This study was prepared under contract with the City of Monterey, California, with financial support from the Department of Defense Office of Local Defense Community Cooperation. The content reflects the views of the key Compatible Use Study partners involved in the development of this study and does not necessarily reflect the views of the Department of Defense Office of Local Defense Community Cooperation.
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## Acronyms

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<td>United States Fish and Wildlife Service</td>
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</table>
Military installations are critical to local economies, generating thousands of jobs and millions of dollars in economic activity and tax revenue annually. An increase in incompatible uses or development that affects or is affected by military operations — often referred to as encroachment — has been a leading impact to military readiness capabilities at military sites across the country. It has resulted in the realignment of mission-critical components to different installations. Identifying and mitigating encroachment around military installations in Monterey and San Luis Obispo Counties can help sustain important military missions vital to regional economies and national security.
Inside Chapter 1…

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Existing types and levels of encroachment are key factors that are evaluated by the Department of Defense (DoD) and other federal agencies when considering strategic stationing of future missions or the realignment of military assets from one installation to another.

To protect the missions of military facilities, the health of regional economies, and industries reliant upon those facilities and economies, encroachment must be addressed through mutual information sharing, collaborative action, and joint planning among installations and local communities. To this end, the DoD Office of Local Defense Community Cooperation (OLDCC) developed the compatible use program. This program provides support and funding for defense communities across the nation to identify and assess encroachment concerns around military installations and to develop strategies and tools to address these concerns. Tools such as enhanced communication processes, strategic partnerships, and updates to local policies and ordinances can facilitate regional compatibility with continued military presence. Once the Monterey Regional Compatible Use Study (CUS) is complete, the communities, military installations, and other partners will work together to consider future projects, which have not yet been developed, considering Study recommendations to ensure mission sustainability and the military readiness of regional bases.

The Monterey Regional CUS identifies existing compatibility issues and suggests ways to mitigate them, as well as to prevent future issues while strengthening coordination between the military facilities in the region and neighboring communities.

The CUS provides a set of recommended strategies for use by local jurisdictions, agencies, and organizations in the Study Area to guide their future compatibility planning efforts. However, the CUS is not an adopted plan. The CUS is background information for future actions, which public agencies have not yet approved, adopted, or funded. For instance, local jurisdictions may use recommended strategies to develop and guide future amendments to general plans and zoning ordinances and to assist in the review of development proposals in the Study Area. Military installations in the two counties can use the background information when interacting with local jurisdictions on future projects and managing internal planning processes with a compatibility-based approach.

Compatibility, in relation to military readiness, can be defined as the balance or compromise between community needs and interests and military needs and interests.
1.1. What is the Monterey Regional CUS?

In recognition of the close relationships that should exist between installations and adjacent communities, the OLDCC implemented the compatible use program to mitigate existing and future conflicts and to enhance communication and coordination among all affected stakeholders. This program aims to preserve the economic viability and quality of life of all community and military stakeholders.

The Monterey Regional CUS is a community-led project that is funded through the OLDCC. The Monterey Regional CUS is a collaborative effort between the community, state and federal agencies, and other interested stakeholders to develop appropriate actions to address compatibility and shared resources in the region. The CUS is ultimately a collection of information to help make more informed decisions in the future and a set of recommendations that are tailored to each stakeholder.

Monterey Regional CUS Overview

The Monterey Regional CUS is a planning tool developed through the collaborative efforts of a set of local, regional, and state stakeholders for managing growth around military installations in Monterey and San Luis Obispo Counties and for mitigating existing and future land use conflicts and resource competition between these installations and surrounding communities. The stakeholders involved include local, state, and federal government officials; government and non-governmental agencies and organizations; residents; tribal communities; local property and business owners; and the military. Chapter 2 discusses the stakeholders in more detail. Stakeholders had the opportunity to be involved in the development and review of the CUS by visiting the virtual open house, attending public workshops, and reviewing the Public Draft CUS.

The intent of the CUS is to enhance working relationships between military installations and nearby stakeholders and to encourage them to work as a team to identify, reduce, and prevent encroachment issues between current and future military missions, on the one hand, and growth and development in neighboring communities, on the other. To do this, the CUS process culminates in a set of ideas for achieving:

- Compatible development
- Improved communication
- Improved relationships between the installations and neighboring communities, now and in the future

This CUS is important for preserving long-term compatibility between military installations and surrounding areas, where it will benefit both the military and the surrounding region by offering recommendations for:

- Protecting the health and safety of nearby residents and workers
- Enhancing a cooperative spirit between military installations and local communities that, in turn, promotes comprehensive community planning with attention to compatibility
- Integrating the development policies, plans, and regulations of local jurisdictions and land management agencies with the plans of military installations

This CUS effort was funded through a grant from the OLDCC with additional contributions provided by the City of Monterey, including matching funds and project management. While the OLDCC was the primary source of funding, the Monterey Regional CUS was produced by and for the local
stakeholders. The City of Monterey served as the managing agency for the project, with support from regional partners and stakeholders.

**Goals and Objectives**

The primary goal of the CUS is to gather and evaluate information to reduce potential future land use and resource conflicts between the military installations in Monterey County and northern portions of San Luis Obispo County and the surrounding communities, while accommodating and promoting new compatible growth and economic development. Three objectives are instrumental in achieving the CUS goals.

**Understanding.** Bring together community and military representatives to discuss compatibility issues in an open forum that considers both community and military perspectives and needs. Understanding is facilitated through a cohesive education and outreach program that increases public awareness regarding land use planning and provides opportunities for input.

**Collaboration.** Encourage cooperative, coordinated land use and resource planning among the military and surrounding communities so that incompatible community growth and development can be avoided and ways of reducing operational impacts on lands in the CUS Study Area can be identified.

**Actions.** Provide a set of mutually supported tools, activities, and procedures through which local jurisdictions, agencies, the military, and other stakeholders can implement appropriate recommendations that are developed during the CUS.

### 1.2. Study Area

The project Study Area for the Monterey Regional CUS covers two locations identified as *North County*, which includes northern Monterey County, and *South County*, which includes southern Monterey County and a portion of north San Luis Obispo County. See Figures 1.1 and 1.2.

The North County Study Area includes the following military installations:
- Presidio of Monterey
- Defense Manpower Data Center Monterey Bay
- Naval Support Activity Monterey

The South County Study Area includes the following military installations:
- Fort Hunter Liggett
- Camp Roberts
Figure 1.1  North County Study Area
Figure 1.2  South County Study Area
1.3. What is Compatibility?

In relation to military readiness, compatibility can be defined as the balance or compromise between community needs and interests and military needs and interests. The goal of compatibility planning is to promote a collaborative environment in which both community and military entities communicate and coordinate in identifying compatibility concerns and implementing mutually supportive actions that allow both parties to achieve their objectives. This collaborative approach provides the context in which policies and actions can be developed and recommended through the CUS Implementation Plan.

Many variables determine whether military and community plans, programs, and activities are compatible or not. A set of 26 compatibility factors (see Figure 1.3), or general types of compatibility problems was used during the development of the CUS to identify, assess, and establish the specific set of compatibility issues that are occurring or could occur in the CUS Study Area. The specific compatibility issues identified during the CUS are presented and assessed in Chapter 6: Compatibility Assessment.

1.4. Why is Compatible Land Use Planning Important?

Military installations and nearby communities are often separated by a physical boundary, but they also may share natural and man-made resources, including land, water, airspace, and infrastructure such as transportation networks. Because resources are shared, the activities or actions of one entity can unintentionally impact another and create conflicts — despite the many positive interactions among local jurisdictions, agencies, and the military.

As communities develop and expand in response to growth and market demands, there is a potential for incompatible development to be located closer to military installations and associated training and operational areas. New development that is not properly evaluated for compatibility can generate new or exacerbate existing land use conflicts and other compatibility issues. This is referred to as encroachment. Encroachment can have negative impacts on community safety and economic development and can impact the sustainability of military activities and readiness. Therefore, addressing encroachment issues is currently one of the military’s greatest operational challenges nationwide.

Military installations, local communities, agencies, and other stakeholders should collaborate to protect the long-term viability of existing and future military missions. Working together also enhances the health of community economies before incompatible uses become an issue.
1.5. Project Timeline

The figure below shows the project process and timeline.

1.6. How to Use this Study

The strategies presented in Chapter 7: Implementation Plan should be considered for implementation as part of future projects that may be approved, adopted, or funded. Strategies should be executed when feasible to prevent future encroachment and incompatible uses near military installations as well as mitigate to the extent possible any existing land use, shared resource, or other types of compatibility issue. The Implementation Plan is the crux of the CUS and provides a toolbox of planning strategies to ensure that relationships between the military and surrounding communities remain strong and mutually beneficial. Each strategy identifies key participants and partners for successful implementation and suggested timelines to aid in implementation. It is important to understand that the CUS is a recommended set of strategies and tools, not an adopted plan. Coordinated and collaborative future efforts by the Monterey Regional CUS partners will be required to successfully carry out the strategies.
1.7. **Next Steps: Implementation Working Group**

The CUS will be successful if the recommendations are considered as part of future implementation activities. As further described in Chapter 7: Implementation Plan, a Monterey Regional CUS Implementation Working Group should be established after the completion of the CUS. The Working Group should contain representatives from each stakeholder group or organization that participated in the CUS, with additional members included as necessary to address future issues or concerns that may arise. Many of the strategies developed in the implementation plan are designed to be integrated into existing programs as they evolve. Enhancing existing communication processes and establishing new ones, amending zoning tools, and updating long-range planning policies are some of the most cost-effective ways to ensure compatible development in the long term. The Monterey Regional CUS is meant to be a living document, so certain strategies may need to be revisited as local circumstances and applicable laws change. For more information on the Implementation Plan, see Chapter 7.

Ultimately, in defense communities across the United States, improved communication and collaboration on compatible land use planning often leads to ancillary collaboration between local communities and military installations on economic development, housing, education, technology transfer, and job growth — ultimately creating the foundation for “Strong Communities, Strong Bases.”
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This chapter describes the stakeholder and public engagement efforts that occurred throughout the development of the Monterey Regional CUS and how the input was used to identify compatibility issues and strategies to address them.
2.3 Stakeholders

Stakeholder Identification

An early step in any study is the identification of stakeholders. Involving stakeholders at the beginning of the CUS process is instrumental in the identification of compatibility issues that need to be addressed and can be resolved through the collaborative development of mutually beneficial strategies. Stakeholders include individuals, groups, organizations, and government entities interested in, affected by, or affecting compatibility issues and the outcome of the CUS project. Stakeholders identified for the CUS are listed in Table 2.1 and included, but were not limited to, the following:

- Local jurisdictions
- Military installations
- Local, regional, state, and federal planning, regulatory, and resource management agencies
- Non-governmental organizations
- Other special interest groups
- Business and commercial property owners and all residents

<table>
<thead>
<tr>
<th>Table 2.1</th>
<th>Monterey Regional CUS Stakeholders</th>
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<tbody>
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<td>Cities / Towns</td>
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<td>City of Pacific Grove</td>
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<tr>
<td>City of King City</td>
<td>City of Paso Robles</td>
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<tr>
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<td>Santa Rosa Indian Community of the Santa Rosa Rancheria-Tochi Yokut</td>
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<tr>
<td>KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria</td>
<td>Santa Ynez Band of Chumash</td>
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<td>Table Mountain Rancheria</td>
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<td>Offices/Agencies</td>
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<td>Fort Hunter Liggett</td>
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**Table 2.1 Monterey Regional CUS Stakeholders (continued)**
**Stakeholder Interviews**

Stakeholder interviews allow representatives of organizations to learn about the CUS and provide input on its development. The interviews for the CUS occurred from June through September, with 80 people representing 15 organizations participating. The stakeholder groups that participated in the interviews are listed in Table 2.2. All interviews were conducted virtually due to the Covid pandemic.

One-on-one interviews allowed for more private, in-depth conversations than would larger group settings and created an environment in which people could discuss compatibility issues and concerns openly. The interview process provided opportunities to further clarify project components of specific concern to stakeholders and often pointed to where interests either align or could lead to conflict. The interviews also pointed to opportunities for compromise and mutually beneficial solutions. The process was further integral to data collection in helping to identify all available data and reports, thereby supplementing formal requests for information. The interviews ultimately assisted the Study in five important ways:

- Expanded stakeholder engagement
- Facilitated and enhanced stakeholder collaboration
- Enhanced communication between the Project Team, community leaders, and stakeholders
- Facilitated identification of compatibility issues for further assessment by the working groups
- Increased stakeholder understanding of compatibility issues and potential solutions

Through the interviews, issues related to communication, housing, land use, roadway conditions, and other variables were identified.

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**Table 2.2 Stakeholder Interviews Conducted**

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<td>Space Management Specialist</td>
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<td>NSAM Environmental Director</td>
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<td>Community Planning Liaison Officer</td>
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<td>Fort Hunter Liggett</td>
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<td>Command Group</td>
<td>Commander</td>
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<td>Chief of Training</td>
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<td>Planning</td>
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<td>Camp Roberts</td>
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<td>Sr. Env. Scientist</td>
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## Table 2.2 Stakeholder Interviews Conducted (continued)

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<td>Community Development Director, City Manager</td>
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<td><strong>City of Marina</strong></td>
<td>Public Works Director, Planner, Mayor, Fire Chief, Assistant City Manager, Police Chief, City Manager</td>
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<td><strong>City of Paso Robles</strong></td>
<td>Community Development Director, Chief of Fire and Emergency Services, Economic Development Manager, Finance Manager, City Manager, City Planner, Police Department, Commander, Support Services Division, Community Services Director</td>
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<td><strong>City of Salinas</strong></td>
<td>Planning Manager, Assistant Chief of Police, Public Works Director, Fire Chief</td>
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<td>Community Development Director, Assistant Planner, Mayor, City Manager, Police Chief, City Engineer</td>
</tr>
<tr>
<td><strong>San Luis Obispo County</strong></td>
<td>Public Works, Deputy Director of Public Works, Fire Marshal – Battalion Chief, CAL FIRE, Development Services Manager, Public Works, Public Works</td>
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<td>Deputy Fire Chief, Monterey County Regional Fire District, Associate Planner</td>
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<td><strong>San Luis Obispo County</strong></td>
<td>Director of Planning &amp; Building</td>
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</table>

### Water Agencies
- Monterey One Water
- Monterey Peninsula Water Management District
- Marina Coast Water District
2.2 Working Groups

The CUS was guided by four working groups — a Policy Working Group and a Technical Working Group for each of the two locations comprising the Study Area. Each working group included stakeholders with diverse backgrounds and interests. The purpose of these working groups was to provide feedback, suggestions, and guidance pertaining to their area and for members to serve as liaisons to their respective groups.

These working groups were important in developing and maintaining relationships between key stakeholders, interested community members, and the CUS Project Team.

Working Group Roles and Responsibilities

The figure below outlines working group members’ roles and responsibilities.

<table>
<thead>
<tr>
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<th>Participants</th>
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<td>Grant management</td>
<td>Elected officials</td>
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<tr>
<td>Financial contribution</td>
<td>Military installation leadership (ex officio)</td>
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<tr>
<td>Policy direction</td>
<td>Monterey Bay Defense Alliance (ex officio)</td>
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<td>Study oversight</td>
<td>Jurisdictions</td>
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<td>Monitoring</td>
<td>Stakeholder organizations</td>
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<tr>
<td>Synthesize information</td>
<td>Subject matter experts</td>
</tr>
<tr>
<td>Review materials for PWG</td>
<td>Military representatives</td>
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<tr>
<td>Identify/assess issues</td>
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<tr>
<td>Review reports</td>
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<tr>
<td>Provide recommendations</td>
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Policy Working Group (PWG)
The PWG included elected officials, or their designees, and military installation leaders. The PWG was important to the CUS process in providing key insights into local issues and helping to tailor all recommendations to meet local needs and capabilities. The PWG was responsible for the overall CUS direction, approval of drafts, including a Working Group Draft and Public Draft CUS, and final written reports, and approval of policy recommendations. Although many agencies were invited to participate in the PWG, not all agencies participated. Agencies were each responsible for deciding who, if anyone, would participate in the working groups.

Technical Working Group (TWG)
The TWG consisted of technical subject matter experts from participating jurisdictions, staff from participating military installations, and representatives of other stakeholder organizations. The TWG provided technical expertise on the compatibility issues and recommendations, thereby ensuring that information is accurate, comprehensive, and appropriately characterized. This was done through TWG meetings, correspondence, and the review of draft materials, including a Working Group draft CUS. The TWG members also served as liaisons for their respective organizations and for representatives on the PWG, reporting project progress and relaying information developed through the CUS process.

Working Group Members
The participants for each working group are identified in Table 2.3.

<table>
<thead>
<tr>
<th>Tables 2.3 Working Group Members</th>
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<tr>
<th>North County Members</th>
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<tbody>
<tr>
<td>Agricultural Land Trust</td>
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<tr>
<td>Association of Monterey Bay Governments</td>
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<tr>
<td>BLM-Fort Ord National Monument</td>
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<tr>
<td>CAL FIRE</td>
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<tr>
<td>California Department of Fish and Wildlife</td>
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<tr>
<td>California Department of Parks and Recreation</td>
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<tr>
<td>California State University Monterey Bay</td>
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<tr>
<td>Caltrans</td>
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<tr>
<td>City of Del Rey Oaks</td>
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<td>City of Marina</td>
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<td>City of Monterey</td>
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<tr>
<td>City of Pacific Grove</td>
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<tr>
<td>City of Seaside</td>
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<tr>
<td>Defense Language Institute Foreign Language Center</td>
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<td>Defense Manpower Data Center</td>
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<tr>
<td>Esselen Tribe of Monterey County</td>
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<tr>
<td>KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria</td>
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<tr>
<td>Marina Coast Water District</td>
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<tr>
<td>Middlebury Institute of International Studies</td>
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<td>Monterey Airport</td>
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<td>Monterey Bay Air Resources District</td>
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<td>Monterey Bay Defense Alliance</td>
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<td>Monterey Bay National Marine Sanctuary</td>
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### Table 2.3 Working Group Members (continued)

<table>
<thead>
<tr>
<th>Policy Working Group</th>
<th>Technical Working Group</th>
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<tr>
<td><strong>North County Members</strong></td>
<td><strong>South County Members</strong></td>
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<tr>
<td>Monterey County Water Resources Agency</td>
<td>Agricultural Land Trust</td>
</tr>
<tr>
<td>Monterey Peninsula Unified School District</td>
<td>CAL FIRE</td>
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<tr>
<td>Monterey-Salinas Transit</td>
<td>Caltrans</td>
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<tr>
<td>Naval Support Activity Monterey</td>
<td>Camp Roberts</td>
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<tr>
<td>Picayune Rancheria of the Chukchansi Indians</td>
<td>County of Monterey</td>
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<tr>
<td>Presidio of Monterey</td>
<td>County of San Luis Obispo</td>
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<tr>
<td>Salinas Groundwater Management Agency</td>
<td>City of Paso Robles</td>
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<td>Salinan Tribe of San Luis Obispo and Monterey Counties</td>
<td>Fort Hunter Liggett</td>
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<td>Santa Rosa Indian Community of the Santa Rosa Rancheria-Tochi Yokut</td>
<td>City of King City</td>
</tr>
<tr>
<td>Table Mountain Rancheria</td>
<td>Marina Coast Water District</td>
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<tr>
<td>Transportation Agency for Monterey County</td>
<td>Monterey Bay National Marine Sanctuary</td>
</tr>
<tr>
<td>Tule River Indian Tribe of the Tule River Reservation</td>
<td>Monterey County Water Resources Agency</td>
</tr>
<tr>
<td>Tuolumne Band of Me-Wuk Indians</td>
<td>Monterey-Salinas Transit</td>
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<tr>
<td>U.S. Fish and Wildlife Service</td>
<td>Presidio of Monterey Enclave at Camp Roberts</td>
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<tr>
<td>U.S. Forest Service</td>
<td>Santa Ynez Band of Chumash</td>
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<td>Salinan Tribe of San Luis Obispo and Monterey Counties</td>
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<td></td>
<td>SLO Air Pollution Control District</td>
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<td>SLO Council of Governments</td>
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<td></td>
<td>U.S. Army Signal Activity</td>
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<td></td>
<td>U.S. Fish and Wildlife Service</td>
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<td>U.S. Forest Service</td>
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Working Group Meetings

The PWG and TWG meetings were held virtually throughout the CUS process to ensure that issues were accurately identified and appropriately addressed through collaborative action. The four PWG and TWG groups held separate meetings after the initial kickoff.

**PWG/TWG Meeting #1: Project Kick-Off — April 2021**

The key objectives of the project kick-off meeting follow:

- Outline the CUS goals.
- Educate working group members about the CUS and study process.
- Identify the roles and responsibilities of participants.
- Review and finalize specific locations for the Study Area.
- Provide an opportunity for working group members to give input on what compatibility issues should be considered and/or assessed during the CUS.

**PWG/TWG Meeting #2 — September 2021**

The key objectives of the second set of meetings follow:

- Identify potential data gaps. Present the compatibility issues identified to date, as well as associated findings.
- Provide an opportunity for working group members to review, revise, and approve the list of compatibility issues that will be assessed through the CUS. The working group discussions resulted in the identification of new compatibility issues, which helped ensure the Study was as comprehensive as possible.

**PWG/TWG Meeting #3 — March 2022**

Before the third set of meetings, a preliminary list of strategies was submitted to working group members to review as a starting point for developing and refining strategies for the CUS. The key objective of the third set of meetings follows:

- Garner input from the working groups on potential strategies for mitigating or preventing compatibility issues.

**PWG/TWG Meeting #4 and Public Meeting — October 2022**

The key objective of the fourth set of meetings follows:

- Review the Draft CUS and recommendations ahead of public review.

The public was invited to listen in on this fourth working group meeting and was provided an opportunity to comment and ask questions.

Following this meeting, the Public Draft CUS was developed based on working group comments and revisions and was released for public review and comment. Public feedback was presented to the working groups for guidance on appropriate revisions.

**Presentation to City Council — December 2022**

The key objective of the fifth set of meetings follows:

- Review the draft Final CUS document and approve it for finalization.
2.3 Public Engagement

Public Engagement Plan
The Public Engagement Plan, presented in Appendix A, was developed at the outset of the Study to guide stakeholder and public engagement efforts during the Monterey Regional CUS. Public engagement — albeit in modified formats due to the Covid pandemic — is critical to developing an effective and mutually beneficial CUS that addresses military and community needs and interests.

This public participation strategy guided the engagement process with stakeholders and the public to provide them with project information and findings and obtain meaningful input throughout the project, thereby ensuring that CUS goals could be met. The Public Engagement Plan defined public engagement objectives, project stakeholders, working group members, the Ambassador Program, methods of engagement, and the stakeholder engagement schedule. Much of the information in the public engagement strategy is included in this CUS chapter.

Public Meetings
Three virtual public meetings were held during key project milestones and were widely publicized using the full array of communication methods. Elected officials and public outreach offices from the Monterey Regional CUS community partners, as well as stakeholders from the PWG and TWG, were enlisted to help advertise the public meetings and promote the importance of participation through email, social media sites, and other forums. This approach capitalized on the CUS project contact list, as well as project stakeholders’ existing contacts lists, to expand the reach of communication efforts.

Due to the pandemic and because the Study Area is so large, the following public meetings were held virtually to maximize attendance. Meetings were tailored to specific geographic areas to better focus the discussions on topics most relevant to residents in the respective areas area of focus.

Public Meeting #1: Project Initiation — November 2021-Project Duration
The first engagement with the public for the Monterey CUS was conducted as a virtual public open house accessed through the project website. This virtual open house established a baseline for project transparency and accessibility and facilitated public input. The online open house remained available on the website for the duration of the project for additional comments.

Due to the expanse of the Study Area and regional diversity, Matrix developed four separate open houses: North County (English and Spanish) and South County (English and Spanish). The information presented was tailored to each geographic area.

The virtual open houses incorporated three important elements:

Sign-in Table: The table was set up as the initial contact point to provide visitors guidance on the virtual format, information on the project, and forms to share background information about themselves and give project feedback. Resources included the following:
- Sign-in form
- Comment form
- Map for participants to identify where they live
- Help button
- Short video explaining how to navigate the open house
- Factsheet #1: Project Overview

Community Questionnaire: The two questionnaires for each of the two Study Area locations were designed to access the community’s perceptions of the military’s impact on the region.
The questionnaires are described in greater detail in the following section.

**Informational Boards:** The boards provided an overview of the CUS process. Each board was available for viewing online or downloading as a PDF file. One board included an interactive map feature that allowed participants to identify location-specific military compatibility issues in their community.

The results of the virtual open house are in Appendix B.

**Public Meeting #2: Interim Findings and Preliminary Recommendations — June 29, 2022**

The second set of public meetings was conducted following the completion of all data collection, research, and compilation of responses to the questionnaire. The meetings included information on existing and projected conflicts between installation operations and existing/future growth in surrounding jurisdictions. The meetings provided summary findings and an interactive exercise that allowed participants to rank the importance of the compatibility issues in terms of recommended timeframes for addressing them. All information gathered was incorporated into the draft reports, as appropriate.

**Public Meeting #3: Final Recommendations — October 2022**

The Public Draft CUS was developed based on CUS working group comments and revisions to the Working Group Draft CUS. The Public Draft CUS was advertised and posted on the project website for a 30-day public review and comment period. The document was presented at the third public meeting, where attendees were encouraged to provide feedback during the meeting, through the project website, or by contacting the CUS Project Team directly.

**Community Questionnaires**

The online community questionnaire was designed to capture the community’s perception of military impacts on the community. Two questionnaires were tailored for the North County and South County Study Area locations, respectively.

The information obtained from the questionnaire helped to gauge public knowledge and perceptions regarding military operations and their effects on residents. The information was used to help identify compatibility issues and tailor the Monterey Regional CUS process and strategies to improve awareness where needed, reinforce communication, and enhance coordination between the military installations and the community. There were 21 questions, divided into the following categories.

- General demographics
- Communication between the military and the community
- Perception of military installations in the community
- Impacts related to the military installations and neighboring communities

The questionnaire was made available on the project website from December 2021 through the duration of the project. In total, there were 11 responses to the Monterey Bay questionnaire and 4 responses to the Central Coast questionnaire. While the number of responses is not indicative of the population in the respective areas, the answers provide a small insight into existing perspectives. The summary of the questionnaire responses is in Appendix B.
**Project Website**

www.MontereyRegionalCUS.com

The Monterey Regional CUS was promoted and supported through a dedicated, branded project website where interested parties could review and download project information, public meeting information and materials, and project deliverables. The website utilized interactive features that allowed community members to sign up for email updates, provide input, and comment on the CUS draft document.

The website also included an interactive map for identifying location-specific issues and opportunities related to military activities and compatibility through “IDPlaces,” a dynamic interactive mapping tool. Throughout the project, 24 comments were provided through IDPlaces, expressing concern about groundwater, traffic, and threatened and endangered species.

**Getting the Word Out**

The cornerstone of effective public outreach is notifying community members about opportunities to share their thoughts and learn more about the project and identified issues. Notifications about public meetings and the Public Draft CUS were primarily given via eBlasts — in English and Spanish — and social media.
Fact Sheets

Three informational brochures were developed and distributed to the Monterey Regional CUS working groups and to the public during the CUS process. These informational brochures were made available via email, on the project website, and at public meetings.

Fact Sheet 1: Project Overview

The first fact sheet describes the purpose, goals, and objectives of the Monterey Regional CUS, as well as methods of providing input on the process. This fact sheet also summarizes the 26 standard compatibility factors, or general types of compatibility issues, that are most commonly identified during compatibility studies. These factors are the initial framework that provides stakeholders a “starting point” and ultimately ensures a comprehensive examination of all potential areas of conflict. While some factors proved irrelevant to the CUS, using this broad framework to help identify all specific issues ensured that the CUS was sufficiently comprehensive in its approach. The first fact sheet was used to brief stakeholders participating in interviews and during the first public meetings.

Fact Sheet 2: Strategy Toolbox

This fact sheet summarizes the types of strategies that could be considered when addressing compatibility issues. It was used to facilitate discussions with the PWG, the TWG, the public, and other stakeholders regarding potential mitigation actions to be developed and implemented.

Fact Sheet 3: Executive Summary Brochure

The final fact sheet summarizes the CUS and key strategies. This brochure can be used as a handout at meetings to provide information on the project or distributed through the media to increase awareness and support for the CUS and follow-on actions during the implementation phase. This brochure was provided with the final Study.
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This chapter provides an overview of the physical setting, military history, and current operations at the military installations in the Study Area. Identifying and describing the various activities performed on the military installations provides valuable insight into the importance of the military as both a strong community partner and a national strategic asset. This information will help stakeholders make informed decisions regarding future development and economic growth in their communities, which may be influenced by installation activities owing to their relative proximity. These decisions may affect the continued existence and future role of the installation.
3.1. History of Military Installations in the Monterey Region

The military has a long and continued presence in the Monterey region since Spain set up the first permanent military presence in 1770. The Spanish military presence led to settlement in the region, often spurred by Spanish veterans.

Although short-lived, the Navy can lay claim to being the first United States military service to establish a presence in Monterey in 1846. The Army supplanted the Navy one year later in 1847 and remained there until after the Civil War.

The Army returned in 1902 and has remained, first re-establishing the Presidio and later founding Fort Ord, Fort Hunter Liggett, and Camp Roberts on the eve of World War II.

It took just over a century for the Navy to return in 1946 when Congress approved the purchase of the famous Del Monte Hotel to become the future home of the Naval Postgraduate School (NPS).

That same year, the Army founded its first language school. Both services have remained and become an integral part of the region’s history, as well as its economy.

3.2. Military Economic Importance

The military provides a significant economic contribution to the Monterey Bay and Central Coast region through direct spending, as well as through direct and indirect employment and job creation.

Economic Impact

Military installations in the region provide stable economic activities. Monterey County ranks seventh among California’s 58 counties in total military employment and sixth in percentage of county employment in the military.

Additionally, the military is the fifth largest industry in the county behind agriculture and food products, accommodation and food services, retail, and health care. Figure 3.1 shows the economic impact of the military installations in the Study Area.

![Figure 3.1 Economic Impact of Military Installations in the Study Area](image)

**Contributions of the Military to the Monterey County Economy,** prepared for Monterey Bay Defense Alliance (MBDA), Middlebury Institute of International Studies at Monterey, 2020
Employment Impact

According to a 2020 Monterey Bay Defense Alliance economic impact report, military installations in the region employ a significant number of military personnel and civilians. Many wide-ranging civilian professional jobs and career paths in the region support military missions. As shown on Figure 3.2, 15,700 people are employed by the military in the region, including 5,100 permanent active-duty military personnel, 6,200 temporary active-duty station military personnel, and 4,400 civilian employees.

Within the Study Area, military, and military-induced employment account for:

- 7% of total employment
- 6% of earnings

Figure 3.2  Employment Impacts of Military Installations in the Study Area

Additionally, skilled military personnel and their families retire in the region and go on to make long-term community contributions. The community has 6,600 dependents of active-duty military personnel and almost 5,000 military retirees and dependents, as shown on Figure 3.3.

Figure 3.3  Military-Related Populations of Military Installations in the Study Area

In addition to local economic and employment impacts from the presence of military installations, the region benefits from the presence of the Major General William H. Gourley VA:DoD Outpatient Clinic and Veteran Transition Center of California both located in Marina.

Source: MBDA, 2020
3.3. Installations Overview

North County

Military installations in the North County Study Area include the Presidio of Monterey (POM), Defense Manpower Data Center (DMDC) Monterey Bay, and Naval Support Activity Monterey (NSAM). The following sections describe each of these military installations.

Established in 1846, the Presidio is the Department of Defense’s 13th oldest installation. It hosts the National Virtual Translation Center, providing real-time translation to meet global and national security needs.

Presidio of Monterey

United States Army

POM is the Army’s installation in Monterey, providing high-quality base operations support to:

- Defense Language Institute — Foreign Language Center (DLIFLC)
- Defense Manpower Data Center
- 514th Signal Company, U.S. Army Satellite Communications at Camp Roberts

POM is an active Army installation consisting of 392 acres located in the city of Monterey. Its garrison owns 144 buildings and leases 64, with over 2 million square feet configured to satisfy a broad range of needs. It has been an Army garrison since 1846 when the U.S. government assumed control of present-day California. Today, POM maintains a close working relationship with the City of Monterey through its groundbreaking Intergovernmental Service Agreement (IGSA). The IGSA has been widely used as a model throughout the Department of Defense.

In addition to purpose-built facilities to support academic, applied instruction, specialized language, and cultural immersion programs for DLIFLC, POM hosts a Sensitive Compartmentalized Information Facility. \(^1\) POM also provides installation oversight and management of the Ord Military Community (OMC) and supports the DMDC, as well as the U.S. Army Satellite Communications facility at Camp Roberts.

