs, as continued implementation is necessary. The policies and programs are presented in the order they appear in the BRP. Additionally, several mitigation measures from the BRP EIR are identified in the Scoping Report as incomplete, and these are included in this section.

FORA member jurisdictions are responsible for implementing most of the BRP policies and programs; FORA is responsible for implementing a smaller subset of the policies and programs. This chapter presents potential options for FORA to facilitate implementation of policies and programs that to date remain incomplete.

**Background.** As described in Section 3.6, Category V - FORA Procedures and Operations, regular tracking and reporting of the implementation status of policies and programs contained in the BRP is one of the topics described for consideration by the FORA Board. The results of the first effort to identify and report on the status of policy and program implementation were included in Scoping Report Section 4.1, Review of BRP Goals, Objectives, Policies,

**Table 11 Policies, Programs, and Mitigation Measures for Which Implementation is Incomplete**

City of Marina
Residential Land Use Program B-2.2– University Villages (Dunes)/East Garrison Zoning Compatibility
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Recreation/Open Space Land Use Program B-1.2 – Prepare Open Space Plan showing Open Space within Jurisdiction
Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages
Recreation/Open Space Land Use Program E-1.4 – Coordinate Adjustments for Equestrian/Community Park Facility
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.1 – Assign Street and Roadway Classifications/Construct Consistent with Reuse Plan Standards
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy D-4 – Plan for Long-Term Maintenance of Public Parks
Recreation Program E-1.2 – Golf Course as Interim Land Use within Planned Residential District
Recreation Program F-2.1 – Adopt Comprehensive Trails Plan and Incorporate into General Plan
Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Hydrology and Water Quality Program B-1.5 - Promote On-Site Water Collection
Hydrology and Water Quality Program C-4.1 –Develop Program Preventing Siltation of Waterways
Biological Resources Program A-1.2 – Monitor Salinas River Habitat Area and Submit Reports to CRMP
Biological Resources Program A-1.3 – Contract with Appropriate CRMP Agency to Manage Salinas River Habitat Area

Biological Resources Program A-2.1 - Implement and Submit Habitat Management Protection Measures for Marina Habitat Area #2
Biological Resources Program A-2.2 – Limit Development in Marina Habitat Area #2
Biological Resources Program A-2.3 – Construct Gates or Vehicle Barriers to Prevent Travel within Habitat Area #2
Biological Resources Program A-2.4 – Maintain Small Areas within Habitat Area #2 for Spineflower Habitat
Biological Resources Program A-2.5 – Monitor Habitat Area #2 and Submit Reports to CRMP
Biological Resources Program A-2.6 – Contract with Appropriate CRMP Agency to Manage Natural Resources within Habitat Area #2
Biological Resources Program A-3.3 – Monitor Habitat Preserves for Yadon’s Piperia and Submit Reports to CRMP
Biological Resources Program A-4.1 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas
Biological Resources Program A-6.1 – Encourage Use of Native Vegetation for Landscaping of Community Park (North of Imjin Rd.)
Biological Resources Program A-6.2 – Install Interpretive Displays within Community Park (North of Imjin Rd.)
Biological Resources Program C-2.2 – Provide Development Standards for Development that Incorporates Oak Woodlands Elements
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas
Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I

Category III

Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Fire Flood and Emergency Management Program C-1.1 – Identify Emergency Evacuation Routes and Adopt Fort Ord Evacuation Routes Map
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies
Mitigation Measure (hydrology/water quality) - Adopt and Enforce Storm Water Detention Plan
<b>City of Seaside</b>
Residential Land Use Program C-1.4 – Prepare Specific Plan in University Village District
Residential Land Use Program E-1.1 - Prepare Specific Plan in University Village) District
Residential Land Use Program E-3.2 – Prepare Pedestrian/Bikeway Plans
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Residential Land Use Program F-1.3 – Document Contracts Between FORA and Homeless Service Providers, Submit to HUD
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Commercial Land Use Program D-1.2 – Designate Convenience/Specialty Retail Use on Zoning Map
Commercial Land Use Program E-2.2 – Prepare Pedestrian/Bikeway Plans
Recreation/Open Space Land Use Program B-1.2 – Prepare Open Space Plan showing Open Space within Jurisdiction
Recreation/Open Space Land Use Program C-3.1 - Habitat Protection Area for Community Park in Seaside Residential Planning Area
Recreation/Open Space Land Use Program D-1.3 – Designate Special Design Districts along Main Gate, South Village, and SR1
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Pedestrians and Bicycles Program A-1.1 – Prepare Pedestrian System Plan
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy D-4 – Plan for Long-Term Maintenance of Public Parks
Recreation Program F-2.1 – Adopt Comprehensive Trails Plan and Incorporate into General Plan

Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Hydrology and Water Quality Program B-1.5 - Promote On-Site Water Collection
Hydrology and Water Quality Program C-4.1 –Develop Program Preventing Siltation of Waterways
Biological Resources Policy A-8 and A-6 no jurisdiction
Biological Resources Program B-2.1 – Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program B-2.2 – Monitor Designated Oak Woodland Conservation Areas in Compliance with HMP
Biological Resources Program C-2.1 – Adopt Ordinance Addressing Preservation of Oak Trees
Biological Resources Program C-2.5 - Adopt Ordinance Addressing Preservation of Oak Trees
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas
Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I
Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Seismic and Geologic Hazards Program A-3.1 - Amend General Plan and Zoning to Designate Areas with Seismic Risk as Open Space
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies

Category III

Monterey County
Residential Land Use Program A-1.2 – Infill Residential Zoning for CSUMB
Residential Land Use Program B-2.1 - East Garrison Zoning Compatibility
Residential Land Use Program B-2.2 – University Villages (Dunes)/East Garrison Zoning Compatibility
Residential Land Use Program C-1.1 – New Residential Area in the Eucalyptus Planning Area
Residential Land Use Program E-1.1 - Prepare Specific Plan(s) for UC MBEST Center
Residential Land Use Program E-2.1 – Designate Convenience/Specialty Retail Use Zone
Residential Land Use Program F-1.1 – Guidelines Facilitating Relationship Between FORA and Homeless
Residential Land Use Program F-1.3 – Document Contracts Between FORA and Homeless Service Providers, Submit to HUD
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Residential Land Use Program I-1.2 - Ensure Development Consistency with Community Design Principles and County’s Design Guidelines
Residential Land Use Program J-1.1 – Amend Monterey Peninsula Area Plan & Provide Zoning Consistent with CSUMB Master Plan
Commercial Land Use Program A-1.1 – Amend General Plan and Zoning to Designate Commercial Densities Consistent with Reuse Plan
Commercial Land Use Program B-1.1 - Amend General Plan and Zoning to Designate Visitor-Serving Densities Consistent with Reuse Plan
Commercial Land Use Program B-2.1 – Amend General Plan and Zoning to Prohibit Card Rooms or Casinos
Commercial Land Use Program C-1.1 – Amend Zoning to Provide Commercial Densities Consistent with Reuse Plan
Commercial Land Use Program D-1.2 – Designate Convenience/Specialty Retail Use on Zoning Map
Commercial Land Use Program F-1.1 – Prepare Design Guidelines for Commercial Development
Recreation/Open Space Land Use Program A-1.2 – Natural Ecosystem Easement Deed Restriction
Recreation/Open Space Land Use Program C-1.1 – Amend Greater Monterey Peninsula Area Plan and Zoning to Designate Park Facilities
Recreation/Open Space Land Use Program C-1.3 – Designate Land Uses for Specific Park Locations and Acreages
Recreation/Open Space Land Use Program C-3.1 - Habitat Protection Area for Community Park in Seaside Residential Planning Area
Recreation/Open Space Land Use Program D-1.3 – Designate Special Design Districts along Main Gate, South Village, and SR1

