



- City of Seaside: In September 1991, the city submitted two separate requests to amend its SOI, with the goal of defining its Fort Ord SOI for general planning purposes. The proposed Seaside SOI boundaries would extend to the dunes area west of State Highway 1 and 10,000 feet into Monterey Bay, as well as east and south of the city's existing and General Plan SOI. As with all other requests related to the former Fort Ord, the city's request to LAFCO is on hold, pending completion of the Fort Ord Reuse Plan EIR.
- City of Del Rey Oaks: The city is currently meeting informally with LAFCO officials, the cities of Monterey and Seaside, and its General Plan consultants regarding SOI extension and annexation of Fort Ord Polygons 29a, 31a and 31b.
- City of Monterey: The city passed a resolution in 1983 to expand its SOI to include the Fort Ord planning area between South Boundary Road and Ryan Ranch and is still planning to request SOI expansion and annexation of Fort Ord Polygons 29 b, c, d and e within the next 20 years.

#### **4.1.1.3 Permitted Range of Land Uses for Fort Ord**

The permitted range of uses for designated land uses at the former Fort Ord is described by land use type on Table 3.4-1 3-2-2 in the Framework for the Reuse Plan. It offers density standards, description of intent and permitted range of uses for each land use category allowed at the former Fort Ord. As shown in the mix of uses included for each land category, the reuse plan encourages a creative approach to planning development by each jurisdiction.

The land Use Element addresses its topic in four major sections: Residential land use, Commercial land use, Recreation/ Open Space land Use, and Institutional Land use. For each section, the Element offers a summary of existing conditions, followed by objectives shared by each jurisdiction with lands on the former Fort Ord (Cities of Marina and Seaside, County of Monterey) and separate policies and programs for each jurisdiction.

The Land Use Element incorporates the permitted range of uses for designated uses at the former Fort Ord as described in Table 3.4-12-2. This information includes density standards, description of intent and permitted range of uses for each land use category described in the element.

The designation of uses for Fort Ord lands, which follows this system of permitted uses and has been described previously in the Land use framework, resulted in the Reuse Plan's Land use Concept for the former Fort Ord. The concept is shown by jurisdiction for the City of Marina, Figure 4.1-5, the City of Seaside, Figure 4.1-6, and the County of Monterey, Figure 4.1-7.

**Program C-1.4:** Development in the UC MBEST Center Cooperative Planning District shall be consistent with the University of California Master Plan for this area, in particular with regard to providing a mixed-use housing component.

*Objective D: Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.*

**Residential Land Use Policy D-1:** The City of Marina shall implement the Public Services and Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.

**Program D-1.1:** The City of Marina shall cooperate with FORA and provide adequate public facilities and services that will support residential revitalization and new housing construction at the former Fort Ord.

*Objective E: Coordinate the location, intensity, and mix of land uses with alternative transportation goals and transportation infrastructure.*

**Residential Land Use Policy E-1:** The City of Marina 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.

**Program E-1.1:** The City of Marina shall prepare one or more specific plans for the Marina Village and Mixed Used Corporate Center districts in the city's Town Center Planning Area which are designated as mixed use areas, in order to support transportation alternatives to the automobile.

**Program E-1.2:** The City of Marina shall encourage CSUMB in the preparation of its master plan to designate high-density residential development near convenience corridors and public transportation routes.

**Program E-1.32:** The City of Marina shall prepare one or more master or specific plans for the UC MBEST Center Cooperative Planning District and incorporate provisions to support transportation alternatives to the automobile.

**Residential Land Use Policy E-2:** The City of Marina shall encourage neighborhood retail and convenience/specialty retail land use in residential neighborhoods.

**Program E-2.1:** The City of Marina shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.

**Residential Land Use Policy E-3:** In areas of residential development, the City of Marina shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.

**Program E-3.1:** The City of Marina shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.

**Program A-1.1:** Amend the City's General Plan and Zoning Code to designate former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types desired for the community.

*Objective B: Ensure compatibility between residential development and surrounding land uses.*

**Residential Land Use Policy B-1:** The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.

**Program B-2.1:** The City of Seaside shall revise zoning ordinance regulations on the types of uses allowed in the city's districts and neighborhoods, where appropriate, to ensure compatibility of uses in the Fort Ord planning area.

**Program B-2.2:** The City of Seaside shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.

*Objective C: Encourage highest and best use of residential land to enhance and maximize the market value of residential development and realize the economic opportunities associated with redevelopment at the former Fort Ord.*

**Residential Land Use Policy C-1:** The City of Seaside shall provide opportunities for developing market-responsive housing in the Fort Ord planning area.

**Program C-1.1:** The City of Seaside shall develop an agreement with the U.S. Army to implement the reconfiguration of the POM Annex community (See Figure 4.1-8).

**Program C-1.2:** The City of Seaside shall zone and consider development of a golf course community in the New Golf Course Community District totaling 3,365 units. The ~~D~~istrict includes, the existing 297-unit Sun Bay apartment complex on Coe Road and 3,068 new housing units within the remainder of this District. The City of Seaside shall replace the remaining residential stock in the New Golf Course Community District with a range of market-responsive housing. Development of this area is contingent on the reconfiguration of the existing POM Annex so that the Army residential enclave is located totally to the east of ~~North-South Road~~ General Jim Moore Boulevard.

**Program C-1.3:** The City of Seaside shall assist the U.S. Army to reconfigure the POM Annex. The reconfigured POM Annex should include approximately 805 existing units on 344 acres east of General Jim Moore Boulevard and an additional 302 acres of surrounding, vacant land that is intended to be developed for housing to replace the existing POM Annex housing west of ~~North-South Road~~ General Jim Moore Boulevard.

**Program C-1.4:** The City of Seaside shall prepare a specific plan to provide





**Program F-1.3:** The County of Monterey shall support development of a standard format for the contracts between FORA and homeless service providers that must be submitted to the Federal Housing and Urban Development Agency with this reuse plan.

**Program F-1.4:** All properties under Title V of the McKinney Act shall be considered to be legal non-conforming uses, and shall be subject to an inspection by the building inspector subject to Health and Safety Codes.

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

**Residential Land Use Policy G-1:** The County of Monterey shall support broad design standards and accessible environments in developing the Fort Ord planning area.

**Program G-1.1:** The County of Monterey shall identify focused areas and develop inclusionary zoning to encourage group homes and flexibility in household size and composition.

**Program G-1.2:** The County of Monterey shall review all development plans with the goal of making the community more accessible.

**Program G-1.3:** The County of Monterey shall inventory those existing public facilities on former Fort Ord lands that warrant reduction in barriers and develop a long-term program to implement reduction in barriers.

*Objective H: Provide General Plan consistency between land use and housing elements.*

**Residential Land Use Policy H-1:** The County of Monterey shall incorporate policies in its Housing Framework consistent with Fort Ord policies for residential lands.

**Program H-1.1:** The County of Monterey shall revise its housing element to incorporate and address the policy direction in this plan, including but not limited to issues regarding additional housing stock, opportunities for affordable housing, and provisions for housing displacement.

*Objective I: Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.*

**Residential Land Use Policy I-1:** The County of Monterey shall adhere to the Community Design principles of the Fort Ord Reuse Plan Design Framework.

**Program I-1.1:** The County of Monterey shall prepare design guidelines for implementing development on former Fort Ord lands consistent with the Community Design Element of the Reuse Plan, regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

**Program I-1.2:** The County of Monterey shall review each development proposal for consistency with the regional urban design guidelines and the

General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework. ~~Community Design principles and the County's design guidelines.~~

**Commercial Land Use Policy E-2:** In areas of commercial development, the City of Marina shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.

**Program E-2.1:** The City of Marina shall delineate adequate circulation rights-of-way to and within each commercial area by creating circulation right-of-way plan lines.

**Program E-2.2:** The City of Marina shall prepare pedestrian and bikeway plans and link commercial development to residential areas and public transit.

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

*Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.*

**Commercial Land Use Policy F-1:** The City of Marina shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.

**Commercial Land Use Policy F-2:** The City of Marina shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.

**Program F-1.1:** The City of Marina shall prepare design guidelines for implementing commercial development on former Fort Ord lands consistent with the regional urban design guidelines (to be prepared by FORA) and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

**Program F-1.2:** The City of Marina shall review each commercial development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

### **City of Seaside**

*Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.*

**Commercial Land Use Policy A-1:** The City of Seaside shall allocate land in commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord jurisdictions and their trade areas. Commercial land use shall be designated as follows:

- **Regional Retail**

Gateway Regional Entertainment District (Polygon 15)  
43.78 acres, .25 FAR, 476,764 square feet

**Program B-1.2:** The City of Marina shall create an open space plan for the former Fort Ord showing the linkage of all open space areas within the City of Marina and linking to open space and habitat areas outside Marina.

**Recreation/Open Space Land Use Policy B-2:** The City of Marina shall use open space as a buffer between various types of land use.

**Program B-2.1:** The City of Marina shall review each development project at the former Fort Ord with regard to the need for open space and buffers between land uses.

**Program B-2.2:** The City of Marina shall encourage clustering of all types of land uses, where appropriate, to allow for a portion of each project site to be dedicated as permanent open space.

**Program B-2.3:** The City of Marina shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.

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

*Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.*

**Recreation/Open Space Land Use Policy C-1:** The City of Marina shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.

**Program C-1.1:** The City of Marina shall amend its General Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan.

**Program C-1.2:** The City of Marina shall use the following Recreation Standards established for Fort Ord reuse and based on existing Marina Community Standards:

- Provide and equip five park acres per one thousand residents.
- 2015 demand for park area: 42 acres.
- Full build-out for park area: 64 acres.





**Recreation/Open Space Land Use Policy C-3:** The City of Seaside shall coordinate land use designations for parks and recreation with adjacent uses and jurisdictions.

**Program C-3.1:** The City of Seaside shall include protection criteria in its plan for the community park in the Seaside Residential Planning Area (Polygon 24) for the neighboring habitat protection area in Polygon 25. Creation of this park will also require consideration of existing high-power electric lines and alignment of the proposed Highway 68 connector to General Jim Moore Boulevard.

**Program C-3.2:** The 50-acre community park in the University Planning Area (Polygon 18) should be sited, planned and managed in coordination with neighboring jurisdictions (CSUMB and County of Monterey).

**Program C-3.3:** The City of Seaside shall attempt to work out a cooperative park and recreation facilities agreement with MPUSD and CSUMB.

*Objective D: Retain open space to enhance the appearance of special areas that serve as primary gateways to the Fort Ord area.*

**Recreation/Open Space Land Use Policy D-1:** The City of Seaside shall protect the visual corridor along State Highway 1 to reinforce the character of the regional landscape at this primary gateway to the former Fort Ord and the Monterey Peninsula.

**Program D-1.1:** The City of Seaside shall designate the State Highway 1 corridor along the former Fort Ord as a special scenic corridor overlay design district in its zoning code.

**Program D-1.2:** The City of Seaside shall develop special design standards for the State Highway 1 Special Design District textual (and not graphic) and establish a hierarchy of gateways as a part of those standards to help define the Fort Ord community and signify a sense of entry and threshold into the community.

**Program D-1.3:** The City of Seaside shall designate the retail and open space areas along the Main Gate area (Polygon 15), the South Village mixed-use area (Polygon 20e), and a strip 500 feet wide (from the Caltrans ~~ROW~~<sup>Row</sup>) along State Highway 1 (Polygons 20a and 20h) as Special Design Districts to convey the commitment to high-quality development to residents and visitors.

**Program D-1.4:** For this Special Design District, the City of Seaside shall provide for such features as setbacks, architectural quality, landscaping and pedestrian access, buffers and height limits, as well compatibility with surrounding areas as a part of the design standards.

**Program D-1.5:** The City of Seaside shall develop a coordinated building and landscape design plan in conjunction with FORA and CSUMB representatives to create a “grand entry” at the main gate entrance area and shall work with the State Department of Parks and Recreation to create a secondary entry. The landscape plan shall enhance and reinforce the regional character of the main entrance area.



## County of Monterey

*Objective A: Encourage land uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.*

**Recreation/Open Space Land Use Policy A-1:** The County of Monterey shall protect irreplaceable natural resources and open space at former Fort Ord.

**Program A-1.1:** The County of Monterey shall identify natural resources and open space, and incorporate them into its Greater Monterey Peninsula Area Plan and zoning designations.

**Program A-1.2:** The County of Monterey shall cause to be recorded a Natural Ecosystem Easement deed restriction that will run with the land in perpetuity for all identified open space lands.

**Recreation/Open Space Land Use Policy A-2:** The County of Monterey shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.

**Program A-2.1:** As part of review of development projects, the County of Monterey shall evaluate and provide for the need for public open space.