POM is in Monterey County in the City of Monterey, California, on the Pacific Coast approximately 120 miles south of San Francisco. It is located on the Monterey Peninsula and adjacent to downtown Monterey. The location is shown on Figure 3.4.

Mission

The U.S. Army Garrison, Presidio of Monterey, delivers base operations services and support to the people it serves. Its first priority is to enhance readiness.

POM Tenant Organizations

The following are the tenant organizations at POM:

- 229th Military Intelligence Battalion, United States Army Training and Doctrine Command
- 517th Training Group, 17th Training Wing
- Criminal Investigation Command
- Information Warfare Training Command Monterey, Center for Information Warfare Training
- Marine Corps Detachment
- Mission and Installation Contracting Command U.S. Army Reserve Doc West

\(^1\)Monterey Regional CUS Installation Brief
Figure 3.4  Presidio of Monterey Location
Defense Language Institute Foreign Language Center

DLIFLC is an Army training school located on POM. It provides culturally informed foreign language education, training, evaluation, and degrees for the DoD to foster comprehensive understanding of joint operational environments, give a competitive edge to war fighters, and safeguard the security of the United States.

Once called the Army Language School, DLIFLC became the Defense Language Institute in 1963 when it began providing additional DoD services. Its mission is to, "provide exquisite, culturally based foreign language education, training, evaluation, and degrees for the Department of Defense, globally, to afford a comprehensive understanding of the joint operational environment, a competitive edge to our warfighters, and safeguard the national security of the United States." As an Associate of Arts Degree and certificate-granting Institution, DLIFLC is wholly committed to student service member success.

DLIFLC provides education in 65 languages. In total, it awards 800 associate degrees annually. Its educational services and resources include language proficiency and speaking tests and online language materials that hundreds of students use annually. In addition to its resident program serving approximately 3,500 students from all services, DLIFLC supports non-resident programs and 25 point-of-need detachments worldwide to ensure language expertise throughout military members’ careers. The DLIFLC workforce is approximately 8,500.

Defense Personnel and Security Research Center

The Defense Personnel and Security Research Center (PERSEREC) is part of the Defense Human Resource Activity and is tasked with improving the effectiveness, efficiency, and fairness of DoD personnel suitability, security, and reliability systems. The research center was founded in 1986 to improve security policies for national security personnel.

PERSEREC helps DoD secure and retain a trusted population of military, civilian, and industrial employees who are security-motivated and fully aware of their security responsibilities and of foreign intelligence threats. Researchers at PERSEREC conduct applied research and development to improve policy and practice; conduct programmatic research for the human resource management, security, and intelligence communities; provide studies and analyses to support policy formation; disseminate research to policymakers and practitioners; and develop systems and aids for policymakers, managers, and practitioners concerned with personnel suitability, security, and reliability. In short, PERSEREC supports DoD selection of individuals to work on national security matters and hold clearances for access to classified information and other national security assets. Its total workforce is approximately 40.

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2 Monterey Bay Defense Alliance
3 www.dliflc.edu/about/mission-vision
4 Monterey Regional CUS Installation briefing
5 https://www.dhra.mil/perserec/
**Ord Military Community**

OMC is an Army satellite installation of POM that is located on the former Fort Ord and provides housing and community services to military personnel and families permanently assigned to POM — whether living at OMC or in nearby communities. OMC is situated between Marina and Seaside northwest of Monterey. OMC sits on 836 acres and has 56 buildings, including the Presidio Fire Station and defense commissary, along with privatized military housing.

The base is separated from the Pacific Ocean by Highway 1 and adjoins California State University, Monterey Bay. The location is shown on Figure 3.5.

OMC maintains 1,692 housing units that serve roughly 4,000 residents. Services and amenities provided to the community include a recreation center with pool, commissary, community center, post exchange, child development center, youth activity center, and chapel.6
Figure 3.5  Ord Military Community and Defense Manpower Data Center Location

US Census. USGS.
City of Monterey
Defense Manpower Data Center Monterey Bay

The DMDC Monterey Bay is a DoD organization and the second largest of seven DMDC activities in the U.S. and overseas. DMDC was founded in 1971 to provide personnel record services and is responsible for managing personnel, manpower, training, financial, and other data for the DoD. The DMDC tracks the history of military personnel and their families for health care purposes, retirement benefits, and other administrative needs.

DMDC’s primary business lines are decision support; entitlements, benefits, and readiness reporting; personnel identification, validation, and authentication; and enterprise integration. The Monterey DMDC provides the following to the DoD:

- Joint information sharing and support for human resources concerns
- A source for identifying, authenticating, authorizing, and providing information on personnel during and after their affiliation with the military
- A central access point for information and assistance on military entitlements, benefits, and medical readiness

Naval Support Activity Monterey
United States Navy

NSAM is the Navy’s shore installation in Monterey and provides support and facilities management for approximately 160 buildings on 627 acres of Navy property throughout the region. The three primary NSAM facilities are shown on Figure 3.6.

Mission

The mission of NSAM is to provide high-quality base operations support to:

- Naval Postgraduate School
- Naval Research Laboratory Marine Meteorology (NRL/MRY) Division
- Fleet Numerical Meteorology Division

NSAM responsibilities include operational support; public safety; environmental compliance and conservation; facility management, sustainment, restoration, and modernization; and quality of life services.

NSAM includes La Mesa Housing Complex, which has 667 housing units, houses 1,760 residents, and includes amenities such as a recreation center. Its workforce is approximately 260.
Figure 3.6  Naval Support Activity Monterey Location
Naval Postgraduate School
The Naval Postgraduate School (NPS) is a long-standing naval institution located at NSA Monterey. It is responsible for providing relevant and unique advanced education and research programs to increase the combat effectiveness of commissioned naval officers to enhance the security of the United States. NPS has been on the peninsula since 1947 when Congress authorized the purchase of the Hotel Del Monte for an independent naval academy to advance naval science and technology. The mission of NPS is to provide defense-focused graduate education, including classified studies and interdisciplinary research, and to advance the operational effectiveness, technological leadership, and war fighting advantage of the naval service.

NPS maintains a student population of roughly 1,500, consisting mainly of active-duty officers from all branches of the U.S. military, although DoD civilians and members of foreign militaries can also attend under a variety of programs. NPS offers graduate programs through four graduate schools and twelve departments, awarding master’s and doctoral degrees. NPS focuses on joint service and allied training, integration, and partnering, making it a critical agent for global security and national defense.

Today, NPS is the largest producer of graduate degrees for the DoD. Its workforce is approximately 2,950.

Naval Research Laboratory
Marine Meteorology Division
The U.S. Naval Research Laboratory at NSA Monterey, a division of the Navy’s Corporate Laboratory in Washington, D.C., is home to scientists and engineers who research immediate and long-range applications in support of national defense. NRL/MRY conducts a broad-based multidisciplinary program of scientific research and advanced technological development directed toward environmental information superiority for the Navy/Marine Corps and DoD. Much of its work directly supports weather and ocean prediction models, tactical decision aids, and weather satellite processing software at Fleet Numerical Meteorology and Oceanography Center (FNMOC). Many NRL/MRY scientists lead or are key contributors to national and international organizations, interagency programs, federal agencies and institutes, American Meteorological Society committees, and professional journals. Its total workforce is approximately 150.

Fleet Numerical Meteorology and Oceanography Center
The FNMOC provides meteorology support to U.S. joint and coalition forces. FNMOC is the Navy’s operational weather and ocean prediction center, producing weather and ocean forecasts and weather satellite imagery in support of naval operations worldwide. FNMOC operates one of the most powerful supercomputer centers in the world and serves as a Defense Information System Agency network node. FNMOC’s global, regional, and tropical numerical weather prediction models, developed by NRL/MRY, are among the best in the world. Its workforce is approximately 175.

Defense Resource Management Institute
The Defense Resource Management Institute (DRMI) provides training and educational programs for the DoD and partner organizations. Programs at DRMI focus on budgeting, performance management, resource management, and data.
South County

The military installations in the South County Study Area are Fort Hunter Liggett (FHL) and Camp Roberts. The following sections describe each of these military installations.

Fort Hunter Liggett
United State Army Reserve Command

Fort Hunter Liggett is a U.S. Army Reserve Command installation situated in the south of Monterey County.

Mission
The mission of FHL is to provide a modern, sustainable training environment while enhancing the quality of life for service members, civilians, and families. The garrison at FHL also maintains installation oversight for the Parks Reserve Forces Training Area located near Dublin, California.

The remote, rugged, and varied terrain and Mediterranean climate at FHL provide unique conditions for military training and testing. This helps to make the installation an asset for future military land use needs. FHL provides training for combat support and combat service support units of the Army Reserve, as well as training opportunities to all branches of the U.S. military and to allied nations. It is exceptionally well suited to host large-scale joint exercises. Its major tenant organizations include a variety of training and logistics units.

FHL provides the significant capability of integrating evolving unmanned aerial and ground vehicle operations with ground combat operational doctrine and tactics. FHL provides military strategic importance by:

- Providing world-class combat support and combat service support training for the Army
- Offering 164,000 acres of undisturbed mountains, valleys, rivers, plains, and forests that provide ideal training areas for joint land and air operations
- Hosting more than 41,000 soldiers, sailors, airmen, Marines, and allied forces for training annually

FHL is approximately 134 miles south of San Jose and 81 miles south of Monterey. The installation is bounded on the north by the Salinas Valley, on the east by the Santa Lucia Mountains, on the south by the Monterey/San Luis Obispo County line, and on the west by the Los Padres National Forest. The location of FHL is shown on Figure 3.7.
Figure 3.7  Fort Hunter Liggett Location

Legend
- Department of Defense Installation
- County Boundary
- Unincorporated Community

Training Support Capabilities
The following is a list of FHL training capabilities, assets, and attributes:

- Certified training area for DoD Joint capabilities
- Remote and isolated location
- Troop aid station
- Equipment concentration site
- One of two Mediterranean analog training sites
- Five-mile convoy live-fire range
- Landing strip for C-17/C-30
- Thirty-six heliports and 33 drop zones with restricted airspace to 24,000 feet
- Strategic partnership with Camp Roberts
- A 25-mile, federally-owned tank trail to Camp Roberts
- An explosive impact area that supports surface maneuvers and live-fire exercises
- A weapons qualifications range
- Four tactical assembly areas
- Two urban training sites
- Institutional training with a capacity for approximately 4,000 students annually

Host and Tenant Organizations
The following are the host and tenant organizations at FHL:

- 91st Training Division (Operations)
- Logistics Readiness Center
- 80th Training Command
- 3-356th Logistics Support Battalion/189th Combined Arms Training Brigade
- 31st Seabee Readiness Group
- Army Corps of Engineers
- Network Enterprise Center
Camp Roberts Maneuver Training Center

California Army National Guard

Camp Roberts is an Army National Guard (ARNG) installation that provides facility and installation support throughout California, enabling and improving readiness to support unit missions for the National Guard.

Mission

The National Guard is unique in that it serves both federal (national response) and state (domestic response) missions. The mission of the California ARNG is to organize, train, equip, and resource community-based land forces. On order, the ARNG mobilizes to support state and/or federal authority.  

Likewise, Camp Roberts has a dual federal-state installation mission as well. It supports California ARNG unit training and readiness requirements by maintaining and operating its Maneuver Training Center (MTC) to support the training of California ARNG and other National Guard units. Camp Roberts also provides its MTC engineering, logistics, training, and operational support capabilities at the federal level to joint military forces and reserve components to include the U.S. Army Satellite Communications Station. Camp Roberts also provides base support to the California Department of Forestry and Fire Protection (CALFIRE) and the U.S. Forest Service during training and wildfire response events.

Camp Roberts has key assets that support the California Army National Guard, including:

- 43,000 acres suitable for brigade-size training units
- State-of-the-art ranges that integrate live-fire with virtual training simulation
- Support for Joint force, Army aviation, and Unmanned Aerial Vehicle training
- Two chemical, biological, radiological, nuclear, and high-yield explosive response force training sites
- The U.S. Army’s Satellite Communications station

Camp Roberts is the largest National Guard training and mobilization facility on the West Coast and protects threatened and endangered species such as the San Joaquin kit fox and Swainson’s hawk.

Camp Roberts is situated in northern San Luis Obispo and southern Monterey counties and covers 42,000 acres. While the area surrounding Camp Roberts is primarily agricultural, the city of Paso Robles is located about 12 miles south of the installation. A few unincorporated communities are also located nearby in San Luis Obispo County. The location of Camp Roberts is shown on Figure 3.8.
Figure 3.8  Camp Roberts Location

Legend
- Department of Defense Installation
- County Boundary
- El Paso de Robles (Paso Robles)
- Unincorporated Community

Host and Tenant Organizations

- Garrison Headquarters, which provides full-time military and civilian personnel for installation operations
- U.S. Army Information Systems Command Satellite Communications Station with the mission of operating and maintaining satellite ground terminals and technical control facilities and providing a telecommunication center
- 40th Infantry Division, which performs the federal mission of conducting pre-mobilization and post-mobilization training. It mobilizes on short notice to deploy, fight, and win on any battlefield and conducts stability and support operations including state missions
- Central Issuing Facility, administered by the United States Property and Fiscal Office for California, is where supplies and equipment are stored, managed, and issued to National Guardsmen throughout the state
- Maneuver Area Training Equipment Site with the primary mission of maintaining equipment, including over 1,200 tracked vehicles that are used year-round for weekend drills and annual training exercises
- Regional Training Maintenance Site, which provides pre-deployment training to reservists on the operation and maintenance of equipment, including wheeled and track vehicles, as well as repair military occupational specialty courses
- Training Support Center, which provides training aids, including Multiple Integrated Laser Engagement Systems equipment, as well as audiovisual and photographic support to units in California and Nevada

Training Areas and Ranges

Camp Roberts is made up of multiple ranges and training areas. In all, Camp Roberts comprises 42,000 acres split between an 8,000-acre dugged impact area, a 36,000-acre maneuver space, 23 live-fire ranges, 2 airstrips (an assault strip and McMillan Airfield), and 4 drop zones.

The impact area is where weapons firing occurs and has the largest concentration of firing ranges. This area supports limited vehicle maneuver operations, restricted troop maneuver zones, and an observation point and radar site.

Camp Roberts has two heliports for air operations. Such air operations include landing and pickup exercises, transportation and maneuvering of vehicles, and airborne parachute drops. Parachute drops occur at the Nacimiento Drop Zone near the middle of the installation and at the Twin Brothers Drop Zone in the southeastern portion.
3.4. Military Chronology

Presidio of Monterey

- 1770 – Captain Don Gaspar de Portola lays the foundation for the Presidio Real de Monterey on his overland expedition of Upper California.

- 1846 – The U.S. Navy assumes control of present-day California from the Mexican government. A small garrison of Marines and seaman was left at the fort to improve defenses to better protect the town and harbor.

- 1847 – The U.S. Army relieves the Navy and establishes Fort Mervine, which later becomes the Monterey Ordinance Depot.

- 1902 – During the end of the Philippine Insurrection, the Army realizes a need for additional forts, particularly on the West Coast, and establishes Monterey Military Reservation.

- 1903 – The fort is officially renamed Ord Barracks before being renamed again to Presidio of Monterey to honor the original Spanish castillo.

- 1940 – POM becomes temporary headquarters for the Army’s III Corps.

- 1946 – POM becomes home to the Army Language School with a focus on Russian, Chinese, Korean, Arabic, and six other languages.

- 1947-1948 – The school expands rapidly to meet the requirements of America’s global commitments during the Cold War. Instructors, including native speakers of more than 30 languages and dialects, are recruited from all over the world.

- 1950-1953 – During and after the Korean War, the school develops a national reputation for excellence in foreign language education.

- 1963 – The foreign language programs are consolidated into the Defense Foreign Language Program, now known as Defense Language Institute Foreign Language Center.
**Ord Military Community**

- 1917 – The War Department purchases 15,610 acres of land as a training area for POM’s garrison and names it Gigling Reservation.
- 1933 – The Army constructs a Civilian Conservation Corps camp and names it Camp Ord in memory of Major General Edward Ord.
- 1940 – Gigling Reservation is renamed Fort Ord. During World War II, Fort Ord expands to more than 30,000 acres and is used to train troops during World War II. At its peak, the fort holds 50,000 soldiers.
- After World War II – Fort Ord becomes a basic training post, which continues through the Korean and Vietnam Wars until 1976.
- 1994 – Fort Ord is closed by a Base Realignment and Closure decision and begins transferring property to other agencies.
- 1994 – The Army retains 794 acres for family housing and support facilities, called the Presidio of Monterey Annex.
- 1994 – California State University, Monterey Bay, founded on the former Fort Ord.
- 2000 – The Army renames the area again to Ord Military Community to honor Major General Ord.

**Naval Postgraduate School**

- World War II – A commission is established to review the role of graduate education in the Navy.
- End of World War II – It becomes apparent that the Naval Postgraduate School at the Naval Academy at Annapolis will be insufficient for the Navy’s future needs.
- 1947 – Congress authorizes the purchase of the Hotel Del Monte, a large hotel in Monterey, and 627 acres of surrounding land for use as an independent campus for the school.
- 1951 – The school moves into its new facilities, rapidly expanding its footprint with new buildings and invigorating in the Navy’s efforts to advance naval science and technology.

**Naval Support Activity Monterey**

- 2010 – NSA Monterey was established as a Commander, Naval Installations Command asset on September 30, 2010
Camp Roberts

- 1850 – The newly formed California legislature creates the California militia.
- 1928 – The California Militia becomes the California National Guard.
- 1934 – The need for a training site leads to the creation of Camp Merriam in San Luis Obispo.
- 1940 – Camp Merriam is renamed Camp San Luis Obispo when the Army begins training at the site.
- 1940 – The U.S. government leases Camp San Luis Obispo from the State. The compound is home to the 40th Infantry Division, which includes units from Arizona, California, and Utah. Other infantry divisions follow, increasing the camp’s size to almost 5,000 acres. The Army adds 4,170 acres along the Salinas River.
- 1940 – Camp Roberts is established at the outbreak of World War II.
- Camp Roberts quickly develops into an Army training facility as tent cities spring up to house tens of thousands of recruits. Mess halls, barracks, warehouses, and chapels soon surround the grounds.
- World War II – Camp Roberts is the largest U.S. Army basic training installation in the nation, with over 436,000 troops passing through its intense training regimen.  
- 1971 – California Army National Guard receives control of the camp under license from the Army to establish a Reserve Component training and mobilization facility.

Fort Hunter Liggett

- 1940 – In anticipation of training soldiers for combat on World War II European fronts, the War Department purchases over 200,000 acres of local ranch lands between the Salinas Valley and the Pacific Ocean.


- 1975 – The installation is renamed Fort Hunter Liggett Military Installation.

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Community Overview

This chapter provides information about the surrounding communities that participated in the Compatible Use Study. These communities include Monterey County, San Luis Obispo County, 19 established cities, and six Native American tribes.
As a caveat to identifying vital land use compatibility components, it is important to capture and describe certain demographic characteristics of these communities to assert a baseline context from which informed decisions can be made when assessing compatibility strategies. The goal is to provide information that enables stakeholders to understand population and development trends that have the potential to affect the future of Monterey area military installations. This information is intended to be considered with other factors to help decision-makers generate coherent, informed planning policies and make decisions about future development and economic growth to mitigate compatibility issues. The objective of this chapter is to foster an understanding of the types of activities occurring “outside the fence” when considering future missions and operations.

Information presented includes population trends, housing trends, economic trends, current development, transportation, and natural resources in the region to better appreciate the communities in the CUS Project Area and their relationship to Monterey Area military installations. The jurisdictions covered include Monterey County, San Luis Obispo County, and the Cities of Del Rey Oaks, Marina, Monterey, Pacific Grove, Seaside, King City, and Paso Robles.
4.1. Community and Military Relationship

The local communities provide housing, amenities, and critical infrastructure that support the installations. Conversely, the military installations provide significant amounts of economic impact to local economies through their operations in the region, including direct payroll spending, personal spending in the community, development, and construction contracts, to name a few.

The intertwined nature of the military installations in the North County and South County Study Areas and the built-up urban environment surrounding them requires a communicative relationship between the local community and the installations. There is a need for robust understanding and the alignment of goals to ensure the continued success of all stakeholders involved due to the proximity of the installations and the community. The proximity and intertwined nature of military and civilian interests is evident on Figures 4.1 and 4.2, which show the Military Influence Areas in the North and South County Study Areas. A Military Influence Area (MIA) is an area in which military activities may impact the community and vice versa.

The North County Study Area encompasses the Monterey Bay region in Monterey County and includes the following communities:
- Monterey County
- City of Del Rey Oaks
- City of Marina
- City of Monterey
- City of Pacific Grove
- City of Sand City
- City of Seaside

The South County Study Area is that part of Monterey and San Luis Obispo Counties that surround Fort Hunter Liggett and Camp Roberts. The South County Study Area includes the following communities:
- San Luis Obispo County
- King City
- Paso Robles
Figure 4.1 North County Military Influence Areas

Legend
- Military Influence Area
- Department of Defense Property

Source: Matrix Design Group, 2021
US Census, USGS,
City of Monterey

*The military influence area buffers are established per California Statute and found in Title 7, Article 3 of the Government Code.
Community Overview

Figure 4.2  South County Military Influence Areas

Legend:
- 5-mile Military Influence Area
- 3-mile Military Influence Area
- Monterey County
- San Luis Obispo County
- Department of Defense Installation
- County Boundary
- El Paso de Robles (Paso Robles)
- King City
- Unincorporated Community
- US Highway
- State Route
- major_roads
- Water

US Census, USGS.
4.2. **North County Study Area**

**North County Partner Community Profiles**

This section profiles each community listed below following a brief regional historical overview. These include:

- Monterey County
- City of Del Rey Oaks
- City of Marina
- City of Monterey
- City of Pacific Grove
- City of Sand City
- City of Seaside
Chronological Overview

The following timeline presents a brief chronological overview of the Study Area’s history.

- **1602**: Spain claims Monterey Bay.
- **1770**: Spain constructs the first fortified military settlement, called Presidio, in modern-day downtown Monterey.
- **1823**: United Mexican States takes control of the region following independence from the Spanish Crown.
- **1846**: PoM comes under U.S. jurisdiction in 1846 when the U.S. assumed control of present-day California from Mexico but was minimally used and periodically abandoned.
- **1850**: County is established when California gains statehood.
- **1875**: The City is established after the Pacific Land Improvement Company donates acreage towards the first West Coast Chautauqua retreat.
- **1888**: The City is platted and called East Monterey.
- **1889**: Pacific Grove is incorporated.
- **1890**: City of Monterey is incorporated.
- **1892**: Hopkins Marine Station is established, making it the oldest marine laboratory on the U.S. Pacific Coast.
- **1902**: The Army re-populated the fort to strengthen its position on the West Coast after the Philippine Insurrection.
- **1903**: The Presidio is officially renamed Ord Barracks but quickly renamed again to PoM to honor the original Spanish fort.
The U.S. War Department purchases a 15,609.5-acre parcel near PoM to use as a training area.

Camp Ord is renamed Fort Ord and expanded to more than 30,000 acres. It was used for basic training during World War II, the Korean war, and Vietnam war until 1976.

Congress authorizes the purchase of the Hotel Del Monte, a large hotel in Monterey, and 627 acres of surrounding land for use as an independent campus for the school.

City of Del Rey Oaks is incorporated.

City of Seaside is incorporated.

The Defense Language Institute Foreign Language Center is established.

The Data Center is founded to provide personnel record services.

Army closes the post and retains 794 acres for family housing and support facilities named the Presidio of Monterey Annex.

The PoM Annex is renamed the Ord Military Community to honor Major General Ord.

PoM becomes home to the Army Language School in 1946, following the end of World War II.

The Army constructs a Civilian Conservation Corps camp and names it Camp Ord in memory of Major General Edward Ord, who in the final days of the Civil War was instrumental in forcing the surrender of General Robert E. Lee.
Monterey County was established in 1850 when California became a state, making it one of the first counties. The area was originally populated by bands of the Ohlone, Salinan, and Esselen before Spanish explorers and missionaries arrived.

Monterey County is the 17th largest county by land area in California. The geography of the county is largely defined by 100 miles of California’s coast (the longest coastline of any California county), the Santa Lucia and Gabilan Mountain ranges, and the Salinas and Carmel Valleys. The distinct natural resources, mild climate, and world-class attractions bring visitors to the region from all over the world.

The county attracts more than three million visitors annually to destinations such as Fisherman’s Wharf, Cannery Row, the Monterey Bay Aquarium, State Parks and National Forests, hiking trails, golf courses, 17-Mile Drive, beaches, vineyards, and festivals.

The county hosts a diverse population of 439,035 people, a majority (71%) of whom live in one of the twelve incorporated cities.

Agriculture largely defines the county, as it is the single greatest source of income, the primary land use, and the largest economic sector. The wine industry generates more than $238 million per year and attracts visitors to the River Road wine trail. The next largest sectors in the region are (a) health care and social assistance and (b) accommodation and food services. Other top industries are tourism and the military.

Monterey County is managed by a board of supervisors. There are five districts in the county, each of which elects one supervisor.

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1 USCB, 2020

2 At a Glance: Monterey County: https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/economic-development/ata-glance-county-facts#:~:text=The%20County%20also%20offers%20the,visitors%20to%20the%20wine%20trail.

City of Del Rey Oaks

**Year Incorporated:** 1953

**2020 Population:** 1,592

**2045 Projected Population:** 2,650

**Form of Government:** Council/Manager

**Major Industries:** Educational Services and Health Care and Social Assistance; Professional, Scientific and Technical Services

Del Rey Oaks is a relatively new city, having been incorporated in 1953. It was primarily used as grazing land before being subdivided and developed with homes in the 1970s.

Del Rey Oaks is bounded by the City of Seaside on the north, the Monterey Peninsula Airport on the west, the City of Monterey on the southeast, and the former Fort Ord Military Reservation on the east. Del Rey Oaks is one of the smallest cities in the North County Study Area with a population of 1,592 in 2020. The city’s population is forecasted to increase by 66% by 2045.

In 1997, Del Rey Oaks annexed 360 acres of former Fort Ord land. Planned uses for the property include agricultural and open space land use. Del Rey Oaks is well known for its Frog Pond Wetland Preserve, a 17-acre wetland area popular with birders.

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City of Marina

**Year Incorporated:** 1975

**2020 Population:** 22,359

**2045 Projected Population:** 30,044

**Form of Government:** Council/Manager

**Major Industries:** Accommodation and Food Services; Educational Services; Health Care and Social Assistance

Marina is the newest city on the Monterey Peninsula. The city’s history is intertwined with that of the former Fort Ord. After the closure of Fort Ord, portions of the installation were slated for the community’s reuse, including for the University of California (UC) Monterey Bay Education and Science Technology Center facility in Marina.

The City, through its specific area plans, targeted the former Fort Ord area for future infill growth and redevelopment. This area contains a mixture of new and proposed housing units, large commercial areas, and a business center at the former military airport. These developments and additional commercial investments have helped Marina become more than a bedroom community.

Marina is near the beach and Fort Ord National Monument. The city includes part of the California State University, Monterey Bay campus, UC Santa Cruz, UC Monterey Bay Education and Science Technology Center, and Veterans Transition Center.

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5 LAFCO of Monterey County, City of Del Rey Oaks-2011 Municipal Service and Sphere of Influence Review, January 24, 2011. https://www.co.monterey.ca.us/home/showdocument?id=72888
Monterey was originally the capital of Alta California under both Spain and Mexico. The city was the only port of entry for all taxable goods in California, attracting many to the area.

Today, Monterey’s economic mainstays are tourism and the military. While tourism has always been a major component of the city’s economy, it has become the dominant industry in the last 30 years, supporting more than one-third of Monterey’s jobs. The City of Monterey is home to the Monterey Bay Aquarium, one of the largest aquariums in North America. The aquarium and Fisherman’s Wharf are major tourist attractions. Additionally, the city adjoins the Monterey Bay National Marine Sanctuary, a federally protected ocean area extending 276 miles along the coast.

The City has a close relationship with the Presidio of Monterey and Naval Postgraduate School, providing base maintenance support services such as streets, parks, and building maintenance, as well as engineering and project management services for both installations. The relationship between the City, the Presidio, and NPS is a ground-breaking partnership that reduces installation costs and supports the military presence in Monterey.

Sand City began as a center for heavy industry including coastal sand mining. The City was incorporated on May 31, 1960 as the result of local business owners seeking to create a public arena for local control of the City’s economy and design. In 1996, Sand City reached an agreement to retain between 70 to 80 percent of its coastline for parks and open space while maintaining two development areas primarily dedicated to coastal resort development which is allowed in the City’s certified local coastal plan. Sand City currently employs 3,000 people and attracts 40,000 to 50,000 shoppers to its businesses. In 2009, the City completed construction on a small desalination facility that will allow it to continue its redevelopment efforts without relying on a sustainable regional water supply.
Pacific Grove was founded in 1875 and incorporated as a City in 1889.

Pacific Grove, located on the Monterey Peninsula, lies only a short distance from POM and DLIFLC.

The population of Pacific Grove has had little recent growth, with an increase of only 620 people from 2010 to 2019. The city is surrounded by other fully built-up communities and the Pacific Ocean, leaving little room for new housing or other development. It is projected that the population of Pacific Grove will only increase by 5% between 2020 and 2045.

Tourism is a key economic driver for Pacific Grove. Attractions include the Monterey Bay Coastal Recreation Trail, beaches, the Point Pinos Lighthouse, and the Pacific Grove Monarch Sanctuary.

Seaside was originally platted in 1888 as East Monterey and made a separate City in 1954. Seaside has long had ties to the military. In 1968, the City annexed parts of Fort Ord. Additionally, Seaside is home to OMC and the DMDC.

Since it annexed parts of Fort Ord, Seaside has been the most populous city on the Monterey Peninsula. Seaside’s population is projected to grow by 18% from 2020 to 2045.
Community Overview

Population Trends
It is important to examine past, current, and future growth trends to gain an understanding of the diversity, levels of growth, and development occurring in the Study Area. Identifying growth patterns in the Monterey Regional CUS Study Area provides insight into determining potential future compatibility issues and areas of concern associated with likely new growth that may impact or be affected by military operations. This section assesses the recent and projected population changes in the Monterey Regional CUS Study Area, as well as housing trends that could be indicators of future growth.

Current and Projected Population
Population forecasts are the prediction of the number and location of new residents in the future. Jurisdictions can use this information to improve planning for the region with better allocation and use of resources. According to the 2020 Census, Monterey County’s total population including incorporated cities was 439,035. This is a 6% increase since the 2010 Census. A total of 59% of the Study Area population lives in the incorporated cities in North County. Figure 4.3 shows the population change in the North County Study Area from 2010 to 2020.

The population of the North County Study Area is predicted to increase steadily over the next 25 years from 2020 to 2045. The population increase by jurisdiction is listed in Table 4.1. The county is projected to have a population growth of 12% between 2020 and 2045, with most of the growth occurring in Marina and Salinas. Del Rey Oaks is expected to experience the largest percentage increase, with a forecast population growth of 66%, adding over 1,000 people in the next 25 years from 2020 to 2045.

Table 4.1. Population Trends in the North County Study Area

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2010</th>
<th>2020</th>
<th>2045*</th>
<th># Change 2020-2045</th>
<th>% Change 2020-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks</td>
<td>1,624</td>
<td>1,592</td>
<td>2,650</td>
<td>1,058</td>
<td>66%</td>
</tr>
<tr>
<td>Marina</td>
<td>19,718</td>
<td>22,359</td>
<td>30,044</td>
<td>7,685</td>
<td>34%</td>
</tr>
<tr>
<td>Monterey</td>
<td>27,810</td>
<td>30,218</td>
<td>29,639</td>
<td>-579</td>
<td>-2%</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>15,041</td>
<td>15,090</td>
<td>15,817</td>
<td>727</td>
<td>5%</td>
</tr>
<tr>
<td>Salinas</td>
<td>150,441</td>
<td>163,542</td>
<td>177,128</td>
<td>13,586</td>
<td>8%</td>
</tr>
<tr>
<td>Seaside</td>
<td>33,025</td>
<td>32,366</td>
<td>38,316</td>
<td>5,950</td>
<td>18%</td>
</tr>
<tr>
<td>Monterey County</td>
<td>415,057</td>
<td>439,035</td>
<td>491,443</td>
<td>52,408</td>
<td>12%</td>
</tr>
<tr>
<td>Unincorporated Monterey County</td>
<td>Not Available</td>
<td>Not Available</td>
<td>110,326</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Figure 4.3  Regional Growth Forecast 2010-2020, North County Study Area

Legend
Percent Population Change
- 13% - 15%
- 10% - 12%
- 7% - 9%
- 4% - 6%
- 1% - 3%

Source: US Census. AMBAG 2022 Regional Growth Forecast. City of Monterey
Community Overview

Existing Land Use

Examining current development trends and the existing use of land can help illuminate the root of current compatibility issues. Such examination can lend insight into potentially incompatible uses in the future.