Recreation/Open Space Land Use Program E-1.4 – Coordinate Adjustments for Equestrian/Community Park Facility
Institutional Land Use Program A-1.2 – Designate Lands Adjacent to CSUMB for Compatible Use
Institutional Land Use Program A-1.4 – Minimize Impacts of Land Uses Incompatible with Public Lands
Institutional Land Use Program D-2.1 – Prepare Design Guidelines for Implementing Institutional Development
Institutional Land Use Program D-2.2 – Ensure Institutional Development Design is Consistent with Reuse Plan
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.1 – Assign Street and Roadway Classifications/Construct Consistent with Reuse Plan Standards
Streets and Roads Program C-1.2 – Preserve Sufficient ROW for Anticipated Future Travel Demands
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Transit Program A-1.2 – Develop Program for Locating Bus Stop Facilities
Recreation Policy C-1 – Establish an Oak Tree Protection Program
Recreation Policy G-1 – Incentivize Development of Parks and Open Space within Individual Districts and Neighborhoods
Recreation Policy G-2 – Encourage Creation of Private Parks and Open Space as Component of Private Development
Recreation Policy G-3 – Adopt Landscape Standards Design for Public ROW Areas
Recreation Policy G-4 – Coordinate with Neighboring Jurisdictions for the Development of Park and Recreation Facilities
Biological Resources Program A-1.1 – Implement and Submit Habitat Management Protection Measures for County Habitat Area (Polygon 11a)
Biological Resources Program A-1.2 – Requirements for Management of Habitat Conservation Areas (Polygon 11a)
Biological Resources Program A-1.3 – Monitor County Habitat Area (Polygon 11a) and Submit Reports to CRMP
Biological Resources Program A-1.4 – Contract with Appropriate CRMP Agency to Manage Habitat Area (Polygon 11a) Resources
Biological Resources Program A-2 - Limit Development in East Garrison to 200 Acres
Biological Resources Program A-2.3 – Prepare Natural Habitats Management Plan for East Garrison, Submit to USFWS and CDFG
Biological Resources Program A-2.4 – Monitor Remaining Natural Areas within East Garrison and Submit Reports to CRMP

Category III

*Chapter 3: Topics and Options*

Biological Resources Program A-2.5 – Contract with Appropriate CRMP Agency to Manage Resources within East Garrison
Biological Resources Program A-3.3 - Prepare Natural Habitats Management Plan for RV/Youth Camp, Submit to USFWS and CDFG
Biological Resources Program A-3.4 – Require Interpretive Signs Describing Importance of RV/Youth Camp as Wildlife Corridor
Biological Resources Program A-3.5 – Require Surveys for Monterey Ornate Shrew in Natural Lands of RV/Youth Camp
Biological Resources Program A 4.2 – Control /Prevent Vehicle Access to Habitat Conservation and Corridor Areas in RV/Youth Camp
Biological Resources Program A 4.3 – Direct Lighting in Community Park and Residential Areas West of RV/Youth Camp away from Natural Lands
Biological Resources Program A 4.4 – Use Vegetation Native to Former Fort Ord in Landscaping for Community Park
Biological Resources Program A 4.5 – Include Interpretive Displays in Community Park
Biological Resources Program A 4.6 – Require Development Measures in Residential Lands Adjacent to Habitat Corridor
Biological Resources Program A 4.7 – Use Native Plants From On-Site Stock in all Landscaping in RV/Youth Camp
Biological Resources Policy A-8 and A-6 no jurisdiction
Biological Resources Program B-2.1 - Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program B-2.2 - Manage and Maintain Designated Oak Woodlands Conservation Areas
Biological Resources Program C-2.4 – County’s Tree Ordinance (Chapter 16.60) Restricts Removal of Oaks Trees
Biological Resources Program D-2.1 – Develop Interpretive Signs for Placement in Habitat Management Areas
Biological Resources Program E-1.1 – Submit Habitat Management Plan to USFWS and CDFG, through CRMP
Biological Resources Program E-1.2 – Provide BLM Evidence of Habitat Protection Measures for Lands Not Under HMP Resource Conservation or Management Requirements
Biological Resources Program E-2.1 – Conduct Land Use Status Monitoring for all Undeveloped Natural Lands
Noise Program A-1.1 – Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Program A-1.2 – Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Program B-1.1 – Develop Program to Reduce Noise Impacts to Currently Developed Areas