*Objective B: Use open space as a land use link and buffer.*

**Recreation/Open Space Land Use Policy B-1:** The County of Monterey shall link open space areas to each other.

**Program B-1.2:** The County of Monterey shall create an open space plan for former Fort Ord showing the linkage of all open space areas with the County of Monterey as well as linking to open space and habitat areas outside the County.

**Recreation/Open Space Land Use Policy B-2:** The County of Monterey shall use open space as a buffer between various types of land use.

**Program B-2.1:** The County of Monterey shall review each ~~future~~ development projects for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into development plans of incompatible land uses as a condition of project approval. When buffers are required as a condition of approval adjacent to habitat management areas, the buffer shall be at least 150 feet. Roads shall not be allowed within the buffer area except for restricted access maintenance or emergency access roads.

**Program B-2.2:** The County of Monterey shall ~~require~~encourage clustering of all types of land uses, where appropriate, to allow for a portion of each project site to be dedicated as permanent open space.

**Program B-2.3:** The County of Monterey shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.

**Recreation/Open Space Land Use Policy E-1:** The County of Monterey shall limit recreation in environmentally sensitive areas, such as dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low-intensity recreation, dependent on the resource and compatible with its long term protection.

**Program E-1.1:** The County of Monterey shall assist the CDPR to develop and implement a Master Plan for ensuring the management of the former Fort Ord coastal dunes and beaches for the benefit of the public by restoring habitat, recreating the natural landscape, providing public access, and developing appropriate day use and overnight lodging facilities (limited to a capacity of 40 rooms).

**Program E-1.2:** The County of Monterey shall assist CDPR to carry out a dune restoration program for the Fort Ord Dunes State Park.~~coordinate with the State Department of Parks and Recreation to resolve the issue of a frontage roadway to connect the cities of Marina and Sand City.~~

**Program E-1.3:** The County of Monterey shall work with and support the Army to investigate clean-up of the Recreation/HMP District in the CSUMB/Recreation Planning Area (Polygon 8a). This area is proposed to be used for remediation and reuse research, habitat management, open space/recreation (including an equestrian center, a golf course opportunity site, and an amphitheater), and a convenience center. This proposed use is subject to capping of the landfill and remediation of groundwater beneath it. A minimum of 120 acres will require mitigation by the Army. The polygon is considered for an annexation request by the City of Marina. Drainage, slumping, toxic fumes or gases associated with old landfill need to be considered.

**Program E-1.4:** The proposed community park facility in the Recreation/HMP District in the CSUMB/Recreation Planning Area (Polygon 17a) will use about 30 acres of land currently dominated by oak woodland for an equestrian center and other recreational facilities. The park will serve as a gateway to trails in the Bureau of Land Management (BLM) area. The County of Monterey shall coordinate polygon and property boundary adjustments as needed to meet jurisdictional requirements of the County, the City of Marina and CSUMB.

**Program E-1.5:** The Youth Camp District in the Reservation Road Planning Area (Polygon 17b) is intended for rehabilitation of the existing travel camp. The County of Monterey shall assure that this planned use is compatible with adjacent land uses which may include a public safety agency training facility with shooting ranges in the East Garrison.

## 4.1.5 Institutional Land Use

### 4.1.5.1 Summary of Existing Conditions

#### **Fort Ord**

This land use category includes military support/industrial areas such as motor



**Program D-2.2:** The City of Marina shall review each institutional development proposal for consistency with the regional urban design guidelines and the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework.

### City of Seaside

*Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.*

**Institutional Land Use Policy A-1:** The City of Seaside shall review and coordinate with the universities, colleges and other school districts or entities the planning of both public lands designated for university-related uses and adjacent lands.

**Program A-1.1:** The City of Seaside shall request to be included in the master planning efforts undertaken by the California State University and shall take an active role to ensure compatible land uses ~~into~~ transitions between university lands and non-university lands.

**Program A-1.2:** The City of Seaside shall designate the land surrounding the CSUMB Planning Area for compatible use, such as Planned Development Mixed Use Districts, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and surrounding communities.

**Program A-1.3:** The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.

**Program A-1.4:** The City of Seaside shall minimize the impacts of land uses which may be incompatible with public lands, such as a regional retail and entertainment use in the Gateway Regional Entertainment District located at the western entrance of the CSUMB campus. The City shall coordinate the planning of this site with CSUMB and the City of Marina.

*Objective B: Consider special needs of schools in developing land and infrastructure.*

**Institutional Land Use Policy B-1:** The City of Seaside shall provide a compatible and safe environment for schools serving Fort Ord areas when planning land use and infrastructure improvements.

**Program B-1.1:** The City of Seaside shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools and ensure appropriate compatibility including all safety standards for development near schools, as a condition of project approval.

**Program B-1.2:** The City of Seaside shall inform the Monterey Peninsula Unified School District of all proposed land use and infrastructure improvements which may impact school and college sites.



**Program A-1.2:** The County of Monterey shall review, and if necessary, revise its zoning ordinance regulations on the types of uses allowed in areas adjacent to the UC MBEST Center Cooperative Planning District and the CSUMB Planning Area District, so as to ensure compatibility of uses; the County will adopt zoning standards to ~~provide~~ ensure a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.

**Program A-1.3:** The County of Monterey shall designate the land surrounding the UC MBEST Center Cooperative Planning District and CSUMB planning areas for compatible use, such as Business Park/Light Industrial/Office/R&D and Planned Development Mixed Use, to encourage use of this land for a university and research oriented environment and to prevent the creation of pronounced boundaries between the campus and surrounding communities.

**Program A-1.4:** The County of Monterey shall ~~minimize~~ the impacts of proposed land uses which may be incompatible with public lands, such as major roadways near residential or university areas, location of the York School expansion area adjacent to the habitat management area, and siting of the Monterey Peninsula College's Military Operations Urban Terrain (MOUT) law enforcement training program in the BLM Management/Recreation Planning Area.

*Objective B: Consider special needs of schools in developing land and infrastructure.*

**Institutional Land Use Policy B-1:** The County of Monterey shall provide a safe environment for schools serving Fort Ord areas when planning land use and infrastructure improvements.

**Program B-1.1:** The County of Monterey shall review all planning and design for Fort Ord land use and infrastructure improvements in the vicinity of schools and ensure appropriate compatibility, including all applicable safety standards for development near schools, as a condition of project approval.

(There is no Objective C discussion for the County of Monterey)

*Objective D: Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.*

**Institutional Land Use Policy D-1:** The County of Monterey shall support FORA in the preparation of regional urban design guidelines, including a scenic corridor design overlay area, to govern the visual quality of areas of regional importance.

**Institutional Land Use Policy D-2:** The County of Monterey shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for institutional development at the former Fort Ord.





*Objective D: Provide an adequate supply of on-street parking*

An adequate supply of parking provides important economic services to developments. Additionally, sufficient parking helps maintain efficient traffic circulation by minimizing the traffic created by drivers circulating in search of parking spaces. On-street parking provided as part of the streets and roads system is an important component of the parking supply at the former Fort Ord.

#### **4.2.2.5 Streets and Roads Policies and Programs**

*Objective A: An efficient regional network of roadways that provides access to the former Fort Ord.*

**Streets and Roads Policy A-1:** FORA and each jurisdiction with lands at former Fort Ord shall coordinate with and assist TAMC in providing funding for an efficient regional transportation network to access former Fort Ord and implement FORA's Development and Resource Management Plan (DRMP).

**Program A-1.1:** Each jurisdiction through FORA's DRMP, shall fund its "fair share" of "on-site," "off-site" and "regional" roadway improvements based on the nexus analysis of the TAMC regional transportation model. The nexus is described in the Public Facilities Improvement Plan, Volume 3 of the Reuse Plan, as amended from time to time. The nexus has been updated to reflect TAMC's re-prioritizing of improvements in the network and is reported in the "Fort Ord Regional Transportation Study," prepared by TAMC, January 6, 1997.

**Program A-1.2:** FORA will retain the flexibility to build roadway improvements to the "on-site" and "off-site" network, as described in the Reuse Plan, to serve development activities at the former Fort Ord. FORA will participate in reimbursement programs to recover expenses beyond Fort Ord's fair share when alternative programs for financing roadway and transit improvements are established.

**Program A-1.3:** Each jurisdiction, through FORA's DRMP shall participate in a regional transportation financing mechanism if adopted by TAMC, as provided in 3.11.5.3(a) of the DRMP. If not, FORA will collect and contribute Fort Ord's "fair share" to construction of a roadway arterial network in and around the former Fort Ord. FORA's participation in the regional improvements program constitutes mitigation of FORA's share of cumulative impacts.

**Program A-1.4:** In order for FORA to monitor the transportation improvements and to prevent development from exceeding FORA's level of service standards, each jurisdiction shall annually provide information to TAMC and FORA on approved projects and building permits within their jurisdiction (both on the former Fort Ord and outside the former base), including traffic model runs, traffic reports, and environmental documents.

*Objective B: Provide direct and efficient linkages from former Fort Ord lands to the regional transportation system.*



**Streets and Roads Policy B-1:** FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.

**Program B-1.1:** Each jurisdiction shall coordinate with FORA to design and provide an efficient system of arterials consistent with Figures 4.2-2 (in the 2015 scenario) and Figure 4.2-3 (in the buildout scenario) in order to connect to the regional transportation network.

**Program B-1.2:** Each jurisdiction shall identify and coordinate with FORA to designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of former Fort Ord.

*Objective C: Provide a safe and efficient street system at the former Fort Ord.*

**Streets and Roads Policy C-1:** Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with *Reuse Plan* design standards.

**Program C-1.1:** Each jurisdiction shall assign classifications (arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4).

**Program C-1.2:** Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on buildout of the FORA *Reuse Plan*.

**Program C-1.3:** Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.

**Program C-1.4:** Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).

**Program C-1.5:** Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.

**Streets and Roads Policy C-2:** Each jurisdiction shall provide improvements to the roadway network to address high accident locations.

**Program C-2.1:** Each jurisdiction shall collect accident data, identify and assess potential remedies at high accident locations and implement improvements to lower the identified high accident rates.

*Objective D: Provide an adequate supply of on-street parking.*

### **Roadway Design Standards**

**Streets and Roads Policy D-1:** Each jurisdiction shall provide a program of on-street parking.

**Program D-1.1:** Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.

**Program D-1.2:** Each jurisdiction shall provide adequate parking in urban areas for persons with disabilities, either as on-street parking on urban roadways or as on-site parking.

**Program D-1.3:** Each jurisdiction shall evaluate all new development proposals for the need to provide on-street parking as a part of the overall ~~on-street~~ parking program.

### 4.2.3 Transit

Transit service is essential to the circulation system as an alternative to auto transportation. It is especially important for the elderly, students, the disabled, and others who cannot drive or who do not have access to an automobile. Also, it can be an attractive transportation alternative for those who want to avoid the cost, stress, and delays of driving, and the nuisance of parking. Transit vehicles are generally less polluting on a per passenger basis, and can help to lessen roadway congestion.

Expanding transit service makes transit more accessible to more people. Providing more people with easy access to transit may increase transit market share, and can be accomplished by making service improvements (altering and expanding transit routes, schedules, and equipment), operational changes, or changes in fare policy.

Bus and rail transit are both potentially viable options as transit service is expanded to serve the former Fort Ord. The aggregate impact of an effective fixed-route transit system (i.e., rail) complemented by lower-capacity transit vehicles (i.e., buses) can be a logical and reasonable alternative to automobile use in areas where there is sufficient housing and employment.

#### 4.2.3.1 Existing Conditions

Monterey-Salinas Transit (MST) provides local bus service for the Monterey Peninsula. The service area includes the former Fort Ord as well as Seaside, Monterey, Marina, Carmel, and other Peninsula cities. Service originates from two primary locations: the Monterey Transit Plaza in central Monterey, and the Salinas Transit Center in downtown Salinas. There is connecting service between Monterey and Salinas via the former Fort Ord, as well as a Monterey-Marina line that serves the former Fort Ord. In October 1995, the Monterey-Marina line was modified to include service to CSUMB. This line (#7) operates with service approximately once each hour. Within the former Fort Ord, bus stops are located on General Jim Moore Boulevard, Gigling Road, Imjin Road, Abrams Drive, and Preston Drive. Not all bus stops have shelters.

RIDES is a countywide transit program for persons with disabilities and elderly people who cannot ride MST. The service provides wheelchair ~~lift~~~~life~~-equipped vans Monday through Friday between 7:00 a.m. and 11:00 p.m. A taxi





### 4.2.5.2 Objectives

*Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.*

TDM measures can be implemented that deemphasize SOV use and encourage walking, bicycling, car/vanpooling, and transit ridership (mode shift); reduce peak period travel (time shift); reduce VMT and/or reduce person trips. Overall, these strategies will result in fewer vehicles on the roadway, especially during the more congested periods of the day. The encouragement of non-vehicle travel is an important component of developing a pedestrian-oriented environment for the former Fort Ord. TDM is not restrict to work-related trips. It is anticipated that there will be a great deal of non-work-related travel, especially with the presence of CSUMB and related student travel, therefore, TDM measures should be examined that address all trips. Many TDM measures are interrelated with the land use planning for the former Fort Ord.