The North County Study Area is a diverse environment with many land uses throughout its coastal and inland regions, which are shown on Figure 4.4. The northern coast contains the largest share of the county’s population and consists mostly of residential, commercial, and open space land uses. Many parks, national monuments, and public beaches are scattered throughout the region, offering plenty of opportunities for outdoor recreation.

Single-family residential makes up the largest portion of residential land use in the county, with higher densities in city centers and lower densities along the coast and inland. This is likely due to state property along the coast (see Figure 4.6 Land Ownership North County Study Area). Agricultural land uses, both farming and grazing, characterize the inland communities.

The key industries in Monterey County are agriculture, government, and service industries, which include tourism. Agriculture is land-intensive, using large portions of the valley bottoms to grow produce, such as strawberries and watermelon. Grazing occurs on both public and private land in the mountainous regions of Monterey County, especially in the southern portion of the county.

Tourism and the service industry are largely concentrated along the coast where some of the best golf courses and surfing in the county are located; for example, Pebble Beach Golf Course and Big Sur beach.
Figure 4.4  Existing Land Use in the North County Study Area

Legend

- Commercial
- Open Space
- Public/Quasi-Public
- Residential
- Low Density Residential
- Resource Conservation
- Visitor Accommodation/Professional Offices
- Urban and Built-Up Land
- Prime Farmland
- Farmland of Statewide Importance
- Grazing Land
- Department of Defense Property
- Monterey
- Incorporated Municipality
- State Route
- Major Road
- Railroad
- Water

Source: USGS, City of Monterey.
Community Overview

Future Land Use

Future land use designations can help provide an idea of how future developments may encroach upon military installations.

Through the 2010 General Plan, Monterey County has established a set of goals that focus on promoting new development and growth where appropriate, while protecting desirable existing land uses. This focus is set to encourage development in already built-up areas and prevent greenfield development on agricultural and undeveloped land. The County aims to achieve this by increasing mixed-use developments, the variety of housing for all income levels, and housing opportunities near major employment centers. Other County goals to support future land use are agricultural designations to protect future greenfield development and the encouragement of commercial development near major residential areas and transportation routes.

Several large projects are in the works in the North County Study Area. One of the largest and most important to the region is the California Flats Solar Project. There are several ecological facilities in the works as well, including the Carmel River Floodplain Restoration and Environmental Enhancement Project, which aims to improve the floodplain of the Carmel River, and the Carmel Lagoon Ecosystem Productive Barrier, which aims to improve public access to public beaches while preserving the natural ecosystem. The former Fort Ord lands adjacent to Del Rey Oaks, Marina, and Seaside are slated for redevelopment pending environmental studies and the clearing of unexploded ordnance. Another significant land use change that is planned in Monterey County is the expansion of the Stonewall Quarry, which is in the process of extending its operations by 53 acres, with a goal of continuing to extract 50,000 to 250,000 tons of material per year from the site over the next 35 years.

Monterey County has several large mixed-use developments in the works, as of February 2021; some notable projects are the East Garrison master development project that will create approximately 1,400 dwelling units, Ferrini Ranch Subdivision, which will create 212 residential lots with 23 lots of workforce housing and 43 lots for inclusionary (rent capped) housing, and the Pebble Beach Company Inclusionary Housing project, which entails the development of 24 affordable housing units.

Another notable project in Seaside is the Ascent Project, to consist of ten buildings that will comprise workforce housing of various sizes, from studios to three bedrooms. This project directly supports the county’s goal of providing more affordable housing for its residents.

Zoning

Zoning helps to guide development through the regulation of land use that determines what can and cannot be built legally. In the built-up areas of Monterey County, zoning supports the typical land use patterns seen throughout the United States, which include city centers filled with commercial and mixed-uses, and a density gradient going from the densest residential areas near the city centers and coast, to large-lot single-family housing farthest from these centers, extending out into more rural areas. Agricultural and open space make up the preponderance of land use throughout the county, especially away from the coast and in the southern portion of the county. Zoning for the North County Study Area is shown on Figure 4.5.
**Figure 4.5 Zoning in the North County Study Area**

Legend:
- Monterey County Zoning
  - Preservation and Conservation
  - Open Space
  - Agriculture and Grazing
  - Residential
  - Commercial
  - Mixed Use
  - Industrial
  - Public / Quasi-Public
  - Planned Community
  - Other
  - Incorporated Place
  - State Route
  - Water

Notes:
1) White areas are areas where GIS Zoning data was unavailable.
2) Matrix has slightly generalized zoning for cartographical purposes.

Source: County of Monterey, City of Monterey, City of Pacific Grove, Matrix Design Group.
Land Ownership

Land management and ownership are important for understanding what types of development may occur outside military installation fence lines. Land in the North County Study Area, shown on Figure 4.6, is largely held privately — the county is 70.5% private and 29.5% public.

Natural Environment

The natural environment and resources that are protected, conserved, or preserved are important to understand in relation to potential impacts from military installations. The North County Study Area has many parks, preserves, and scenic coastlines. The following federal natural areas lie wholly or partly in Monterey County: Fort Ord National Monument, Pinnacles National Park, Salinas River National Wildlife Refuge, Ventana Wilderness, and Monterey Bay National Marine Sanctuary.

There are also seven state parks, many with beach access, park areas, and extensive hiking trails.

There are nine state marine protection areas in the county: Soquel Canyon State Marine Conservation Area, Elkhorn Slough State Marine Reserve, Elkhorn Slough State Marine Conservation Area, Moro Cojo Slough State Marine Reserve, Portuguese Ledge State Marine Conservation Area, Pacific Grove Marine Gardens State Marine Conservation Area, Lovers Point State Marine Reserve, Edward F. Ricketts State Marine Conservation Area, and Asilomar State Marine Reserve.
Figure 4.6  Government Land Ownership, North County Study Area

Legend
- Department of Defense
- Bureau of Land Management
- CA Dept. of Fish and Wildlife
- CA Dept. of Parks and Recreation
- Local Government
- Non-Profit Conservancies and Trusts
- Other State Lands
- Department of Defense Installation
- Monterey
- Other Community
- State Route
- Major Road
- Water

Note: U.S. Army Managed Portion of Fort Ord National Monument is closed to public use.
Source: California Department of Forestry and Fire Protection, 2019.
Sustainability

Air Quality

Monterey County has been the subject of some air quality concerns and is still working on attaining the 8-hour component of the California ozone standards. The county is in the nonattainment-transitional stage for O₃ (ozone), per California EPA standards, meaning that it has at least four days a year with an 8-hour period when ozone levels are (on average) higher than the allowed amount. This is shown on Figure 4.7.

The coastal areas of the county are approaching high levels of the Federal standards for particulate matter (PM) 2.5, meaning that there are higher than federally recommended levels of very fine PM in the air. Most rural and mountainous areas do not have this high level of PM, as can be seen on Figure 4.8. Additional information regarding air quality in the Monterey Regional CUS Study Areas can be found in Chapter 6: Compatibility Assessment.
Figure 4.7  North County Nonattainment Areas Based on State Standards, 2019

Source: California Air Resources Board 2019.
Figure 4.8  Air Quality (PM 2.5), North County Study Area

Legend

- Air Monitoring Stations
  - Monterey Bay Unified (California Air District)
  - North Central Coast (California Air Basin)
- Average PM 2.5 from 1998-2016 (micrograms per cubic meter)
  - 2.4 - 5.0
  - 5.1 - 8.0
  - 8.1 - 10.0 Approaching WHO Guideline
  - 10.1 - 11.0 WHO Guideline
  - 11.1 - 14.0
  - 14.1 - 18.7
- Department of Defense Property
- State Route
- Water

Water Availability

There are several water districts and management agents in the North County Study Area, including California American Water Company (CalAm), Marina Coast Water District, Monterey Peninsula Water Management District (MPWMD), and Seaside Municipal Water Systems, which are shown on Figure 4.9. The water districts rely on several water sources and facilities to secure the needed water for the region. These include Pure Water Monterey Groundwater Replenishment Project, a waste treatment facility, Salinas Valley Groundwater Basin, a series of deep aquifers, and the Carmel River. In addition, Sand City owns a desalination facility that is operated by CalAm. The facility has the potential to produce up to 300 ac-ft using reverse osmosis to treat brackish water. While the plant is located on the Monterey Peninsula, the water produced is for Sand City. Actual production of the plant has averaged around 200 ac-ft per year.

According to the MPWMD’s 2020 Supply and Demand for Water on the Monterey Peninsula, there was an available water supply of 15,296 acre-feet annually. Historical trends suggest an average yearly demand in the region of 13,290 acre-feet. However, with the addition of new developments, a tourism bounce-back after COVID-19, and the new Pebble Beach buildout, demand is expected to rise to 15,296 acre-feet of water annually. As outlined in the MPWMD’s 2022 Supply and Demand Forecast, average actual water demand between 2017 and 2021 for the Monterey Peninsula was 9,725 acre-feet.

Using the Association of Monterey Bay Area Governments’ (AMBAG) regional growth forecasts and current water usage for residential and commercial purposes, water demand for projected populations can be calculated. Using 2020 data, in 2040 there will be an increased demand of 568 acre-feet from residential uses and 416 acre-feet from commercial uses. This forecast shows a need for 984 additional acre-feet of water to support growth in the region.

The demand for water has been driving the implementation of new water supply discussions such as expansion of the Pure Water Monterey project and possibly a new desalination plant. The Salinas Valley Groundwater Basin has been experiencing sea water contamination, slowly making more water in the aquifers unusable as continued pumping draws sea water into the aquifers. To continue meeting water demand in the region, this contamination by sea water must be stopped.
Figure 4.9 Water Resources, North County Study Area

Legend
- Water District / Management Agency
  - California American Water Company
  - Marina Coast Water District
  - Monterey Peninsula Water Management District
  - Seaside Municipal Water System
- Department of Defense Property
- City Limits
- State Route
- Water
- Seaside Municipal Water System

Source: California Natural Resource Agency, USGS, City of Monterey, County of Monterey
Renewable Energy

Monterey County began an ambitious campaign of switching to 100% clean energy usage by 2045 and, in doing so, has embarked on several renewable energy production projects. The county’s regional energy company, Monterey Bay Community Power, is actively expanding its services by purchasing energy supply from solar, offshore and inland wind, and geothermal energy production sources. Solar energy production in the county is concentrated in the rural areas on the fringe of the North County Study Area. The proposed California Solar Flats project, currently in the development process, is a 280-megawatt solar energy facility that will occupy 1,900 acres in the southern portion of the county.
Economic Growth Trends
Economic trends can help identify growth potential for the North County Study Area and how some of that growth may relate to the military installations in the region.

Top Industries
The regional economy in the North County area is primarily based on agriculture in the Salinas Valley and tourism in the coastal regions. The county is also home to an extensive array of educational and research institutions as well as ten military installations. Health care, non-profit, and government are also among the County’s largest revenue sectors.

Monterey County is one of the nation’s top agricultural producers, generating $11.7 billion annually and employing 64,000 people. The agricultural sector produces 20% of the county’s total economic output.

Tourism brings about 8.4 million people to the county every year, generating $2.7 billion in economic revenue. This industry supports 24,390 full-time jobs in the region. Connected to tourism, the leisure and hospitality industry, which include hotels and restaurants, has about 37,500 jobs.

North County Study Area has a strong concentration of higher education and research institutions, particularly related to foreign language study, marine research, and international policy. These institutions have a combined operating budget of $1.7 billion and directly employ 14,000 faculty, staff, and researchers. The health care industry includes four hospitals in the northern county: Natividad Medical Center, Salinas Valley Memorial Hospital, Community Hospital of the Monterey Peninsula, and Mee Memorial. These hospitals generate an annual income of $2.7 billion and support 13,670 jobs. In 2020, there were about 37,500 jobs in this sector.

As described in Chapter 3, the military is also a major economic industry in the North County Study Area. Additional information on the military industry in area can be found in Chapter 3.

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Job Forecasts

Within the North County Study Area, there are currently over 300,000 jobs available. It is projected that between 2020 and 2045, there will be an increase of approximately 17,700 available jobs. Most of these opportunities will be in Salinas as listed in Table 4.2.

The county is projected to grow its job base at a slower rate than the state and nation. This is likely due to the competitive and strong job market in the north of part of Monterey County along the Santa Clara County line. While Santa Clara County is not in this CUS Study Area, it has a strong job market in San Jose, and as such, many employees in San Jose commute there from the North County Study Area.

Employment Growth 2020 - 2045

![Chart showing employment growth](chart.png)

Table 4.2. Projected Employment* Growth in the North County Study Area, 2020-2045

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2020</th>
<th>2025</th>
<th>2035</th>
<th>2045</th>
<th>% Growth 2020-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monterey County</td>
<td>243,015</td>
<td>245,054</td>
<td>253,918</td>
<td>263,437</td>
<td>8%</td>
</tr>
<tr>
<td>Del Rey Oaks</td>
<td>748</td>
<td>753</td>
<td>794</td>
<td>834</td>
<td>11%</td>
</tr>
<tr>
<td>Marina</td>
<td>6,548</td>
<td>6,621</td>
<td>6,899</td>
<td>7,217</td>
<td>10%</td>
</tr>
<tr>
<td>Monterey (City)</td>
<td>40,989</td>
<td>41,527</td>
<td>43,452</td>
<td>45,509</td>
<td>11%</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>8,016</td>
<td>8,061</td>
<td>8,244</td>
<td>8,445</td>
<td>5%</td>
</tr>
<tr>
<td>Salinas</td>
<td>78,874</td>
<td>79,577</td>
<td>82,505</td>
<td>85,683</td>
<td>9%</td>
</tr>
<tr>
<td>Seaside</td>
<td>10,476</td>
<td>10,589</td>
<td>11,062</td>
<td>11,543</td>
<td>10%</td>
</tr>
<tr>
<td>Unincorporated Monterey County</td>
<td>60,293</td>
<td>60,574</td>
<td>62,439</td>
<td>64,395</td>
<td>7%</td>
</tr>
<tr>
<td>Total**</td>
<td>164,955</td>
<td>207,702</td>
<td>215,395</td>
<td>223,626</td>
<td>36%</td>
</tr>
</tbody>
</table>

*Employment growth is defined as the number of jobs by place of work, per the Association of Monterey Bay Area Governments

*Total does not include the county-wide numbers

Source: Association of Monterey Bay Area Governments 2022 Regional Growth Forecast.
Housing Trends

The rate of housing development may indicate development trends. Types of housing available and their affordability can help determine whether military housing needs are being met.

Housing Units

Housing trends typically correlate with population growth and can indicate economic activity and vitality in an area. Housing activity may reveal population increase, decline, or out-migration in specific neighborhoods. The rate of housing development is an indicator of the overall rate of development occurring in the region, which could result in land uses incompatible with operations at military installations. Table 4.3 shows that most jurisdictions in Monterey County have seen minimal growth in housing stock from 2010 to 2020. This trend is expected to change between 2020 and 2045. Most of the housing growth is projected to occur in Salinas, which is located on the northern end of the Study Area.

Specifically, Table 4.3 shows the housing numbers for 2010 and 2020 reported by the U.S. Census Bureau, along with a housing forecast for 2045 by AMBAG. The projection indicates that, by 2045, the region may add approximately 24,000 housing units. It remains to be seen how the housing market downturn in 2022 will impact long-term housing development.

Of the current housing stock in the Study Area, 90% is occupied, and 10% is vacant. This can be attributed to the high levels of vacation and short-term rental homes in the region.

### Table 4.3. Housing Unit Trends and Forecasts in the North County Study Area

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2010</th>
<th>2020</th>
<th>2045</th>
<th>% Growth 2010-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monterey County</td>
<td>139,048</td>
<td>143,631</td>
<td>165,328</td>
<td>19%</td>
</tr>
<tr>
<td>Del Rey Oaks</td>
<td>741</td>
<td>739</td>
<td>1,195</td>
<td>61%</td>
</tr>
<tr>
<td>Marina</td>
<td>7,200</td>
<td>8,022</td>
<td>9,693</td>
<td>35%</td>
</tr>
<tr>
<td>Monterey (City)</td>
<td>13,584</td>
<td>13,787</td>
<td>14,549</td>
<td>7%</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>8,169</td>
<td>8,121</td>
<td>8,463</td>
<td>4%</td>
</tr>
<tr>
<td>Salinas</td>
<td>42,651</td>
<td>44,405</td>
<td>53,150</td>
<td>25%</td>
</tr>
<tr>
<td>Seaside</td>
<td>10,872</td>
<td>10,801</td>
<td>13,192</td>
<td>21%</td>
</tr>
<tr>
<td>Unincorporated Monterey County</td>
<td>Not Available</td>
<td>Not Available</td>
<td>41,408</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>83,217</td>
<td>85,875</td>
<td>100,242</td>
<td>20%</td>
</tr>
</tbody>
</table>

*Total number excludes entire county total

**Source:** 2010 and 2020 Decennial Census, Association of Monterey Bay Area Governments, Regional Growth Forecast.

Housing Values

**Median Home Values**

The median home value in Monterey County is $607,300, almost triple the national average ($264,200). Median housing prices in the City of Monterey and Seaside are significantly higher than average, at $791,900 and $857,900 respectively.

**Median Rental Prices**

Median rental prices in Monterey County are $1,495, per month, for all unit sizes, which is just under the median rent for the state of $1,503 in 2019. Monthly rental rates are higher in some cities; for example, the median rent is $1,781 in Seaside and $2,338 in Del Rey Oaks, which is considerably higher than the state and national levels.
4.3. **South County Study Area**

The South County Study Area is the geographic location in Monterey County and San Luis Obispo County surrounding Fort Hunter Liggett and Camp Roberts.

**South County Partner Community Profiles**

This section profiles each community listed below following a brief regional historical overview. These include:

- San Luis Obispo County
- King City
- Paso Robles
Chronological Overview
The following timeline presents a brief chronological overview of the Study Area’s history.

- **1772**: Spain colonizes the area when Mission San Luis Obispo is founded near the site of the existing city.
- **1850**: San Luis Obispo County is established upon California statehood.
- **1889**: Paso Robles is incorporated.
- **1911**: King City is incorporated.
- **1940**: The fort is established in anticipation of training soldiers for combat on World War II European fronts. The War Department purchases over 200,000 acres of local ranch lands between the Salinas River valley divide and the Pacific Ocean and names it Hunter Liggett Military Reservation.
- **1970**: The U.S. Army officially closes Camp Roberts.
- **1971**: The California Army National Guard receives control of the camp from the Army to establish a Reserve Component training and mobilization facility.
- **1975**: The reservation is renamed Fort Hunter Liggett Military Installation.
## San Luis Obispo County

<table>
<thead>
<tr>
<th>Year Established:</th>
<th>1850</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Population:</td>
<td>282,424</td>
</tr>
<tr>
<td>2045 Projected Population:</td>
<td>318,026</td>
</tr>
<tr>
<td>Form of Government:</td>
<td>Board of Supervisors</td>
</tr>
<tr>
<td>Major Industries:</td>
<td>Educational Services and Health Care and Social Assistance; Arts, Entertainment, Recreation and Accommodation; Retail Trade</td>
</tr>
</tbody>
</table>

The area that is now San Luis Obispo County has been home to the Chumash people for thousands of years. Later, in the late 1770s, the Mission San Luis Obispo de Tolosa was founded in the area that is now the city of San Luis Obispo.

The county is located along the Pacific Ocean coastline and extends into the Santa Lucia mountain range. The varied geography supports diverse industries, including fishing, agriculture, and tourist activities. The county is especially known for its wineries and is the third largest producer of wine in California, behind Sonoma County and Napa County.

San Luis Obispo is also home to California Polytechnic University, which has approximately 20,000 students.

Camp Roberts is located at the northern end of the county, north of Paso Robles and approximately 40 miles south of FHL in Monterey County.

## King City

<table>
<thead>
<tr>
<th>Year Incorporated:</th>
<th>1911</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Population:</td>
<td>13,332</td>
</tr>
<tr>
<td>2045 Projected Population:</td>
<td>17,064</td>
</tr>
<tr>
<td>Form of Government:</td>
<td>City Council/Manager</td>
</tr>
<tr>
<td>Major Industries:</td>
<td>Accommodation and Food Services; Health Care and Social Assistance, and Educational Services</td>
</tr>
</tbody>
</table>

King City is located approximately 25 miles from FHL and has been associated with the military since World War II. The Mesa Del Rey Airport, now a public airport, was initially home to an Army Air Corps flight training school in the early 1940s. The school closed in 1944 after putting 10,000 cadets through the primary training course. The Navy took over the field in 1945 to train fighter pilots, then returned the airfield to King City in 1951.

While King City has historically been an agricultural community, major industries now include accommodation and food services, health care and social assistance, and educational services.

The city is anticipated to grow slowly between 2020 and 2045, adding approximately 4,000 new residents by 2045.
## City of Paso Robles

<table>
<thead>
<tr>
<th>Year Incorporated:</th>
<th>1889</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Population:</td>
<td>31,490</td>
</tr>
<tr>
<td>2045 Projected Population:</td>
<td>44,000</td>
</tr>
<tr>
<td>Form of Government</td>
<td>Council/Manager</td>
</tr>
<tr>
<td>Major Industries:</td>
<td>Health Care and Social Assistance; Manufacturing; Retail Trade</td>
</tr>
</tbody>
</table>

The area that is now called Paso Robles was historically well known by the Salinans for its hot springs. It later was a stopping point for travelers who refreshed themselves in the natural hot spring pools. The town became more heavily settled after the construction of a rail line in 1886, leading to its incorporation in 1889.

Today, the city is still known for its hot springs, as well as for its olive oil production, almond orchards, California Mid-State Fair, and abundance of wineries. Paso Robles Wine Country is an American Viticultural Area with approximately 33,000 acres of vineyards.

Tourism continues to be a major source of income for the city. The increase in grape and wine production has made Paso Robles a tourist destination for in-state, national, and international visitors. Paso Robles is the nearest incorporated city to Camp Roberts.
Population Trends
It is important to examine past, current, and projected future growth trends to gain an understanding of the diversity and levels of growth and development in the Study Area. Identifying growth patterns provides insight into potential future compatibility issues and concerns associated with impacts on or from military operations. This section assesses the recent and projected future population changes in the CUS Study Area, as well as housing trends that could be indicators of future growth.

Current and Projected Population
This Study Area’s total population and population density are lower than those of its northern neighbor. The population of San Luis Obispo County, which includes the Study Area cities, was 282,424 in 2020, an increase of 6% from 2010. The population growth is largely attributed to immigration to the region, as local births have declined steadily since the mid-2000s. Much of this trend is driven by California residents moving to the South County area.

Unincorporated areas of San Luis Obispo County are growing faster than the incorporated cities, adding almost 1% annually. The population density changes between 2010 and 2020 are shown on Figure 4.10.

The population of the South County Study Area is expected to continue to grow, although at a slower rate than the surrounding region and California, at large. A modest growth rate of 0.5% per year can be expected between 2020 and 2045, compared to the statewide average rate of 0.4% a year in the same timeframe. A large majority of the growth will be seen in the unincorporated areas of the county, which could pose a problem if incompatible residential development occurs adjacent to FHL or Camp Roberts. Table 4.4 shows the change in population for each jurisdiction.

Table 4.4. Population Trends and Forecasts, South County Study Area

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>2010</th>
<th>2020</th>
<th>% Change 2010-2020</th>
<th>2045</th>
<th># Change 2020-2045</th>
<th>% Change 2020-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>King City</td>
<td>12,874</td>
<td>13,332</td>
<td>4%</td>
<td>17,064</td>
<td>3,732</td>
<td>28%</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>29,793</td>
<td>31,490</td>
<td>6%</td>
<td>37,487</td>
<td>5,997</td>
<td>19%</td>
</tr>
<tr>
<td>San Luis Obispo County</td>
<td>269,637</td>
<td>282,424</td>
<td>5%</td>
<td>318,025</td>
<td>35,601</td>
<td>13%</td>
</tr>
<tr>
<td>Unincorporated San Luis Obispo</td>
<td>Not Available</td>
<td>Not Available</td>
<td>-</td>
<td>137,461</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: San Luis Obispo County Council of Governments 2050 Regional Growth Forecast; 2010 and 2020 Decennial Census.
Community Overview

Figure 4.10  Population Change 2010-2019, South County Study Area

Legend
- Department of Defense Installation
- County Boundary
- Incorporated Place
- Unincorporated Community
- US Highway
- State Route
- Major Road
- Water

SLOCOG 2050 Regional Growth Forecast
City of Monterey
**Existing Land Use**

Examining current development trends and the existing use of land can help illuminate the root of current compatibility issues that might exist in the area and lend insight into potential future issues.

The land use in the South County area is largely rural and undeveloped as shown on Figure 4.11. To the north of FHL is National Forest land. To the east, grazing and farmland and the small residential community of Lockwood account for most of the land use. The land to the south is sparsely populated with some large-lot rural properties and grazing lands that wrap around to the east between the coast and the fort.

The Ventana and Silver Peak Wilderness Areas are also north of the Installation. A 17-mile tank trail easement between Camp Roberts and FHL is held by the Monterey County Water Resource Agency. The Army uses the tank trail to travel between the two installations during military training exercises. The California Department of Fish and Wildlife considers the tank trail a potentially significant wildlife corridor.

Camp Roberts is bordered primarily by undeveloped areas largely used for recreation, agriculture, and rural residences. The closest communities to the installation are San Miguel and Bradley. The San Antonio Reservoir Recreation Area, Nacimiento Reservoir, and Heritage Ranch (a residential subdivision) are located west of the installation. San Miguel is located east of Camp Roberts. US 101 divides the camp and provides road access to the camp’s main entrance.
Community Overview

Figure 4.11  Existing Land Use in the South County Study Area

Legend
- Farmland
- Grazing Land / Agriculture
- Other Land
- Urban and Built-Up Land
- Water Area
- Department of Defense Installation
- County Boundary
- Incorporated City
- Unincorporated Community
- US Highway
- State Route
- Major Road
- Water

Source: Farmland Mapping and Monitoring Program, Division of Land Resource Protection, California Department of Conservation
Future Land Use

Future land use designations can give insight into how future developments may encroach upon military installations.

The Noise element of the San Luis Obispo County General Plan that was adopted in 1992 identifies the military training areas as areas of high noise. Additionally, the South County Area Plan, a component of the Monterey County General Plan, includes a land use policy to reduce residential encroachment on the tank trail connecting FHL and Camp Roberts.

There are four new master-planned communities in Paso Robles that consist in single-family housing subdivisions. Several existing master-planned communities throughout the county have not been completely built up, leaving room for new housing. The housing developments adjacent to the San Antonio Reservoir Recreation Area and Nacimiento Reservoir will be of particular interest, as they are located in proximity to Camp Roberts and FHL. Future land uses are shown on Figure 4.12.

Zoning

The land use designations around Camp Roberts are primarily agricultural with small pockets of rural land along its southern border. Land around Lake San Antonio’s dam is designated for public facilities.

Similarly, FHL is surrounded largely by rural grazing, farmland, and rural conservation land uses to the north, east, and south. The west side of the installation is zoned for watershed and scenic conservation.
Community Overview

Figure 4.12  Future Land Use in the South County Study Area

Legend

Monterey County
- Agriculture
- Residential
- Commercial
- Industrial
- Public/Quasi-Public
- Resource Conservation
- Mineral Extraction
- Rivers and Water Bodies

San Luis Obispo County
- Agriculture
- Rural Lands
- Residential Rural
- Residential Suburban
- Residential Single Family
- Residential Multi Family
- Commercial Retail
- Recreation
- Public Facilities
- Open Space
- Lake

Sources: Monterey County, San Luis Obispo County.
Land Ownership

Land ownership in the South County Study Area consists largely of private land ownership, the U.S. Forest Service, and the DoD. The BLM owns parcels of land throughout the region, but none borders the DoD land. State and local governments also own land in the South County Study Area, with the local governments owning the two lakes between FHL and Camp Roberts. Land ownership is shown on Figure 4.13.
Figure 4.13  Government Land Ownership in the South County Study Area

Legend:
- Strong Communities
- Strong Bases
- Monterey Regional compatible use study
- Surface Management Agency
  - Department of Defense
  - Bureau of Land Management
  - U.S. Forest Service
  - State
  - Local Government
  - Private or Unknown
- Department of Defense Installation
- County Boundary
- US Highway
- State Route
- Major Road
- Water

Natural Environment
The natural environment and resources that are being protected, conserved, or preserved are important to understand in relation to potential impacts from military installations.

The natural environment that surrounds most of FHL and Camp Roberts consists of grass and woodlands. Los Padres National Forest borders FHL to the north. The Pacific Ocean is to the west of the two installations. The Fort encompasses much of the headwaters of both the Nacimiento River and the San Antonio River watersheds. The rivers create two gently sloping and meandering valleys separated by steep hills.

Both installations provide habitats for a plethora of wildlife, including endangered species like the San Joaquin kit fox. The base and surrounding areas are hosts of large populations of elk and deer. The area is also known for its especially diverse bird population.
**Sustainability**

**Air Quality**

San Luis Obispo County is mostly in federal attainment for PM 2.5. The two county air quality monitoring areas, Monterey and San Luis Obispo, that cover FHL are approaching nonattainment, although not yet in nonattainment. This is shown on Figure 4.14.

For ozone, the district within the county is in the category of transitional nonattainment. This means that the district is close to attaining state standards but has not yet reached attainment. At present, the district in the county is in nonattainment for PM 10, as shown on Figure 4.15.
Figure 4.14  Air Quality (PM 2.5), South County Study Area

Legend
- Air Monitoring Stations
- Department of Defense installation
- Monterey Bay Unified (California Air District)
- North Central Coast (California Air Basin)

Legend
- Average PM 2.5 from 1998-2016 (micrograms per cubic meter)
  - 2.4 - 5.0
  - 5.1 - 8.0
  - 8.1 - 10.0 Approaching WHO Guideline
  - 10.1 - 11.0 WHO Guideline
  - 11.1 - 14.0
  - 14.1 - 18.7

Figure 4.15  South County Nonattainment Areas Based on State Standards, 2019

Source: California Air Resources Board 2019.
Water Availability
Camp Roberts lies partially within the San Luis Obispo County Flood Control and Water Conservation District and the Paso Robles Groundwater Basin, which encompass large alluvial aquifers, as well as Lake Nacimiento and Santa Margarita Lake. These provide large quantities of the drinking and agricultural water for San Luis Obispo County. While these water basins are not at the critical withdrawal levels, many of the surrounding water basins and districts have reached these levels, including the Monterey Groundwater Basin. FHL lies within the Monterey County Water Resources Agency district. The water resources in this study area are shown on Figure 4.16.

Renewable Energy
The use of solar energy is being implemented throughout the county through both smaller-scale and large-scale projects. The County has partnered with ForeFront Power to develop two large solar canopy systems that were energized in May 2020 and a ground-mounted solar field that was energized in February 2021. Together, these three projects generate 1,700 kW of solar energy.
Figure 4.16  Water Resources, South County Study Area
Economic Growth Trends

Economic trends can help identify growth potential of the South County Study Area and how some of that growth may relate to the military installations in the region.

Top Industries

An estimated 700 new jobs are generated in the area every year. In the South County Study Area, the major industries are health care and social assistance, retail trade, and manufacturing. Agriculture, forestry, fishing, hunting, and the utility sector also employ large portions of the population. Manufacturing, construction, education, and health care have all experienced growth in recent years but are not forecast to continue growing.

San Luis Obispo County has identified the following clusters for industry opportunity: knowledge and innovation service, specialized manufacturing, health services, building design and construction, wine and agriculture, and recreation and accommodation. Many of these clusters are already well established in the county. Examples include wine and other agricultural industries in the county that spur related festivals in the region. Paso Robles’s wine industry has made the area a premier wine-making region, helping to develop related tourism jobs in the county. Over 200 wineries produce more than 40 wine varietals. The growth of the wine industry is also bolstering the growth of the construction industry through the addition of new hotels in Paso Robles to meet demand.

As described in Chapter 3, the military is also a major industry in the region. Additional information on the military industry can be found in Chapter 3.

Job Forecasts

Over 58,000 jobs currently exist in this Study Area. It is projected that from 2020 to 2045, the number of jobs will increase by approximately 7,800. Most of these opportunities will be in unincorporated areas of San Luis Obispo County. The projected employment growth is listed in Table 4.5.