Noise Program B-2.1 - Adopt Land Use Compatibility Criteria for Exterior Community Noise
Noise Programs B-2.2 - Adopt Noise Ordinance to Control Noise from Non-Transportation Sources
Noise Policy B-3 – Require Acoustical Studies for all New Development Resulting in Noise Environments Above Range I
Seismic and Geologic Hazards Program A-1.2 – Setback Requirements Associated with Seismic Hazard Zones and Faults
Seismic and Geologic Hazards Program A-3.1 - Require Geotechnical Reports
Fire Flood and Emergency Management Program C-1.3 – Identify Critical Facilities Inventory and Establish Guidelines for Operations of Such Facilities During Emergencies
Mitigation Measure (historic resources) – Adopt Policy/Program Regarding Development Review Projects at East Garrison
Mitigation Measure (hydrology/water quality) - Adopt and Enforce Storm Water Detention Plan
<b>City of Del Rey Oaks</b>
Biological Resources Program A-8.1 - Prohibit Storm Water Discharge from Office Park Parcel into Frog Pond Natural Area
Biological Resources Program A-8.2 - Install Fuel Breaks and Barriers to Prevent Access to Polygons 31a and 31b
<b>Fort Ord Reuse Authority</b>
Residential Land Use Program I-1.1 – Prepare Design Guidelines for Development within Former Fort Ord
Commercial Land Use Program F-1.1 – Prepare Design Guidelines for Commercial Development
Streets and Roads Program B-1.2 – Identify and Coordinate with FORA to Designate Local Truck Routes
Streets and Roads Program C-1.5 – Designate Roadways in Commercial Zones as Truck Routes
Mitigation Measure (hydrology/water quality – Master Drainage Plan) – Master Drainage Plan to be Developed by FORA
Mitigation Measure (visual resources) - Policies to Implement Design Guidelines for Development on Bluffs to Avoid Visual Contrasts

**Notes:** This table presents BRP policies or programs that are identified as incomplete in the Scoping Report. Some of the policies or programs are incomplete because events that would trigger implementation (such as development of a specific area) has not yet occurred. Other policies or programs are not contingent on triggering events, and should be implemented as soon as feasible. Policies and programs identified as ongoing are not included in this table.

**Category III**

that will support residential revitalization and new housing construction at the former Fort Ord.			infrastructure and services (e.g., water, wastewater, streets, transit, and emergency services) to meet current and future needs
<i>Objective E: Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure</i>			
<b>Residential Land Use Policy E-1:</b> 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.		See BRP Programs below	
Program E-1.1: The City of Seaside shall prepare a specific plan for the University Village mixed-use planning district and incorporate provisions to support transportation alternatives to the automobile.		Incomplete ●	This specific plan has not been completed.
Program E-1.2: The [jurisdiction] shall encourage CSUMB in the preparation of its master plan to designate high-density residential development near convenience corridors and public transportation routes.		Complete ■	CSUMB has completed a master plan that includes high density housing (for students and faculty) generally at the north edges of the campus. Much of the housing is near the University Villages (Dunes) Specific Plan area, which includes the intermodal corridor.
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.		Ongoing ▲	The City has opened several streets that connect the established parts of the city to the Fort Ord lands, including Broadway Avenue after the base closed, and Hilby Avenue and San Pablo Avenue in 2012. Military Avenue is open for pedestrian and bicycle access to Coe Avenue. The Seaside Highlands subdivision included connecting streets with several connections to Coe Avenue.
<b>Residential Land Use Policy E-2:</b> The [jurisdiction] shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.		See BRP Programs below	
Program E-2.1: The [jurisdiction] shall designate convenience/specialty retail land use on its zoning map and		Complete ■	The Seaside zoning map includes a Community Commercial designation at Monterey