### 4.2.5.3 Policies and Programs

*Objective A: Deemphasize the need for vehicle travel to and within the former Fort Ord.*

**Transportation Demand Management Policy A-1:** TDM programs shall be encouraged.

**Program A-1.1:** Promote TDM programs at work sites.

Specific measures that can be pursued at the work site include: compressed work weeks, staggered/flexible work hours, telecommuting, on-site ridesharing, public transit subsidies, guaranteed ride home, bicycle facilities, and parking pricing.

**Program A-1.2:** Promote TDM programs in residential developments, retail centers, and other activity centers.

**Program A-1.3:** Require new development to incorporate design features that will strengthen TDM programs.

**Program A-1.4:** Enforce CMP trip reduction programs.

## 4.2.6 Land Use and Transportation

### 4.2.6.1 Existing Conditions

Local land use planning is another method of managing regional traffic growth as well as local traffic problems. This General Plan includes land use policies aimed at providing the former Fort Ord with a cohesive community through:

- identifiable centers to add focus to the larger area;
- diversity and choice to enhance opportunity and interaction;
- alternative transportation that stresses access vs. speed and encourages a pedestrian-friendly environment;



- housing diversity in type, density, and location; and
- ~~national~~natural and preserved areas that link all sectors together in a seamless way.

The policies listed above can be found in the Land Use Element of this General Plan, along with a specific description of the existing land use conditions.

#### **4.2.6.2 Objectives**

*Objective A: A transportation system that supports the planned land use development patterns.*

The relationship between the transportation system and land use planning is an interactive one. As stated above, one of the policies of the land use element is to support alternative transportation use. The transportation system can support this goal by providing the infrastructure necessary to use alternative transportation modes, and by not oversupplying infrastructure oriented to the use of the automobile, particularly single-occupant vehicles.

#### **4.2.6.3 Policies and Programs**

*Objective A: A transportation system that supports the planned land use development patterns.*

**Land Use and Transportation Policy A.1:** Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.

**Program A.1-1:** Each jurisdiction shall support development of a travel demand model covering lands at former Fort Ord to help evaluate the relationship between land use and transportation system.

**Program A-1.2:** Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions, require measures such as TDM programs and traffic impact fees to mitigate these impacts.

**Land Use and Transportation Policy A.2:** The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.

**Program A-2-1:** Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for ~~all~~ incorporation into all roadway designs.



### 4.3.1.3 Recreation Policies and Programs

#### City of Marina

All physical features discussed in the City of Marina Policies and Programs section are shown in Figure 4.3-1, the Marina Recreation and Open Space Element Plan.

*Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

**Recreation Policy A-1:** The City of Marina shall work with the California State Park System to coordinate the development of Fort Ord Dunes Beach State Park.

**Recreation Policy A-2:** The City of Marina shall support the development of a regional Visitor Center/Historical Museum complex adjacent to the 8th Street entrance to Fort Ord Dunes Beach State Park which will serve as a an orientation center to communicate information about all ~~of~~ the former Fort Ord's recreation opportunities.

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

**Recreation Policy B-1:** The City of Marina shall designate a Scenic Corridor adjacent to State Highway 1 to preserve and enhance the State Highway 1 viewshed.

Program B-1.1: The City of Marina shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape theme with regards to permitted plantings, as well as other design features.

Program B-1.2: The City of Marina shall incorporate landscape buffers and/or other mechanisms adequate to mitigate the potential visual impacts on State Highway 1 Scenic Corridor from development within the Mixed Use Corporate Center and Del Monte Mixed Use Districts (polygons 2a and 2b).

**Recreation Policy B-2:** The City of Marina shall establish landscape gateways into the former Fort Ord along major transportation corridors with the intent of establishing a regional landscape character.

*Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.*

**Recreation Policy C-1:** The City of Marina shall establish an oak tree protection program to ensure conservation of existing coastal live oak wood lands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.*

**Recreation Policy G-1:** The City of Marina shall use incentives to promote the development of an integrated, attractive park and open space system during the ~~development-planning~~ of individual districts and ~~neighborhood's neighborhoods~~ within the former Fort Ord.

**Recreation Policy G-2:** The City of Marina shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.

**Recreation Policy G-3:** The City of Marina shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** The City of Marina shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Seaside, Monterey County, CSUMB, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education*

**Recreation Policy H-1:** The City of Marina shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on Marina habitat management lands.

### City of Seaside

All physical features discussed in the City of Seaside Policies and Programs section are shown in Figure 4.3-2, the Seaside Recreation and Open Space Element Plan.

*Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

**Recreation Policy A-1:** The City of Seaside shall work with the California State Park System to coordinate the development of Fort Ord ~~Beach-Dunes~~ State Park.

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

**Recreation Policy B-1:** The City of Seaside shall create a Scenic Corridor adjacent to State Highway 1 to preserve and enhance the State Highway 1 viewshed.

Program B-1.1: The City of Seaside shall establish guidelines for minimum landscaping standards within the corridor which incorporate a regional landscape



Program B-1.2: The City of Seaside shall require that all development within the Regional Retail and Golf Course Housing Districts incorporate landscape buffers adequate to screen visual intrusion into the State Highway 1 Scenic Corridor.

**Recreation Policy B-2:** The City of Seaside shall establish landscape gateways into the former Fort Ord along major transportation corridors to establish a regional landscape character.

*Objective C: Promote the goals of the Habitat Management Plan through the sensitive siting and integration of recreation areas which enhance the natural community.*

**Recreation Policy C-1:** The City of Seaside shall establish an oak tree protection program to ensure conservation of existing coastal live oak wood lands in large corridors within a comprehensive open space system. Locate local and regional trails within this system.

*Objective D: Establish a system of community and neighborhood parks which provide recreation opportunities reflective of local community standards.*

**Recreation Policy D-1:** The City of Seaside shall designate and locate park facilities to adequately serve the current and projected population of Seaside within the former Fort Ord for both active recreation as well as to provide for passive uses such as scenic vistas, fish and wildlife habitat, and nature study.

**Recreation Policy D-2:** The City of Seaside shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the adopted City of Seaside standard of 2 acres of neighborhood parkland and 1 acre of community parkland per 1,000 population.

**Recreation Policy D-3:** The City of Seaside shall maximize use of existing former military recreation facilities as a catalyst for creation of quality parks and recreation opportunities.

**Recreation Policy D-4:** The City of Seaside shall develop a plan for adequate and long-term maintenance for every public park prior to construction.

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

**Recreation Policy E-1:** Seaside shall identify an appropriate amount of commercial recreation opportunity sites in compatible settings to ensure that these recreation opportunities are realized. These uses will be considered compatible land uses where identified.

Program E-1.1: The City of Seaside shall designate the existing golf course as a recreation opportunity site, and to be operated as a commercial venture.

*Objective F: Create a unified system of hiker/biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

**Recreation Policy F-1:** The City of Seaside shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means





**Recreation Policy F-2:** The City of Seaside shall encourage the development of alternative means of transportation for recreation and other travel.

Program F-2.1: The City of Seaside shall adopt a Comprehensive Trails Plan, and incorporate it into its General Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within that portion of the former Fort Ord within Seaside-Marina's jurisdiction, create a trail hierarchy, and coordinate trail planning with other jurisdictions within Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.*

**Recreation Policy G-1:** The City of Seaside shall use incentives to promote the development of an integrated, attractive park and open space system during the development planning of individual districts and neighborhood's neighborhoods within the former Fort Ord.

**Recreation Policy G-2:** The City of Seaside shall encourage the creation of private parks and open space as a component of private development within the former Fort Ord.

**Recreation Policy G-3:** The City of Seaside shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** The City of Seaside shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the City of Marina, Monterey County, CSUMB, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education*

**Recreation Policy H-1:** The City of Seaside shall work with educational and environmental institutions and organizations to create opportunities for environmental learning experiences on Seaside open space and recreation lands.

### Monterey County

All physical features discussed in the Monterey County Policies and Programs section are shown in Figure 4.3-3, the Monterey County Recreation and Open Space Element Plan.

*Objective A: Integrate the former Fort Ord's open spaces into the larger regional open space system, making them accessible as a regional resource for the entire Monterey Peninsula.*

**Recreation Policy A-1:** Monterey County shall provide for adequate access to BLM recreation area.

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



**Recreation Policy E-3:** Monterey County shall coordinate with the City of Marina and the BLM to create an equestrian center/trail access point into the BLM lands within Marina's Community Park on Intergarrison Road.

Program E-3.1: Monterey County shall designate an equestrian trail between the former landfill area equestrian center and the Marina Community Park along Intergarrison Road, including a safe crossing point of Intergarrison Road.

*Objective F: Create a unified system of hiker/biker and equestrian trails which links all sectors of the former Fort Ord and encourages alternative means of transportation.*

**Recreation Policy F-1:** Monterey County shall reserve sufficient space within key transportation arterials to accommodate paths for alternative means of transportation.

**Recreation Policy F-2:** The County of Monterey shall encourage the development of alternative means of transportation for recreation and other travel.

Program F-2.1: The County of Monterey shall adopt a Comprehensive Trails Plan, and incorporate it into its Greater Monterey Peninsula Area Plan. This Trail Plan will identify desired hiker/biker and equestrian trails within that portion of the former Fort Ord within Marina's jurisdiction, creates a trail hierarchy, and coordinates trail planning with other jurisdictions within the former Fort Ord boundaries in order to improve access to parks, recreational facilities and other open space.

*Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.*

**Recreation Policy G-1:** Monterey County shall use incentives to promote the development of an integrated, attractive park and open space system during the ~~development-planning~~ of individual districts and ~~neighborhood's neighborhoods~~ within the former Fort Ord to encourage recreation and the conservation of natural resources.

**Recreation Policy G-2:** Monterey County shall encourage the creation of private parks and open space as a component of private development within Fort Ord.

**Recreation Policy G-3:** Monterey County shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities, institutional grounds, and other public and semi-public settings within the former Fort Ord.

**Recreation Policy G-4:** Monterey County shall coordinate the development of park and recreation facilities with neighboring jurisdictions including the Cities of Seaside and Marina, CSUMB, Monterey Peninsula Regional Parks District, California State Parks, and the Bureau of Land Management.

*Objective H: Promote environmental education.*



**Soils and Geology Policy A-4:** The City shall continue to enforce the applicable ~~Uniform~~-Building Code to minimize erosion and slope instability problems.

**Soils and Geology Policy A-5:** Before issuing a grading permit, the City shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The City shall require that engineering and design techniques be recommended and implemented to address these limitations.

Program A-5.1: See Program A-2.3 above.

Program A-5.2: The City shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.

**Soils and Geology Policy A-6.** The City shall require that development of lands having a prevailing slope above 30% include implementation of adequate erosion control measures.

Program A-6.1: The City shall prepare and make available a slope map to identify locations in the ~~study area~~ former Fort Ord where ~~slopes~~slope poses severe constraints for particular land uses.

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

Program A-2.3: See description of this program above.

Program A-6.2: The City shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.

*Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.*

**Soils and Geology Policy B-1:** The City shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology's mineral resource "classification-designation" system, and provide for the protection of these areas.

Program B-1.1: If the City determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the City shall designate these areas in a mineral resource or similar land use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.

Program B-1.2: On property titles in the affected mineral resource protection areas, the City shall record a notice identifying the presence of valuable mineral resources.



**Soils and Geology Policy B-2:** The City shall protect designated mineral resource protection areas from incompatible land uses.

Program B-2.1: If so provided, the City shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible adjacent land uses.

Program B-2.2: If so provided, the City shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.

**Soils and Geology Policy B-3:** Prior to granting permits for operation, the City shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.

Program B-3.1: The City shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.

**Soils and Geology Policy B-4:** The City shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.

*Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.*

**Soils and Geology Policy C-1:** The City shall support and encourage existing state and federal soil conservation and restoration programs within its borders.

**Soils and Geology Policy C-2:** The City shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the City.

Program C-2.1: The City shall require that the ~~land~~ recipients ~~of land properties~~ within the former Fort Ord implement the Fort Ord Habitat Management Plan.

### **City of Seaside**

*Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.*

**Soils and Geology Policy A-1:** In the absence of more detailed site-specific information, the City shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.

**Soils and Geology Policy A-2:** The City shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be



subject to the approval of the public works director for the City of Seaside. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.

Program A-2.1: The City shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the City to be used by all future development at the former Fort Ord.

Program A-2.2: The City shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the City's sphere of influence.