Table 4.5. Projected Employment Growth in the South County Study Area, 2020-2045

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2020</th>
<th>2025</th>
<th>2035</th>
<th>2045</th>
<th>% Growth 2020-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>King City*</td>
<td>8,195</td>
<td>8,248</td>
<td>8,511</td>
<td>8,832</td>
<td>8%</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>14,837</td>
<td>15,447</td>
<td>16,460</td>
<td>16,972</td>
<td>14%</td>
</tr>
<tr>
<td>Unincorporated San Luis Obispo County</td>
<td>35,295</td>
<td>36,743</td>
<td>39,152</td>
<td>40,369</td>
<td>14%</td>
</tr>
</tbody>
</table>

Source: 2050 Regional Growth Forecast; Association of Monterey Bay Area Governments 2022 Regional Growth (King City data).

Employment Growth

2020 – 2045

Source: 2050 Regional Growth Forecast; Association of Monterey Bay Area Governments 2022 Regional Growth (King City data).
Housing Trends

The rate of housing development may indicate development trends that could result in land uses incompatible with operations at military installations. Types of housing available and housing affordability can help to determine whether housing needs to support the military are being met.

Housing Units

Housing Units

Until mid-2022, San Luis Obispo County was in a residential housing building boom. Large master-planned communities throughout the county saw steady development but are not yet completely built out. It remains to be seen how the recession will impact long-term housing development. Just over half (52.7%) of new housing units were built in the incorporated cities in San Luis Obispo County. Residential development is concentrated near the City of San Luis Obispo and not near the military installations. King City has 4,640 total units, while Paso Robles has 12,290.

Population growth from 2010 to 2020 and strong demand for homes have resulted in a general decline of the available-for-sale housing inventory. As Table 4.6 shows, both cities in the Study Area have experienced an increase in housing units during the last 10 years; however, while it is anticipated that this trend will continue for Paso Robles, it is anticipated that King City will experience a decline in housing from 2020 to 2045.

It is projected that the number of housing units will increase by 8,000 units by 2045, mostly in unincorporated areas of San Luis Obispo County. The projected housing forecast is shown in Table 4.6.

Housing occupancy for the county is at 87%, which is slightly below the national average of 89%. King City has a higher rate of occupancy for its housing at 94%. Paso Robles also has a home occupancy rate of 94%.

Table 4.6. Housing Unit Trends and Projections for the South County Study Area

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2010</th>
<th>2020</th>
<th>2045*</th>
<th>% Growth 2010-2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Luis Obispo County</td>
<td>117,315</td>
<td>123,715</td>
<td>137,664</td>
<td>17%</td>
</tr>
<tr>
<td>King City</td>
<td>4,499</td>
<td>4,640</td>
<td>4,403</td>
<td>-2%</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>11,426</td>
<td>12,290</td>
<td>14,215</td>
<td>24%</td>
</tr>
<tr>
<td>Unincorporated San Luis Obispo County</td>
<td>-</td>
<td>-</td>
<td>55,888</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>133,240</td>
<td>140,645</td>
<td>212,170</td>
<td>59%</td>
</tr>
</tbody>
</table>

*2045 projections are based on a medium scenario

**Total precludes the county-wide total

Sources: San Luis Obispo County Council of Governments 2050 Regional Growth Forecast; AMBAG; 2010 and 2020 Decennial Census
**Housing Values**

**Median Home Values**

The home values in San Luis Obispo County have increased rapidly in recent years. The median home value for the entire county is $635,500, almost double the national median value of $374,900. In King City in 2020, the median home value was $248,000, and in Paso Robles, it was $465,900.

**Median Rental Prices**

The increase in the number of renter households since 2010 has outpaced the number of rental housing units added to the market (which are newly constructed apartments and sales housing that shifted to the rental market), contributing to the tightening of the rental market. Approximately 45% of renter households in the region in 2020 lived in single-family attached or detached homes, whereas only 26% live in multifamily homes with five or more units, typically apartments; in 2010, the comparable figures were 50% and 22%, respectively. The median rental price for the entire county is $2,427 per month, significantly higher than the national average of $1,503. Paso Robles has a median monthly rent of $2,169, while King City has a median monthly rent of $1,133.

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112010 and 2019 ACS 1-year
This chapter reviews existing programs, plans, policies, laws, governing regulations, and other planning tools that are used, applied, or are available for addressing the compatibility findings identified in the Study Area. Several of these tools address compatibility either directly or indirectly through other topics covered. This review summarizes applicable planning tools and how each may apply to compatibility findings, as defined in Chapter 6: Compatibility Assessment.
Inside Chapter 5...

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5.2 Other Federal Tools ................................................ 5-8
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5.1. DoD-Specific Tools

Federal tools assist land use decision-makers and planners at all levels of government in making informed decisions that enable compatible land use development between military installations and the surrounding communities.

Federal law authorizes federal, state, and local entities to implement regulatory measures and policies to protect the multiple resources that are involved in land use and military compatibility planning. These measures and policies are intended to protect the quality of life and general welfare of the public and to preserve military areas. The following tools are specific to the DoD.

Land Use

Army Compatible Use Buffer Program

Title 10, Section 2684a, of the United States Code authorizes the DoD to partner with non-federal governments and private organizations to establish buffer zones around critical active military assets through the Army Compatible Use Buffer (ACUB) program. Through ACUB, Army installations can work with organization partners, such as land trusts, to acquire land or development rights to establish buffer zones. Such zones can help protect habitats, biologically and culturally sensitive areas, and military training areas without acquiring any new land for Army ownership. The partner organization is the entity that acquires and manages the land or land rights.

DoD Conservation Partnering Initiative

Title 10 U.S. Code §2684a and §2694, authorizes the DoD to partner with other federal agencies, state and local governments, and conservation-based nongovernmental organizations to set aside lands near military bases for conservation purposes and to prevent incompatible development from encroaching on and interfering with military missions. This law constitutes an additional tool for supporting conservation and environmental stewardship on and off military installations.

DoD Readiness and Environmental Protection Integration

The Readiness and Environmental Protection Integration (REPI) program implements authority granted by the DoD Conservation Partnering Initiative. The initiative enables the DoD to work with state and local governments, non-governmental organizations, and willing landowners to limit encroachment and incompatible land use by preserving undeveloped land. The preserved areas can serve as buffers around installations to further protect installation missions.
**Sustainable Range Program**

Encroachment on Army training and firing ranges has become a major concern in recent years. Pressure from urbanization, environmental protection efforts, competition for airspace and electromagnetic frequencies, and changes in public perception regarding national security needs have limited mission capabilities and operations at installations nationwide. Furthermore, open ranges are increasingly becoming “islands” of biodiversity amidst urban development. These concerns, in addition to public nuisances, such as smoke and noise, have led to apprehension about the nature and use of military ranges.

The Sustainable Range Program (SRP) is the Army’s overall approach to improving the design, operation, use, and management of its ranges to ensure the long-term sustainability of these facilities. The SRP’s core programs are the Range and Training Land Program and the Integrated Training Area Management Program, which focus on the optimal use and capability of the Army’s ranges and training land. To ensure the accessibility and availability of Army ranges and training land, the SRP core programs are integrated with the facilities management, environmental management, munitions management, and safety program functions supporting optimal use and capability.

**Energy**

**DoD Directive 4170.11 Installation Energy Management**

Directive 4170.11 requires that installation energy management meet applicable goals and policies and that:

- Utility infrastructure be secure, reliable, and efficient
- Utility commodities be procured effectively and efficiently
- Energy and water conservation efforts be maximized

The availability, reliability, and security of electrical, water, and fuel resources and supporting infrastructure are critical for installation resiliency and continuity in case of events driven by climate change impacts.
Military Aviation and Installation Assurance Siting Clearinghouse

The Military Aviation and Installation Assurance Siting Clearinghouse (The Clearinghouse) works with industry to overcome risks to national security while promoting compatible domestic energy development. Energy production facilities and transmission projects involving tall structures, such as wind turbines, solar power towers and panels, and electrical transmission towers, may degrade military testing and training operations. In the national system of ground-based surveillance radars, the creation of "clutter" generated from wind turbines can present a hazard to air safety and surveillance. Wind turbines located near military test and training ranges can also impact airborne military radar capabilities. Likewise, solar systems may present hazards to aircraft and air traffic control tower operations due to possible "glint" or longer duration "glare" reflecting off of panels. Finally, the electromagnetic interference from electricity transmission lines can impact critical DoD testing activities.

Department of the Navy Installation Energy Resilience Strategy 2020

The Department of the Navy’s Installation Energy Resilience Strategy was developed with a vision of “assured energy whenever and wherever it’s required to enable mission accomplishment.” The purpose of the strategy is to achieve energy assurance at Navy installations. The strategy provides specific goals and metrics to Navy shore installations to achieve this mission. The three goals are related to resiliency, reliability, and efficiency. The metrics are related to developing installation energy plans, delivering reliability and resilience, testing mission continuity, and investing in energy.

Army Installation Strategy

The 2020 Army Installations Strategy recognizes the likelihood of impacts as the result of climate change. Damaged infrastructure, loss of testing/training days, health impacts to soldiers, and energy and water demand changes are all identified as potential impacts that can be detrimental to military readiness. The Army Installation Strategy identifies several potential strategic outcomes directly or indirectly affected by climate change. These outcomes include the Army’s ability to project combat power, sustain military operations, and modernize its installations. The Strategy identifies the need to adapt to climate change impacts by strengthening readiness and resilience of the installation.
Safety and Security

Ammunition and Explosives Safety Standards 385-64

The Department of the Army Pamphlet 385-64 details the Army’s safety criteria and standards for operations involving ammunition and explosives. The pamphlet includes mandatory procedures and guidance as well as preferred methods of executing those procedures. Pertinent information in the pamphlet includes, but is not limited to, explosives safety training standards, explosives safety management programs, safety inspection procedures, and guidance for the creation of installation ammunition/explosive location maps.

DoD Minimum Antiterrorism Standards for Buildings (UFC 4-010-01)

Unified Facilities Criteria (UFC) 4-010-01 sets minimum security standards for DoD facility and master planning. The purpose of these standards is to provide appropriate, implementable, and enforceable measures to establish a level of protection against terrorist attacks based on the specific protection needs of individual installations and facilities. Required security measures, such as allowable standoff distances, vary relative to facility siting within a controlled perimeter or on an open installation.

Cultural

Army Regulation 200-4 Cultural Resources Management

Army Regulation 200-4 specifies the requirement for Army facilities to establish an Integrated Cultural Resources Management Plan (ICRMP) that outlines management practices for cultural resources.

DoD Instruction 4715.16

This DoD Instruction provides guidance for compliance with Federal regulatory requirements for the integrated management of cultural resources on DoD land. Cultural resources include prehistoric and historic-period objects, documents, photographs, structures, sites, and landscapes of cultural importance.

SECNAV Instruction 400.35B Department of the Navy Cultural Resources Program

This instruction from the Secretary of the Navy establishes policy and assigns responsibilities within the Navy and U.S. Marines for fulfilling legally mandated compliance requirements for managing cultural resources that the Department of the Navy control or manages.
Environmental

Army Regulation 200-1, Environmental Protection and Enhancement

This regulation implements federal, state, and local environmental laws and DoD policies for preserving, conserving, and restoring the environment. This regulation should be used in conjunction with Title 32 Code of Federal Regulation (CFR) Part 651, which defines Army policy on National Environmental Policy Act (NEPA) requirements and supplemental program guidance.

DoD Instruction 4715.03 Natural Resource Conservation Program

This DoD Instruction provides guidance for compliance with Federal, State, and local regulatory requirements for the integrated management of natural resources on DoD land. The Instruction specifies that those DoD components that are responsible for natural resource management shall also ensure that installations prepare an Integrated Natural Resource Management Plan.

Chief of Naval Operations Instruction 5090.1E, Environmental Readiness Program

The Environmental Readiness Program is issued under the Secretary of the Navy Instruction 5098.8A Policy for Environmental Protection, Natural Resources and Cultural Resource Program. The program outlines the requirements, responsibilities, and policy guidance for managing environmental, natural, and cultural resources for both Navy ships and shore activities.

Sikes Act

The Sikes Act requires the DoD to develop and implement Integrated Natural Resource Management Plans (INRMPs) for military installations across the U.S. INRMPs are prepared in cooperation with the United States Fish and Wildlife Service (USFWS) and state fish and wildlife agencies to ensure proper consideration of fish, wildlife, and habitat needs. The Sikes Act requires INRMPs to be reviewed at least every five years with the USFWS and state fish and wildlife agencies.
Noise

DoD Operational Noise Management Program

The DoD Operational Noise Management Program is the DoD mechanism for addressing military noise-related issues associated with test and training operations and integrating military noise management principles into plans and programs for installations, operational ranges, and other training and offshore operating areas. DoD components are required to analyze and incorporate military noise considerations into environmental reviews, determinations, and decision documents in accordance with the NEPA, National Historic Preservation Act, ESA, and other applicable federal regulations and DoD guidance. This program is intended to promote encroachment prevention through community outreach and compatible land use to maintain military readiness.

DoD Operational Noise Manual

The Operational Noise Manual was prepared for DoD by the U.S. Army Center for Health Promotion and Preventive Medicine and released in November 2005. It provides a practical guide for military and civilian personnel with duties and responsibilities in operational noise management so they can work together to be good neighbors and mitigate noise issues. The manual assists personnel in understanding and implementing current DoD environmental policy and guidance. Most of the manual is devoted to the following subjects: Characteristics of sound; effects of noise; military noise sources; noise monitoring; and reduction of noise conflicts.
5.2. Other Federal Tools

**Cultural**

**American Indian Religious Freedom Act**
The American Indian Religious Freedom Act (AIRFA) establishes the rights of Native Americans to exercise traditional religions, including accessing culturally meaningful sites, using and possessing sacred objects, and worshiping through traditional ceremonies and rites.

**Archaeological Resources Protection Act**
The Archaeological Resources Protection Act of 1979 (ARPA) was enacted to secure the protection of archaeological resources and sites on public lands and Indian lands, and foster increased cooperation between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data.

**National Historic Preservation Act**
The National Historic Preservation Act (NHPA) of 1966, as amended, requires federal agencies to consider the effects of proposed undertakings on properties listed on, or eligible for listing on, the National Register of Historic Places. Section 106 of the NHPA requires that each federal agency identify and assess the effects its actions may have on historic buildings.

**Native American Graves Protection and Repatriation Act**
The Native American Graves Protection and Repatriation Act requires federal agencies and institutions to return Native American cultural items to lineal descendants and culturally affiliated American Indian tribes, Alaska Native villages, and Native Hawaiian organizations. Cultural items include human remains, funerary objects, sacred objects, and objects of cultural patrimony.

**Drones**

**Federal Aviation Administration (FAA) Guidance on Drone Operations**
The FAA governs unmanned aircraft systems (UAS), commonly known as drones, in the national airspace. Drone operations for small UAS aircraft, defined as under 55 pounds, can be conducted under the Small UAS Rule (Title 14 CFR, Part 107) that requires operator certification among other UAS regulations. Recreational use of small UAS aircraft is permitted by 49 United States Code § 44809 as an exception to Part 107, provided the operator follows the eight requirements of this exception, including registration of UAS vehicles. This exception is sometimes referred to as the Recreational Use of Model Aircraft Rule.

**FAA Small Unmanned Aircraft Systems**
Title 14 CFR Part 107 specifies operating requirements for all UASs under a weight of 55 pounds. This includes manually operating the UAS, maintaining a visual line-of-sight, and getting approval from the relevant air traffic control tower before operating in Class B, C, D, and E airspace using the Low Altitude Authorization and Notification Capability (LAANC) desktop or mobile app. It also sets operational limitations, including a weight limit of 55 pounds, a speed limit of 100 miles per hour, a height limit of 400 feet, and only permits daylight operations. UAS operators are required to pass a remote pilot certification exam and UASs must be registered with the FAA. Certified UAS operators can request waivers to operational requirements, including altitude and special use airspace requirements and to fly at night. Exceptions to this rule under the Recreational Use of Model Aircraft Rule require registration of small UASs with the FAA, marking aircraft with registration numbers, and carrying proof of registration while operating UASs.
Existing Tools

**FAA UAS Registry**

All UASs operating in the national airspace are required to be registered with the FAA through its Drone Zone website. The only exception is for model aircraft that weigh under 0.55 pounds. The Drone Zone website is [https://faadronezone.faa.gov/#/](https://faadronezone.faa.gov/#/).

The FAA may take enforcement action against anyone who conducts an unauthorized UAS operation or operates a UAS in a way that endangers the safety of the national airspace system. The types of FAA enforcement tools include warning notices, letters of correction, and civil penalties.

**FAA Guidance to Law Enforcement**

The FAA asks local law enforcement agencies to document and provide the following information to FAA:

- Identity of operators and witnesses (name, contact information)
- Type of operation (hobby, commercial, public/governmental)
- Type of device(s) and registration information (number/certificate)
- Event location and incident details (date, time, place)
- Evidence collection (photos, video, device confiscation)

Additionally, the FAA recommends law enforcement to:

*Always follow agency policies and take appropriate action based on the facts and circumstances of the incident and site/area specific laws and rules. FAA enforcement action does not impact any enforcement action(s) taken by long endurance aircraft.*

*Local ordinances that may apply include, but are not limited to: Reckless endangerment, criminal mischief, voyeurism, inciting violence.*
Energy

Department of Energy Office of Energy Efficiency and Renewable Energy

The U.S. Department of Energy’s (DOE) Office of Energy Efficiency and Renewable Energy is responsible for developing and delivering market-driven solutions for energy-saving homes, buildings, and manufacturing; sustainable transportation; and renewable electricity generation.

The DOE’s Wind Energy Technology Program funds research and development in wind power technology and evaluates market barriers such as environmental impacts, project siting, permitting processes, and the potential effects of wind energy development on U.S. airspace and waterways. The program also assesses domestic wind energy potential, serves as a technical information resource, assists in the development of wind farm siting and permitting guidelines, and helps to develop testing centers for wind energy equipment.

The DOE’s Solar Energy Technologies Program funds research for developing and delivering innovative solar power technology that can compete with other sources of energy. Much of the research supports photovoltaic and solar thermal technologies that can be used to convert sunlight into energy.

Environmental

Clean Air Act

The Clean Air Act (CAA) is a comprehensive federal law that regulates air emissions from stationary and mobile sources to control air pollution. The CAA also gives the EPA the authority to limit emissions of air pollutants originating from sources. Under the CAA, the EPA establishes limits for six criteria pollutants through the National Ambient Air Quality Standards (NAAQS). Standards are established to protect public health and welfare. Individual states may have more stringent air pollution laws, but they may not have less stringent standards than those set by the EPA. Under the law, states must develop State Implementation Plans (SIPs) that outline how each state will control air pollution under the CAA.

Clean Water Act

The Clean Water Act (CWA) governs and provides guidance for the management of water resources and controls and monitors water pollution in the U.S. The CWA establishes the goal of eliminating the release of toxic substances and other sources of water pollution to ensure that surface waters meet high-quality standards.
Coastal Zone Management Act of 1972 (CZMA)

The Coastal Zone Management Act (CZMA) of 1972 (16 U.S.C. § 1451, et seq., as amended) encourages states to develop land and water use programs in coastal zones in cooperation with federal and local agencies. The CZMA was initially created in 1972 and is administered by the National Oceanic and Atmospheric Administration (NOAA) Office of Ocean and Coastal Resource Management. The CZMA provides a procedure for states to review federal actions for consistency with their own approved coastal management program. It also provides approved states with matching federal funding to administer their programs. The CZMA provides programs and assistance to address a wide range of issues, including climate variability, energy facility siting, water quality, and habitat protection.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), widely known as Superfund Act, supports the clean-up of sites with hazardous contaminants and federal responses to the release, or the threatened release, of hazardous substances that may endanger public health or the environment. CERCLA authorities complement those of the Resource Conservation and Recovery Act, which primarily regulates ongoing hazardous waste handling and disposal.

Hazardous waste is sometimes present in or around military installations, particularly where munitions and ordnance are stored and used for training purposes. If not disposed of properly, hazardous waste can be harmful to the installation tenants, surrounding communities, and the environment. While the hazardous substance cleanup process may be complex, it protects people and the environment from further contamination.
Endangered Species Act

The Endangered Species Act (ESA) of 1973 established a program for the conservation of threatened and endangered plants and animals and their habitats. Under the ESA, species may be listed as either endangered or threatened. When a species is proposed for listing as endangered or threatened under the ESA, USFWS must consider whether there are areas of habitat believed essential to the species’ conservation. Designation of those areas as “critical habitat” may be proposed. A critical habitat designation does not necessarily restrict further development; it is a reminder to federal agencies that they must make a special effort to protect the important characteristics of these areas.

The ESA requires federal agencies ensure that actions they “authorize, fund, or carry out are not likely to jeopardize the continued existence of any listed species or result in the destruction or adverse modification of designated critical habitat of such species.”

National Environmental Policy Act

NEPA established the nation’s policy regarding the protection and enhancement of the environment. It requires federal agencies analyze and consider the potential environmental impacts of their actions. The purpose of NEPA is to promote informed decision-making by federal agencies by providing detailed information concerning significant environmental impacts on ecological and natural resources, as well as the human environment, such as community character, public health and safety, and cultural resources.

All federal agencies, including the DoD, and all federally funded undertakings must comply with NEPA, including documentation requirements before receiving a permit, approval, or funding. NEPA requires the military review the potential impact of proposed actions on the environment, including potential impacts on surrounding civilian communities, and consider measures to reduce, avoid, or mitigate identified adverse environmental impacts.

National Pollutant Discharge Elimination System

Per the CWA, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge into U.S. waters. Individual homes that are connected to a municipal system, that use a septic system, or that do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if they discharge directly to surface waters.
**Safe Drinking Water Act**

Reliable source of clean, potable water is necessary for any population center to function and grow, as well as for mission activities at military installations. The Safe Drinking Water Act (SDWA) ensures the quality of drinking water in the U.S. The SDWA authorizes the EPA to set national health-based drinking water standards to protect against both naturally occurring and man-made water contaminants. The SDWA applies to every public water system in the U.S.

**Land Use**

**Federal Land Policy and Management Act of 1976**

The Federal Land Policy and Management Act (FLPMA) authorizes the Bureau of Land Management to manage its lands and plan for land uses according to national and local interests. The law mandates that BLM lands identified for development shall uphold and protect the scientific, scenic, historical, ecological, environmental, and other values unique to specific geographies. This law is the impetus for resource management plans, which are developed by and/or prepared for the BLM to meet the federal requirements.

**Noise**

**Department of Housing and Urban Development Noise Regulation**

The United States Department of Housing and Urban Development (HUD) has instituted policies through Title24 CFR Part 51 that promote state and local controls and standards for community noise abatement. The department’s goal is to reduce noise levels within residential developments that are funded by HUD.

**Noise Control Act of 1972**

The Noise Control Act of 1972 acknowledged that inadequately controlled noise has the potential to endanger health and quality of life. It stated that all Americans are entitled to an environment free from excessive noise. The Noise Control Act provides critical support for mitigating compatibility concerns about military-related noise due to encroaching development and increased population near military installations.

**Safety**

**U.S. Air Force Avian Hazard Advisory System**

The Avian Hazard Advisory System (AHAS) is a GIS-based bird avoidance model that was developed by the U.S. Air Force for the “analysis and correlation of bird habitat, migration, and breeding characteristics, combined with key environmental and man-made geospatial data.” The model provides up-to-date information about bird activity and movements to assist pilots and flight planners in the scheduling and use of flight routes. The model can also be used as a forecasting tool to estimate bird strike risk.
Vertical Obstructions

Federal Aviation Act

The Federal Aviation Act provides methods for overseeing and regulating civilian and military use of airspace. The Act requires the Secretary of Transportation make long-range plans that formulate policy for the orderly development and use of navigable air space. The intent is to serve the needs of both civilian aeronautics and national defense. Military planning strives to work alongside local, state, and federal aviation regulations and policies, but sometimes must supersede these due to national security interests. The act created the FAA and charged the FAA with implementing the law.

Chapter 1, Subchapter E, Part 77 (Safe, Efficient Use, and Preservation of the Navigable Airspace) of Title 14 of the CFR, which codified the Federal Aviation Act, is a critical component of the CFR that established mechanisms for determining if proposed structures or objects would constitute vertical obstructions or flight hazards to navigable airspace. Part 77 specifies the distance and imaginary surface dimensions around civil and military airports that are used to assess flight risk due to the proposed construction of towers or tall structures and that developers and local jurisdictions can use to plan and assess height restrictions near airfields.

Telecommunications Act of 1996 and the Federal Communications Commission

The Telecommunications Act of 1996 was, in large part, intended to increase competition in the telecommunications marketplace. The increasing use and development of personal mobile phones, satellite transmission, high-speed fiber optics, and related technologies continuously create demand for new telecommunications technology and infrastructure.

New telecommunication tower siting requires compliance with the Federal Communications Commission’s (FCC) environmental standards and procedures, including compliance with NEPA, the ESA, and the National Historic Preservation Act; adherence to applicable FAA requirements; and adherence to FCC registration requirements.
5.3. Military Tools

Military installation development and management plans guide land use and development activities on base and (sometimes) on land adjacent to an installation. These tools principally guide land use decisions that occur within the boundary of the military installation or mission footprint and are instrumental in assisting and guiding land use decisions regarding base operations.

North County Study Area

Presidio of Monterey

POM has multiple area development plans that make up the Presidio’s Real Property Master Plan. The following is a summary of these plans.

Area Development Plans

Presidio of Monterey Area Development Plan

The Presidio of Monterey Area Development Plan identifies future development capacity at the installation based on the current vision for the installation. One of the six goals of the plan is to “support and create community collaboration” that would make the mission at the Presidio more cost-effective. The plan focuses on future barracks siting, dining and administrative support siting, parking capacity, lodging renovation, the upper Presidio of Monterey Gate, and natural and cultural constraints.

Presidio of Monterey, Presidio District Area Development Plan 2018

Finalized in 2018, the Presidio District Area Development Plan is the property master plan for the Presidio District Area of POM. The vision for the Presidio District is to:

- Maximize mission readiness and support unit responsiveness by providing efficient facilities and infrastructure, fostering a pedestrian-oriented environment, conserving resources, strengthening community partnerships, and preserving cultural and military heritage.

The plan also emphasizes strengthening community partnerships to improve the community’s access to the district and to reduce traffic.

Presidio of Monterey Ord Military Community District Area Development Plan 2015

The Ord Military Community District Area Development Plan was updated in 2015 and is part of Presidio’s Real Property Master Plan. The plan establishes a real property vision for the OMC District and identifies goals to achieve the vision. The vision for the OMC District is:

- A safe and secure OMC that promotes healthy lifestyles for service members and their families through enhanced accessibility to natural and commercial amenities and integration with the community through partnerships and quality development while preserving the natural environment.

A primary goal is collaboration with neighboring partners to enhance resources and strengthen the region as a whole. Methods to achieve this include collaborating with transit and civic leaders, integrating bike paths in the OMC with bike paths in the surrounding area, and having consistent communication with the community to identify and consider impacts on the OMC’s open campus.
Integrated Cultural Resources Management Plan 2004
The POM Integrated Cultural Resources Management Plan (ICRMP) was last updated in 2004. The ICRMP is the guiding document for cultural resource management on POM. The ICRMP established policies and procedures for internal and regional coordination related to cultural resources. It also identifies standard operating procedures for identifying historic properties under heritage laws and executing a range of other procedures.

The 2008 INRMP was developed in compliance with the Sikes Act to guide natural resource management consistent with the Army’s mission. It addresses issues related to land management, grounds maintenance, fish and wildlife management, endangered species protection and enhancement, cultural resources, and outdoor recreation.

Naval Support Activity Monterey
Integrated Natural Resources Management Plan 2013
The INRMP for NSA Monterey was updated in 2013 and serves as the natural resource management plan for all properties comprising the NSA Monterey. The INRMP covers the following topics: ecosystem approach, physical and chemical environment, habitats and communities, fish and wildlife management, special status species, invasive species, prevention and control of wildlife damage, data integration, sustainability of the military mission within the environment, adapting to climate change and regional growth impacts, sustainability of the built environment, collaborative resource planning, outdoor recreation, education, and public outreach, public access to NSAM, the integration of other plans, NEPA compliance, resource consultation planning, landscaping and grounds maintenance, training, and enforcement.

Naval Postgraduate School Strategic Plan 2018-2023
The NPS Strategic Plan for 2018-2023 is a five-year strategic plan that identifies actions pertaining to excellence and innovation in emerging fields critical to national defense, interdisciplinary education and research programs, and institutional innovation and effectiveness.
South County Study Area

Camp Roberts

Army Compatible Use Buffer
Camp Roberts is part of the ACUB program. Properties included in the ACUB program are mostly east of the installation; however, there are additional acres proposed for inclusion in the ACUB program. Most of these areas are agricultural.

Camp Roberts Joint Land Use Study 2013
The Camp Roberts Joint Land Use Study (JLUS) was prepared for San Luis Obispo County in 2013. The JLUS was a collaborative, regional effort among San Luis Obispo and Monterey Counties, the City of Paso Robles, and Camp Roberts to identify strategies for mitigating compatibility issues between the community and Camp Roberts. Topics addressed in the JLUS included: coordination and communication between Camp Roberts and the community; land use encroachment; safety concerns related to surface danger zones, airfield safety zones, and wildfires; vertical obstructions; housing in the community; and other factors. Many of the strategies identified in the JLUS are ongoing and are still relevant and applicable to Camp Roberts and the surrounding communities.

Readiness and Environment Protection Integration
Camp Roberts is part of the REPI program. The Ag Land Trust is working with Camp Roberts to acquire easements that would preserve surrounding lands for agricultural use and prevent encroachment of residential development. Other partners include the California Department of Fish and Wildlife, Monterey County, and San Luis Obispo County. In total, there are over 19,000 acres preserved.

Camp Roberts Integrated Natural Resource Management Plan
The Camp Roberts INRMP was last updated in 2011. The INRMP guides species and habitat management on Camp Roberts, including for grasslands, woodlands, and the riparian and aquatic habitats of the three rivers that traverse the installation. Elements of the plan include animal species management and vegetation and land management.

Fort Hunter Liggett
Integrated Natural Resources Management Plan
The FHL Integrated Natural Resources Management Plan was last updated in 2012 to help mitigate negative impacts of military activities on the environment and enhance the ecosystem. The INRMP outlines management practices for land, water, and soil, protected species, and other flora and fauna.

Real Property Master Plan
The 2012 FHL Real Property Master Plan identifies the vision, goals, and principles that are to guide installation planning. Fort Hunter Liggett’s planning goals include a flexible training environment, an attractive small town, walkable main streets, and a usable town square.
5.4. Military-related State Legislation and Programs

The State of California has a strong history of collaborating with the military. This section summarizes the legislation and programs that support that collaboration, including legislation that ensures notification, awareness, and review processes that are integral to compatible development.

Economic

Section 115.6 of the California Business and Professions Code

Section 115.6 of the California Business and Professions Code relates to licensure of veterans and military spouses. On January 1, 2023, the requirements to issue temporary licenses to practice a profession or vocation were expanded to include licenses issued by any board within the Department of Consumer Affairs.

Environmental

Assembly Bill 1108 (2002) California Environmental Quality Act (CEQA)

California Public Resource, Code Environmental Quality Act (CEQA statute_ § 21098 Low-Level Flight Path; Military Impact Zone; Special Use Airspace), mandates CEQA lead agencies notify military installations when a proposed project meets certain criteria. The purpose is to ensure the military is aware of projects that could potentially impact military operations. This statute provides military agencies with early notice of proposed projects within two miles of installations, low-level flight paths, and special use airspace. Military installations must provide local planning agencies with relevant information such as land use needs and boundary lines for critical operations and impact areas, as well as viable points of contact. Local lead agencies must, in turn, give notice to military installations of proposed projects within those boundaries, if: (1) a project includes a general plan amendment, (2) a project is of statewide, regional, or area-wide significance, or (3) a project must be referred to the Advisory Land Use Committee (ALUC) or similarly designated body. The CEQA provision allows military installations early input on local projects so that potential conflicts can be identified, evaluated, and addressed proactively.

California Code, Title 14, Section 15229 Baseline Analysis for Military Base Reuse Plan EIRs

This state code sets baseline physical conditions for EIS preparation for any former military base reuse plan as those conditions that existed at the time of federal base realignment or closure decision. Impacts which do not exceed the baseline physical conditions are not to be considered significant. The statute also outlines procedures that the agency must take in developing the Environmental Impact Report.
Land Use

Government Code, Title 7, Article 3, Application for Development Projects

Per this regulation, an applicant must include information about whether the proposed development is located within 1,000 feet of a military installation, or beneath a low-level flight path or within special use airspace, and public agency acceptance of the proposal, must notify the branch of the U.S. Armed Forces of the application and provide a copy of the application. If requested by any branch of the military, the public agency and the applicant shall consult with the military to discuss impacts.