provide standards for development within residential neighborhoods.			Road/Coe Avenue and Mixed Use Commercial along Lightfighter Drive and Gigling Road. Consistency determinations for Seaside zoning on 12/11/98, 8/10/01 & 9/13/02.
<b>Residential Land Use Policy E-3:</b> 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.		See BRP Programs below	
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.		Complete ■	The City of Seaside utilizes primarily existing rights-of-way to provide access to residential areas. The City opened connections from existing residential areas to General Jim Moore Boulevard in 2012. The 2004 Seaside General Plan includes a new State Route 1 interchange to serve the golf course area.
Program E-3.2: The [jurisdiction] shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.		Incomplete ●	The City of Seaside adopted its Bikeways Transportation Master Plan in 2007. The TAMC Bicycle and Pedestrian Master Plan includes planned pedestrian improvements in Seaside. However, the City of Seaside does not have its own pedestrian plan.
<i>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.</i>			
<b>Residential Land Use Policy F-1:</b> The [jurisdiction] shall strive to meet the needs of the homeless population in its redevelopment of the former Fort Ord.		See BRP Programs below	
Program F-1.1: The [jurisdiction] shall develop guidelines to facilitate and enhance the working relationship between FORA and local homeless representatives.		Incomplete ●	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.

# FORT ORD REUSE AUTHORITY ADMINISTRATIVE COMMITTEE REPORT

## OLD BUSINESS

<b>Subject:</b> Post Reassessment Policy Options Consideration	
<b>Meeting Date:</b> January 16, 2013	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b> 7a	

### RECOMMENDATION(S):

- i. Receive a report on Post Reassessment workshop scheduling and format and
- ii. Receive a report on a proposed tentative work program schedule for the Regional Urban Design Guidelines (**Attachment A**).

### BACKGROUND:

#### Post Reassessment:

On December 14, 2012, the Board voted unanimously to formally receive the final Base Reuse Plan (BRP) Reassessment Report prepared by EMC Planning Group. The Reassessment Report identified a "menu" of policy options and potential BRP modifications for the FORA Board's consideration. The report grouped its main findings into five categories:

- I. Modifications and Corrections (i.e., typos, outdated references in the BRP, minor clarifications),
- II. Prior Board Actions and Regional Plan Consistency,
- III. Implementation of Policies and Programs,
- IV. Policy and Program Modifications, and
- V. FORA Procedures and Operations.

The five categories are briefly described beginning on page 1-4 of the final report, and are explored in depth in Chapter 3. The final report as received by the Board, integrating all previously identified corrections and revisions, is available on FORA's web site: <http://www.fora.org/resources.htm>.

The FORA Board will consider the staff's scheduling and framework proposal at its January 11, 2013 meeting.

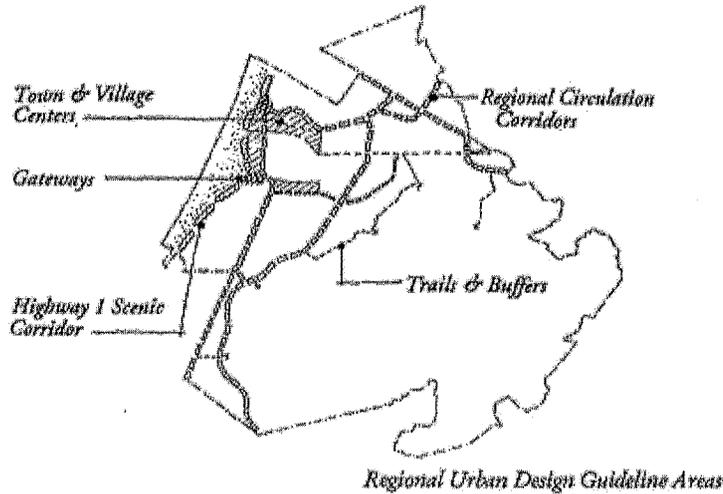
#### Regional Urban Design Guidelines:

Regional Urban Design Guidelines are identified in the list of "menu" of policy options in the Reassessment Report and are described as a requirement in 1997 BRP. In 2005, the FORA Board adopted "Highway 1 Scenic Corridor Design Guidelines," which addressed the State Highway 1 Scenic Corridor portion of the Regional Urban Design Guidelines. The remaining areas of regional importance that have not yet been adopted by the FORA Board for Regional Urban Design Guidelines include:

- Areas bordering the public accessible habitat-conservation areas,
- Major through roadways such as Reservation Road and Blanco Road, and
- Other areas to be determined.