Program A-2.3: The City shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord. to be used by all future development at the former Fort Ord.

**Soils and Geology Policy A-3:** Through site monitoring, the City shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.

**Soils and Geology Policy A-4:** The City shall continue to enforce the applicable ~~Uniform~~ Building Code to minimize erosion and slope instability problems.

**Soils and Geology Policy A-5:** Before issuing a grading permit, the City shall require that geotechnical reports be prepared for developments proposed on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The City shall require that engineering and design techniques be recommended and implemented to address these limitations.

Program A-5.1: See Program A-2.3 above.

Program A-5.2: The City shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.

**Soils and Geology Policy A-6:** The City shall require that development of lands having a prevailing slope above 30% include implementation of adequate erosion control measures.

Program A-6.1: The City shall prepare and make available a slope map to identify locations in the study area former Fort Ord where slopes poses severe constraints for particular land uses.

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

Program A-2.3: See description of this program above.

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**Soils and Geology Policy C-2:** The City shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the City.

Program C-2.1: The City shall require that the ~~land~~-recipients of land properties—within the former Fort Ord implement the Fort Ord Habitat Management Plan.

## Monterey County

*Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of soil resources.*

**Soils and Geology Policy A-1:** In the absence of more detailed site-specific information, the County shall use the Natural Resources Conservation Service's Soil Survey of Monterey County in determining the suitability of soil for particular land uses.

**Soils and Geology Policy A-2:** The County shall require developers to prepare and implement erosion control and landscape plans for projects that involve high erosion risk. Each plan shall be prepared by a registered civil engineer or certified professional in the field of erosion and sediment control and shall be subject to the approval of the public works director for the County of Monterey. The erosion component of the plan must at least meet the requirements of Storm Water Pollution Prevention Plans (SWPPPs) required by the California State Water Resources Control Board.

Program A-2.1: The County shall develop and make available a list and description of feasible and effective erosion control measures for various soil conditions within the County to be used by all future development at former Fort Ord.

Program A-2.2: The County shall develop and make available a list of recommended native plant and non-invasive non-native plant species, application rates, and planting procedures suitable for erosion control under various soil, slope, and climatic conditions that may be encountered in the County's sphere of influence.

Program A-2.3: The County shall develop and make available a list and description of feasible and effective engineering and design techniques that address the soil limitations characteristic of the former Fort Ord to be used by all future development at the former Fort Ord.

**Soils and Geology Policy A-3:** Through site monitoring, the County shall ensure that all measures included in the developer's erosion control and landscape plans are properly implemented.

**Soils and Geology Policy A-4:** The County shall continue to enforce the applicable ~~Uniform~~ Building Code to minimize erosion and slope instability problems.

on soils that have limitations as substrates for construction or engineering purposes, including limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The County shall require that engineering and design techniques be recommended and implemented to address these limitations.

Program A-5.1: See Program A-2.3 above.

Program A-5.2: The County shall designate areas with severe soil limitations, such as those related to piping, low-strength, and shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.

**Soils and Geology Policy A-6:** The County shall require that development of lands having a prevailing slope above 30% include implementation of adequate erosion control measures.

Program A-6.1: The County shall prepare and make available a slope map to identify locations in the study area where slope poses severe constraints for particular land uses.

Program A-2.1: See description of this program above.

Program A-2.2: See description of this program above.

Program A-2.3: See description of this program above.

Program A-6.2: The County shall designate areas with extreme slope limitations for open space or similar use if adequate erosion control measures and engineering and design techniques cannot be implemented.

*Objective B: Provide for mineral extraction and reclamation activities that are consistent with the surrounding natural landscape, proposed future land uses, and soil conservation practices.*

**Soils and Geology Policy B-1:** The County shall identify areas of highly valuable mineral resources within the former Fort Ord, based on the State of California Division of Mines and Geology's mineral resource "classification-designation" system, and provide for the protection of these areas.

Program B-1.1: If the County determines that valuable mineral resources warranting protection are contained within the former Fort Ord, the County shall designate these areas in a mineral resource or similar land use category that would afford them protection; these areas shall also be zoned in a district consistent with this designation.

Program B-1.2: On property titles in the affected mineral resource protection areas, the County shall record a notice identifying the presence of valuable mineral resources.

**Soils and Geology Policy B-2:** The County shall protect designated mineral resource protection areas from incompatible land uses.



Program B-2.1: If so provided, the County shall specify in its mineral resource protection zoning district a requirement that provides sufficient buffers between mining activities and incompatible adjacent land uses.

Program B-2.2: If so provided, the County shall specify in its mineral resource protection zoning district those uses that are deemed compatible with mining activities.

**Soils and Geology Policy B-3:** Prior to granting permits for operation, the County shall require that mining and reclamation plans be prepared for all proposed mineral extraction operations.

Program B-3.1: The County shall develop and make available a list of issues to be considered and mitigated in mining and reclamation plans, including, but not limited to, the following: buffering, dust control, erosion control, protection of water quality, noise impacts, access, security, and reclamation.

**Soils and Geology Policy B-4:** The County shall require the posting of bonds for new mining permits if it determines that such a measure is needed to guarantee the timely and faithful performance of mining and reclamation plans.

*Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.*

**Soils and Geology Policy C-1:** The County shall support and encourage existing state and federal soil conservation and restoration programs within its borders.

**Soils and Geology Policy C-2:** The County shall consider the compatibility with existing soil conditions of all habitat restoration, enhancement, and preservation programs undertaken within the County.

Program C-2.1: The County shall require that the recipients of land ~~recipients of properties~~ within the former Fort Ord implement the Fort Ord Habitat Management Plan.

## 4.4.2 Hydrology and Water Quality

### 4.4.2.1 Summary of Existing Conditions

Following is a brief discussion of the hydrology and surface water and groundwater quality at the former Fort Ord. A more detailed discussion of these systems can be found in the setting sections in Volume I of the Fort Ord Disposal and Reuse Final Environmental Impact Statement (U.S. Army Corps of Engineers, Sacramento District 1993) and the Fort Ord Disposal and Reuse Draft Supplemental Environmental Impact Statement (U.S. Army Corps of Engineers, Sacramento District 1995).

**Surface Water Hydrology:** The former Fort Ord, located between the Salinas and Carmel River watersheds, covers an area of approximately 44 square miles. The area has a moderate Mediterranean climate, receiving 90% of its 14.2 inches of annual precipitation from November through April. The topography of the



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Program B-1.1: [This program was removed based on the listing of modifications to the Reuse Plan approved by the FORA Board on June 13, 1997.]

Program B-1.2: The City/~~County~~ shall work with FORA and the MCWRA to determine the feasibility of developing additional water supply sources for the former Fort Ord, such as water importation and desalination, and actively participate in implementing the most viable option(s).

Program B-1.3: The City/~~County~~ shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.

Program B-1.4: The City/~~County~~ shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.

Program B-1.5: The City/~~County~~ shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect ~~surface~~ water for in-tract irrigation and other non-potable use.

Program B-1.6: The City/~~County~~ shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.

Program B-1.7: The City/~~County~~, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.

**Hydrology and Water Quality Policy B-2:** The City shall condition approval of development plans on verification of an assured long-term water supply for the projects.

*Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.*

**Hydrology and Water Quality Policy C-1:** The City shall comply with all mandated water quality programs and establish local water quality programs as needed.

Program C-1.1: The City shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.



Program C-1.2: The City shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.

Program C-1.3: The City shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.

Program C-1.4: The City shall develop and implement a surface water and groundwater quality monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including drinking water quality.

Program C-1.5: The City shall support the County in implementing a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.

Program C-1.6: The City shall develop a program to identify wells that contribute to groundwater degradation. The City shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).

**Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.

Program C-2.1: The City/~~County~~ shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.

**Hydrology and Water Quality Policy C-3:** The ~~MCWRA and the City~~ shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.

Program C-3.1: The City shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and the Seaside groundwater basins to determine available water supplies.

Program C-3.2: The City shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent further intrusion.

Program B.1-2: See description of this program above.

Program B.1-3: See description of this program above.



develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by the FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e., development), the assessment of existing facilities shall be completed first and by the year 2001. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003.

*Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.*

**Hydrology and Water Quality Policy B-1:** The City shall ensure additional water to critically deficient areas.

Program B-1.2: See description of this program under Marina above.

Program B-1.3: ~~See description of this program under Marina above. The City shall adopt and enforce a water conservation ordinance developed by the Marina Coast Water District.~~

Program B-1.4: ~~See description of this program under Marina above. The City shall continue to actively participate in and support the development of "reclaimed" water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.~~

Program B-1.5: ~~See description of this program under Marina above. The City shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect rain water for in-tract irrigation and other non-portable use.~~

Program B-1.6: ~~See description of this program under Marina above. The City shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.~~

Program B-1.7: ~~See description of this program under Marina above. The City, in order to promote FORA's DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential units, based on building permits and approved residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current and projected population. The report shall distinguish units served by water from FORA's allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA's monitoring of water supply, use, and yield.~~

**Hydrology and Water Quality Policy B-2:** The City shall condition approval of development plans on verification of an assured long-term water supply for the projects.

*Objective C: Control nonpoint and point water pollution sources to protect the adopted*





detect and solve potential water quality problems, including drinking water quality.

Program C-1.5: The City shall support the County in the implementing of a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.

Program C-1.6: The City shall develop a program to identify wells that contribute to groundwater degradation. The City shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).

**Hydrology and Water Quality Policy C-2:** At the project approval stage, the City shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.

Program C-2.1: The City shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.

**Hydrology and Water Quality Policy C-3:** The ~~MCWRA and the~~ City shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.

Program C-3.1: The City shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies.

Program C-3.2: The City shall work with MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basins in the context of the Salinas Valley Basin Management Plan, and shall participate in implementing measures to prevent further intrusion.

Program B-1.2: See description of this program above.

Program B-1.3: See description of this program above.

**Hydrology and Water Quality Policy C-4:** The City shall prevent siltation of waterways, to the extent feasible.

Program C-4.1: The City, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities ~~and other appropriate entities~~, information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.



Program A-2.1: See description of this program in the Conservation Element.

Program A-2.2: See description of this program in the Conservation Element.

Program A-2.3: See description of this program in the Conservation Element.

**Hydrology and Water Quality Policy C-5:** The City shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.

**Hydrology and Water Quality Policy C-6:** In support of Monterey Bay's national marine sanctuary designation, the City shall support all actions required to ensure that the bay and intertidal environment will not be adversely affected, even if such actions would exceed state and federal water quality requirements.

Program C-6.1: The City shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat value. See Program C-6.1 above.

**Hydrology and Water Quality Policy C-7:** The City shall condition all development plans on verification of adequate wastewater treatment capacity.

### Monterey County

*Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of aquifers.*

**Hydrology and Water Quality Policy A-1:** At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas.

Program A-1.1: The County shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.

**Hydrology and Water Quality Policy A-2:** To avoid adversely affecting groundwater recharge or surface water users in downstream areas, the County shall ensure that land use and drainage facilities on newly developed lands do not decrease or increase the magnitude and duration of flows less than or greater than the mean annual flow in creeks downstream of the development sites.

Program A-2.1: The County shall implement a stream gauging program for creeks in the eastern part of the former Fort Ord if proposals are submitted for development in that area. The gauging program shall be entirely funded by development fees.

*Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.*

## Fort Ord Reuse Plan

Program B-1.2: See description of this program under Marina above.

Program B-1.3: The County shall adopt and enforce a water conservation ordinance for its jurisdiction within Fort Ord, which is at least as stringent as Regulation 13 of the MPWMD.

**Hydrology and Water Quality Policy B-2:** The County shall condition approval of development plans on verification of an assured long-term water supply for the projects.

Program B-2.4: ~~See description of this program under Marina above. The County shall continue to actively participate in and support the development of “reclaimed” water supply sources by the water purveyor and the MRWPCA to insure adequate water supplies for the former Fort Ord.~~

Program B-2.5: ~~See description of this program under Marina above. The County shall promote the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect water for in-tract irrigation and other non-portable use.~~

Program B-2.6: ~~See description of this program under Marina above. The County shall work with FORA to assure the long-range water supply for the needs and plans for the reuse of the former Fort Ord.~~

Program B-2.7: ~~See description of this program under Marina above. The County, in order to promote FORA’s DRMP, shall provide FORA with an annual summary of the following: 1) the number of new residential projects, within its former Fort Ord boundaries and estimate, on the basis of the unit count, the current projected population. The report shall distinguish units served by water from FORA’s allocation and water from other available sources; 2) estimate of existing and projected jobs within its Fort Ord boundaries based on development projects that are on-going, completed, and approved; and 3) approved projects to assist FORA’s monitoring of water supply, use, quality, and yield.~~

*Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.*

**Hydrology and Water Quality Policy C-1:** The County shall comply with all mandated water quality programs and establish local water quality programs as needed.