Government Code, Title 7, Article 6, Preparation, Adoption, and Amendment of the General Plan

Per this regulation, prior to a legislative body adopting or substantially amending a general plan, shall notify the branch of the U.S. Armed Forces if the proposed action is within 1,000 feet of a military installation, or lies within special use airspace, or beneath a low-level flight path.

Section 65040.2 of California Government Code

California Public Resource Government Code 65040.2 requires the State Office of Planning and Research (OPR) to provide guidance on incorporating military installation compatibility into general plans and how general plans should consider the impact of civilian growth on readiness activities at military bases, installations, and training areas. The statute includes the following methods to address military compatibility in a general plan:

- The land use element must consider the impact of new growth on military readiness activities, military installations, and military operating and training areas for land adjacent to military facilities or underlying designated military aviation routes and airspace.
- The open-space element must include designations for open spaces, which include areas adjacent to military installations, military training routes, and restricted airspace.
- The circulation element must include the general location of existing and proposed military airports and ports.

SB 1468 is part of a state policy package that promotes the development of partnerships between communities and the military for collaboration on compatible land use issues. The OPR encourages local jurisdictions near military installations and under military training routes or restricted airspace to incorporate the above items into their general plans.

Local governments are not currently required by law, however, to incorporate the SB 1468 military compatibility guidance in their general plans. The bill specifies that if a funding agreement is reached between OPR and the military to support planning efforts, the inclusion of military compatibility issues in a general plan would be mandatory.
State Aeronautics Act
The State Aeronautics Act (Public Utilities Code, Section 21001) requires the preparation of a Land Use Compatibility Plan (LUCP) for nearly all public-use airports and military airfields in the state. It requires an Airport Land Use Commission formulate an LUCP for military airfields following the same requirements as public-use airports and consistent with safety and noise standards defined in the Air Installation Compatible Use Zone Program. The intent of an LUCP is to encourage compatibility between airports and the various communities that surround them.

California Advisory Handbook for Community and Military Compatibility Planning
The requirement for a compatibility handbook was established in Government Code §65040.9. The handbook, prepared by the OPR, provides explanations for how to reduce land use conflicts between community development and military missions and operations, that can be used by local officials, planners, and builders.

The Handbook was updated in 2016 to guide the development of processes and plans that can sustain local economies, safeguard military readiness, and protect the health and safety of residents living near military bases. The Handbook is a useful tool for developing a compatible use study, as it describes in detail the different compatibility issues that should be explored and the types of compatibility tools available to address those issues.

California Military Land Use Compatibility Analyst
The California Military Land Use Compatibility Analyst (CMLUCA) is a mapping tool that was developed by the Governor’s OPR to assist the development community and local governments in determining if a project affects military training areas and airspace. The CMLUCA identifies where a project is, relative to the nearest military installation. This mapping application enables users to assess compliance with state legislation that requires the development community and local government agencies notify the military of any project that may affect military readiness.

The Airport Land Use Planning Handbook, Caltrans
Prepared by the Caltrans Division of Aeronautics in 2002, the Airport Land Use Planning Handbook supports the implementation of the State Aeronautics Act (California Public Utilities Code, Section 21670 et seq.), which established statewide requirements for airport land use compatibility planning. This handbook can be found at:
5.5. Other State Tools

Coastal

California Coastal Act
The California Coastal Act of 1976 established provisions for guiding and regulating land uses in and around a shoreline. The Act defined the goals and policies for coastal management, set the boundaries of the state’s coastal zone, and created mechanisms such as the Coastal Commission to implement the coastal management program.

California Coastal Management Program
The California Coastal Management Program is a combination of state and local planning and regulatory authorities that implement controls for land use, air, and water resources along the coast. The California Coastal Management Program comprises three agencies:

- The California Coastal Commission
- The San Francisco Bay Conservation and Development Commission
- The California Coastal Conservancy

These three agencies are responsible for the management, protection, restoration, and enhancement of California’s coastal resources along various segments of the coastline. These agencies fulfill their responsibilities through a variety of actions, including planning, permitting, and non-regulatory measures.

Specifically, the California Coastal Commission manages development along the California coast. The California Coastal Conservancy purchases, protects, restores, and enhances coastal resources and provides access to the shore. The Coastal Program is governed primarily by the California Coastal Act, McAteer-Petris Act, and Suisun Marsh Preservation Act. The California Coastal Commission’s planning area — or coastal zone — extends 1,000 yards, or slightly more than half a mile, inland from the mean high tide line. However, in significant coastal estuary and recreational areas, the coastal zone can extend inland to the first major ridgeline, or five miles from the mean high tide line, whichever is less. The coastal zone extends less than 1,000 yards, or slightly less than half a mile, in developed urban areas. The Coastal Commission reviews activities that affect the coastal zone, regardless of their location.
Cultural

Assembly Bill 2641
The Native American Human Remains and Multiple Human Remains legislation (Chapter 863, Statutes of 2006) amends the Public Resources Code relating to burial grounds. The law authorizes the creation of a commission to prevent disturbance of Native American burial grounds or places of worship. The bill requires meaningful discussion between landowners and the descendants of those whose remains are found to ensure the remains are treated according to tribal preferences during development activities. The commission must contact the most likely descendants of Native American remains in the event of notification of discovery from a county coroner. The landowner and federal and state governments must also ensure that the area surrounding human remains is not disturbed or damaged until consultation with descendants has taken place and their recommendations considered.

Senate Bill 18 (2004)
California SB 18 (Chapter 904, Statutes 2004) established the Native American Heritage Commission to prevent severe and irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites, and shrines located on public property. It provides for the maintenance of a contact list that includes federally recognized California Native American tribes and non-federally recognized California Native American tribes that have the authority to acquire and hold conservation easements.

SB 18 requires all planning agencies to refer to and provide involvement opportunities for California Native American tribes regarding proposed actions that could affect them. Before the adoption or amendment of a city or county general plan, the jurisdiction must consult with California Native American tribes to preserve certain places, features, and objects located within the jurisdiction.

Environmental

California Clean Air Act
In 1988, the California General Assembly passed the California Clean Air Act (CCAA), which furthers the mission of the Federal CAA. The CCAA establishes the authority for air pollution control districts or air quality management districts to implement the measures necessary to maintain and/or restore air quality to the state standards for air pollutants. In addition, the CCAA established requirements that assure district plans and measures will achieve state standards for air pollutants. For example, the CCAA requires district plans and measures to achieve an annual, 5% reduction in emissions or include all feasible strategies for achieving such reduction and implementation expedited.

Per the CCAA, district plans must include the following statement regarding intentions for any areas that are in serious nonattainment:

No net increase in emissions from new and modified stationary sources; and best available retrofit technology for existing sources.

The CCAA directly applies to the North County Study Area because the area is in nonattainment-transitional for ozone (O3) and nonattainment for PM10. For more information about air quality, see Section 6.2.1 Air Quality.
California Environmental Quality Act

The CEQA was enacted in 1970 to protect the environment by requiring public agencies to analyze and disclose the potential environmental impacts of proposed land use decisions. CEQA was modeled after NEPA and specifically designed such that fulfilling NEPA compliance obligations will also fulfill CEQA obligations.

These environmental laws are further integrated, or “nested,” with historic preservation laws: cultural resource compliance under NEPA can be achieved through compliance with Section 106 of the NHPA, which in turn fulfills cultural resource compliance obligations under state law.

The purpose of CEQA is to inform agency decision-makers and the public about the potential environmental effects of proposed activities. Using this information, decision-makers can identify ways to avoid or significantly reduce those impacts.

Porter-Cologne Water Quality Act

Under this act, last amended in January 2022, the State Water Resources Control Board and the nine regional water control boards have broad authority to perform water quality regulatory oversight to preserve and enhance mutually beneficial uses of all water in the state.

California Wildfire Coordinating Group

The California Wildfire Coordinating Group (CWCG) is an interagency organization whose purpose is to strengthen coordination, communication, and cooperation in provisioning support during wildland fire events. The CWCG comprises various agencies that are involved in fighting wildland fires:

- Bureau of Indian Affairs – Pacific Region
- Bureau of Land Management
- CAL FIRE
- California Emergency Management Agency
- California Department of Forestry and Fire Protection
- Governor’s Office of Emergency Services
- U.S. Forest Service – Pacific Southwest Region
- National Park Service – Pacific West Region
- U.S. Fish and Wildlife Service – Pacific Southwest Region
- Cooperating Fire Agencies

The CWCG operates two field offices — one in Northern California and one in Southern California. These offices provide a multitude of services to the wildland firefighting community, including but not limited to providing interagency coordination of fire management policies and standards, establishing committees to support CWCG activities, recommending courses of action to promote safety, and recommending policy changes to agency administrators.

The CWCG serves as an information repository to enable efficient, quick, and effective solutions related to fighting wildfires.
Land Use

California Farmland Conservancy Program

The California Farmland Conservancy Program (CFCP) of 1995, authorized by the California Code of Regulations Title 14, Division 2, Chapter 2, is a statewide grant program that supports and encourages local government agencies and eligible non-profit organizations to preserve California’s leading industry — agriculture. The CFCP program enables local government agencies in preserving California’s valuable land assets by placing farmlands into agricultural conservation easements. The easements are essentially deed restrictions that limit development within the easements while preserving the natural environment for scenic or commercial agricultural purposes. These easements renew annually unless the landowner or the government agencies opt for non-renewal, making it non-permanent conservation. There is no minimum number of years required to remain in the program, and many parcels remain in the agriculture land use category in perpetuity, despite ownership changes. An alternative option to this program is a permanent agricultural conservation easement, in which lands are designated agricultural in perpetuity.

California Land Conservation Act / Williamson Act

The California Land Conservation Act, or the Williamson Act, was enacted in 1965 under Governor Pat Brown to preserve and protect California’s leading agriculture industry. The Williamson Act enables local governments to enter into contracts with private landowners to designate certain parcels of land for only agricultural use or open space. This designation results in lower property taxes for landowners and a state subsidy for local governments to cover foregone tax revenues associated with participation. A Land Conservation Agreement (LCA) through the Williamson Act allows for a reduced tax assessment during the period the agreement is in effect. The agreements renew automatically unless the property owner requests termination. Where LCAs include lands that are designated for agricultural use and/or for speculative use, the agreements automatically terminate in 10 years, or earlier if findings are made and taxes are repaid.
5.6. Regional Tools

North County Study Area - Regional Tools

Intergovernmental Support Agreement Between the United State and the Presidio Municipal Service Agency

This intergovernmental support agreement is between the United States and the Cities of Monterey and Seaside, functioning as the Presidio Municipal Services Agency (PMSA) — a Joint Powers Authority formed by Monterey and Seaside to provide municipal services to the Presidio. The IGSA outlines the roles and responsibilities of the parties. As the IGSA notes, the relationship between the PMSA and POM for support services is known as the “Monterey Model.” Based on the Monterey Model, IGSA

San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan 2022 Update

The San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan is an adopted plan for developing strategies and implementing solutions that seek to reduce vulnerabilities to specific hazards and mitigate or prevent associated human and financial losses. The plan involves multiple municipalities, community service districts, and special districts. While Camp Roberts was not identified as a participating agency, it was identified as an institution that the County coordinates with independent of the Hazard Mitigation Plan.

South County Study Area – Regional Tools

San Luis Obispo County Community Wildfire Protection Plan 2019

The Community Wildfire Protection Plan for San Luis Obispo County was last developed in 2019. The purpose of the plan is to guide realization of a community that is prepared for and resilient to the impacts of wildland-urban interface fires. The plan addresses fire protection planning efforts throughout the county by providing a county-level planning framework for wildfire hazard assessment and risk reduction. The plan points to an automatic/mutual aid agreement for fire departments throughout the county, including Camp Roberts Fire Department.
Monterey County Climate Action Plan 2022
The Monterey County Climate Action Plan is currently being developed as an update to the 2013 Climate Action Plan. The 2022 plan will set goals to reduce County operation emissions by an additional 40% by 2030. This goal is aligned with the targets set by the State.

Monterey County Community Wildfire Protection Plan 2016
The Monterey County Community Wildfire Protection Plan was last updated in 2016. The document is an advisory document developed by the Monterey Fire Safe Council with input from other stakeholders to guide wildfire prevention and preparation activities throughout the county. The development of the plan involved local fire chiefs, including from the Presidio of Monterey Fire Department.

2005 Monterey County Regional Transportation Plan
The Monterey County Regional Transportation Plan was developed by the Transportation Agency for Monterey County. It was last updated in 2005. The plan serves as the basis for planning and programming transportation funds for future transportation projects in Monterey County.

Contributions of the Military to the Monterey County Economy 2020
The Contributions of the Military to the Monterey County Economy was prepared for the Monterey Bay Defense Alliance by the Middlebury Institute of Internal Studies at Monterey in 2020. The economic report summarizes the DoD’s economic impact in Monterey County in 2017 and 2018. The report includes data from NSA Monterey, Fort Hunter Liggett, Camp Roberts, POM, DMDC, Coast Guard Station Monterey, and Gurley Veterans Affairs-DoD Outpatient Clinic.

Regional Housing Needs Allocation Plan
AMBAG developed the draft Regional Housing Needs Allocation Plan for 2023-2031. The plan establishes the number of housing units that each jurisdiction must plan over an eight-year horizon, and based on these numbers, each jurisdiction must update their housing element in their respective general plans to demonstrate how they will meet housing needs. AMBAG receives and distributes the State’s overall housing allocation to each jurisdiction within Monterey and Santa Cruz Counties. The allocation of houses falls within different income distributions as defined by state law.
5.7. Local Tools

In California, counties and municipalities have the authority to regulate land uses. They control land use through various regulations and planning efforts, including general plans, zoning ordinances, and other programs.

**South County Study Area**

Table 5.1 lists local plans and programs that currently support military-community compatibility in the South County Study Area.

<table>
<thead>
<tr>
<th>Plans/Programs</th>
<th>City of King City</th>
<th>City of Paso Robles</th>
<th>San Luis Obispo County</th>
<th>Monterey County</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Goals and Policies Related to the Military</td>
<td>None</td>
<td>Policies related to recognizing the economic importance of DLI and NPS; policies that address airport noise</td>
<td>Noise element with military training areas at Camp Roberts identified as a source of noise; promotes incorporating Camp Roberts noise maps into the element</td>
<td>South County Area Plan includes land use policy to reduce residential encroachment adjacent to FHL and the tank road</td>
</tr>
<tr>
<td>Military Development Review</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Military Land Use Overlays</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Housing</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Intensity/Density</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Height</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Sound Attenuation</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Lighting</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Renewable Energy</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Subdivision Regulations</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Other Military-Related Programs</td>
<td>Annual joint fire drill training between Camp Roberts, FHL, San Luis Obispo County</td>
<td>Joint use airport, used by the City and Camp Roberts; Mutual aid agreement for fire response with Camp Roberts</td>
<td>Mutual fire aid agreements between Camp Roberts and San Luis Obispo County Fire Department; Annual joint fire drill training with Camp Roberts, FHL, and San Luis Obispo County</td>
<td>None for South County Study Area</td>
</tr>
</tbody>
</table>
## North County Study Area

Table 5.2 lists local plans and programs that currently support military-community compatibility in the North County Study Area.

### Table 5.2 Local Military-Related Plans and Programs – North County Study Area

<table>
<thead>
<tr>
<th>Plans/Programs</th>
<th>City of Del Rey Oaks</th>
<th>City of Marina</th>
<th>City of Monterey</th>
<th>City of Pacific Grove</th>
<th>City of Salinas</th>
<th>City of Seaside</th>
<th>Monterey County</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Goals and Policies Related to the Military</td>
<td>Fort Ord Redevelopment Plan</td>
<td>Policies related to housing in the Former Fort Ord in the Marina Heights Specific Plan; University Villages Specific Plan with land use planning for 420 acres at the former Fort Ord</td>
<td>Policies that support military uses, services to support military installations, programming for historic preservation including military installations, coordination between schools and the military for future school planning, coordination with the military for recreation programming, water conservation coordination with the military, waste reduction, and recycling programs for users, including the military; Fort Ord Reuse Plan</td>
<td>None</td>
<td>Fort Ord Reuse Plan</td>
<td>Traffic and housing considerations related to the military; Fort Ord Reuse Plan</td>
<td>None</td>
</tr>
<tr>
<td>Zoning Ordinance</td>
<td>None</td>
<td>None; affordable Housing chapter with inclusionary housing requirements for the former Fort Ord</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Military Land Use Overlays</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Subdivision Regulations Related to the Military</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Other Military-Related Programs</td>
<td>Fort Ord Reuse Plan</td>
<td>Mutual Aid Agreement for Marina Fire response on OMC; MOU with other cities and Fort Ord</td>
<td>Intergovernmental joint service agreements between POM, City of Monterey, and Seaside for installation support services;</td>
<td>None</td>
<td>Incorporation of NPS in the Monterey County Countywide Comprehensive Economic</td>
<td>Mutual aid agreement with OMC for police; Automatic aid agreements with POM Fire Department;</td>
<td>Automatic aid agreements with POM Fire Department for Fort Ord</td>
</tr>
</tbody>
</table>
### Table 5.2
Local Military-Related Plans and Programs – North County Study Area (Continued)

<table>
<thead>
<tr>
<th>Plans/Programs</th>
<th>City of Del Rey Oaks</th>
<th>City of Marina</th>
<th>City of Monterey</th>
<th>City of Pacific Grove</th>
<th>City of Salinas</th>
<th>City of Seaside</th>
<th>Monterey County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fort Ord Reuse Plan; Mutual aid agreement for fire and police response with NSA Monterey</td>
<td>Development Strategy</td>
<td>IGSA with Monterey and POM; Environmental Service Cooperative Agreement with Army to manage Fort Ord; Fort Ord Reuse Plan</td>
<td>Fort Ord Reuse Plan</td>
<td></td>
</tr>
</tbody>
</table>
This page intentionally left blank.
In relation to military readiness, compatibility can be defined as the balance, or compromise, between community needs and interests, and military needs and interests. The goal of compatibility planning is to promote a collaborative environment in which community and military entities communicate and coordinate to identify and implement mutually supportive actions that allow both parties to achieve their objectives. This collaborative approach provides the context in which policies and actions can be developed and recommended through a CUS Implementation Plan.
This chapter provides an assessment of each compatibility finding identified by the Monterey Regional CUS. The findings documented in this study include both issues and the identification of best practices. Issues found were evaluated in terms of existing or potential impacts, expressed as the severity of current impact, or future risk, posed to the military mission or surrounding communities, or in some instances – both. Findings of best practices promoting compatibility within the region are also documented in this report. The intent is to provide information for stakeholders to be sufficiently aware of and knowledgeable about the issues and potential strategies to assess specific, viable Monterey Regional CUS recommendations.

### 6.1 Compatibility Findings Overview

### Compatibility Factors

Several variables can determine whether military and community plans, programs, and activities are compatible or incompatible. For the Monterey Regional CUS, 26 compatibility factors were used to identify, assess, and establish the specific set of compatibility findings identified in the Project Study Area. These factors, listed below, are organized into three categories: social factors, resource factors, and development factors.

#### Social Factors
- Communication/Coordination
- Cultural Resources
- Legislative Initiatives
- Housing Availability
- Public Services
- Public Trespassing

#### Resource Factors
- Air Quality
- Biological Resources
- Marine Environments
- Frequency Spectrum Capacity
- Land/Air Space Competition
- Scarce Natural Resources
- Resiliency
- Water Quality/Quantity

#### Development Factors
- Anti-Terrorism/Force Protection
- Dust/Smoke/Steam
- Energy Development
- Frequency Spectrum Impedance
- Infrastructure Extension
- Land Use
- Light and Glare
- Noise
- Roadway Capacity
- Safety
- Vertical Obstructions
- Vibration
Compatibility findings include community-generated issues that may hinder or otherwise adversely affect the military mission(s). By the same token, compatibility issues may result from unintended adverse effects of military installations on nearby communities. These issues need to be resolved or effectively mitigated. In the past, compatibility studies were almost exclusively focused on land use within relatively close proximity. Increasingly, compatibility often involves resources and other variables with greater spheres of influence.

Compatibility Factor Evaluation Methods

Compatibility issues were assessed through a comprehensive discovery process. This process involved stakeholder engagement to identify findings related to the 26 compatibility factors. Preliminary engagement included interviews with various key stakeholder groups to discuss the Monterey Regional CUS process and identify preliminary compatibility findings. Other compatibility findings were identified through meetings with the Monterey Regional CUS Technical and Policy Working Groups, public meetings, and engagement opportunities through the project website. Some issues are based on the technical evaluations and experience of the project consultant.

The following compatibility assessment is not designed or intended to be used as an exhaustive technical evaluation of existing or future conditions in the Monterey Regional CUS Project Study Area.

Eight of the compatibility factors were determined to be inapplicable to this CUS, based on the lack of identified issues and concerns from stakeholders and the public and the Monterey Regional CUS Project Team. These eight factors are listed below:

- Biological Resources
- Dust/Smoke/Steam
- Legislative Initiatives
- Marine Environments
- Safety
- Scarce Natural Resources
- Vertical Obstructions
- Vibration

An important consideration when reading this chapter is understanding the range of complexity of the findings. Some findings are relatively straightforward, such as traffic congestion, while others involve multiple variables and multicomponent solutions. More complex compatibility findings – e.g., water quality and availability – require in-depth understanding of technical details and nuances, component interactions and interdependencies, future projections, the current policy environment, and the level of public interest.
Biological Resources

Biological resources include threatened and endangered species and the habitats that they live in or utilize, such as wetlands and migratory corridors. The presence of sensitive biological resources may require special development considerations. Biological resources may also include “species of concern,” which are living organisms in need of concentrated conservation efforts, as well as areas such as wetlands and migratory corridors that are critical to the overall health and productivity of an ecosystem. The presence of sensitive biological resources in an area where increased use or development is planned may prompt special development considerations or limitations and protective measures; they should be identified as a concern early in the planning process. Several threatened and endangered species, as well as species of concern and sensitive habitats, are present within the Study Areas and managed by environmental staff. The presence of these species and sensitive habitats do not represent a compatibility finding.

Dust/Smoke/Steam

Particles of dust and other materials found in the air are referred to as particulate matter. At certain concentrations, this particulate matter can be harmful to humans and animals if inhaled and strain is placed on the heart and lungs, which provide oxygen to the body. PM10 and PM2.5, with particles less than 10 µm and less than 2.5 µm in diameter, respectively, and considered toxic, can be caused by many phenomena, including vehicular traffic on unpaved roads and surfaces, wind blowing in unpaved and unvegetated areas, vehicle maneuvers, explosions, aircraft operations, and other earth-moving activities such as construction, demolition, and grading. Smoke can be created by fire (controlled burns, agricultural burning, and artillery exercises), industrial activities, and other similar processes. Similarly, steam can be created by industrial and other activities and is more prominent during cool weather. Dust, smoke, and steam are compatibility issues if sufficient in quantity to affect flight operations, such as by reducing visibility or damaging equipment. There are no significant emitters of dust, smoke, or steam in the Study Areas that affect military flight operations.

Legislative Initiatives

State and local legislation can have a significant impact on compatibility planning by allowing or restricting local jurisdictions’ ability to control land use and planning activities near military assets. Legislative initiatives can prompt changes in state and local laws and ordinances to support the objectives of recommended CUS strategies. Military compatibility-related legislation in the State of California is robust and addresses many compatibility factors considered in this study. As such, no gap in legislative initiatives are identified within this study.

Marine Resources

Regulatory or permit requirements protecting marine and ocean resources can affect the military’s ability to conduct operations, training exercises, and testing in a water-based environment. Naval operations and training are not conducted in Monterey Bay. The Navy does operate the Monterey Inner Shelf Observatory as part of the NPS’s Rapid Environmental Assessment Lab, but no marine resources findings are associated with the Beach Lab facility and its naval research operations.

Safety

Safety zones are areas in which land uses that concentrate large numbers of people should be restricted due to higher risks to public safety. Activities that can create such a risk and that are considered when defining safety zones include aircraft operations and live-fire weapons ranges. Military installations often engage in activities or contain facilities that, due to public safety concerns,
require special consideration by local jurisdictions when evaluating compatibility. It is important to establish compatible land use policies near military airfields and live-fire weapon ranges to minimize risk from potential accidents.

**Scarce Natural Resources**
Pressure to gain access to valuable natural resources (such as oil, natural gas, minerals, and water) that are located on military installations, within military training areas, or on public lands historically used for military operations can impact land use and military missions. Natural resources are assets for installations, so ensuring that the resources and associated environment are conserved, managed, and used sustainably is critical to support the current and future military mission.

**Vertical Obstructions**
Vertical obstructions are buildings, trees, structures, and other features that encroach into airspace used for military operations. Vertical obstructions can present safety hazards for both the public and military personnel. Vertical obstructions are addressed by FAA Part 77 authority near civilian airports and military airfields.

**Vibration**
Vibration is an oscillation or motion that alternates in opposite directions and may occur because of an impact, explosion, noise, mechanical operation, or other change in the environment. Vibrations, whether excessive or unusual, may be caused by military or civilian activities and can disrupt civilian activities and impact the quality of life.
6.2 North County Study Area Compatibility Findings

Air Quality

Air quality is defined in terms of criteria for air pollutants and hazardous air pollutants that are regulated at the federal and state level. For compatibility, the primary concerns are pollutants that limit visibility, such as particulates, ozone, etc., and potential nonattainment of air quality standards that may limit future changes in operations at the installation or in the area.

Key Terms

**Attainment Area.** An attainment area is a geographic area that meets the National Ambient Air Quality Standards for a specific criteria pollutant.

**Authority to Construct (ATC).** This authority is an interim permit that allows the installation of a regulated emission source. In addition, an ATC typically allows the operation of equipment/process until a permit to operate is issued.

**California Ambient Air Quality Standards (CAAQS).** The CAAQS are standards for outdoor air pollutants established by the California Air Resources Board (CARB) under the authority of the California Clean Air Act.

**Criteria Pollutants.** The criteria pollutants are the six principal pollutants harmful to public health and the environment for which the Environmental Protection Agency (EPA) has set NAAQS. The pollutants are carbon monoxide (CO), lead, nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂).

**Design Value.** A design value is a statistic that describes the air quality status of a given location relative to the level of the NAAQS.

**Emissions Averaging Period.** Emissions monitoring generally involves averaging emission values over a specific, established length of time, the averaging period. Common averaging times for air quality standards include one hour, eight hours, 24 hours, and a year.

**Exceedance.** An exceedance occurs when a measured air pollution level exceeds criteria prescribed by the EPA or the California Air Resources Board.

**National Ambient Air Quality Standards.** The NAAQS are standards for outdoor air pollutants established by the EPA under the authority of the CAA.

**Nonattainment Area.** A nonattainment area is a geographic area where air pollution levels persistently exceed NAAQS or an area that contributes to the ambient air quality in a nearby area that fails to meet standards. Designating an area as nonattainment requires a formal rulemaking process conducted by the EPA, typically only after air quality standards have been exceeded for several consecutive years.

**Nonattainment-transitional Area.** The nonattainment transitional category is a subcategory of the CAAQS nonattainment designation. It references areas that are close to achieving the CAAQS standard for a given pollutant.

**Ozone (O₃).** Ozone is a pungent, colorless, toxic gas with direct health effects, including respiratory and eye irritation and possible changes in lung functions. Ozone is created when hydrocarbons and
nitrogen oxides released from vehicles and industrial sources react in sunlight. Because ozone requires sunlight to form, it occurs in concentrations that are considered serious primarily between the months of April and October.

**Particulate Matter.** PM consists of fine metal, smoke, soot, and dust particles suspended in the air. PM is measured in two sizes: course particles (PM10) between 2.5 and 10 micrometers in diameter and fine particles (PM2.5) less than 2.5 micrometers in diameter.

**Permit to Operate.** A permit to operate (PTO) is issued by a regulatory authority allowing the operation of equipment or process that emits regulated air pollutants.

The EPA is the principal federal agency responsible for air quality management in the United States. Under the CAA, the EPA sets ambient air quality standards and oversees related planning, permitting, compliance, and enforcement. Sections 110(a)(1) and (2) of the federal CAA, 42 U.S.C. § 7410(a)(1), requires the state to submit a plan to the EPA that provides for the implementation, maintenance, and enforcement of air quality standards, as well as the assurances that the state or designated local government or regional agency have adequate resources and authority to carry out the requirements identified in the plan.

Under the CAA, the EPA has established NAAQS (40 C.F.R. part 50) for six criteria pollutants. Air quality control regions are classified as either “attainment” or “nonattainment,” according to whether the ambient concentrations of criteria pollutants exceed the NAAQS. There is also a “maintenance” classification for regions that have transitioned from nonattainment to attainment. Federal nonattainment designation categories are Marginal, Moderate, Serious, Severe, and Extreme.

In addition to the NAAQS for criteria pollutants, national standards exist for hazardous air pollutants (HAPs), which are regulated under Section 112(b) of the 1990 CAA amendments. The National Emission Standards for Hazardous Air Pollutants regulate HAP emissions from stationary sources (40 CFR Part 61).

The CARB is the state regulatory authority that provides oversight and direction for local Air Pollution Control Districts (APCDs) through informational, technical, and financial assistance. Its advisory and technical assistance comprises information on numerous air quality topics, including but not limited to, air pollution and health, air pollution sources, effects, and control mechanisms. In addition, the agency offers financial assistance to the local APCDs. These financing programs are in partnership with the local APCDs, which implement the programs. In 1988, California adopted the CCAA, which authorizes the CARB to set air quality standards. California Ambient Air Quality Standards can be stricter than federal standards but not less restrictive.

Several factors can influence air quality in a region. These include various emission sources and types of pollutants emitted, topography, weather, and other factors. California has unique challenges attaining and maintaining compliance with both the NAAQS and CAAQS due to weather patterns and mountain ranges that can impede airflow and effectively trap air pollutants, resulting in exceedances of ambient air quality standards.
Non-attainment of regional air quality standards requires that military installations obtain air permits for any stationary emitters, which may limit future mission expansion.

The North County Study Area, located within the North Central Coast Air Basin, is currently in nonattainment for the CAAQS for PM10. Nonattainment for any CAAQS or NAAQS, as well as air permitting requirements can potentially constrain current military operations, and future expansion at the NSA Monterey.

The Naval Support Activity (NSA) Monterey is located within the Monterey Bay Unified Air Pollution Control District now called the Monterey Bay Air Resources District (MBARD). Locally, the MBARD is the air quality authority that establishes air quality regulations and monitors local air pollutants in the North Central Coast Air Basin (NCCAB) that includes Monterey, Santa Cruz, and San Benito counties.

Based on CARB 2020 air quality data for the NCCAB, the region is in attainment for all federal NAAQS. The region is currently in attainment for all CAAQS except PM10. As of 2016, the region was classified as nonattainment-transitional for ozone. Figures 6.1 shows the attainment status for the region.

For areas such as the CUS Study Area where specific criteria pollutants exceed California air quality standards, nonattainment can potentially delay, impede, or reduce military operations and activities due to existing air quality and its impact on human health and the environment. Additional air quality regulations may be developed and enforced in regions that are in nonattainment for the CAAQS. Permitting and funding for important infrastructure could also be delayed or denied or require additional control measures, increasing costs and extending the timeline of project implementation and facility/equipment operation.

The MBARD has a robust permitting program under its Rule 200 that requires obtaining an ATC before installing regulated equipment or implementing a process that emits regulated air pollutants and a PTO to operate once approved.

The NSA Monterey recognizes the importance of clean air within the MBARD. The installation reviews all projects and proposals to evaluate potential air emissions generated and whether an air permit is required. Only “stationary” air pollution sources are subject to permitting requirements. Table 6.1 lists the active air quality permits issued by MBARD.

The review and permitting process is intended to ensure the region achieves and maintains compliance with NAAQS and CAAQS. In some cases, the process to obtain a new ATC/PTO can be challenging due to long timelines, requirements, and procedures associated with specific types of air emission sources, and other factors involved in the approval process.

MBARD’s Rule 215 provides for the banking of emission reduction credits. Under this rule, specific criteria air pollutant emissions that are eliminated or reduced may be “banked” for use at a future date. New emission sources may be permitted using the banked credits to offset the new emissions. Under certain conditions, emission reduction credits may also be transferred to other regulated entities within the same air quality control district and then used for offsetting new emission sources.
Personnel working at NSA Monterey have noted the challenges associated with obtaining required air permits from MBARD in order to carry out current operations in support of the military mission. In many cases, flexibility can be impacted, making it difficult to support operations in a timely manner.