The 1997 Base Reuse Plan (BRP) describes the Regional Urban Design Guidelines in more detail under Design Principle 6 on page 61. This BRP text and map are included below.

*“Design Principle 6: Adopt Regional Urban Design Guidelines. The visual character of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. The location of the Fort Ord property is such that it functions much like a gateway to Peninsula attractions such as the beach and dunes area which will be a state park; the communities of Monterey, Pacific Grove, Carmel; and the Carmel Valley, Big Sur and points south. Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula.*



Regional urban design guidelines will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord are from State Highway 1 (12th Street/Imjin Parkway and the Main Gate/Lightfighter areas) and from the east, areas bordering the public accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.”

The generic principles for such a design guideline program were worked out in detail and accepted by the Board at the time the Highway Scenic Corridor Design Guidelines were adopted. It is expected that the new work to be done will be based on this prior work. Staff notes that BRP elements already specify design requirements and certain major on-site roadways included in the 1997 BRP have been realigned or removed from the FORA Capital Improvement program; for example, the Blanco Road connector and the Fort Ord Expressway are no longer part of FORA’s CIP transportation obligations due to the 2005 FORA Fee Reallocation Study completed by AMBAG and TAMC. Staff has noted Administrative Committee comments concerning the need for visualizations and the need to consider timing vis a vis the Post Reassessment workshops.

**DISCUSSION:**

**Post Reassessment:**

Pending the results of the FORA Board direction on the January 11, 2013 post reassessment item, the Administrative Committee would advise the Board on these matters.

Regional Urban Design Guidelines:

A number of approaches could be used to conduct the proposed work program. Staff recommends that the FORA Administrative Committee or a working group of the FORA Administrative Committee make recommendations to the FORA Board as the Regional Urban Design Guidelines are developed. Another possible framework might include designating the FORA Planners working group to fulfill the advisory role.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

**COORDINATION:**

Authority Counsel

**Regional Urban Design Guidelines**

**Attachment A to Item 7a  
Admin. Com., 01-19-13**

<b>Task</b>	<b>Jan.-Feb.</b>	<b>Mar.-Apr.</b>	<b>May-June</b>	<b>July-Aug.</b>
Advisory Group recommends areas of regional importance to the FORA Board for inclusion in the Regional Urban Design Guidelines	X			
FORA Board considers Advisory Group's recommendations		X		
Advisory Group reviews 1st administrative draft Regional Urban Design Guidelines and provides feedback to staff			X	
Advisory Group reviews 2nd administrative draft Regional Urban Design Guidelines and recommends FORA Board approval			X	
FORA Board considers draft Regional Urban Design Guidelines				X
Final Regional Urban Design Guidelines made available on the FORA website				X

CONCUR, Inc. Proposed Scope of Work for Meeting Facilitation for the Fort Ord Reuse Authority Board  
Category IV Advisory Committee