Program C-1.1: The County shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the State Water Resources Control Board (SWRCB), pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.

Program C-1.2: The County shall comply with the General Industrial Storm Water Permit adopted by the SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.

Program C-1.3: The County shall comply with the management plan to protect



Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.

Program C-1.4: The County shall develop and implement a surface water and groundwater quality monitoring program that includes new domestic wells, to detect and solve potential water quality problems, including drinking water quality.

Program C-1.5: The County shall adopt and enforce a hazardous substance control ordinance that requires that hazardous substance control plans be prepared and implemented for construction activities involving the handling, storing, transport, or disposal of hazardous waste materials.

Program C-1.6: The County shall develop a program to identify wells that contribute to groundwater degradation. The County shall require that these wells be repaired or destroyed by the property owner according to state standards. These actions shall be reviewed and approved by the Monterey County Environmental Health Department (MCEHD).

~~See Program C-6.1 above.~~

**Hydrology and Water Quality Policy C-2:** At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution.

Program C-2.1: The County shall develop and make available a description of feasible and effective measures and site drainage designs that will be implemented in new development to minimize water quality impacts.

**Hydrology and Water Quality Policy C-3:** The ~~MCWRA and the~~ County shall cooperate with MCWRA and MPWMD to mitigate further seawater intrusion based on the Salinas Valley Basin Management Plan.

Program C-3.1: The County shall continue to work with the MCWRA and the MPWMD to estimate the current safe yield within the context of the Salinas Valley Basin Management Plan for those portions of the former Fort Ord overlying the Salinas Valley and Seaside groundwater basins to determine available water supplies.

Program C-3.2: The County shall work with the MCWRA and MPWMD to determine the extent of seawater intrusion into the Salinas Valley and Seaside groundwater basin in the context of the Salinas Valley Basin Management Plan and shall participate in implementing measures to prevent further intrusion.

Program B-1.2: See description of this program above under Seaside. Program

B-1.3: See description of this program above under Seaside.

**Hydrology and Water Quality Policy C-4:** The County shall prevent siltation of waterways, to the extent feasible.

Program C-4.1: The County, in consultation with the Natural Resources Conservation Service, shall develop a program that will provide, to every landowner, occupant, and other appropriate entities, information concerning vegetation preservation and other best management practices that would prevent siltation of waterways in or downstream of the former Fort Ord.

Program A-2.1: See description of this program in the Conservation Element.

Program A-2.2: See description of this program in the Conservation Element.

Program A-2.3: See description of this program in the Conservation Element.

**Hydrology and Water Quality Policy C-5:** The County shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.

**Hydrology and Water Quality Policy C-6:**

~~See Program C-6.1 above.~~

Program C-6.1: The County shall work closely with other Fort Ord jurisdictions and CDPR to develop and implement a plan for stormwater





disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.

**Hydrology and Water Quality Policy C-7:** The County shall condition all development plans on verification of adequate wastewater treatment capacity.

the former Fort Ord. The names, legal status and habitat distribution for each of these special status plant and wildlife species are provided in Table 4.4-1 and Table 4.4-2. Table 4.4-3 shows known or potential occurrences of HMP and Non-HMP Resources within each jurisdiction.

#### **4.4.3.2 Objectives**

*Objective A: Preserve and protect the sensitive species and habitats addressed in the Installation-Wide Habitat Management Plan (HMP) for Fort Ord in conformance with its resource conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.*

The installation-wide multispecies habitat management plan for the former Fort Ord establishes the guidelines for the conservation and management of wildlife and plant species and habitats that largely depend on the former Fort Ord land for survival. The HMP was developed with input from federal, state, local and private agencies and organizations concerned with the natural resources and reuse of the former Fort Ord. Implementation of the HMP will assist in the orderly disposal and reuse of the former Fort Ord.

Identification of a list of “HMP species” was the first step in developing the guidelines for the HMP. Plant and wildlife species addressed in the HMP were selected based on their legal protection, current listing status, and the relative importance of populations and habitats at the former Fort Ord to the continued survival of the species. In addition, certain habitat types known to support large concentrations of HMP species, such as maritime chaparral, coastal strand and dune scrub, were included in the management guidelines. Table 4.2-1 provides a list of the species and habitats considered in the HMP. A conceptual conservation area and corridor system was developed to define the minimal area necessary to preserve HMP species populations and habitats according to known ecological principals and the known biological resource distributions at the former Fort Ord.

A general goal of the HMP is to promote preservation, enhancement and restoration of habitat and populations of HMP species while allowing implementation of a community-based reuse plan that promotes economic recovery of the former Fort Ord. As an installation-wide plan, all land areas to be disposed of by the Army are addressed in the HMP and are considered in achieving HMP goals. However, management guidelines and specifications for reuse vary from parcel to parcel based on future plans for the parcel associated with the HMP and overall reuse plan.

All recipients of former Fort Ord lands will be required to abide by the resource conservation and habitat management guidelines and procedures presented in the HMP and as outlined in the HMP Implementing/Management Agreement.

*Objective B: Preserve and protect sensitive species and habitats not addressed in the HMP.*



following actions to prevent degradation of habitat:

- Control of off-road vehicle use.
- Prevention of any unauthorized disturbance to the habitat.
- Prevention of the spread of non-native, invasive species that may displace native habitat.

Program A-2.2: Development in this parcel shall be limited to FAA-required airport support facilities (navigational aids, access, and utilities), as well as a six-lane road through the area. Prior to proceeding with the design of allowable facilities, the City shall evaluate alternatives in coordination with a qualified biologist to ensure that the design and/or alignment is environmentally sensitive.

Program A-2.3: The City shall ensure that gates or vehicle barriers are constructed along access roads to prevent unauthorized off-road vehicle travel within the Habitat Area.

Program A-2.4: The City shall maintain, or cause to be maintained, small areas within the Habitat Area with disturbed sandy soils to support Monterey spineflower habitat.

Program A-2.5: The City shall monitor, or cause to be monitored this conservation area in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.

Program A-2.6: The City may contract with an appropriate CRMP agency (or other such agency as approved by USFWS) to manage natural resources within the polygon.

**Biological Resources Policy A-3:** The City shall preserve in perpetuity the population of Yadon's piperia in Polygon 2a.

Program A-3.1: The City shall require seasonally-timed surveys for Yadon's piperia in Polygon 2a over time in order to establish suitable boundaries for the habitat preserve and proposed mixed-use areas. Consecutive annual surveys for a period of years will provided a comprehensive data base from which to plan land use.

Program A-3.2: Once the habitat preserve for Yadon's piperia has been established, the City shall erect a barrier around the preserve sufficient to restrict vehicle access and require adjacent development to direct its runoff and storm drainage away from the preserve.

Program A-3.3: The City shall monitor, or cause to be monitored this preserve in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.

**Biological Resources Policy A-4:** The City shall ensure that all habitat conservation and corridor areas are protected from degradation due to development in, or use of adjacent polygons.

Program A-4.1: The City shall install or require the installation of a barrier sufficient to prevent vehicle access to all habitat conservation and corridor areas



*Objective D: Promote awareness and education concerning the biological resources on the former Fort Ord.*

**Biological Resources Policy D-1:** The City shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.

Program D-1.1: The City shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act and Section 2080 of the Fish and Game Code.

Program D-1.2: The City shall provide project applicants specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.

**Biological Resources Policy D-2:** The City shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.

Program D-2.1: The City shall develop interpretive signs for placement in habitat management areas. These signs shall describe resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.

Program D-2.2: The City shall coordinate production of educational materials through the CRMP process.

Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the City shall require project applicants to prepare a Homeowner's Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as describes measures for protecting wildlife and vegetation in the adjacent habitat areas. (i.e. access controls, pet controls, use of natives in the landscape, etc.).

*Objective E: Develop strategies for interim management of undeveloped natural land areas.*

**Biological Resources Policy E-1:** The City shall develop a plan describing how it intends to address the interim management of natural land areas for which the City is designated as the responsible party.

Program E-1.1: The City shall submit to the USFWS and CDFG, through



Program B-3.2: The City should incorporate wetland features into stormwater control facilities to the extent practicable.

*Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.*

**Biological Resources Policy C-1:** The City shall encourage that grading for projects in undeveloped lands be planned to complement surrounding topography and minimize habitat disturbance.

Program C-1.1: The City shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.

**Biological Resources Policy C-2:** The City shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.

Program C-2.1: The City shall adopt an ordinance specifically addressing the preservation of oak trees. At a minimum, this ordinance shall include restrictions for the removal of oaks of a certain size, equal to or greater than six inches in diameter 2 feet off the ground, requirements for obtaining permits for removing oaks of the size defined, and specifications for relocation and/or replacement of oaks removed. During construction, or groups of trees that may be affected by construction activities shall be fenced off at the dripline.

Program C-2.2: When reviewing project plans for developments within oak woodlands, the City shall cluster development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.

Program C-2.3: The City shall require project applicants to submit a plot plan of the proposed development which: 1) clearly shows all existing trees (noting location, species, age, health, and diameter; 2) notes whether existing trees will be retained, removed or relocated, and 3) notes the size, species, and location of any proposed replacement trees.

Program C-2.4: The City shall require the use of oaks and other native plant species for project landscaping. To that end, the City shall require recommend collection and propagation of acorns and other plant material from Fort Ord oak woodlands to be used for restoration areas or as landscape material.

Program C-2.5: The City shall provide the following standards for plantings that may occur under oak trees: 1) plantings may occur within the dripline of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see *Compatible Plants Under and*

the surfaces around tree trunks ~~shall should~~ be mulched, paving materials ~~shall should~~ be used that are permeable to water, aeration vents ~~shall should~~ be installed in impervious pavement, and root zone excavation ~~shall should~~ be avoided.

**Biological Resources Policy C-3:** Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.

Program C-3.1: The City shall review lighting and landscape plans for all developments adjacent to undeveloped natural lands to ensure consistency with Policy C-3.

*Objective D: Promote awareness and education concerning the biological resources on the former Fort Ord.*

**Biological Resources Policy D-1:** The City shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.

Program D-1.1: The City shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act and Section 2080 of the Fish and Game Code.

Program D-1.2: The City shall provide project applicants specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.

**Biological Resources Policy D-2:** The City shall encourage and participate in the preparation of educational materials through various media sources which describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.

Program D-2.1: The City shall develop interpretive signs for placement in habitat management areas. These signs shall describe resources present, how they are important to the former Fort Ord, and ways in which these resources are or can be protected.

Program D-2.2: The City shall coordinate production of educational materials through the CRMP process.

Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserved open space, the City shall



Program A-2.2: Development within the East Garrison area shall be planned, sited, and designed to retain natural habitat areas that are contiguous within the parcel and with natural habitats in adjacent parcels.

Program A-2.3: The County shall prepare, or cause to be prepared, a management plan that addresses: special-status species monitoring, development and maintenance of fire breaks, controlled burning as appropriate, vehicle access controls, erosion control, and regular patrol to assure that passive public use and/or unauthorized actions are not adversely affecting natural habitats. The management plan shall be submitted to the USFWS and CDFG, through the CRMP program.

Program A-2.4: The County shall monitor, or cause to be monitored, the remaining natural areas within the parcel in accordance with the HMP Implementing/Management Agreement and submit annual monitoring reports to CRMP.

Program A-2.5: The County may contract with an appropriate CRMP agency (or other agency approved by the USFWS) to manage resources.

**Biological Resources Policy A-3:** The County shall maintain the habitat values and integrity of the habitat corridor through the western portion of the Recreational Vehicle Park/Youth Camp (Polygon 17b).

Program A-3.1 [This program has been removed based on the listing of modifications adopted by the FORA Board on June 13, 1997.]

Program A-3.2: The County shall restrict uses in the natural lands, outside of campground facilities, to low-impact programs for youth, outdoor nature education, resource management, and trails. The existing pond in Polygon 17b ~~the parcel~~ shall continue to be used for recreational fishing.

Program A-3.3: The County shall prepare, or cause to be prepared, a management plan for Polygon 17b ~~the parcel~~ that addresses special status species monitoring, controlled burning and firebreak construction/maintenance, vehicle access controls, erosion controls, and regular patrols to assure public use/unauthorized actions are not impacting the habitat. The County shall coordinate with the California Department of Forestry and CDFG to determine suitable habitat management practices for retaining and enhancing habitat values within the oak woodlands.

Program A-3.4: The County shall require the preparation and installation of interpretive signs/displays that describe the importance of the area as a wildlife corridor and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, and discouraging capture or harassment of wildlife. The County shall also require that campers be notified not to collect any of the rare plants in the area. Interpretive signs/displays shall be installed at the RV park entrance and in selected locations throughout the park and camping areas.