### Table 6.1
Active NSA Monterey Air Permits Issued by Monterey Bay Air Resources District

<table>
<thead>
<tr>
<th>Permit #</th>
<th>Location</th>
<th>Equipment Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>15062</td>
<td>Bldg. 708</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15063</td>
<td>Bldg. 712</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15064</td>
<td>Bldg. 704</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15065</td>
<td>Bldg. 330</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15068</td>
<td>Bldg. 233</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15070</td>
<td>Bldg. 236</td>
<td>Boiler</td>
</tr>
<tr>
<td>15071</td>
<td>Bldg. 236</td>
<td>Boiler</td>
</tr>
<tr>
<td>15073</td>
<td>Bldg. 236</td>
<td>Emergency Generator (Portable)</td>
</tr>
<tr>
<td>15076</td>
<td>Mobile Radio Tower</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15223</td>
<td>Bldg. 436</td>
<td>Emergency Generator</td>
</tr>
<tr>
<td>15309</td>
<td>VAC-CON Truck</td>
<td>Auxiliary Engine</td>
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<td>15584</td>
<td>Gas Autoport</td>
<td>Gas Pumps</td>
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<td>15831</td>
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<td>Boiler</td>
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<td>Bldg. 245</td>
<td>Equipment Modification</td>
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<tr>
<td>GEN-0018234</td>
<td>Bldg. 245</td>
<td>Emergency Generator</td>
</tr>
</tbody>
</table>

*Source: NSA Monterey, 2021.*
Figure 6.1  Air Quality Status, North County Study Area
Figure 6.2  Air Quality (PM 2.5), North County Study Area
Anti-Terrorism/Force Protection

Anti-Terrorism/Force Protection (AT/FP) relates to the safety and security of personnel, facilities, and information on a military installation. Department of Defense AT/FP standards require that all installation components, such as access gates, adhere to design/planning criteria and minimum construction standards that mitigate vulnerabilities and threats to installations and their occupants. Important aspects of these criteria and standards include access control and clearance zones around installation perimeters to maintain clear sight lines and manage access to the installation. Due to current domestic and global conditions, military installations have implemented more restrictive standards to address AT/FP concerns. These measures may vary based on daily activities and include increased security checks and/or the creation of physical barriers at entry points (e.g., gates, spike barriers, tire shredders).

Key Terms

**Antiterrorism.** Antiterrorism refers to defensive measures used to reduce the vulnerability of individuals and property to terrorist acts, including limited response and containment by local military and civilian officials.

**Controlled perimeter.** A controlled perimeter is a physical boundary with sufficient means to channel vehicles to access control points. At a minimum, access control at a controlled perimeter requires the demonstrated capability to search for and detect explosives.

**Clear Zones.** Clear zones are areas commonly associated with perimeters that are free of all obstacles, topographical features, and vegetation exceeding eight inches in height that could impede observation or provide cover and concealment of malicious activity.

**Force Protection.** Force protection is preventive measures taken to mitigate hostile actions against DoD personnel and family members, resources, facilities, and critical information. Force protection does not include actions to defeat the enemy or protect against accidents, weather, or disease.

**Installation Perimeter.** An installation perimeter is defined as any demarcation that identifies the limit of DoD-owned property and that directly or indirectly indicates unauthorized access is prohibited. Landside perimeters may be established with fences, walls, signage, natural barriers, or other means.

**Setback.** Setbacks are local government zoning requirements that establish by code the minimum distances from front, side, and rear property lines where building structures are not permitted to be constructed.

**Uncontrolled Public Access.** Uncontrolled public access refers to spaces within and beneath buildings where there is insufficient positive access control to preclude unauthorized access. For the purposes of these standards, positive access control will be considered to include, but not be limited to, electronic access control on all exterior doors or personnel controlling visitor access.

**Unobstructed space.** Unobstructed spaces are spaces around inhabited buildings in which there are no opportunities for concealment from observation of explosive devices in areas of no less than a 6-inch cube.
There may be anti-terrorism/force protection (AT/FP) concerns regarding future development close to military installations.

Future development around NSA Monterey, POM, and DMDC may be an AT/FP concern if new development occurs adjacent to the installation perimeter. This type of development should be coordinated with the appropriate installation staff to assess potential impacts.

The controlled perimeters for NSA Monterey, POM, and DMDC are located within urbanized areas of the Monterey Peninsula. The facilities are located near existing higher-intensity development, as shown on Figures 6.3, 6.4, and 6.5. Due to this high-density urbanization, existing and any new development surrounding NSA Monterey, POM and DMDC can create security concerns. Tall structures built near base security fences can obscure clear zones and provide increased opportunities for unauthorized surveillance, intentional or unintentional trespassing, and other force protection concerns related to other surreptitious activities.

Land uses surrounding military installations are the responsibility of the jurisdictions in which they are located. Regional and local jurisdictions’ general or comprehensive plans and zoning ordinances, including those specific to building form and setbacks, can be effective tools for preventing or resolving land use compatibility issues.

The State of California regulates land use planning and development within 1,000 feet of military installations. These are as follows:

- **Government Code, Title 7, Article 3.** Application for Development Projects, Section 65940 and 65944: Per this regulation, an applicant must include information about whether the proposed development is located within 1,000 feet of a military installation, beneath a low-level flight path, or within special use airspace. If requested by any branch of the military, the public agency and the applicant shall consult with the military to discuss the proposals’ potential impacts. Upon acceptance of the proposal, the public agency, must notify the affected branch(es) of the U.S. Armed Forces of the application status and provide a copy of the accepted application.

- **Government Code, Title 7, Article 6** Preparation, Adoption, and Amendment of the General Plan, Section 65352: Per this regulation, prior to a legislative body adopting or substantially amending a general plan, that body shall notify the branch of the U.S. Armed Forces if the proposed action is within 1,000 feet of a military installation or lies within special use airspace or beneath a low-level flight path.

These regulations should assist surrounding jurisdictions with how to navigate land use planning and development around POM and DMDC. The communities that should evaluate development around POM are Monterey, Pacific Grove, and Monterey County. Each of these jurisdictions has property within 1,000 feet of POM. The communities that should evaluate development around DMDC are Seaside and Monterey County.

The following is a summary of how each community addresses land development around military installations.

- Monterey: the Monterey General Plan and zoning code do not have specific goals, policies, or regulations that address land development near POM.

- Seaside: The Seaside General Plan and zoning code do not have specific goals, policies, or regulations that address land development near the DMDC.

- Monterey County: The Monterey County General Plan includes a land use policy that requires considering input from military bases when determining the impact of general plan land use designation amendments for land adjacent to military bases. There are no specific regulations in the zoning code related to development near military installations.
The military influence area buffers are established per California Statute and found in Title 7, Article 3 of the Government Code.

Source: City of Monterey, Matrix Design Group, 2021. US Census. USGS.
Figure 6.4  NSA Monterey Military Influence Area

*The military influence area buffers are established per California Statute and found in Title 7, Article 3 of the Government Code.

Source: City of Monterey, Matrix Design Group, 2021. US Census, USGS
The military influence area buffers are established per California Statute and found in Title 7, Article 3 of the Government Code.

Communication/Coordination

Communication/coordination (COM) refers to programs, plans, and partnerships that promote interagency communication and coordination, as well as the dissemination of information to the public and other stakeholders. Interagency communication serves the general welfare by promoting a comprehensive planning process inclusive of all stakeholders. Interagency coordination also supports the development and inclusion of mutually beneficial policies for local communities and the military in local planning documents, such as comprehensive plans. Providing relevant and timely information keeps the public informed of activities and instills confidence and support.

There is no formally established or routine communication forum between the military installations and surrounding communities.

While there is generally good communication and coordination between military installations and neighboring community governments, the processes and protocols of the interactions are not formalized. This could lead to inconsistent or ad hoc planning and coordination when there are changes in staff at military installations and/or local governments.

The cities, the county, and the military installations in the Study Area use informal means of communication to coordinate and share information about activities based on individual staff knowledge, experience, and professional networks. Consequently, there are no established memoranda of agreement or written protocols that outline communication practices. Establishing formal communication practices could allow stakeholders to collaborate regarding military activities and needs regardless of position or personal relationships and would ensure greater consistency in communication and collaboration.

The lack of established communication protocols can have numerous negative impacts, including overlooked or neglected development application reviews potentially resulting in incompatible land development or an ill-informed public review process. Surrounding communities and government staff may not understand the issues that are particularly relevant to POM, NSA Monterey, or DMDC. Additionally, there can be inconsistencies as to when each of the military installations should be consulted regarding the potential for compatibility issues. Likewise, local governments and the public should be notified when events or other unusual base activities occur and when these activities may impact residents in terms of noise and vibration, traffic congestion, public health, or viewshed considerations. Public notification can be facilitated through the establishment and implementation of formalized communication protocols.
There is no formalized protocol for coordination between the military installations and surrounding communities. While there is generally good communication and coordination flow between military installations and neighboring community governments, the processes and protocols are not formalized. This could lead to inconsistent planning and coordination when there are changes in staff at the military installations or local governments.

Presently, there is no standing forum dedicated exclusively to local and regional planning coordination and communication between the military installations on the peninsula and surrounding communities. Although there are high-level venues such as the Monterey Bay Defense Alliance and U.S. Congressional representative roundtable on regional defense issues, having an established forum for planning partnerships would provide a collaborative venue for military leadership to provide information to community leaders, and in turn, for community leadership to provide information to the military. Topics could include long-range planning of land development and capital projects in the region. Such a venue would also promote a greater understanding of the needs of the military, in general, and of its installations, in particular.

The following are examples of communication forums that occur between the installations and communities for general information sharing. It is important to note that these examples do not include the formalized agreements that military installations have with the community for specific types of shared services, such as the Intergovernmental Support Agreement between POM and the City of Monterey.

- Monterey Bay Defense Alliance
- Congressman Panetta’s roundtable discussions with local government and military leadership
- Frequent coordination between the Presidio and the City of Monterey and the City of Seaside
- Informal monthly cultural resources meeting among various archival facilities, libraries and museums, POM, NSAM, BLM, CA State Parks, City of Monterey, and California State University at Monterey Bay
- NSA Monterey representative attendance at local government meetings when staff determines the posted agenda items are pertinent to the military mission
**Cultural Resources**

Cultural resources are objects, places, and practices that are especially representative of, and/or meaningful to, a specific group of people, their worldview, belief system, or way of life. Cultural resources include prehistoric period and historic-period artifacts, archaeological sites, buildings, structures, districts, and landscapes, as well as historic-period records and photographs. ‘Historic properties’ are cultural resources that are listed or eligible to be listed on the National Register of Historic Places and are protected under the National Historic Preservation Act (NHPA) and other federal and state laws.

Under the NHPA, federal projects, as well as projects funded with federal monies or implemented with federal assistance, must consider the effects of projects on historic properties and take appropriate actions to mitigate negative impacts. A key element of this law is the requirement for agencies to consult with their State Historic Preservation Office, federally recognized tribes claiming affiliation with an area, and other interested parties.

For listed or eligible sites, the most common mitigation strategy is to avoid the immediate area in which historic properties are found, which can limit the amount of land that is available for development but typically in negligible ways. In some cases, the nature and/or location of a proposed project must be altered significantly, and in rare instances, projects must be abandoned altogether to protect important cultural resources. Because the presence of historic properties may constrain or alter development plans, these properties and any needed compliance actions should be identified early in the planning process.

The State of California also has regulations related to the identification and protection of historic properties.

California state law requires the California State Office of Historic Preservation to administer state and federal preservation programs, including the NHPA and other archeological standards, guidelines, and site protection requirements. In addition, the State of California Native American Heritage Commission implements state laws and policies requiring tribal consultation and coordination.

There is concern regarding differences in federal and state tribal consultation requirements.

Federal and state legal requirements for consulting with American Indian tribes differs depending on the government agencies and public organizations involved. This can impact how requirements for cultural resource management are handled when large-scale projects in the Study Area involve federal, state and/or private property and/or funding.

The NHPA and implementing regulations require federal agencies, including the U.S. Army and U.S. Navy, to consult with Indian tribes regarding actions that may impact historic properties of religious or cultural significance. Executive Order 13175, Consultation and Coordination with Indian Tribal Governments, explicitly states the federal government’s intent to strengthen government-to-government relationships with Indian tribes, including improving consultation. While different federal agencies may follow slightly different steps in the consultation process, their procedures are based on the same federal laws and regulations. Tribes that are not recognized by the federal government but that have a demonstrated interest in projects and their potential impacts on cultural resources may be invited by federal agencies to participate in the Section 106 process, or they may participate through collaboration with a federally recognized tribe already engaged in the process.
California laws and regulations also require coordination with Indian tribes for certain actions. Actions subject to the CEQA must undergo public review and comment as part of the process. The CEQA process, as amended by Assembly Bill 52, further requires consultation with California Native American tribes, when requested, and at the earliest stages of the process. Senate Bill 18 also requires local governments, including cities and counties, to consult with California Native American tribes prior to adopting or amending general plans or specific plans that affect land use policies.

Differences in federal and state laws pertaining to consultation can create concerns regarding the efficiency and effectiveness of and compliance with consultation requirements.

During the Monterey Regional CUS process, there have been discussions that a coordinated, regional approach to consultation with appropriate Indian tribes may facilitate CUS Study Area stakeholder compliance with applicable laws and regulations and thereby enhance tribal involvement in actions with the potential to impact historic properties.

As discussed in COM-2, there is a standing, informal monthly meeting between various archival facilities, libraries and museums, POM, NSAM, BLM, CA State Parks, City of Monterey, and CSUMB to discuss cultural resources, specifically the preservation of and public access to archives, books, art, museums, and parks that are or include cultural resources. However, no members of federally recognized tribes attend on a regular basis.

**CR-2 There is concern with the impacts of erosion caused by rodents on cultural resources on the Lower Presidio Historic Park.**

The Army and City are discussing how to ameliorate the erosion caused by rodents.

A cultural resources site on the Lower Presidio Historic Park, under lease to the City of Monterey by the U.S. Army, is affected by soil erosion caused by rodents burrowing in the soil.

The Army and City are discussing how to ameliorate the erosion caused by rodents that have existed in the area for a long time.
Frequency Spectrum Capacity

In the performance of typical operations, the military relies on a range of frequencies for communications and support systems. Similarly, public and private users rely on a range of frequencies in the use of cellular telephones and other wireless devices on a daily basis. Uses that interfere with frequency transmission can impact the military’s ability to perform its missions.

5G Cell coverage is limited on the Monterey Peninsula, which may limit operations at NSA Monterey.

NSA Monterey is currently constrained by older cellular network technology in the Study Area and limited availability of 5th generation (5G) network coverage. This can create communication and operations challenges for military installations on the peninsula.

The frequency spectrum is the entire range of electromagnetic frequencies used for communications and other transmissions, which includes communication channels for radio, cellular phones, and television. In the performance of typical operations, the military relies on a range of frequencies for communications and support systems. Similarly, public and private users rely on a range of frequencies in the use of cellular telephones and other wireless devices on a daily basis. Moreover, new development on the peninsula and large employment centers can create additional demand, increasing the use of, and competition for, bandwidth, which can affect the availability of spectrum for military facilities.

The military’s frequency spectrum needs for testing, evaluation, and training are also increasing; however, the spectrum available for DoD use is constrained. The DoD uses the spectrum in multiple applications, including various forms of communication.

DoD is promoting 5G technology development by becoming an early adopter of 5G networks and applications, as well as by contributing to 5G technology innovation and maturation. According to the DoD, 5G is important because it offers higher performance and additional capabilities, particularly for data-driven applications and machine-to-machine communication.

The DoD 5G Strategy Implementation Plan (2020) states that 5G provides improved performance and enhanced security when compared to earlier generations of wireless technology.

The communications industry claims 5G will be more than twice as fast as 4G technology with speeds up to 5 gigabytes per second when the network is mature. Additionally, 5G will employ small cell network Wi-Fi technology that will be much less obtrusive than current cell towers. These small cell networks will use millimeter wavelength frequencies over much closer distances (less than 1,000 feet) than existing cell towers to shorten transmission times to the millionth of a second. This will lead to more decentralized networks capable of handling larger loads, specifically in urban settings where greater data demand is anticipated.

DoD-led 5G innovation includes research at the NPS. On its campus, NPS and AT&T are researching potential military data applications of 5G communications technology to support national defense capabilities.
Housing Availability

Local housing availability relates to the supply of and demand for housing in the region, the competition for housing that may result from changes in the number of military personnel stationed at an installation, and the supply of military family housing provided by the DoD.

There is a perception in the community that the military basic allowance for housing (BAH) impacts the local housing market.

The military provides allowances to offset the cost of housing for military personnel. These rates are based on annual surveys of the local market; however, there has been a perception in the community that BAH rates are higher than market-driven rental costs and thereby increase rental rates for all housing in the community.

Military personnel on Monterey Peninsula have access to privatized military housing and to housing available to the general public in the community. The privatized military housing communities are La Mesa Housing and the OMC, both of which are managed by Parks at Monterey Bay. Military housing on the peninsula is shared among service branches and available to the Army through an interservice real estate agreement with the Navy. Oversight of all privatized military housing is provided by the Army Housing Office on POM. There are also barracks at POM but none at NSA Monterey.

Personnel who live off base — whether in privatized military housing or community housing — are provided compensation called Basic Allowance for Housing. The BAH rates are based on installation location/geography, pay grade, and number of dependents. BAH rates are calculated on a combination of local costs of rent and utilities for various housing types for up to 95% of estimated housing costs. Additionally, the BAH rates are set to cover the average cost of housing in the North County Study Area. The BAH rates for military personnel living on the peninsula are shown in Table 6.2.

Table 6.2  BAH Rates for the Monterey Peninsula, 2022

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<th>Pay Grade</th>
<th>With Dependent</th>
<th>Without Dependents</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1-E4</td>
<td>$2,667.00</td>
<td>$2,001.00</td>
</tr>
<tr>
<td>E5</td>
<td>$2,823.00</td>
<td>$2,310.00</td>
</tr>
<tr>
<td>E6</td>
<td>$3,315.00</td>
<td>$2,523.00</td>
</tr>
<tr>
<td>E7</td>
<td>$3,561.00</td>
<td>$2,670.00</td>
</tr>
<tr>
<td>E8</td>
<td>$3,825.00</td>
<td>$2,925.00</td>
</tr>
<tr>
<td>E9</td>
<td>$4,035.00</td>
<td>$3,072.00</td>
</tr>
<tr>
<td>W1</td>
<td>$3,339.00</td>
<td>$2,622.00</td>
</tr>
<tr>
<td>W2</td>
<td>$3,669.00</td>
<td>$2,922.00</td>
</tr>
<tr>
<td>W3</td>
<td>$3,993.00</td>
<td>$3,087.00</td>
</tr>
<tr>
<td>W4</td>
<td>$4,053.00</td>
<td>$3,375.00</td>
</tr>
<tr>
<td>W5</td>
<td>$4,122.00</td>
<td>$3,618.00</td>
</tr>
<tr>
<td>O1E</td>
<td>$3,615.00</td>
<td>$2,823.00</td>
</tr>
<tr>
<td>O2E</td>
<td>$3,945.00</td>
<td>$3,039.00</td>
</tr>
<tr>
<td>O3E</td>
<td>$4,059.00</td>
<td>$3,312.00</td>
</tr>
<tr>
<td>O1</td>
<td>$2,883.00</td>
<td>$2,508.00</td>
</tr>
<tr>
<td>O2</td>
<td>$3,312.00</td>
<td>$2,772.00</td>
</tr>
<tr>
<td>O3</td>
<td>$3,981.00</td>
<td>$3,138.00</td>
</tr>
<tr>
<td>O4</td>
<td>$4,140.00</td>
<td>$3,579.00</td>
</tr>
<tr>
<td>O5</td>
<td>$4,248.00</td>
<td>$3,732.00</td>
</tr>
<tr>
<td>O6</td>
<td>$4,281.00</td>
<td>$3,978.00</td>
</tr>
<tr>
<td>O7</td>
<td>$4,317.00</td>
<td>$4,041.00</td>
</tr>
</tbody>
</table>


BAH rates are set nationally by DoD. The department uses a private data collection firm to conduct an
annual nationwide survey to capture the most current local rental costs in over 300 distinct rental markets across the U.S. This survey uses housing data from a wide variety of sources to ensure BAH rate reliability and accuracy, including current residential vacancy data from the local Military Housing Office, commercial subscription-based rental databases, and information obtained from apartment management companies and real estate professionals in each rental market. It remains to be seen how the housing market downturn of 2022 will impact the local rental market. At the time of this report, rents nationally have fallen.

To provide an understanding of how the BAH rates align with community housing costs, the median rent per number of bedrooms for each community on the peninsula is listed in Table 6.3. The table also includes the average rent for all homes in each community based on current listings. As the table indicates, the actual average rents based on current listings are greater than the median gross rents that were estimated by the U.S. Census.

### Table 6.3  
Rental Costs in the North County Study Area

<table>
<thead>
<tr>
<th>Median Gross Rent, 2019a</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms</th>
<th>5 or More Bedrooms</th>
<th>Median Gross Rent, All</th>
<th>Average Gross Rent, All 2022b</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks</td>
<td>-</td>
<td>$1,270</td>
<td>$1,631</td>
<td>$1,752</td>
<td>$1,069</td>
<td>$1,312</td>
<td>Del Rey Oaks</td>
<td>$1,270</td>
</tr>
<tr>
<td>Marina</td>
<td>-</td>
<td>$1,255</td>
<td>$1,521</td>
<td>$1,480</td>
<td>$1,158</td>
<td>$1,081</td>
<td>Marina</td>
<td>$1,255</td>
</tr>
<tr>
<td>Monterey</td>
<td>$2,379</td>
<td>$1,471</td>
<td>$1,880</td>
<td>$2,176</td>
<td>$1,433</td>
<td>$1,718</td>
<td>Monterey</td>
<td>$2,379</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>$2,398</td>
<td>$2,332</td>
<td>$2,847</td>
<td>$3,191</td>
<td>$1,807</td>
<td>$2,334</td>
<td>Pacific Grove</td>
<td>$2,398</td>
</tr>
<tr>
<td>Salinas</td>
<td>-</td>
<td>$2,245</td>
<td>$3,153</td>
<td>$3,500+</td>
<td>$2,084</td>
<td>$2,345</td>
<td>Salinas</td>
<td>$2,245</td>
</tr>
<tr>
<td>Seaside</td>
<td>-</td>
<td>$1,585</td>
<td>$3,500+</td>
<td>-</td>
<td>$2,912</td>
<td>$3,500+</td>
<td>Seaside</td>
<td>$1,585</td>
</tr>
<tr>
<td>Median Gross Rent, All</td>
<td>$2,372</td>
<td>$1,569</td>
<td>$1,855</td>
<td>$1,952</td>
<td>$1,492</td>
<td>$1,877</td>
<td>Median Gross Rent, All</td>
<td>$2,372</td>
</tr>
<tr>
<td>Average Gross Rent, All 2022b</td>
<td>$2,351</td>
<td>$2,123</td>
<td>$2,351</td>
<td>$2,597</td>
<td>$2,072</td>
<td>$2,300</td>
<td>Average Gross Rent, All 2022b</td>
<td>$2,351</td>
</tr>
</tbody>
</table>

*aAmerican Community Survey 5-Year Estimate, 2019  
bRentCafe Average Rents, February 2022

Many military personnel prefer to rent instead of own homes due to the transitory, short-term assignments on the Monterey Peninsula.

In comparing the BAH and rental costs for the region, the lowest BAH rate is $2,001 for E1-E4 personnel without dependents; however, most personnel who are likely to live off base are ranked E5 or higher. The BAH rate for E5s without dependents is $2,310. Overall, this BAH rate is significantly higher than both the median gross rent and the current average rent for smaller homes in the cities listed.
The BAH rates may also be used to cover utilities. According to the DoD, personnel stationed in Monterey spend an average of 91% of the BAH on rent and 9% on utilities.\(^3\) For those who are using BAH for housing in the community, the cost of utilities needs to be considered when selecting housing.

With utilities considered, military personnel, with and without dependents, should be able to afford a one-bedroom rental unit in all cities listed in Table 6.3. If 9% of the BAH rate is used on utilities, military personnel without dependents with the lowest BAH rate (E1-4) would be able to afford a studio or 1-bedroom rental unit anywhere within the project Study Area. The lowest BAH rate with dependents (E1-4) would be able to afford a 2-bedroom unit.

Although not directly comparable to military BAHs, median household incomes for owner-occupied, renter-occupied, and both owner- and renter-occupied homes in each community are listed in Table 6.4. The table also lists the amount that is assumed affordable for each household to spend on housing each month (rent or mortgage payment) based on the 30% of income rule of thumb. The 30% values can be used as a relative point of comparison between housing affordability for local residents and military personnel. As the table shows, the estimated median housing cost that is assumed affordable by owner-occupied households generally aligns with the military E5 BAH rate; however, the housing costs that can be afforded by renters fall below the BAH rates.


**Table 6.4  Median Household Income and Affordable Monthly Housing Costs, 2020**

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units by Occupant Type</td>
</tr>
<tr>
<td>Del Rey Oaks</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
<tr>
<td>Marina</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
<tr>
<td>Monterey</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
<tr>
<td>Salinas</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
<tr>
<td>Seaside</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>Owner</td>
</tr>
<tr>
<td></td>
<td>Renter</td>
</tr>
</tbody>
</table>

**Source:** American Community Survey 5-Year Estimate, 2020.
There is a concern about housing affordability in the North County Study Area.

Regional housing rental and sales prices continue to increase in the North County Study Area. Increasing housing rents and prices may present challenges for military personnel and community members looking for housing.

A common theme heard during stakeholder engagement throughout the study was that the cost of renting and buying homes continues to increase in the North County Study Area. Some concern of POM and NSA staff was noted regarding local housing affordability presenting a challenge to the local non-military workforce supporting the Army or Navy on these military installations.

Many of the various military installations in the region require highly educated and specialized staff to meet national security mission requirements. As such, it is vital that NSA Monterey, POM, and DMDC be able to continue to recruit and retain professionals, including federal civil servants and civilian contractors. While the location of these installations on the Monterey Peninsula is attractive to some, the high cost of goods and services, as well as housing, can dissuade some from moving or continuing to live in the area.

Rising home prices could be a challenge for current residents and military personnel in the area, those looking to relocate within the area, and people relocating to the area from a different region or state. While military personnel have the option to live on base (further explored in HA-3) and have BAH rates to assist with off base housing costs (explored in HA-1), the rising housing prices will continue to be a factor in the overall affordability of the region, which can ultimately impact recruitment and retention for the military and its civilian workforce on the peninsula.

Table 6.5 shows the 2022 median sales price of homes in the six cities within the North County Study Area. As the table shows, sales prices have increased significantly over the last three years. Today, the median sales prices in the North County Study Area are, on average, 54% greater than list prices. These increases reflect a highly competitive housing market which was compounded by the COVID-19 pandemic that drastically impacted the national housing market\(^4\). The desirability of the California coastline along with a continued limited housing supply may continue to drive up the cost of living in the North County Study Area.

<table>
<thead>
<tr>
<th>City</th>
<th>Median Sales Price*</th>
<th>% Increase of Sales Price from 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks</td>
<td>$867,000</td>
<td>26%</td>
</tr>
<tr>
<td>Marina</td>
<td>$800,000</td>
<td>34%</td>
</tr>
<tr>
<td>Monterey</td>
<td>$1,100,000</td>
<td>57%</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>$1,900,000</td>
<td>97%</td>
</tr>
<tr>
<td>Salinas</td>
<td>$750,000</td>
<td>53%</td>
</tr>
<tr>
<td>Seaside</td>
<td>$775,000</td>
<td>59%</td>
</tr>
</tbody>
</table>

\(^*\)Based on current listings as of May 10, 2022. 
Source: Realtor.com; accessed on May 10, 2022.

Due to increasing housing prices, personnel and other members of the community may choose to live in areas further away from the peninsula, such as Salinas. Some currently live even farther away, outside of the county, to afford housing. For military personnel who work or study at POM or NSA Monterey, living further away from the peninsula presents concerns related to drive times, see Figure 6.6 in HA-3.

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There are concerns related to housing availability and affordability and the ability to support military and community needs.

While there are some military installations that provide housing on military property, there is not enough on-base housing to support all personnel stationed on the peninsula. Many personnel must live off base or chose to live off base. This existing deficit in the North County Study Area creates competition between residents and incoming personal seeking housing in the community. Subsequently, the increase demand on existing available housing reduces affordable housing options.

As noted in HA-1, government-provided housing is provided to all military service branches on the peninsula through privatized management under contract with the U.S. Army. At present, there are approximately 646 housing units at La Mesa Housing for use by military personnel. At OMC, there are 1,692 housing units, with 800 available to the military. Additionally, a new housing project that will add 1,450 military housing units has already been planned. This housing is provided to meet short-term and long-term military personnel and family needs.

At POM, there are approximately 3,500 students. It is estimated that the number of barracks on the Presidio can support about 70% of the students, while 30% live off base. This equates to 2,450 students living on base and 1,020 students living off base.

At NSA Monterey, in the 2020/2021 school year, NPS had 1,480 resident degree students. Because NSA Monterey does not have its own housing, these students must live at

La Mesa, OMC, or off base. Both POM and NSA Monterey have a designated military housing office that provides housing information to personnel and students.

As Table 6.6 shows, renter- and owner-occupied dwelling units are relatively balanced when considering housing in all cities in the North County Study Area. There are also over 1,800 vacant housing units available in the American Community Survey 5-year estimates 2020 data. Of these vacant units, 1,592 were rentals, and 277 listed properties.

Table 6.6 Housing Tenure in the North County Study Area, 2020

<table>
<thead>
<tr>
<th>City</th>
<th>Vacant Units</th>
<th>Occupied Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For Rent</td>
<td>For Sale</td>
</tr>
<tr>
<td>Del Rey Oaks</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Marina</td>
<td>108</td>
<td>0</td>
</tr>
<tr>
<td>Monterey</td>
<td>287</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>406</td>
<td>90</td>
</tr>
<tr>
<td>Salinas</td>
<td>402</td>
<td>176</td>
</tr>
<tr>
<td>Seaside</td>
<td>381</td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>1,592</td>
<td>277</td>
</tr>
</tbody>
</table>


While in 2020 there were over 1,800 vacant housing units in North County, not all are currently vacant. For a reference point, the CUS sourced Realtor.com in May 2022 showing 165 housing units for sale and 440 housing units for rent in the North County Study Area (Table 6.7). The total number of current units on the market is always dynamic; nevertheless, there is consistently a need in the North County Study Area for housing to support residents, military personnel, civilians, and students. Most of the housing stock for sale is in Salinas, while available rental units are in Monterey, Salinas, and Pacific Grove.

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It is projected that the number of housing units will increase in the future, as shown in Table 6.8. These projections also show that housing growth will occur in the areas outside of the peninsula, such as Salinas. It is anticipated that there will be an additional 9,739 housing units in Salinas between 2020 and 2045.

Housing growth in the communities must also accommodate the Regional Housing Needs Allocation (RHNA), which is the number of housing units that the California Department of Housing and Community Development (HCD) identifies for each council of governments (COG) in the state. Per HCD evaluations, the State determines the number of housing units that are needed in the COG regions based on numerous factors. Each COG is then responsible for allocating units to each city.