SUMMARY OF EFFORT BY TASK	
<b>Task 1: Project Preparation</b>	
1.a: Confer with FORA Staff on planning for Category IV Approach	\$500.00
1.b: Outline structure of three meetings for Post-Reassessment Advisory Committee process	\$500.00
<b>Task 2: Confer with Work Team Members on Outline of Category III Process</b>	
2.a: Conduct individual interviews with Advisory Committee members	\$1,000.00
2.b: Summarize findings from interviews and prepare notes to inform internal planning	\$600.00
2.c: With FORA staff, finalize structure of Advisory Committee process	\$400.00
<b>Task 3: Prepare for and Convene 3 Advisory Committee Sessions and Develop Draft Documents</b>	
3.a: Draft Advisory Committee session agendas and finalize with FORA staff	\$600.00
3.b: Review and provide edits to meeting materials	\$1,000.00
3.c: Convene and facilitate 3 Advisory Committee meetings (assumes 2 in-person meetings and 1 via teleconference)	\$3,000.00
3.d: Review and provide edits to FORA meeting notes	\$1,200.00
<b>Task 4: Develop Report of Progress of Advisory Committee Deliberations Work Product</b>	
4.a: Work with FORA staff to develop concise summary of product(s) of Advisory Committee deliberations prior to May 17th Workshop	\$300.00
Professional	\$9,100.00
<b>TOTAL TASKS 1-4: \$9,100.00</b>	

**Key Working Assumptions:**

1. 2013 GSA Rates for Principal is \$222.85. We propose providing FORA a 10% discount for a rate of \$200.55, rounded down to the nearest dollar.
2. FORA will host conference calls.
3. FORA will duplicate and distribute meeting materials.

BREAKDOWN OF EFFORT BY TASK				
Task Description	Personnel	Rate	Hours	Total
<b>Task 1: Preparation and Overall Process and Project Design</b>				
1.a. Confer with FORA staff on planning for Category IV approach	Principal	\$200.00	2.5	\$500.00
	Subtask Subtotal			\$500.00
1.b. Outline structure of 3 meetings for Advisory Committee process and sequence of agenda topics	Principal	\$200.00	2.5	\$500.00
	Subtask Subtotal			\$500.00
<b>Task 1 Subtotal</b>			<b>5</b>	<b>\$1,000.00</b>
<b>Task 2: Category III Process Design</b>				
2.a. Schedule and conduct individual interviews with Work Team members to introduce the process and elicit insights on their interests and issues of greatest concern as we finalize the structure of the Work	Principal	\$200.00	5	\$1,000.00
	Subtask Subtotal			\$1,000.00
2.b. Summarize findings from interviews	Principal	\$200.00	3	\$600.00
	Subtask Subtotal			\$600.00
2.c. With FORA staff, finalize structure of Work Team process	Principal	\$200.00	2	\$400.00
	Subtask Subtotal			\$400.00
<b>Task 2 Subtotal</b>			<b>10</b>	<b>\$2,000.00</b>

CONCUR, Inc. Proposed Scope of Work for Meeting Facilitation for the Fort Ord Reuse Authority Board  
Category IV Advisory Committee

<b>Task 3: Prepare for and Convene 3 Work Team Sessions and Develop Draft Documents</b>				
3.a: Draft Work Team session agendas and finalize with FORA staff	Principal	\$ 200.00	3	\$600.00
	Subtask Subtotal			\$600.00
3.b: Review and provide edits to meeting materials in advance of the Work Team sessions	Principal	\$ 200.00	5	\$1,000.00
	Subtask Subtotal			\$1,000.00
3.c: Convene and facilitate 3 Work Team meetings (assumes 2 3-hour in-person meetings at the FORA offices in Marina, CA, and 1 3-hour teleconference; half of travel time of billed)	Principal	\$ 200.00	15	\$3,000.00
	Subtask Subtotal			\$3,000.00
3.d: Review and provide edits to FORA staff-drafted meeting notes and interim draft documents	Principal	\$ 200.00	6	\$1,200.00
	Subtask Subtotal			\$1,200.00
<b>Task 3 Subtotal</b>				<b>\$5,800.00</b>
<b>Task 4: Develop Report of Progress of Work Team Deliberations Work Product</b>				
summary of Work Team products prior to May 17th Workshop.	Principal	\$200.00	1.5	\$300.00
	Subtask Subtotal			\$300.00
<b>Task 4 Subtotal</b>				<b>\$300.00</b>
<b>Professional Services Subtotal</b>				
	Principal	\$200.00	45.5	\$9,100.00
<b>Subtotal Professional Services</b>				<b>\$9,100.00</b>
<b>GRAND TOTAL</b>				<b>\$9,100.00</b>