Program A-3.5: The County shall require surveys for the Monterey ornate shrew throughout the natural lands in the RV parcel. If found, the following management practices shall be implemented: wood collection for campfires



Program A-6.1: The County shall abide by the habitat protection measures outlined in the State Parks Public Works Plan prepared by the State Department of Parks and Recreation for the Fort Ord Dunes State Park.

**Biological Resources Policy A-7:** The County shall coordinate with California State University and UCNRS to minimize the potential for HMP species in the habitat conservation and corridor areas adjacent the CSUMB land to be adversely affected by human activity associated with access.

Program A-7.1: The County shall consult with CSUMB during its Master Plan ~~Process~~ process regarding potential pedestrian, bicycle and vehicle access to adjacent habitat conservation and corridor areas from the campus. Methods for controlling this access should be developed by CSUMB with assistance from the County and UCNRS.

**Biological Resources Policy A-8:** The ~~County~~ City of Del Rey Oaks shall maintain the quality of the habitat in the Frog Pond Natural Area.

Program A-8.1: The direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park (~~OP~~) parcel into the ephemeral drainage in the natural area expansion (~~NAE~~) parcel will be prohibited. No increase in the rate of flow of storm water runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas in excess of background quantities shall be managed on-site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements. Indirect sub-surface discharge is acceptable. These stormwater management requirements will be used for ~~development~~ development on Polygon 31b.

Program A-8.2: The ~~County~~ City of Del Rey Oaks shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e. shaded fuel break) shall be located within a five acre primary buffer zone on the western edge of Polygon 31b. No building or roadway will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and park district parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. Barriers should be designed to prohibit unauthorized access into Polygon 31a.

**Biological Resources Policy A-9:** The County shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.

Program A-9.1: The County shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.





Program B-3.1: The County shall require that, prior to any development activities within the watersheds of riparian drainages, vernal ponds or other important wetlands in the habitat management areas or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to or water quality of those drainages, ponds or wetlands.

Program B-3.2: The County shall evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event that wetlands are present, the County shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plans should be coordinated through the CRMP.

Program B-3.3: The County should incorporate wetland features into stormwater control facilities to the extent practicable.

Program B-3.4: The County shall coordinate with the State Department of Transportation in the design of SR 68 to assess the feasibility of avoiding the riparian forest within the alignment. Where riparian forest removal is unavoidable, the County shall request CalTrans to compensate at a 2:1 ratio of newly created habitat to lost habitat or a 4:1 acreage ratio of enhanced habitat to lost habitat. Compensation and restoration could occur on other areas of Toro Creek.

*Objective C: Avoid or minimize disturbance to natural land features and habitats through sensitive planning, siting and design as new development is proposed in undeveloped lands.*

**Biological Resources Policy C-1:** The County of Monterey shall encourage that grading for projects be designed to complement surrounding topography, minimize habitat disturbance.

Program C-1.1: The County shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with several alternative lot and roadway design possibilities, 3) projects with known geological problem areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris basins, etc.

**Biological Resources Policy C-2:** The County shall encourage the preservation and enhancement of oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands in the former Fort Ord.

Program C-2.1: The County shall cluster development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.

Program C-2.2: The County shall apply certain restrictions for the preservation of oak and other protected trees in accordance with Chapter 16.60 of Title 16 of the Monterey County Code (Ordinance 3420).

Program C-2.3: The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall ~~recommend~~ collection and propagation ~~of~~ acorns and other plant material from the former Fort Ord oak woodlands to be used for restoration areas or as landscape plants. ~~material. However, this program does not exclude the use of non-native plants species.~~

Program C-2.4: The County shall provide the following standards for plantings that may occur under oak trees: 1) plantings may occur within the dripline of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see *Compatible Plants Under and Around Oaks*).

Program C-2.5: The County shall require that paving within the dripline of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks ~~shall~~ ~~should~~ be mulched, paving materials ~~shall~~ ~~should~~ be used that are permeable to water, aeration vents ~~shall~~ ~~should~~ be installed in impervious pavement, and root zone excavation ~~shall~~ ~~should~~ be avoided.

**Biological Resources Policy C-3:** Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout development areas adjacent to undeveloped natural lands.

Program C-3.1: The County shall review lighting and landscape plans for all development applications to ensure consistency with Policy C-3.

*Objective D: Promote awareness and education concerning the biological resources on the former Fort Ord.*

**Biological Resources Policy D-1:** The County shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular development areas.

Program D-1.1: The County shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species under Section 9 of the Endangered Species Act.

Program D-1.2: The County shall provide project applicants specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.

**Biological Resources Policy D-2:** The County shall encourage and participate in the preparation of educational materials through various media sources which



describe the biological resources on the former Fort Ord, discuss the importance of the HMP and emphasize the need to maintain and manage the biological resources to maintain the uniqueness and biodiversity of the former Fort Ord.

**Air Quality Policy A-2:** Each jurisdiction shall promote local efforts to improve air quality.

Program A-2.1: Each jurisdiction shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. As a Responsible Agency, the MBUAPCD oversees issuance of air pollution permits for toxic air contaminants, and thus is responsible for U.S. EPA health standards as they relate to air emissions. As a Responsible Agency, the MBUAPCD implements rules and regulations for many direct and area sources of criteria pollutants and toxic air contaminants.

Program A-2.2: Each jurisdiction shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.

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

Program A-3.1: Each jurisdiction shall plan and zone properties, as well as review development proposals, to promote the Land Use-Air quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities that average above seven dwelling units per acre, clustered employment densities and activity centers, mixed use development, and integrated street patterns.

Program A-3.2: Each jurisdiction shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.

### 4.4.5 Cultural Resources

#### 4.4.5.1 Summary of Existing Conditions

This section describes archeological and historical resources at the former Fort Ord. It incorporates by reference the Fort Ord Disposal and Reuse Environmental Impact Statement, Volume I, US. Army Corps of Engineers, Sacramento District, 1993, and Supplemental Environmental Impact Statement, U.S. Army Corps of Engineers, Sacramento District, 1995.

#### ***Historical Background of Fort Ord***

Archeological evidence and radiocarbon dates establish human occupation of the California Coast dating back at least 10,000 years. Evidence from coastal areas of Monterey County suggests settlement of this area by at least 5,000 B.C., and possibly earlier. Proto-Esselen foragers speaking Hoka represented the Sur Pattern, dating to 5,000 B.C. They were replaced by proto-Coastanoan peoples in the Monterey Pattern, which began about 500 B.C. and lasted up to the Historic Period.



*Objective B: Preserve and protect historically significant resources at the former Fort Ord.*

**Cultural Resources Policy B-1:** The County of Monterey shall provide for the identification, protection, preservation and restoration of the former Fort Ord's historically and architecturally significant resources.

Program B-1.1: The County of Monterey shall seek funding that can be used to rehabilitate, restore and preserve existing historic resources at the former Fort Ord.

Program B-1.2: The County of Monterey shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants. These covenants will be developed in consultation with the SHPO, the Advisory Council on Historic Preservation, and interested parties.

Program B-1.3: The County of Monterey shall regulate demolition of buildings of architectural or historical importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.

**Cultural Resources Policy B-2:** The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area.

Program B-2.1: The County of Monterey shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.

Program B-2.2: The County of Monterey shall ensure that development of the East Garrison historic area is consistent with maintaining its historic scale and character and associated land uses as a condition of project approval.

Program B-2.3: The County of Monterey, ~~in association with Monterey Peninsula College~~ and all other proponents of new uses of historic structures in the East Garrison area, shall cooperate with the California State Historic Preservation Officer to develop a management strategy that recognizes the historic value of the East Garrison historic district, in accordance with the 1994 agreement developed by the U.S. Army, the Advisory Council on Historic Preservation and the California SHPO. The county will be responsible for initiating any further consultation with the SHPO needed to modify these covenants or conditions.



**Table 4.5-4**  
**Noise Level Performance Standards for Non-Transportation**  
**Noise Sources**

Exterior Noise Level Standards, DBA		
Cumulative Number of Min- utes Allowed in Any One-Hour Time Period	Daytime (7:00 a.m. - 10:00 p.m.)	Nighttime (10:00 p.m. - 7:00 a.m.)
30	45	40
15	50	45
5	55	50
1	60	55
0	65	60

Note: Noise Ranges are applicable at the property line.

Program B-1.1: The City shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.

Program B-1.2: Wherever practical and feasible, the City shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning.

**Noise Policy B-2:** By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.

Program B-2.1: See description of Program A-1.1 above.

Program B-2.2: See description of Program A-1.2 above.

**Noise Policy B-3:** The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.

**Noise Policy B-4:** The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-L<sub>dn</sub> be achieved for new multi-family dwelling, condominium, hotel and motel uses.



*Objective B: Ensure through land use planning that noise environments are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.*

**Noise Policy B-1:** The City shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.

Program B-1.1: The City shall develop and implement a program that identifies currently developed areas that are adversely affected by noise impacts and implement measures to reduce these impacts, such as constructing noise barriers and limiting the hours of operation of the noise sources.

Program B-1.2: Wherever practical and feasible, the City shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning.

**Noise Policy B-2:** By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall ensure that new development does not adversely affect existing or proposed uses.

Program 3B-2.1: See description of Program A-1.1 above.

Program 3B-2.2: See description of Program A-1.2 above.

**Noise Policy B-3:** The City shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.

**Noise Policy B-4:** The City shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-L<sub>dn</sub> be achieved for new multi-family dwelling, condominium, hotel and motel uses.

**Noise Policy B-5:** If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the City shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-L<sub>dn</sub>.

**Noise Policy B-6:** If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family; and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by more than 3 dBA measured at the property line. If the ambient DNL



barriers and limiting the hours of operation of the noise sources.

Program B-1.2: Wherever practical and feasible, the County shall segregate sensitive receptors, such as residential land uses, from noise generators through land use planning.

**Noise Policy B-2:** By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the County shall ensure that new development does not adversely affect existing or proposed uses.

Program ~~B3~~-2.1: See description of Program A-1.1 above.

Program ~~B3~~-2.2: See description of Program A-1.2 above.

**Noise Policy B-3:** The County shall require that acoustical studies be prepared by qualified acoustical engineers for all new development that could result in noise environments above noise range I (normally acceptable environment), as defined in Table 4.5-3. The studies shall identify the mitigation measures that would be required to comply with the noise guidelines, specified in Tables 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.

**Noise Policy B-4:** The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB- $L_{dn}$  be achieved for new multi-family dwelling, condominium, hotel and motel uses.

**Noise Policy B-5:** If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the County shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB- $L_{dn}$ .

**Noise Policy B-6:** If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family; and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.

**Noise Policy B-7:** If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.





## 4.6. Safety Element

State Law requires a Safety Element to outline policies and programs which will protect the Fort Ord Planning Area communities from both natural and human induced disasters. The Safety Element considers the following:

- Seismic and Geologic Hazards (4.6.1)
- Fire, Flood, and Emergency Management (4.6.2)
- Hazardous and Toxic Materials and Sites (4.6.3)

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

### 4.6.1 Seismic and Geologic Hazards

#### 4.6.1.1 Summary of Existing Conditions

Following is a general description of seismic and geologic hazards at the former Fort Ord. A more detailed description of these conditions is included in the documents:

- Soils Baseline Study of Fort Ord, California (U. S. Army Corps of Engineers, Sacramento District 1992),
- Other Physical Attributes Baseline Study of Fort Ord, California, (U.S. Army Corps of Engineers, Sacramento District 1992),
- Volume I of the Final Environmental Impact Statement (FEIS), Section 4.3.6 on Fort Ord Disposal and Reuse (U. S. Army Corps of Engineers, Sacramento District 1993.), and
- Draft Supplemental Environmental Impact Statement (SEIS), Fort Ord Disposal and Reuse, (U. S. Army Corps of Engineers, Sacramento District December 1995).

#### **Seismic and Geologic Hazards**

The Monterey Bay area, including the former Fort Ord, is located within the San Andreas fault system, a zone of shearing caused by the relative vertical and horizontal motions of the North American and Pacific plates along fault lines.

Several inferred or concealed earthquake faults including the Reliz or Gabilam, Chupines, Ord Terrace, and Seaside faults, either cross or are adjacent to the former Fort Ord (See Figure 4.6-1 “Seismic Hazards” for an illustration of area fault lines). The first fault has possibly been active in the last 0.7 million years, and the latter three fault is have possibly been active in the last 1.6 million years. None show activity in the last 10,000 years, but the potential cannot be ruled out. The San Andreas fault, historically active in the last 200 years, is located within 25 miles of the former Fort Ord.