The AMBAG is the COG that the Study Area falls in and, therefore, is the agency that develops the RHNA assessment relevant to this analysis. AMBAG is currently in the process of drafting the final RHNA plan for the region, and in April 2022, released the draft jurisdictional allocations. The following are the RHNA numbers for the communities in the project Study Area:

- Del Rey Oaks: 184
- King City: 702
- Marina: 685
- Monterey: 3,654
- Pacific Grove: 1,125
- Salinas: 6,674
- Seaside: 616

---

Table 6.7 Current Listings in the North County Study Area, 2022

| City       | Current Listings |     |
|------------|------------------|--|--
|            | Rentals | Sales |--|--
| Del Rey Oaks |        0  |     3 |--|--
| Marina      |        21 |     31|--|--
| Monterey    |        46 |     66|--|--
| Pacific Grove |        39 |     37|--|--
| Salinas     |        46  |   254|--|--
| Seaside     |         13 |     49|--|--
| Total       |       440 |  165  |--|--

Source: Realtor.com; accessed on May 10, 2022.
The achievement of RHNA regional plan goals is dependent on a number of factors, including increasing the mix of housing types, infill development, socioeconomic equity, and improving the intraregional relationship between jobs and housing.⁹

While there is a greater opportunity to purchase a home in Salinas due to availability and pricing (see HA-2), Salinas is also the city furthest away from the military installations on the peninsula. Figure 6-6 shows that, generally, the cities closest to NSA Monterey and POM facilities have higher median housing values than those located further away. Affordable housing being located further from the installations results in increased drive time for more workers and students. Increased drive times can impact quality of life for personnel, which can also contribute to recruitment and retention at POM and NSA Monterey.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>2045</th>
<th>% Growth</th>
<th># Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks</td>
<td>741</td>
<td>762</td>
<td>809</td>
<td>848</td>
<td>1052</td>
<td>1195</td>
<td>61%</td>
<td>454</td>
</tr>
<tr>
<td>Marina</td>
<td>7,784</td>
<td>8,277</td>
<td>8,837</td>
<td>9,265</td>
<td>9,521</td>
<td>9,693</td>
<td>25%</td>
<td>1,909</td>
</tr>
<tr>
<td>Monterey</td>
<td>13,705</td>
<td>13,705</td>
<td>13,920</td>
<td>14,209</td>
<td>14,402</td>
<td>14,549</td>
<td>6%</td>
<td>844</td>
</tr>
<tr>
<td>Pacific Grove</td>
<td>8,201</td>
<td>8,214</td>
<td>8,267</td>
<td>8,336</td>
<td>8,400</td>
<td>8,463</td>
<td>3%</td>
<td>262</td>
</tr>
<tr>
<td>Salinas</td>
<td>43,411</td>
<td>45,552</td>
<td>48,673</td>
<td>50,968</td>
<td>52,229</td>
<td>53,150</td>
<td>22%</td>
<td>9,739</td>
</tr>
<tr>
<td>Seaside</td>
<td>10,920</td>
<td>11,437</td>
<td>11,925</td>
<td>12,248</td>
<td>12,604</td>
<td>13,192</td>
<td>21%</td>
<td>2,272</td>
</tr>
<tr>
<td>Unincorporated Monterey County</td>
<td>39,839</td>
<td>40,271</td>
<td>40,620</td>
<td>40,908</td>
<td>41,271</td>
<td>41,408</td>
<td>4%</td>
<td>1,569</td>
</tr>
</tbody>
</table>

Source: Association of Monterey Bay Area Governments 2022 Regional Growth Forecast.
Figure 6.6  Drive Time and Median Housing Values in the North County Study Area

Legend

Median Housing Value
- $0 - $150,000.00
- $150,000.01 - $300,000.00
- $300,000.01 - $600,000.00
- $600,000.01 - $900,000.00
- $900,000+

Drive Time (Minutes)
- 0 - 30
- 30 - 45
- 45 - 60 (1 Hour)
- 60 - 75
- 75 - 90
- 105 - 120 (2 Hours)

Childcare availability has the potential to impact quality of life.

POM provides on-base childcare options for military and civilian personnel. Staff shortages limit the availability of childcare at POM. Access to quality childcare can impact personnel retention at the Presidio and at DLFLIC.

Currently, there are three dedicated military child development centers on military installations on the peninsula. There is a child development center in OMC, operated by the Army; one at La Mesa Military Housing Complex, operated by the Navy; and another at POM, operated by the City of Monterey.

Both the availability and affordability of childcare are essential for military families and key to maintaining the military mission. Quality child-care availability helps ensure that service members can meet military obligations and the POM and NSA Monterey civilian workforce can remain employed. Quality childcare also provides young children with the fundamentals for learning as they advance through the school system. For military families, primary care and early education facilities that offer young children a stable and secure environment can be especially critical during periods of deployment, after personnel return home, and when transitioning to a new duty station. Yet military parents often have difficulty finding facilities and individual providers who can accommodate the mobility and unusual work hours associated with service. The Blue Star Families’ 2021 Military Family Lifestyle Survey\(^\text{10}\) reported the following:

- 32% of active-duty family respondents noted that childcare resources are regularly needed.
- 31% of active-duty service members who are dissatisfied with their job note that one of the top three reasons for being dissatisfied is childcare challenges.
- 34% of active-duty spouses noted that they currently do not work because childcare is too expensive.
- Of those who need childcare, only 22% reported that they are always able to find the childcare that they need for their current situation.

The generally insufficient availability of childcare has been further exacerbated by the COVID-19 pandemic as childcare centers in the community have closed and others have reduced their capacity due to COVID-related safety protocols and staffing challenges. Childcare facility closures and reduced capacities impact waitlists for childcare, which can be years long.

This trend occurred at the POM childcare facility. During the COVID pandemic, the capacity of the Child Development Center was reduced. This creates challenges for military families as more families are returning to work.

For military child development centers, a major barrier to providing sufficient care is staffing. Staffing challenges for these centers are mostly due to staffing turnover and hiring requirements. Turnover at the child development centers is a challenge as staff at the centers is often partially made up of military spouses. When personnel rotate out of their service or program at the Presidio, DLIFLC, or NSA Monterey, they move on to another location; thus, their spouses also leave the community and their current jobs. The constant rotation adds to the challenge of maintaining consistently adequate staff at military child

development centers. In addition to high turnover, the hiring process entails a background check, creating a lengthy process and barrier to employment.

Child development centers on military installations support military readiness, making it necessary to have adequate availability.

Education in the North County Study Area can impact quality of life and thus impact retention and recruitment.

The quality of primary and secondary schools in the region may impact quality of life for military families. This could ultimately have impacts on retention and recruitment to the area.

Quality primary and secondary education is fundamental to childhood intellectual and social development, as well as future economic opportunities. Good schools are a primary concern of many parents, including military families, who need to place their children in new learning environments whenever and wherever they are relocated. According to the Blue Star Families’ 2021 Military Family Lifestyle Survey, military children’s education continues to be among the top five concerns for active-duty respondents.¹¹

The types, locations, and affordability of childcare, pre-K learning programs, schools, and after-school activities can determine whether military spouses are able to work outside the home and whether service members are mission-ready. It can also determine where military families choose to live and whether they will remain in an area after transitioning out of the Army or Navy. These factors can all impact the retention and recruitment of personnel.

According to the Monterey County Office of Education, there are 18 school districts and 144 schools in Monterey County and have a combined student population of approximately 63,000.¹²

Table 6.9 summarizes these districts in terms of the number of public, private, and charter schools and the number of students in each district.

<table>
<thead>
<tr>
<th>District</th>
<th>Public</th>
<th>Charter (Public)</th>
<th>Private</th>
<th>Current School Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alisal Union</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>8,750</td>
</tr>
<tr>
<td>Big Sur Unified</td>
<td>1</td>
<td>1</td>
<td>0</td>
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<td>Chualar Union</td>
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<td>Washington Union Elementary</td>
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<tr>
<td>Total</td>
<td>117</td>
<td>7</td>
<td>20</td>
<td>63,388</td>
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</table>


¹²https://www.montereycoe.org/districts-schools/
Land/Air Space Competition

The military manages and uses land and air space to accomplish testing, training, and operational missions. These resources must be available and of sufficient size, cohesiveness, and quality to accommodate effective training and testing. Military and civilian land and air operations can compete for limited land and air space, especially when the usage areas are near each other. The use of these shared resources can impact future development and operations for all users.

Key Terms

**Restricted area (RA).** A restricted area is a type of special-use airspace where certain flight and ground operations must be confined as they could be hazardous to non-participating aircraft, such as commercial or general aviation aircraft.

**Special use airspace.** Special use airspace is airspace wherein activities must be confined because of their nature, or wherein limitations are imposed on aircraft operations that are not a part of those activities, or both.

**Unmanned aircraft systems (UAS).** An unmanned aircraft system, often referred to as a drone, is a powered, aerial vehicle that does not carry a human operator, uses aerodynamic forces to provide vehicle lift, can fly autonomously or be piloted remotely, can be expendable or recoverable, and can carry a lethal or nonlethal payload.

Increased use of civilian unmanned aircraft systems in the future could impact military operations and generate security concerns.

It is likely that both military and civilian use of unmanned aircraft systems (UAS) will increase in the future. Civilian use of UAS can cause safety and security concerns for the military if UASs are flown close to or over any of the military installations located on the peninsula. While not yet considered a significant issue, the potential for intentional or unintentional UAS flights over military bases is a stated security concern of the Navy.

The use of drones, or UASs, has increased across the U.S. in recent years due to their availability in terms of cost, ease of use, and size. As of February 2022, there were approximately 860,000 recreational and commercial UASs registered with the FAA in the U.S. Both recreational and commercial drones create security concerns for military personnel and equipment, as many drones have built-in cameras. Drone operations near military installations can create security risks for the military if the drone is used to capture photographs of federal property, operations, activities, or facilities. Whether these actions are done intentionally or unintentionally, UAS activity is a concern to the military installations on the peninsula.

The FAA is the federal entity responsible for regulating the use of UASs in active airspace and requires UASs that meet certain size and weight specifications to be registered to be authorized for use. Additionally, the FAA has established no-fly or restricted areas for UASs, such as around airports and over military installations. The restricted area for UAS use near NSA Monterey is shown on Figure 6.7. As illustrated, the FAA does not authorize...
drone flights over NSA Monterey or POM without installation and FAA permission.

The FAA receives more than 100 reports of unauthorized drone flights a month, nationwide. Between January 2021 and January 2022, there were three sightings of an unauthorized drone in the North County Study Area. As shown in Table 6.10, there are approximately 41 drones registered in the Study Area and the surrounding area (as of the third quarter, 2021). These include both commercial and recreational drones. Only cities are reported in FAA registration; therefore, the number of drones in unincorporated counties is not included in this table.

Table 6.10  Drone Registrations in the North County Study Area, Third Quarter, 2021

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Drones registered by recreational flyers</th>
<th>Drones registered by certified remote pilots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carmel-by-the-Sea</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Del Rey Oaks</td>
<td>2</td>
<td>1</td>
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<tr>
<td>Marina</td>
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<td>1</td>
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<td>Monterey</td>
<td>7</td>
<td>4</td>
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<td>1</td>
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<tr>
<td>Seaside</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Salinas</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>


---

Figure 6.7  FAA Drone Restricted Airspace in the North County Study Area
Although the FAA prohibits the unauthorized use of drones in certain airspace, including over national parks and military installations, in military airspace and within five miles of medium and large airports, the FAA has limited authority and resources to enforce these rules. There have been many instances across the country of recreational UAS users flying their drones near or over military installations. If these are seen by personnel on the installation, they may not know if the drone is being used for recreational or malicious purposes and so must treat it as a security concern.

The FAA Aerospace Forecast for Fiscal Years 2021-2041 projects the number of UASs that will be in the United States over a 20-year horizon. The forecast predicts an additional 110,000 small recreational UASs and an additional 246,000 small commercial UASs will be registered between 2021 and 2025.

The FAA has a variety of resources on its website for use by local law enforcement agencies, municipalities, and UAS operators (https://www.faa.gov/uas/resources/). The website informs people of FAA regulations and policies, provides tools for operators to identify safe and unsafe areas to use UASs, and gives information on how to handle violations of FAA regulations. The FAA also operates an interactive online mapping tool that identifies restricted and regulated UAS areas, such as military installations and around airports. This tool can be accessed at https://udds-faa.opendata.arcgis.com/.

The FAA has developed several other resources for communities and drone operators to promote the safe operation of drones. For local communities, the FAA developed a “No Drone Zone” awareness package, which includes image-based signs and other tools to inform users about areas that are restricted from drone operations. Individual communities may also enact their own drone ordinances to further regulate drone operations in their area.

“No Drone Zone” poster that informs users the area is prohibited from drone use (FAA, n.d.)

The FAA has also created the free B4UFLY mobile app that also provides information and interactive maps to assist drone operators in learning where they can and cannot fly their drones. However, this application does not allow drone users to request or obtain airspace authorization to fly in controlled airspaces.

More information on the app can be found at https://www.faa.gov/uas/where_to_fly/b4ufly.

Technological tools, such as geofencing and mechanical limitations on the distance UASs can fly can keep drones out of areas of concern and thereby limit hazards. Geofencing uses GPS or radio frequency identification to create a geographic boundary that location-aware devices avoid. However, this technology is not required by law, and few manufacturers have incorporated it into their systems.
The FAA supports the exchange of UAS data through a partnership called the LAANC. LAANC is a collaboration between the FAA and the UAS industry that supports UAS integration into restricted airspace. UAS service suppliers provide software applications and mobile apps to use LAANC. LAANC provides three key assets:

- Information on where UAS can and cannot be flown
- Access to controlled airspace at or below 400 feet for civilian UASs
- Visual tracking of where and when drones are operating for air traffic control professionals

LAANC allows for and automates the application and approval of airspace authorizations online. These requests are checked against multiple airspace data sources, such as UAS facility maps, special use airspace data, airports, and airspace classes, as well as temporary flight restrictions and notices to airmen. LAANC allows pilots to receive their authorization in close to real-time, and pilots do not need to notify the tower before flying unless authorization specifically requires it.

The State of California has some regulations related to the use of drones; however, none pertain to the use of drones near military installations.
Land Use

Local jurisdictions’ general plans and zoning ordinances can be the most effective tools for preventing or resolving land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character or that may adversely impact one another, regardless of use similarity. For instance, industrial uses are often separated from residential uses to avoid impacts from noise, odors, and lighting.

Land use planning near military installations is used to evaluate and ensure land use compatibility. For example, local jurisdictions evaluate noise when considering the compatibility of residential developments with nearby commercial or industrial areas to determine allowable uses. As the land between two municipalities is developed, or the land between a municipality and a military installation is developed, both entities are affected. New residents, tenants, or building owners are typically not fully aware of the implications of locating near an active military installation or training area.

Land use is generally appropriate around the military installations on the peninsula. Of concern, however, is the potential for mid- to high-rise, mixed-use development along the boundaries of POM and NSA Monterey facilities. Both vertical orientation and mixed uses can increase use densities and activity volumes around these facilities, creating force protection and security concerns, as well as exacerbating existing traffic congestion near military access control points (see also AT-1 and SA-1).

Within the North County Study Area, the cities and some developed areas in unincorporated portions of the county are densely populated and urbanized. This urban form encompasses the Presidio and NSA facilities, as previously shown on Figures 6.5, 6.6, and 6.7.

Section 65040.2 of the California Government Code requires that general plans consider the impact of civilian growth on readiness activities at military bases, installations, and training areas within the land use element. In addition to land use, it is important that current and planned land uses around the military installations on the peninsula are compatible in terms of form. Attention to form can prevent impacts on residents in nearby communities and ensure that the military mission is not constrained by nearby development, particularly by more intense development along the installation boundaries.

There is a potential for future growth in surrounding communities to encroach on the boundaries of POM, NSA Monterey, and DMDC. Encroachment is generally understood as ground-level horizontal development and use of land near military facilities; however, encroachment can also take a more vertical form with the development of taller buildings near military installations and access control points. This potential is particularly evident around the Presidio and NPS.
Public Trespassing

Public Trespassing refers to both intentional and unintentional trespassing on military installations. The potential for trespassing increases with the proximity of public use areas such as hiking and other recreational areas.

There have been instances of unintentional trespassing at NSA Monterey and OMC due to the lack of security fencing around some areas, as well as reported intentional intrusions of secure areas.

There have been incidences of trespassing at both NSA Monterey and OMC. At NSA Monterey, there have been reoccurrences of intentional intrusions onto the installation within the last year. While NSA Monterey continues to monitor the situation, the intentionality of trespassing incidents presents security concerns. There have also been several incidences of unintentional trespassing. While there is signage to indicate the presence of the installation, there is a potential that commuters remain unaware of the NSA Monterey boundary.

Additionally, there is a perception in the community that NSA Monterey provides tours of the historic sites located on the installation. While these sites are culturally significant and of interest to the community, NSA Monterey does not currently provide public tours. The installation does host community events, such as Cultural Day and Concerts at the Lawn at the historic hotel, to give the community an opportunity to visit NSA Monterey and engage with local history.

The OMC has also experienced cases of trespassing. Unlike the NSA Monterey, the OMC does not have a controlled perimeter with an established fence line. Because of this, there is potential for trespassing, both intentional and unintentional.

Antiterrorism standards authorize commanders at all levels to enforce security measures at their will and charges them with protecting persons and property under their control. Numerous DoD UFC publications outline various fencing and security measures appropriate for military installations. The following UFC criteria are applicable to security engineering:

- 4-022-01 Security Engineering: Entry Control Facilities/Access Control Points
- 4-010-01 DoD Minimum Antiterrorism Standards for Buildings
- 4-022-02 Security Engineering: Design and Selection of Active Vehicle Barriers
- 4-022-03 Security Fences and Gates
- 3-530-01 Design: Interior, Exterior Lighting, Security Lighting, and Controls

The Military Handbook Design Guidelines for Security Fencing, Gates, Barriers, and Guard Facilities (MIL-HDBK-1013/10) indicates that installations should use signage at 200-foot intervals on the exterior installation fencing to inform and warn potential trespassers that there is a U.S. military installation at the specified location. All military services recognize the importance of a secured installation; however, only the U.S. Navy has published specific guidelines for warning/no trespassing signs.
**Resiliency**

By definition, resiliency is the ability to bounce back. For this study, resiliency is the ability of a military base to withstand and/or adapt to persistent impacts associated with climate change, including severe weather, drought, flooding, and wildland fires. These events can present planning and operational challenges for the military as environments are altered and resources depleted, both on installations and in surrounding communities. Resiliency is installation-specific, dependent on enhanced local capacities and redundancies — military and civilian — to ensure the functionality of critical systems and infrastructure and to sustain mission requirements during disasters and their prolonged effects.

**Key Terms**

**Climate Adaptation.** Climate adaptation is the process of adjusting to the effects of the changing climate.

**Changing Environment.** The changing environment references changes in the earth’s environment, including the atmosphere, as a result of natural ecological processes and human activities.

**Greenhouse Gases.** Greenhouse gases are gases emitted into the atmosphere that trap reflected solar heat.

**Radiative Forcing.** Radiative forcing references changes in atmospheric energy flux (heating or cooling) associated with changes in climate.

**Redundant utility service.** Utility service redundancy involves more than one instance of a utility main service connection, such as for potable water or electric power.

**Resilience.** Resilience is the conditions or capacity through which a system and its components anticipate, absorb, and recover from the effects of a disruptive hazard or threat.

**Utility resilience.** Utility resilience references the conditions or capacity through which a utility system anticipates, absorbs, and recovers from the effects of a disruptive hazard or threat.

**Utility service vulnerability.** Utility service vulnerability occurs when a utility system or its associated critical infrastructure is exposed to a threat or hazard such as extreme weather or destructive human activities (e.g., cyberterrorism).

Climate change is accelerating environmental change across the globe. While the exact causes are not fully understood, a combination of natural variations and human activities are believed involved, and it is clear that increased carbon emissions from fossil fuel burning is a primary driver. The buildup of greenhouse gases, including carbon dioxide, methane, nitrous oxide, and fluorinated gases, causes solar heat to be trapped in the atmosphere instead of being radiated back into space. This is referred to as radiative forcing. Positive radiative forcing results when solar heat reflected by the earth’s surface is trapped by greenhouse gases and temperatures in the atmosphere increase.

Carbon dioxide emissions are the primary cause of human effects on the environment, accounting for nearly 80% of U.S. greenhouse gas emissions in 2020. Primary carbon dioxide emissions in the U.S. are listed below:

- Transportation activities
- Electric power generation
- Industrial processes
- Residential and commercial activities
- Other non-fossil fuel combustion
The military has identified multiple threats and hazards to military installations as a result of atmospheric changes:

- Temperature extremes
- Precipitation extremes
- Extreme weather, including hurricanes, tornados, and other intense storms
- Flooding, including riverine, coastal, and flash flooding
- Sea level rise
- Land degradation, including excessive soil erosion and desertification
- More frequent and intense wildland fires
- Drought conditions
- Increased energy demand

Climate and associated environmental changes are likely to continue without aggressive measures to reduce greenhouse emissions and mitigate associated impacts. Efforts are underway at federal, state, and local levels, including at military installations and in communities, to identify and implement actions for adapting to the changing environment in an effort to increase resilience and reduce threats, hazards, and their impacts.

The DoD continues to emphasize and plan for increased utility security for military installations. The DoD's installation energy strategy is designed to ensure mission assurance for the warfighter, reduce energy costs, and improve energy resilience at fixed installations. These efforts include the following:

- Reducing the demand for installation energy and water through conservation and more efficient use
- Expanding the energy supply distributed on site for mission assurance
- Improving the energy grid and storage resilience of installations
- Leveraging advanced technology for energy resource efficiencies and increased security
- Improving the cybersecurity of mission-critical, facility-related control systems

Finally, the military recognizes that working with local communities is critical to ensuring energy/water resilience for installations. This is of particular importance where installations depend on utility services from a public or private entity that is not located on the base. Programs such as the Defense Community Infrastructure Pilot (DCIP) Program can assist with addressing community infrastructure deficiencies where those systems support military installations.

There is a concern about the potential risk from wildland fires in the North County Study Area.

The North County Study Area is a region that has both urbanized areas and relatively undeveloped open space, along with lightly developed locations.

The northern portion of Monterey County has a cool-summer Mediterranean climate, but the region can experience hot days during the summer months. The climate is relatively dry, with most precipitation occurring during the winter months. There is minimal rainfall from June through September. The warm, dry summers along with periodic windy conditions can increase the potential for wildland fires. Although the California fire season has typically been late summer/early fall, climate change has contributed to an expanded fire season across the state, including in Monterey County.

The North County Study Area is a region that has both urbanized areas and relatively undeveloped open space, along with lightly developed locations.
Along the coast, the urban communities of Pacific Grove, Monterey, Del Rey Oaks, Seaside, Sand City, and Marina have the Pacific Ocean to the west and somewhat less developed land to the east and south, including undeveloped portions of the Coastal Range. The City of Salinas is located further inland and has agricultural land to the west and undeveloped portions of the Coastal Range to the east.

All of the North County Study Area communities are situated in areas where higher-density urban land uses transition to less-intense use and more-forested areas. Locations where developed suburban/urban zones transition to forests and other fire-prone natural areas are referred to as wildland/urban interface (WUI) areas. Over time, WUI areas in the State of California have increased in overall size as development expanded into previously undeveloped and fire-prone areas.

WUI areas pose greater risks in terms of public safety and potential property damage when compared to more rural wildland fires. Wildland fires near residential areas present a critical risk to homes and residents. A key challenge to mitigate risk is to mitigate or prevent fire transfer within the WUI areas that border cities where residences and businesses can be directly impacted.

Military installations located in the North County Study Area are also at risk of wildland fire impacts. POM is located to the northeast of relatively undeveloped land areas, including the SFB Morse Botanical Reserve and Huckleberry Hill Natural Habitat. OMC is west of open space areas. Portions of the NSA Monterey are north of Monterey County open space, including Jacks Peak Park. The Fort Ord Reuse Area located to the east of the City of Seaside includes the Fort Ord National Monument that has approximately 15,000 acres of undeveloped land. Wildland fires have the potential to spread into developed areas managed by the military or from military lands into local communities.

There are three primary factors that help identify wildland fire risks:

- **Topography** — steep slopes and canyons, particularly west- and south-facing slopes, can increase the speed at which wildland fires spread
- **Fuel** — dense, dry vegetation increases the risk of fire, while dense tree stands can increase fire temperatures
- **Weather** — hot, dry weather along with wind and lightning strikes increase the potential for wildland fires

Figure 6.8 shows the wildland fire hazard potential for areas in the North County Study Area. The wildfire hazard in the region ranges from very low to very high, with the areas with the highest fire potential to the east and south. The map also shows the extent of the WUI areas, which comprise the majority of the North County Study Area. All stakeholder communities and military installations are within or partially within WUI areas, as identified in the Monterey County Community Wildfire Protection Plan (MCCWPP).

With few exceptions, most large wildland fires in Monterey County have occurred in the central and southern portions of the county. This is changing as wildland fires occur more often and become larger in size. In 2020, the River Fire burned nearly 50,000 acres east of the City of Salinas. The fire destroyed 30 structures and damaged 13 facilities. The Carmel Fire burned approximately 7,000 acres in the Carmel Valley, destroying 73 structures and damaging seven others. In 2022, a fire erupted adjacent to the Navy’s La Mesa Housing area. The fire damaged approximately 3 acres and was extinguished with both land and air support. The
State of California has a robust mutual aid program to ensure that required resources are available for all natural and manmade disasters, including wildland fires. Monterey County is part of the California Master Mutual Aid (CMMA) Agreement, specifically Coastal Region II. The three primary components of the CMMA follow:

- Fire and Rescue Mutual Aid Plan
- Law Enforcement Mutual Aid Plan
- Emergency Management Mutual Aid Plan

The Monterey County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) that was prepared in 2022 ensures sustained actions are undertaken to eliminate or reduce risks associated with hazards. All jurisdictions are participants in the County mitigation plan process. The MJHMP provides a hazard analysis, vulnerability analysis, capability assessment, and mitigation strategies for wildland fires. While the plan mentions WUI areas in relation to wildland fires, it may not adequately address the potential for wildland fires adjacent to urban areas in northern Monterey County.

The MCCWPP was updated in 2016 and acts as an advisory plan for prevention and preparation activities for wildland fires. One of the concerns addressed in the plan is reducing the spread of wildland fires, particularly in WUI areas. The plan notes the importance of establishing WUI areas of adequate size and, where appropriate, reducing wildland fire fuel loads. Communities that are at risk from wildland fires need to be identified as part of wildland fire planning efforts. WUI mitigation areas should be established in a manner to protect the communities from wildland fire risks as much as possible.
Figure 6.8  Wildland Fire Hazard Potential Across the North County Study Area

Legend
Wildland Urban Interface
Department of Defense Property
Incorporated Place
US Highway
State Route
Water

2016 Monterey County Community Wildfire Protection Plan
There are four fire threat treatment areas within the WUI areas in Monterey County. The MCCWPP defines these areas and identifies strategies and mitigation measures for each, including the following:

- Defensible Space
- Survivable Space
- Mitigation Zones
- Threat Zones

The MCCWPP includes multiple recommendations for managing the WUI areas to reduce the risk of wildland fires impacting communities in Monterey County. Applicable recommendations made in the MCCWPP may not have been fully incorporated into other county plans or in local jurisdictions’ wildfire policies and regulations. It is important that communities in the North County Study Area develop and/or update local fire plans and community wildfire protection plans. These plans should leverage and apply the guidance from the MCCWPP.

Key elements of the local community wildfire plans, called out by the MCCWPP, include defining WUI areas based on six variables:

- Local topography
- Wildfire vegetation types and densities
- Watershed protection requirements
- Property lines
- Location of fuel breaks
- Proximity to federal lands

The MCCWPP provides additional recommendations related to the preparation/update of local community wildfire plans, such as working closely with federal land agencies in the region to reduce wildfire hazards close to jurisdiction boundaries, implementing measures to reduce fire risks to structures, and ensuring close coordination in all wildfire planning and prevention efforts among affected fire and land use planning agencies, residents, and other stakeholders.
**There is a need for efficient evacuation routes from the peninsula.**

A well-coordinated mass evacuation process between military installations and communities on the Monterey Peninsula is needed to prepare for potential hazardous events.

Due to its geography and location along the coast, Monterey County is susceptible to various natural hazards. Such hazards, including wildfires, earthquakes, floods, and landslides, could require the mass evacuation of the area to ensure public safety.

In 2021, Monterey County developed a draft Monterey County Operational Area Evacuation and Transportation Plan that updates its 2010 plan and includes evacuation plans for all hazards. This document was a collaborative effort between local jurisdictions and partners, including community police and fire departments, Monterey County Office of Emergency Services, Monterey County Fire Protection District, North County Fire Protection District, and CAL FIRE. While military installations were not directly involved in the development of the plan, it indicates that the installations in the county would collaborate with Monterey County’s Emergency Operations Center during emergency events.

The North County Study Area is located within the Peninsula Region Evacuation Zone. This zone is home to approximately 140,000 people. The designated evacuation routes are listed below and shown on Figure 6.9.

- **Primary Evacuation Routes**
  - Highway 1
  - Highway 68
  - Highway 156
  - Highway G16 (Carmel Valley Road)
  - Highway G17 (Reservation Road)

- **Secondary Evacuation Routes**
  - Lighthouse Ave./Del Monte Ave.
  - Fremont St./Blvd.
  - Pacific St. (Monterey)
  - Canyon Del Rey Blvd.
  - 17 Mile Drive
  - Forest Ave./Holman Highway
  - General Jim Moore Blvd.
  - Reservation Rd.
  - Inter-Garrison Rd./Imjin Pkwy.
Figure 6.9  Evacuation Routes in the North County Study Area

Legend:
- Primary Evacuation Route
- Secondary Evacuation Route
- Major Road
- Department of Defense Property
- Water

Source: Draft 2021 Monterey County Operational Area Evacuation and Transportation Plan,
Peninsula Region Evacuation Guide
As noted in a stakeholder interview during this CUS process and in the County’s evacuation plan, there are general considerations for the military installations on the Peninsula. While specific considerations are not listed, the plan does note that the military installations are responsible for evacuating their respective facilities.

The County notifies the public about evacuations in a number of ways: in-person/direct notification; public address systems, sirens, and alerts through Nixle, Alert Monterey County, Wireless Emergency Events, social media, the Office of Emergency Services website, TV, and radio; and Caltrans message signs. Notifications are coordinated through the Monterey County Emergency Operations Center.

RE-3

Erosion and sea level rise can lead to coastal flooding and inundation issues at military facilities on the Peninsula.

One of the highest erosion rates in the country is at the Beach Lab at NSA Monterey. Unabated erosion can result in flooding, inundation, and subsidence issues at facilities, particularly at the unmanned vehicle facility, as water levels rise.

The NSA Monterey installation is located adjacent to the shoreline on Monterey Bay. The Naval Postgraduate School, located at the installation, conducts activities at the Beach Lab Special Area. An unmanned vehicle research laboratory is located at the Beach Lab and supports the curriculum at the school.

The coastline in the southern Monterey Bay area has been identified as having one of the highest rates of shoreline erosion in California and in the nation. Figures 6.11 and 6.12 show the shoreline changes in the bay area from eroding beaches. The rate of change in the vicinity of the NSA Monterey Beach Lab Facility ranges from approximately .5 to 1.5 meters per year. Further north, the rate of change exceeds two meters per year in some locations. Rates of shoreline erosion at these levels can quickly result in damage to both built and natural infrastructure.
Sea level and weather condition impacts to the Navy Beach Lab Facility were apparent as early as 2013. The NSA Monterey INRMP identified accelerated coastal erosion due to sea level rise is a major concern specifically along coastal dunes near its Beach Lab Facility.

The City of Monterey prepared a Sea Level Rise and Vulnerability Analyses in 2016 to evaluate the potential for climate-related variables and events to create coastal hazards in the region. The study looked at vulnerabilities over time using sea level rise projections. In general, the higher the seal level rise, the greater the risk of flooding, erosion, and shoreline subsidence in the region. The potential primary hazards associated with rising sea levels are listed below:

- Dune erosion
- Cliff erosion
- Coastal flooding
- Coastal inundation

The City of Monterey’s 2016 Sea Level Rise and Vulnerability Analyses projects up to an 8.8-inch rise in sea levels in the near term (2030) and significant coastal flooding impacts to NPS and the Navy Beachfront, as shown on Figure 6-13. By 2100, the sea level rise is projected to increase by 16.1 to 62.6 inches, the study indicated both facilities will be further impacted by coastal flooding, coastal erosion, and tidal inundation. The study recommends relocating or elevating at-risk structures.

Reducing erosion from rising sea levels and associated coastal surge can be challenging and costly. In addition, federal and state environmental and coastal zone requirements can limit actions that can be taken to reduce erosion. The INRMP states the installation does not have a soil erosion management plan.
Figure 6.10  Shoreline Change in the North County Study Area

*Shoreline change represents changes in shoreline between the 1950s and 2002. A corresponding USGS publication states that the historical shorelines were derived from USGS quadrant maps or aerials where available, while the latest shorelines come from a lidar run done from 1998-2002.

Figure 6.11  Future Coastal Hazards on Public and Military Facilities

Public and Military Facilities

2016 City of Monterey Sea Level Rise and Vulnerability Analyses.

RE-4  State-wide drought conditions undermine resiliency.

Drought conditions throughout California continue to be an issue for military resiliency due to limited water availability and increased wildfire risks.

Water availability and wildfire risks are impacted by environmental conditions in the region, including drought. Drought can be measured by evaluating precipitation rates, soil moisture, how much water is in snow, surface water flow rates, reservoir levels, and groundwater levels.\(^\text{15}\)

According to the Drought Monitor,\(^\text{17}\) which was developed through a partnership among the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration, California is mostly experiencing “severe drought” and “extreme drought.” Drought conditions in California and in the North County Study Area, specifically, are shown on Figure 6.12. According to the State’s website, California is in its third year of drought.\(^\text{18}\)

\(^{15}\)https://droughtmonitor.unl.edu/About/WhatistheUSDM.aspx, access online May 3, 2022


\(^{18}\)https://drought.ca.gov/current-drought-conditions/
Both Monterey and San Luis Obispo Counties are mostly experiencing “severe drought.” According to the Drought Monitor, the following have occurred under similar conditions in years past:

- Grazing land is inadequate
- Producers increase water efficiency methods and drought-resistant crops
- Fire season is longer; dry fuels accumulate; fires have higher intensities and burn larger areas; more fire crews are on staff
- Wine country tourism increases; lake- and river-based tourism declines; boat ramps are closed
- Trees are stressed; plants increase reproductive mechanisms; wildlife diseases increase

- Water temperatures increase; programs to divert water to protect fish are initiated
- River flows decrease; reservoir levels are low and banks are exposed.