The Palo Colorado-San Gregorio fault, 14 miles southwest of the former Fort Ord, and the Monterey Bay fault zone, directly offshore of Fort Ord, both show evidence of recent earthquake activity. The Monterey Bay fault zone extends seaward of the Ord Terrace, Seaside, and Chupines faults. The maximum credible earthquake magnitude is greater than 6 for the Monterey Bay fault zone, greater than 7 for the Palo-Colorado-San Gregorio fault, and greater than 8 for the San Andreas.

Since the 1989 Loma ~~Prieda~~-Prieta earthquake, probability of a large earthquake of magnitude 7 or greater occurring in the San Francisco Bay area within the next 30 years is estimated to be approximately 67 percent. Expected ground-shaking for the Monterey Bay region either from a 7 or 8 magnitude earthquakes in the San Francisco or Monterey Bay areas would be significant.

The seismic hazards resulting from earthquakes are of two type, primary and secondary. Primary hazards include ground shaking and ground ruptures. Secondary hazards are those induced by primary hazards and include ground failure such as cracking and slope failures (landslides), liquefaction, and tsunamis (tidal waves) produced by off-shore earthquakes.

Figure 4.6-1 shows that most of the land area of the former Fort Ord is subject to moderately high ground shaking, although some areas are subject to higher potential. The Coastal beaches area of the Former Fort Ord has a very high ground-shaking potential, and areas of the base that overlie potentially active faults have high potential.

The potential of earthquake damage from seismic activity in the Fort Ord area is moderate to very high, with the highest potential in the coastal dune zone, due to ground shaking and tsunamis, and in the eastern zone (mostly in Monterey County) of the former Fort Ord due to ground failure and landslides from highly unstable soil formations and limitations.

Only minor earthquake damage was sustained at Fort Ord in the Loma ~~Prieda~~-Prieta earthquake of 1989. Cracks appeared in the concrete between Stilwell Hall and the dune cliffs because of the unstable condition of the cliffs, and a few cracks occurred in the Silas B. Hays Army Community Hospital because of ground shaking.

Approximately 8,000 buildings exist on the former Fort Ord. Most were built before modern seismic safety provisions were incorporated into California building codes and Department of the Army technical manuals.

### **Critical Facilities**

Seismic safety provisions of California building codes focus on buildings that receive concentrated public use, civic and emergency facilities, or house sensitive uses, such as schools and hospitals. Hazardous material storage sites area also considered sensitive facilities. Schools on the former Fort Ord are owned and operated by the Monterey Peninsula Unified School District on land leased from the federal government and are required to be in compliance with current



*Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.*

**Seismic and Geologic Hazards Policy A-1:** The City shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.

Program A-1.1: The City shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground-shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.

Program A-1.2: The City shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.

**Seismic and Geologic Hazards Policy A-2:** The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.

Program A-2.1: The City shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Marina.

Program A-2.2: Through site monitoring, the City shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector confirming such.

Program A-2.3: The City shall continue to update and enforce the applicable ~~Uniform~~ Building Code to minimize seismic hazards impacts ~~from~~ resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and ~~/or soils~~ soil problems.

**Seismic and Geologic Hazards Policy A-3:** The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitable ~~habital~~ buildings and ensure the public safety.





Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if ~~not~~ no other measures are available to mitigate potential impacts.

*Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.*

**Seismic and Geologic Hazards Policy B-1:** The City shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.

Program B-1.1: The City shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the applicable Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBCapplicable Building Code. The City shall implement these recommendations in accordance with the schedule.

*Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.*

**Seismic and Geologic Hazards Policy C-1:** The City shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.

Program C-1.1: The City shall prepare and/or make available at City Hall, libraries and other public places, information and educational materials regarding earthquake preparedness.

## City of Seaside

The following objectives, policies and programs are consistent with the existing City of Seaside General Plan - Seismic Safety Element, which is herein incorporated by reference.

*Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.*

**Seismic and Geologic Hazards Policy A-1:** The City of Seaside shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.



Program A-1.1: The City shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of land under its jurisdiction at the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground-shaking, ground rupture, ground failure and landslides susceptibility, liquefaction and tsunamis.

Program A-1.2: The City shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.

**Seismic and Geologic Hazards Policy A-2:** The City shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.

Program A-2.1: The City shall require geotechnical reports and seismic safety plans when development projects or other area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the City of Seaside.

Program A-2.2: Through site monitoring, the City shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector confirming such.

Program A-2.3: The City shall continue to updated and enforce the applicable Uniform Building Code to minimize seismic hazards impacts from resulting ~~from~~ earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.

**Seismic and Geologic Hazards Policy A-3:** The City shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitable ~~habital~~ buildings and ensure the public safety.

Program A-3.1: As appropriate, the City should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if ~~not~~ no other measures are available to mitigate potential impacts.

*Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.*



**Seismic and Geologic Hazards Policy B-1:** The City shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools, or sites containing or storing hazardous materials.

Program B-1.1: The City shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the Uniform-applicable Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the UBC applicable Building Code. The City shall implement these recommendations in accordance with the schedule.

*Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.*

**Seismic and Geologic Hazards Policy C-1:** The City shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.

Program C-1.1: The City shall prepare and/or make available at City Hall, libraries and other public places, information and educational materials regarding earthquake preparedness.

## **Monterey County**

The following objectives, policies and programs are consistent with the existing County of Monterey General Plan - Seismic Safety Element (1982), and the Monterey Peninsula Area Plan (1994) which is herein incorporated by reference.

*Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from areas where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.*

**Seismic and Geologic Hazards Policy A-1:** The County shall develop standards and guidelines and require their use in new construction to provide the greatest possible protection for human life and property in areas where there is a high risk of seismic or geologic occurrence.

Program A-1.1: The County shall regularly update and make available descriptions and mapping of seismic and geologic hazard zones and associated risk factors for each, including feasible and effective engineering and design techniques that address the seismic and geologic hazard zone characteristics of the former Fort Ord. Seismic and geology hazard zones should include areas and risk factors associated with ground shaking, ground rupture, ground failure



Program A-1.2: The County shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous materials.

**Seismic and Geologic Hazards Policy A-2:** The County shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.

Program A-2.1: The County shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the County of Monterey.

Program A-2.2: Through site monitoring, the County shall ensure that all measures included in the project's geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector, confirming such.

Program A-2.3: The County shall continue to update and enforce the applicable Uniform Building Code to minimize seismic hazards impacts ~~from~~ resulting from earthquake induced effects such as ground shaking, ground rupture, liquefaction, and or soils problems.

**Seismic and Geologic Hazards Policy A-3:** The County shall designate areas with severe seismic hazard risk as open space or similar use if adequate measures cannot be taken to ensure the structural stability of habitable ~~habital~~ buildings and ensure the public safety.

Program A-3.1: As appropriate, the County should amend its General Plan and zoning maps to designate areas with severe seismic hazard risk as open space if no other measures are available to mitigate potential impacts. ~~The County shall require construction project proponents to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a certified geotechnical engineer and shall be subject to the approval of the Planning Director for the County of Monterey.~~

*Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.*

**Seismic and Geologic Hazards Policy B-1:** The County shall develop an inventory of critical and sensitive buildings and structures on the former Fort Ord, including all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, school, or sites containing or storing hazardous





Program B-1.1: The County shall evaluate the ability of critical and sensitive buildings to maintain structural integrity as defined by the applicable Uniform Building Code (UBC) in the event of a 6.0 magnitude or greater earthquake. The Public Works Director shall inventory those existing facilities determined to be unable to maintain structural integrity, and make recommendations for modifications and a schedule for compliance with the applicable Building Code—UBC. The County shall implement these recommendations in accordance with the schedule.

*Objective C: Protect, ensure, and promote public safety through public education regarding earthquake preparedness and post-earthquake recovery practices.*

**Seismic and Geologic Hazards Policy C-1:** The County shall, in cooperation with other appropriate agencies, create a program of public education for earthquakes which includes guidelines for retrofitting of existing structures for earthquake protection, safety procedures during an earthquake, necessary survival material, community resources identification, and procedures after an earthquake.

Program C-1.1: The County shall prepare and/or make available at County libraries and other public places, information and educational materials regarding earthquake preparedness.



### **Emergency Management**

Emergency management includes those facilities, personnel, and activities concerned with the ability to deal with disasters such as earthquake, fire, flood, or other natural crisis situations. The Fort Ord communities emergency management preparedness primarily concerns mobility - being able to respond to emergencies with the fullest extent of their resources. This means providing emergency supplies and equipment in the most effective manner possible. Emergency management programs include: transportation networks, evacuation routes, and emergency management team organization among of the cities of Marina and Seaside, and the County of Monterey, as well as those of the surrounding communities.

In the event of wildfire emergencies, the Fort Ord communities benefit from a U. S. Army agreement for fire protection with the U. S. Navy and a mutual aid agreement with the Salinas Rural Fire Protection District.

The former Silas B. Hays Army Community Hospital is now closed and other medical facilities at the former Fort Ord are restricted to POM Annex personnel. Medical emergency support is provided by local community clinics, hospitals, and emergency response service providers in the cities of Seaside, Monterey, Marina, and Salinas.

Existing road networks on the former Fort Ord are sufficient for current emergency uses; however, as the Reuse Plan is implemented, many street and emergency access design patterns will need to be upgraded to meet current standards, as represented by the Monterey County standards for emergency road access preparedness.

#### **4.6.2.2 Objectives**

*Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.*

*Objective B: Protect public safety by minimizing the risk from flooding and develop policies and implementation programs which will protect people from flooding.*

*Objective C: Protect the public safety through effective and efficient emergency management preparedness.*

#### **4.6.2.3 Fire, Flood, and Emergency Management Policies and Programs**

##### **City of Marina**

The following objectives, policies and programs are consistent with the existing City of Marina General Plan - Safety Element, which is herein incorporated by reference.

*Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.*



**Fire, Flood, and Emergency Management Policy A-1:** The City of Marina shall incorporate sections the Greater Monterey Peninsula Area Plan - Safety Element relative to wildfire management for areas which the City plans to annex and which pose high or extreme fire danger.

**Fire, Flood, and Emergency Management Policy A-2:** The City shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.

Program A-2.1: The City shall incorporate the recommendations of the City Fire Department for all residential, commercial, industrial, and public works projects to be constructed at the former Fort Ord in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable codes. ~~Uniform Building Code Fire Hazards Policies.~~ These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the applicable codes. ~~UBC Fire Hazards Policies.~~

**Fire, Flood, and Emergency Management Policy A-3:** The City shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.

**Fire, Flood, and Emergency Management Policy A-4:** The City shall develop, in cooperation with other Fort Ord jurisdictions and the surrounding communities' fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire "fuel management program" in conjunction with the County of Monterey and the Bureau of Land Management.

Program A-4.1: The City shall develop with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.

Program A-4.2: The City shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or school programs, especially alerting the public to wildfire dangers, evacuation routes, fire suppression methods, and fuel management including methods to reduce fire hazards such as bush clearing, roof materials, plant selection, and emergency water storage guidelines.

**Fire, Flood, and Emergency Management Policy A-5:** The City shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the City plans to annex in order to provide acceptable fire/emergency response time.

*Objective B: Protect public safety by minimizing the risk from flooding and develop*

**Fire, Flood, and Emergency Management Policy B-1:** The City shall identify areas within the former Fort Ord that may be subject to 100-year flooding in the Salinas River Bluffs area and restrict construction of habitable building structures in this area.

*Objective C: Promote public safety through effective and efficient emergency management preparedness.*

**Fire, Flood, and Emergency Management Policy C-1:** The City shall develop an emergency preparedness and management plan, in conjunction with the City of Seaside, the County of Monterey, and appropriate fire, medical, and law enforcement agencies.

Program C-1.1: The City shall identify city emergency evacuation routes and emergency response staging areas with those of the City of Seaside and the County of Monterey, and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the city's emergency response plans.

Program C-1.2: The City shall establish a community education program to train volunteers to assist police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.

Program C-1.3: The City shall identify a "critical facilities" inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.

### **City of Seaside**

The following objectives, policies and programs are consistent with the existing City of Seaside General Plan - Safety Element, which is herein incorporated by reference.

*Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.*

**Fire, Flood, and Emergency Management Policy A-1:** The City shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.

Program A-1.1: The City shall incorporate the recommendations of the City Fire Department for all residential, commercial, industrial, and public works projects to be constructed at the former Fort Ord in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable Uniform-Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the applicable codesUCB-Fire Hazards Policies.



## Fort Ord Reuse Plan

Program C-1.2: The City shall establish a community education program to train volunteers to assist police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.

Program C-1.3: The City shall identify a “critical facilities” inventory, and in conjunction with appropriate emergency and disaster agencies, establish guidelines for operations of such facilities during an emergency.

## County of Monterey

The following objectives, policies and programs are consistent with the existing County of Monterey Greater Monterey Peninsula Area Plan - Safety Element, which is herein incorporated by reference.

*Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.*

**Fire, Flood, and Emergency Management Policy A-1:** The County shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location, and/or design and construction of new developments, both public and private.

Program A-1.1: The County shall incorporate the recommendations of the Salinas Rural Protection Fire District for all residential, commercial, industrial, and public works projects to be constructed at the former Fort Ord, in high fire hazard areas before a building permit can be issued. Such recommendations shall be in conformity with the current applicable ~~Uniform~~ Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the ~~applicable codes~~ ~~UCB Fire Hazards Policies~~.

**Fire, Flood, and Emergency Management Policy A-2:** The County shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to or greater than those recommended in the Fort Ord Infrastructure Study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.

**Fire, Flood, and Emergency Management Policy A-3:** The County shall develop, in cooperation with other Fort Ord jurisdictions and the surrounding communities' fire protection agencies, a fire management plan to ensure adequate staff levels, response time, and fire suppression operations in high fire hazard areas of the former Fort Ord. The fire management plan shall also include a fire “fuel management program” in conjunction with the Bureau of Land Management.

Program A-3.1: The County shall develop, with appropriate fire protection agencies, a mutual and/or automatic fire aid agreement to assure the most effective response.

Program A-3.2: The County shall develop a public education program on fire hazards and citizen responsibility, including printed material, workshops, or



references to existing U. S. Army documents relevant to assessments and plans for live ordnance and explosives:

- Volume I of the Final Environmental Impact Statement (FEIS), Section 4.3.6 on Fort Ord Disposal and Reuse (U. S. Army Corps of Engineers, Sacramento District 1993.),
- Draft Supplemental Environmental Impact Statement (SEIS), Fort Ord Disposal and Reuse (U. S. Army Corps of Engineers, Sacramento District, December 1995).

*Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from hazardous and toxic materials.*

### Hazardous and Toxic Waste Sites

Fort Ord was added to the February 21, 1990 “Superfund” National Priorities List of Hazardous Waste Sites. The identification, remediation, and disposal of hazardous waste associated with the Superfund cleanup process of Fort Ord takes place under the Federal Facilities Agreement (FFA). The Army is responsible for conducting the Superfund cleanup process, and EPA is the lead agency for regulatory enforcement and oversight of Superfund activities. The Army is also required to submit findings to the California EPA.

Significant progress is occurring in the Army’s process of remediation. A remedial investigation/feasibility study (RI/FS) has been approved by the regulatory agency signatories to the federal facilities agreement. This agreement provides for identification and remediation action and criteria for the eventual certifying of the lands as clean or protective of human health and environment.

The federal facilities agreement, as well as the remedial action record of decision (RA-ROD) identify the Army’s responsibility for long-term monitoring and cleanup. They will serve as a key document for the Fort Ord communities action in acquiring Public and Economic Benefit Conveyance land at Fort Ord as well as a timeframe and set of criteria for measuring the suitability of land for development and reuse.

The RA-ROD is a compilation of remedial action plans for the hazardous and toxic sites on the former Fort Ord. See Figure 4.6-3 for an illustration of areas of hazardous and toxic waste sites. The RA-ROD also defines the clean-up levels and the estimated time to remediation. These sites are discussed fully in the RI/FS and remedial action ROD and are more completely discussed in the Final EIS and the Supplemental EIS. The Army is also responsible for characterizing and removing unexploded ordnance. This cleanup process involves historical record reviews, site characterization, surface clearance, and possible subsurface clearance of unexploded ordnance.

Hazardous and toxic waste materials (HTW) and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage units, and ordnance and explosives, including unexploded ordnance.



## Ordnance and Explosives

Ordnance and explosives (OE), including the sub-set of unexploded ordnance (UXO) are composed of: bombs, artillery, mortar, rocket and small arms ammunition, mines, demolition charges, pyrotechnics, grenades, high explosives and propellants.

Most of OE material is in the inland rainfire ranges. This area consists of the 8,000-acre inland range area which includes unexploded ordnance. Underground wastes, which could result from leaching of surface residue from these OE, have also been evaluated as part of the installation-wide RI/FS.

The highest density of unexploded ordnance and spent ammunition is expected in the central portion of the inland range area. Lower densities of unexploded ordnance are expected in the outer portions of the inland range area and in the training areas to the north and east of the inland range area. Coastal beach firing ranges are also included in the classification of lower density OE and UXO.

Identification of these sites is detailed in the Ordnance and Explosive Waste and Archive Search Report (ASR) and cleanup of the sites is detailed in the remedial action ROD. In addition, the Army and the Bureau of Land Management have completed the Site Use Management Plan for

Land Transfer and Reuse of the various OE ranges. The site use plan is characterized by four levels which represent current expectations for future public use after the sites are remediated to the fullest ~~extend extent~~ possible: 1) U- unrestricted to public, 2) UB- unrestricted to BLM personnel only, 3) LA- limited access for specific uses for as limited pedestrian and nonmotorized access and emergency/maintenance vehicles, and 4) RA- restricted/administrative for areas with high-impact OE and is off-limits to the general public. The restricted areas will be fenced and access is severely limited, providing only for BLM training exercises, fire suppression, and habitat monitoring. These areas contain a high density of OE/UXO and these areas are not expected to be cleared unless new technology allows for cost-effective clearance.

## Future Use of Hazardous Materials

There is potential for the use of hazardous materials by CSUMB educational labs and by the UC MBEST Center in educational settings, research, and potential manufacturing processes. Also, hazardous materials may be utilized in the light industrial areas designated at the former Fort Ord.

*Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.*

The potential exists that current and future uses at the former Fort Ord will generate the use of hazardous materials. The safe handling and disposal of these materials must be planned for and ensured by land use jurisdictions.



#### 4.6.3.2 Objectives

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

Because Fort Ord is on the National Priorities List as a Superfund site, the base closure hazardous material clearance process for various sites must be investigated, characterized, and remediated before disposal and before land is transferred. The Army's document of record for hazardous material and site remediation is the remedial action ROD (RA-ROD). This document contains plans for engineering, level of clearance, cost analysis, community education, and site maintenance and emergency response plans.

*Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.*

Remediation of hazardous materials sites on the former Fort Ord will be a long-term process for many of the sites, while land transfer is occurring for many Fort Ord properties. The public should be aware of hazardous sites and the process of remediation. The information contained in the RA-ROD should be included in transfer documents to alert property recipients of the potential for remediation and OE presence, including the level of public access to these sites. Reuse of these areas may be restricted by property deed covenants and restrictions.

#### 4.6.3.3 Hazardous and Toxic Materials Safety Policies and Programs

##### **City of Marina**

The existing City of Marina General Plan - Safety Element, is herein incorporated by reference and is included, where policies are appropriated, as part of the policies and programs of this Safety Element.

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

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

**Program A-1.1:** The City shall make timely reviews of the RA-ROD implementation progress and maintain a public record of property locations which contain hazardous material, including a timetable for and the extent of remediation to be expected.

**Program A-1.2:** The City shall make timely reviews of the Army's RA-ROD implementation progress and report to the public the Army's compliance with



all of the federal Environmental Protection Agency's rules and regulations governing munitions waste remediation including treatment, storage, transportation, and disposal.

Program A-1.3: All construction plans for projects in the City/County shall be reviewed by the Presidio of Monterey, Directorate of Environmental and Natural Resources Management (DENR), to determine if construction is planned within known or potential OE areas unless an alternative mechanism is approved by the City/County and DENR.

Program A-1.4: Before construction activities commence on any element of the proposed project, all supervisors and crews shall attend an Army sponsored OE safety briefing. This briefing will identify the variety of OE that are expected to exist on the installation and the actions to be taken if a suspicious item is discovered.

*Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including clearance, treatment, transport, disposal, and/or closure of such sites containing ordnance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.*

**Hazardous and Toxic Materials Safety Policy B-1:** The City shall monitor implementation procedures of the RA-ROD and work cooperatively with the U.S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials and provide for the protection of the public during remediation activities.

Program B-1.1: The City shall develop and make available a list of the locations and timeframe for remediation of buildings scheduled for renovation which contain asbestos and/or lead base paint.

Program B-1.2: The City shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors.

Program B-1.3: The City shall develop and make available a list of the locations and timeframe for remediation of those site containing ordnance and explosive (OE) and shall work cooperatively with responsible agencies, including the Bureau of Land Management, in notification, monitoring, and review of administrative covenants for the reuse or closure of such OE sites.

Program B-1.4: The City shall require, by resolution, permits from all hazardous remediation contractors for the transport of hazardous material, including ordnance and explosives, through City streets. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the City for protection of the public safety.





Program B-2.1: The County shall develop and make available a list of the locations and timeframe for remediation of landfills or hazardous materials storage sites, including closure and post\_closure activities.

Program B-2.2: The County shall review and make public its review of administrative covenants on remediation of landfills or hazardous materials storage to ensure that remediation activities related to landfill closure and hazardous materials storage are complete and in compliance with all applicable regulations, that liability responsibilities are identified to entities intending to use these landfills, and that such uses are consistent with the administrative covenants and all post closure activities.

*Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.*

**Hazardous and Toxic Materials Safety Policy C-1:** The County of Monterey shall require hazardous materials management and disposal plans for any future projects involving the use of hazardous materials.

Program C-1.1: The County of Monterey shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the County Environmental Health Department.

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the ephemeral drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of flow of Storm water runoff beyond pre-development background levels will be allowed. Stormwater runoff from developed areas in excess of background quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods, which are appropriate to accomplish these requirements. Indirect, sub-surface discharge is acceptable. These stormwater management requirements will be used for development in Polygon 31b.

Program A-8.2: The County shall require installation of appropriate firebreaks and barriers sufficient to prevent unauthorized vehicle access along the border of Polygons 31a and 31b. A fuel break maintaining the existing tree canopy (i.e. shaded fuel break) shall be located within five acre primary buffer zone on the western edge of Polygon 31b. No buildings or roadways will be allowed in this buffer zone with the exception of picnic areas, trailheads, interpretive signs, drainage facilities, and park district parking. Firebreaks should be designed to protect structures in Polygon 31b from potential wildfires in Polygon 31a. ~~Barriers should be designed to prohibit unauthorized access into Polygon 31a.~~

**Biological Resources Policy A-9:** The County shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.

Program A-9.1: The County shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys to verify the general description of resources for the parcel provided in the biological resource documents prepared by the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.

Program A-9.2: The County shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitats amidst the development, where feasible.

Program A-9.3: Where development will replace existing habitat which supports sensitive biological resources, the County encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating wildlife species.

Implementation of the resource conservation and habitat management requirements of the HMP and the above policies and programs would compensate for the loss of sensitive species and habitats addressed in the HMP and its Implementing/Management Agreement. This impact is therefore considered less than significant.

**Mitigation:** Because of the unique character of Fort Ord flora, the County shall use native plants from on-site stock ~~shall be used in for~~ all landscaping except for turf areas. This is especially important with popular cultivars such as manzanita and ceanothus that could hybridize with the rare natives. All cultivars shall be obtained from stock originating on Fort Ord.

Program C-1.1: The City/County shall comply with the nonpoint pollution control plan developed by the California Coastal Commission and the SWRCB, pursuant to Section 6217 of the Federal Coastal Zone Management Act Reauthorization Amendments of 1990, if any stormwater is discharged into the ocean.

Program C-1.3: The City/County shall comply with the management plan to protect Monterey Bay's resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.

**Hydrology and Water Quality Policy C-2:** At the project approval stage, the City/County shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution. ~~to the extent feasible.~~

Program C-2.1: The City/County shall develop and make available a description of feasible and effective measures and site drainage designs that could be implemented in new development to minimize water quality impacts.

Hydrology and Water Quality Policy C-6: In support of Monterey Bay's national marine sanctuary designation, the City/County shall support all actions required to ensure that the bay and intertidal environment will not be adversely affected, even if such actions should exceed state and federal water quality requirements.

**Program C-6.1:** The City/County shall work closely with other Fort Ord jurisdictions and the CDPR to develop and implement a plan for stormwater disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of stormwater into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural landforms, and restore habitat values.

These policies and programs, in addition to compliance with applicable water quality regulations, would require development of on-site drainage systems for new developments and protection of Monterey Bay. This impact is therefore considered less than significant.

**Mitigation:** ~~None required.~~ Add a new program that shall require preparation of a Master Drainage Plan ~~should be developed~~ for the Fort Ord property to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan and develop plans for the control of storm water runoff from future development, including detention/retention and enhanced percolation to the ground water. This plan shall be developed by FORA with funding for the plan to be obtained from future development. All Fort Ord property owners (federal, state, and local) shall participate in the funding of this plan. Reflecting the incremental nature of the funding source (i.e. development), the assessment of existing facilities shall be completed first and by the year 2001 and submitted to FORA. This shall be followed by recommendations for improvements and an implementation plan to be completed by 2003 and submitted to FORA.