The Monterey County MJHMP identifies drought as a hazard in the county. It includes an ongoing action item to encourage water conservation. Similarly, the San Luis Obispo County Hazard Mitigation Plan also identifies drought as a hazard throughout the county and lists actions to mitigate this hazard.
Figure 6.12  Drought Conditions within the Monterey Regional CUS Study Area

Legend
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)

* Monterey County is under the D3 (Extreme Drought) Category

Source: US Census. USGS. USDM.
As required by DoD policy, Navy installations are focusing on utility infrastructure to ensure resiliency in the face of climate change and extreme weather. DoD Instruction 4170.11 applies to all activities that affect the supply, reliability, and consumption of facility energy and water. The policy has several requirements:

- Ensure safe, secure, reliable, and efficient infrastructure
- Maximize energy and water conservation
- Investment in cost-effective renewable energy
- Investment in energy-efficient facilities

The instruction also lays out robust procedures for tracking and reporting energy conservation, performance, and investment measures.

The Navy’s Installation Energy Resilience Strategy defines three overarching goals:

- Increase energy resiliency for defense- and task-critical assets and infrastructure to ensure continuity of mission
- Improve assured access to reliable and quality energy for defense- and task-critical assets and infrastructure and to enable mission execution
- Increase energy efficiency to extend operational durations for defense- and task-critical assets and infrastructure and to enable mission execution

The Navy requires all installations to prepare an Installation Energy Plan that meets the following goals:

- Serves as the primary planning tool to identify requirements for enhancing installation energy resiliency
- Accounts for the power and transmission needed to support the introduction of new weapons systems
- Considers the input of local utilities and other service providers to increase and extend energy resilience beyond the installation fence line

The energy plans are to define a comprehensive approach to identifying and prioritizing energy requirements and then investing in energy projects that enable overall installation energy performance and resiliency. It is important that energy projects are evaluated from a sustainability perspective that prioritizes synergies with other installation needs and initiatives. The Navy is also heavily focused on engaging with local communities and energy utility providers as part of an all-encompassing approach to installation energy resilience.

According to DoD policy for energy and water resiliency, installations should be able to ensure mission-critical operations for a minimum of 14 days in the event of energy disruptions. There are different strategies and approaches that would help NSA Monterey meet this requirement.
To further enhance installation energy resilience, the DoD and military services are pursuing partnerships with public utilities to develop on-installation energy resilience projects. The Navy recently signed a memorandum of understanding with the California Energy Commission to collaborate on energy and water resiliency projects. As an example, the Marine Corps Air Station Miramar, a southern California installation, is the site of a new microgrid facility that uses multiple energy sources and storage capability to maintain critical mission operations for up to 21 days in the event of an outside energy service disruption.

NSA Monterey obtains its potable water from the CalAm. As discussed in relation to other RE and WQQ issues in this study, the availability of potable water on the Monterey Peninsula is constrained by a number of factors. Unless the water constraints in the region are resolved, NSA Monterey is at risk of mission and operational impacts.

In order to ensure the continuity of critical missions at NSA Monterey, it is necessary to develop approaches for energy and water redundancy and resiliency. The NSA Monterey Installation Energy Plan and other resiliency planning should guide the planning process to ensure effective and efficient projects are implemented in a timely manner.

RE-6 The Monterey Peninsula lacks redundancy for groundwater production in the area.

The North County Study Area currently lacks redundant or backup groundwater production wells that can be placed in service if an existing production well fails or must be removed from service for an extended period of time. The lack of redundancy can result in impacts to military operations and community services.

The Marina Coast Water District (MCWD) provides water to the City of Marina and Ord Community, including OMC. The WPWMD manages the water supplies on the Monterey Peninsula, including groundwater and surface water sources, and is closely involved with efforts to conserve and reuse water in the district. The CalAm Water Company is the primary water supplier within the district. In this capacity, CalAm takes raw or recovered water, treats it to required standards and then distributes the drinking water to the communities and military installations in the North County Study Area.

CalAm obtains its water supplies from multiple sources:
- Carmel Valley Alluvial Aquifer
- Seaside Groundwater Basin
- Carmel River Reservoir
- Aquifer Storage and Recovery (ASR) facilities
- Various water treatment facilities
The water from the Carmel Valley Alluvial Aquifer, Seaside Groundwater Basin, and the ASR facilities is sourced using groundwater wells located throughout the region. In some cases, excess water from the Carmel River is recharged back into the groundwater aquifer for storage and production in the future. The use of injection and recovery wells enables this efficient use of water supplies to help meet regional demand.

CalAm uses a drinking water distribution and conveyance system that crosses four districts to move water to required locations. As discussed in the water quality and quantity assessment, water supplies on the Monterey Peninsula are severely constrained. Future growth in the region will be affected by changes in water supplies and available quantities.

Another potential limiting factor in providing drinking water to the region is the infrastructure available to pump the water from groundwater sources. The drinking water supply system must have adequate capacity to ensure communities and the military have the drinking water needed to conduct necessary activities. Typically, systems are designed and constructed with some level of additional capacity beyond expected demand. Moreover, the system must be able to meet basic water demands when portions of the system are offline for maintenance or as a result of unplanned failures or constraints.

In the spring of 2022, the MPWMD required CalAm to stop pumping water from one ASR well due to concerning “travel times” from the injection well to the recovery well. Time for injected water to move through the aquifer is needed to ensure natural treatment is effective. Concerns were raised about shutting down the ASR well and the potential impacts on drinking water supplies.

The event highlights the need for redundant groundwater pumping capabilities as critical to accessing water supplies that are sufficient, only if recoverable despite partial system shutdowns.

Effective and efficient redundant capabilities for a drinking water supply system is key to utility resiliency for communities and military installations in the Study Area.
**Roadway Capacity**

Roadway capacity refers to the adequacy of existing freeways, highways, arterials, and local roads in providing sufficient mobility, connectivity, and access to military installations and points of interest in surrounding communities.

**There is traffic congestion at installation entrances in the North County Study Area.**

There is reported traffic congestion at POM and NSA Monterey entrances, including on Lighthouse and Sloat Avenues. Congestion could be exacerbated if gates do not comply with current military requirements.

The most recent traffic count data maintained by the Transportation Agency for Monterey County (TAMC) indicates that Del Monte Avenue near NSA Monterey ranges from an average daily traffic (ADT) count of 26,488 east of NSA Monterey to an ADT of 36,227 just west of NPS near Camino Aguajito. At peak traffic, this section of Del Monte has one of the higher peak traffic counts for TAMC (17 out of 217). There is no current TAMC traffic data for Sloat Avenue; however, a 2015 Caltrans traffic count determined an ADT of 10,801 along Sloat.

Lighthouse Avenue near POM had the 12th highest peak traffic count with an ADT of 45,067, as counted near the intersection with Private Bolio Road. Peak ADT on Private Bolio Road near the Bolio Gate is 2,456.

The main entry control facility for NSA Monterey, Sloat Gate, is off Sloat Avenue at Morse Drive. Sloat Gate is the primary access point for NPS and is open 24/7. The Del Monte Gate was closed during the height of the COVID pandemic, but hours of operation are limited, and the gate is not open to the general public. Garden Gate is for emergency use only.

The Private Bolio Road Gate is open 24/7 for access to POM. Hours of operation are limited at the Franklin Street Gate and the Taylor Street Gate to non-commercial vehicles. The High Street Gate is closed. All gates are patrolled on a regular basis.

Military installation access control points are required to meet DoD and service regulations for force protection. Access control points at POM and NSA Monterey are geographically constrained by terrain and the existing built environment. As such, the land available on installation may not be able to accommodate the queuing of traffic on public streets and roads leading onto post during peak traffic. An installation-specific traffic study was completed in 2022 by the Presidio’s Department of Public Works Master Planning Division through the DoD’s Transportation Engineering Agency. The study identified deficiencies specific to traffic circulation at Bolio Gate and recommended improvement projects that may alleviate some traffic-related concerns there.

The 2022 Monterey County Regional Transportation Plan does not have any findings related to traffic congestion at installation access control points in the North County Study Area. The application of structural transportation improvements is limited by physical and geographic constraints of the peninsula and pre-20th Century organic urban growth patterns. Special consideration should be made for the application of non-structural strategies.
Figure 6.13  Traffic Points of Friction in the North County Study Area

RC-2 Limited transit options to and from military installations create commuting concerns.

Some military commuter Monterey-Salinas Transit (MST) routes are suspended due to the impacts of COVID-19, which may affect transportation choices for long-distance commuters working on military installations in the North County Study Area.

The MST District operates public transit throughout Monterey County. MST has 14 military commuter routes to provide military personnel and civilian employees mass transit options. In 2020, seven of these dedicated military commuter routes were suspended as active bus routes due to COVID-19, as shown on Figure 6-17. Notable routes included Route 78 (Presidio-Santa Cruz), which serviced many non-appropriated fund employees. Two routes were discontinued entirely, 67 from Marina and 69 from Del Monte Center. MST reduced service for the remaining active routes, including discontinuing a dedicated stop at Camp Roberts for Route 85. These MST commuter routes serviced 75,000 daily riders prior to discontinuation, suspension, or reduction in active bus routes.

The currently suspended routes are:
- 70 – Presidio-La Mesa
- 74 – Presidio-Toro Park
- 75 – Presidio-Marshall Park
- 76 – Presidio-Stillwell Park
- 78 – Presidio – Santa Cruz
- 82 – Fort Hunter Ligget-Salinas
- 85 – Fort Hunter Ligget-Templeton

Additionally, in February 2022, the MST Comprehensive Operational Analysis Final Network Plan identified the new transit network that will take effect in late 2022. Per this new plan, there are additional routes being removed, including the Line 3 transit route that provided services near the Franklin Gate at the Presidio of Monterey.19

As governed by DoD Instruction 1000.27, both the Army and Navy have active Mass Transportation Benefit Programs (MTBP) in effect for all regions within the United States. The Navy MTBP program is the Transportation Incentive Program (TIP) for areas outside the National Capital Region.

19 MST Comprehensive Operation Analysis, 2022, https://mst.org/about-mst/planning-development/coa/
As of 2022, both programs provide $280 per month, per qualified military member or employee. The MTBP benefit applies to military personnel, civilian employees, and non-appropriated funded employees. Four mass transit methods are recognized as qualified means of transportation:

- Commuter Bus
- Commuter Train
- Subway/Light Rail
- Vanpool

At one time, many of the military commuter routes had on-installation bus stops and on-base shuttle service that have since been discontinued due to an Army legal review of internal regulations, policies and statutes related to supplemented shuttle service and outside excursions.

Faculty and staff from DLIFLC expressed interest in the return of suspended routes to active commuter service as a considerable number of critical native language instructors live outside the region. Other concerns noted during the study were related to dedicated military routes not available to the general public and inadvertent access to installations by unauthorized persons.

As of this study, MST military commuter routes are not restored to pre-COVID levels despite the end of public health restrictions on DoD facilities.

The MST 2022 Medium Concept Network was approved by MST’s board of directors in 2022. This public transportation network provides access to NPS through Line 20; FNMOC through Line 94; La Mesa Military Housing Complex through Line 8; and the POM through line A/B.\[^{20}\]

\[^{20}\] Monterey-Salinas Transit Medium Concept Network; https://mst.org/wp-content/media/transit_medium_peninsulasalinas.png/
Figure 6.14  Suspended MST Military Commuter Routes Map

Figure 6.15  MST 2022 Medium Concept Network

Monterey Salinas Transit, Comprehensive Operational Analysis, 2022 Medium Concept Network.
RC-3

Parking on-base can have impacts on parking conditions and congestion in the surrounding community.

Efficient parking near key facilities on POM is limited, which can impact transportation choices for those commuting to POM. This could also impact parking conditions outside of the POM fence line, as well as congestion in and outside of POM. Parking strategies should also encourage transportation alternatives that do not require parking, such as active and alternative transportation.

Unlike many campus facilities across the country, POM does not operate reserved parking lots. Except for key leaders and staff, there is no dedicated parking on the installation. Parking is on a first-come, first-served basis, which leads to inefficient parking for tenant activities. Additionally, the suspension of MST service routes as covered in the RC-2 assessment adds additional demand for parking on the installation. Some commuters choose to park on the streets outside off base and walk to work on POM. This in turn can further exacerbate local city street parking and traffic flow.

Employee Parking, Presidio of Monterey Public Affairs, Hiro Chang, 2010
Public Services

Public services concerns include assurances that police, fire, emergency medical services, parks and recreation, infrastructure, and similar resources are of good quality and available to the installation and surrounding communities as the area develops. The supply and demand of these public services in the event of emergency situations are also considered.

Accidents along Highway 1 illustrate force protection vulnerability along the NSA Monterey fence line.

Accidents on Highway 1 can compromise force protection along the southern boundary of the NPS campus. Additionally, this vulnerability presents a force protection concern for NSA Monterey.

California State Highway 1 runs parallel to the southern installation boundary of NSA Monterey for approximately 940 yards. In some places along the road, the NSAM fence line is at the same level as the roadway, less than 20 feet from the shoulder of the highway, with the only existing barrier an approximately 8-foot-high chain link fence.

NSA Monterey Security Forces reported somewhat frequent occurrences of vehicular accidents along Highway 1. Accidents that impact, or penetrate, the base’s security fence have the potential to compromise the safety of NPS personnel, students, faculty and staff.

A standard W-beam type Midwest Guardrail System is installed along approximately 350 yards of roadway bordering NSA Monterey. This guardrail is the only significant vehicular obstacle except for trees and other vegetation along other portions of the NSA Monterey boundary.

DoD and Navy guidance require triannual security assessments, either through the Navy or joint military vulnerability assessments. Identified vulnerabilities are required to be further assessed for probability and risk and mitigated if the risk assessment determines that a vulnerability constitutes a threat. Mitigation can be achieved with physical barriers or other means.
Opportunity exists to enhance interagency emergency response time and capability among POM, Monterey County, and surrounding communities.

The existing separation of emergency dispatch centers and radio communications channels can create delays and inefficiencies in emergency response. Combined with integrated jurisdictions and physically separated Army and Navy installations separate channels of operational communications may not be as effective as unified dispatch and radio communications.

The Monterey County Emergency Communications Department (MCECD) operates the largest Public Safety Answering Point (PSAP), more commonly known as 9-1-1, for emergencies and non-emergencies in the County. Calls to the MCECD PSAP are dispatched to one of the many law enforcement, fire, or emergency medical service (EMS) agencies, 24/7, 365 days a year. The Presidio operates its own emergency dispatch center independent of MCECD’s PSAP.

Army fire and emergency response are provided by the POM Fire Department (POM Fire), with its fire station operated from Building 4400 on OMC. The POM Police Department operates nearby from Building 4468.

Both of these federal agencies provide services to OMC and POM facilities, as well as mutual aid to NSA Monterey. POM Fire provides mutual aid to the surrounding community under a mutual aid agreement. In turn, the surrounding communities provide automatic aid and also mutual aid for emergency fire, EMS, and law enforcement to OMC.

Interagency coordination and fire response are routine and frequent between the POM Fire, municipal, and county fire departments. Additionally, interagency fire training occurs with civilian fire departments utilizing fire response training areas on OMC.

The Monterey County Fire Chiefs Association (MCFCA) represents fire chiefs and chief officers from fire agencies in Monterey County, including POM Fire. The MCFCA’s routine interagency training and coordination include command and control, operations, and training. POM Fire participates with MCFCA.

The City of Seaside Fire Department (SFD) has a memorandum of agreement (MOA) with POM Fire, automatically responds to incidents on OMC, and often shares responses with POM Fire.

The City of Seaside Police Department (SPD) has an MOA covering jurisdiction and response with POM Police, primarily for the OMC housing area. POM Police responds to incidents within the privatized military housing, while SPD responds to roadway issues on OMC. Both departments will automatically respond to an active shooter incident regardless of jurisdiction. Both departments also routinely coordinate the transfer of responses, traffic stops, or cases, depending on the situation and jurisdictional agreement.

Additionally, the City of Seaside, under an IGSA with POM, provides facility and roadway maintenance for OMC. This includes providing facility maintenance and backup power generators to POM police and fire department buildings, its emergency operations center, and communications building.

The separate dispatch centers operated by Monterey County and POM operate on different radio communications channel frequencies, which can complicate emergency dispatch and interagency coordination during an emergency event.
PS-3  Existing POM Police facility at OMC  
may not be an optimal location.

The existing POM Police station is located on the OMC near Campus Town in the City of Seaside. This location is geographically separated from the Presidio installation, which may reduce the efficiency of police response to POM and creates the perception that federal police can respond to all incidents within the City of Seaside.

The POM Police Department is charged with providing police services to both OMC and POM installations. The physical separation between the parent POM installation and its satellite facility is approximately eight miles. Additionally, as discussed in SA-2 above, OMC has a unique law enforcement agreement with the City of Seaside. While this jurisdictional agreement is balanced and pragmatic, its execution on a daily basis may confuse the public as to actual jurisdiction, especially when incidents such as traffic stops or accidents are passed between municipal and federal police departments.
Water Quality/Quantity

Water quality/quantity concerns include assurance that adequate water supplies of good quality are available in sufficient quantity for use by military installations without compromising the needs of surrounding communities. Water supply for agriculture and industrial use is also considered.

At the federal level, the EPA is responsible for the oversight of public water systems and enforcement of the Safe Drinking Water Act of 1974. The EPA has delegated primary enforcement responsibility for public water systems in California to the State. The United States Bureau of Reclamation manages, develops, and protects water resources, including raw water supplies, for the benefit of the public. Region 10 of the Bureau of Reclamation covers the California Great Basin where the Study Area is located. Other federal land management agencies are involved in helping to protect watersheds across the country, including in the State of California.

Because of the importance of safe drinking water and the challenges faced by the State of California with sufficient water supplies, there are myriad agencies and organizations involved with the oversight and implementation of drinking water programs in the state.

At the state level, there are several key organizations that help manage drinking water.

- **California Department of Water Resources (CDWR):** The CDWR is under the California Natural Resources Agency and manages water resources, systems, and infrastructure across the state. CDWR has primary responsibility for managing State Water Project resources and infrastructure, including the California Aqueduct and the Sacramento-San Joaquin Delta, multiple dams, reservoirs, and underground water storage facilities.

- **California Environmental Protection Agency (Cal-EPA):** Within Cal-EPA, the California State Water Resources Control Board (State Water Board) works to ensure the quality of drinking water. The State Water Board sets statewide policy and supports regional boards. There are nine regional water quality control boards (RWQCB) that are responsible for developing implementation plans and enforcing standards that protect waters within their jurisdiction.

- **California Water Quality Monitoring Council:** This council is tasked with coordinating efforts between Cal-EPA and the California Natural Resources Agency to improve water quality and ecosystem management and to enhance the integration of water monitoring data and the availability of assessment information.

In addition, there are multiple other state agencies with responsibilities that involve direct or indirect activities related to the supply and quality of potable water.

- **State Water Resources Control Board and Regional Water Quality Boards:** In California, the State Water Resources Control Board and the nine regional boards manage drinking water to protect beneficial water use. The Porter-Cologne Water Quality Control Act provides this authority. The Central Coast Regional Water Quality Control Board oversees rulemaking and regulatory activities for Region 3, which includes Monterey and San Luis Obispo Counties.
Groundwater Sustainability Agencies (GSA): Under the California Sustainable Groundwater Management Act (SGMA), local agencies are required to form Groundwater Sustainability Agencies (GSA) to develop Groundwater Sustainability Plans (GSP) that prevent the over-pumping of groundwater and mitigate undesirable effects of pumping.

In addition to federal and state agencies, there are multiple local agencies, organizations, and corporations involved with the efforts to provide drinking water of sufficient quantity and quality to meet demand.

The Monterey County Water Resources Agency (MCWRA): This agency is responsible for managing, protecting, and conserving water for beneficial use within the county. It owns and operates the Nacimiento Dam and Reservoir and the San Antonio Dam and Reservoir. In addition, MCWRA is, directly and indirectly, involved with all aspects of water resource management in the county, including surface and groundwater.

The Monterey Peninsula Water Management District: MPWMD is a special district tasked with sustainably managing and allocating the water resources of the Monterey Peninsula, as enacted in the California Water Code in 1978. MPWMD responsibilities include the following:
- Augment the water supply through the integrated management of ground and surface water
- Promote water conservation
- Promote water reuse and reclamation
- Foster Monterey Peninsula environmental qualities

The Marina Coast Water District: A special district formed in 1960 to serve the City of Marina, MCWD has owned and operated the water system in the Ord Community since 2001. Its strategic plan includes the goal of managing and delivering high-quality potable and recycled water to the community. Additionally, MCWD is a partner in Pure One Monterey — a water recycling program — and owns the majority of water rights and the distribution pipeline. The MCWD is the exclusive GSA within its jurisdictional boundaries for the Monterey Subbasin and the 180/400 Subbasin.

Within the North County Study Area, there are several drinking water service suppliers.

California American Water Company: A subsidiary of American Water, CalAm is the largest investor-owned water/wastewater corporation in the country. It is the primary supplier of water in the MPWMD.

Marina Coast Water District: This special district provides water and wastewater services within its service area, including the City of Marina and OMC.

Seaside Municipal Water System: This small municipal water system provides water for the City of Seaside.

Figure 6.16 shows the various water management districts and water suppliers in the North County Study Area, along with the jurisdictions and military installations that are provided potable water.
Figure 6.16  Water Management Districts and Water Suppliers in the North County Study Area

Legend
- Water District / Management Agency
  - California American Water Company
  - Marina Coast Water District
  - Monterey Peninsula Water Management District
  - Seaside Municipal Water System
- Department of Defense Property
- City Limits
- State Route
- Water
- Seaside Municipal Water System

Source: California Natural Resource Agency, USGS, City of Monterey, County of Monterey

Monterey Regional Compatible Use Study
Key Terms

**Acre-foot.** An acre-foot is the volume of water that can be contained in one acre of surface area to a depth of one foot. It is equal to approximately 325,851 gallons, or enough water for a family of four for roughly one year.

**Aquifer.** An aquifer consists of a layer of porous substrate that contains and flows groundwater. Aquifers constitute areas where water can flow directly between the surface and the saturated zone.

**Groundwater.** Groundwater is water that is held underground in the soil or in pores and crevices in rock.

**Public-supply water use.** Public-supply water use is water withdrawn by public and private suppliers to provide water to groups of users. Public suppliers provide water for a variety of uses, such as domestic, commercial, industrial, thermoelectric power, and public water use.

**Reclaimed/Recycled wastewater.** Reclaimed/Recycled wastewater includes treated wastewater plant effluent that has been diverted for current or future beneficial uses, such as groundwater injection, irrigation, industry, or other similar purposes.

**Surface water.** Surface water includes water that flows continuously over land surfaces in a defined channel or bed, such as streams and rivers; standing water in basins, such as lakes, wetlands, marshes, swamps, ponds, sinkholes, impoundments, and reservoirs — either natural or man-made; and all waters flowing over the land as runoff, or as runoff confined to channels with intermittent flow.

**Water credit.** A water credit is a documented record authorizing the reuse of a specific quantity of water at a specific site. Water credits are typically accrued when water use is temporarily discontinued.

**Water use credit.** A water use credit is a limited entitlement to a specific quantity of water at a specific site. A water use credit is generally limited by time and other variables.

**Water year.** The period from October 1 to September 30 of the following year.
There is concern regarding the limited availability of potable water supplies in the North County Study Area.

The ongoing drought in California, along with the impacts associated with mandated changes to sources of raw water for the North County Study Area, severely limits the availability of potable water. Local jurisdictions and military installations are challenged to ensure an adequate water supply to meet current demands. This constrains future economic development and military mission expansion.

The availability of safe drinking water is an ongoing challenge for the State of California for multiple reasons. Much of the state is in an arid/semi-arid region where annual precipitation levels are relatively low. The annual average rainfall is approximately 20 inches in the City of Monterey and approximately 13 inches in the City of Salinas; however, annual rainfall can vary greatly depending on weather patterns (e.g., El Niño and La Niña weather patterns) and location, due to variable topography across the wider region. In recent years, due in large part to climate change, California has been suffering from drought conditions. MPWMD rainfall data for the 2018-2021 water years, with the exception of 2019, show generally reduced rainfall amounts at MPWMD’s three monitoring locations. Table 6.11 shows the recent rainfall data from the three sites.

In general, 2021 was one of the driest years in history for the State of California, and predictions for the 2022 are similarly bleak. Because much of the raw water used for potable water supplies in the Study Area comes from surface water supplies, such as the Carmel River, reduced levels of annual precipitation can dramatically impact water availability.

<table>
<thead>
<tr>
<th>Water Year</th>
<th>Santa Margarita</th>
<th>San Clemente</th>
<th>Los Padres</th>
</tr>
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<td>2018</td>
<td>10.85&quot;</td>
<td>12.53&quot;</td>
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<td>2019</td>
<td>18.34&quot;</td>
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<td>2020</td>
<td>15.70&quot;</td>
<td>17.57&quot;</td>
<td>22.03&quot;</td>
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<td>2021</td>
<td>6.60&quot;</td>
<td>10.86&quot;</td>
<td>14.49&quot;</td>
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</table>


The largest manager of water resources in the Study Area, MPWMD responsibilities include many stakeholder jurisdictions and military installations located in the North County Study Area. This includes the Cities of Del Rey Oaks, Monterey, Pacific Grove, portions of the City of Seaside, as well as portions of unincorporated Monterey County. Both the POM and NSA Monterey are within the MPWMD, as well. The MPWMD does not deliver potable water directly to users. The CalAm is the primary water supplier within the district.

A significant impact to the availability of potable water in the Study Area is the result of mandated reductions in the quantity of water pulled from the Carmel River. Historically, the MPWMD and water supplier CalAm, have depended primarily on surface water from the Carmel River and groundwater from the Seaside Basin to ensure and provide adequate quantities of water to their customers. In 1995, the State Water Board directed a significant reduction in the pumping of surface waters from the Carmel River. It was determined that CalAm was exceeding its water rights by approximately 10,730 acre-feet (ac-ft), per year.
In 2009, the State Water Board issued a cease-and-desist order preventing MPWMD and CalAm from allowing new water service connections or increasing usage by existing water connections. In 2016, the State Water Board directed that by the end of 2021, CalAm must limit pumping from the Carmel River to 3,376 ac-ft. This is a reduction of approximately 75% of the water pumped from the river for potable water use. In addition, the adjudication of the Seaside Groundwater (GW) Basin in 2007 has established CalAm’s allocation at 1,474 ac-ft, which is less than what the utility has historically pumped from the aquifer (MPWMD had historically allocated 4,000 ac-ft to CalAm). These changes in water availability have required the MPWMD and CalAm to identify new sources of water to meet the current and future demand in the region.

As of 2020, the MPWMD identified two scenarios in its report, Supply and Demand for Water on the Monterey Peninsula, one with additional desalination capacity and the second without desalination capacity, as shown in Table 6.12. This report states both supply scenarios can meet 30-year regional requirements for water, as projected by AMBAG.

<table>
<thead>
<tr>
<th>Source</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
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<tr>
<td>Desalination</td>
<td>6,252 ac-ft</td>
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<tr>
<td>Recycled Wastewater</td>
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<td>5,750 ac-ft</td>
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<tr>
<td>Carmel River</td>
<td>3,376 ac-ft</td>
<td>3,376 ac-ft</td>
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<tr>
<td>Seaside GW Basin</td>
<td>774 ac-ft</td>
<td>774 ac-ft</td>
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<tr>
<td>Aquifer Storage</td>
<td>1,300 ac-ft</td>
<td>1,300 ac-ft</td>
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<tr>
<td>Sand City Desalination</td>
<td>94 ac-ft</td>
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</tbody>
</table>


The Monterey Peninsula Water Supply Project is an ongoing effort to increase the availability of water sources in the region. There are three major components to the plan.

- Desalination, which would use subsurface slant intake wells to pump ocean water to a treatment facility. Treated water would be piped to storage and pumping facilities to meet ongoing demand. The slant wells would draw seawater and brackish groundwater from the Dune Sand and 180-foot Aquifers, both of which are part of the larger Salinas Valley Groundwater Basin.

- Pure Water Monterey, which treats recycled wastewater using advanced purifying techniques and injects the treated water into the Seaside GW Basin.
Aquifer Storage and Recovery, which is designed to capture excess water flow in the Carmel River and store it in the Seaside GW Basin for use during dry periods. If all components of the project come to fruition, there would be more than 17,000 ac-ft of potable water available to the region. Currently, the development of additional desalination capacity in the North County Study Area has been delayed due to environmental concerns, differing assessments of the actual future demands for potable water in the region, and higher costs associated with desalinated water. CalAm has wanted to increase the desalination capacity to meet projected future demand. The MPWMD has stated its belief that additional recycled wastewater, referred to as the Pure Water Monterey Project due to be expanded by 2024, can meet the required potable water future demand.

Per the MPWMD 2020 data, the actual demand for potable water has averaged 10,863 ac-ft over the past ten years, 9,825 ac-ft over the last 5 years, and 9,817 ac-ft over the past 3 years. These numbers indicate a reduction in demand from historical averages, due primarily to conservation efforts, reduction in water losses, and consumer education.

The MPWMD 2020 estimate for future potable water demand is based upon a series of assumptions and estimates related to current usage, conservation efforts, development constraints, and other related factors. The MPWMD used the AMBAG estimates for projected growth. The MPWMD estimates a “high demand” of approximately 12,287 ac-ft and a “low demand” of approximately 10,884 ac-ft.

The MCWD obtains its raw water from the Salinas Valley Groundwater Basin. The district owns six wells and pumps water from the basin, treats it, and distributes it to its customers. The service area is the City of Marina and the Ord Community. The MCWD pumps approximately 3,200 ac-ft from the basin, less than 1% of the total annual withdrawal. The MCWD is also a partner in the Pure Water Monterey Project designed to provide advanced treatment to wastewater and recycle it for beneficial use. The district also has a desalination plant that can provide up to 300,000 gallons of water per day; however, it is currently not in operation. Water demand in the MCWD over the past 10 years has ranged from a low of 2,724 ac-ft in 2016 to a high of 4,069 ac-ft in 2012. In 2020, water use was 3,098 ac-ft. The district has implemented an aggressive water conservation program to reduce demand.

The Seaside Municipal Water System owns and operates one groundwater well along with a storage and distribution system to serve its customer base, which is the majority of the City of Seaside. CalAm and the MCWD also provide water to small portions of the City of Seaside.

Because of the challenges with water availability in the Study Area and limitations on new water connections, new development is constrained. In some cases, new connections to the portable water supply are only allowed via water credits (see Compatibility Issue WQQ-2). The region does not receive water from the State Water Project, resulting in the need to develop and sustain regional and local water sources. With the large reductions in the allowable pumping of water from the Carmel River and the requirement to sustainably manage groundwater sources, the use of alternative sources of water supply (e.g., reclaimed/recycled water, desalinated water) and water conservation efforts are the only viable alternatives to improve the outlook for the region’s future water supply. In addition, there are multiple agencies and organizations involved with water management and supply in the area, resulting in different approaches to solving potential supply and demand issues.

Without an adequate, long-term source of potable water, economic and housing development in the Study Area may likely continue to be impacted.
Local jurisdictions will continue to have limited ability to approve developments and issue construction permits for uses that require potable water. In addition, military installations in the North County Study Area may have impacts on their current missions without the ability to ensure potable water for their operational activities. The potential for expanded missions or new missions coming to the installations will be severely constrained without the availability of adequate supplies of potable water.

In an effort to ensure current water supplies can meet current and near-future demands, the Monterey Peninsula Water Management District and affected jurisdictions have implemented regulations that require the availability of water use credits for new/modified water usage. This requirement is impacting economic development and military operations in the region.

WQQ-2

The requirement for water use credits impacts future economic development and military operations in the North County Study Area

As the State of California continues to struggle to ensure adequate sources of water to meet requirements, agencies across the state are having to take actions to ensure water resources can meet the current demand and plan for future needs. The Study Area in particular is having to deal with challenges to meet the current and future demand for potable water in the region. MPWMD is the primary agency responsible for sustainably managing water resources in the region to ensure adequate supplies for users.

As discussed in Compatibility Issue WQQ-1, the Monterey Peninsula’s traditional sources of surface water and groundwater, the Carmel River and Seaside Groundwater Basin, respectively, have been severely reduced. This has created concerns that the known sources of raw water may not be enough to meet current/future potable water demands.

In an effort to ensure new development did not outstrip available potable water supplies, the California Public Utilities Commission (CPUC) placed restrictions on new development in 2010 and prevents new connections to the public water systems within the area managed by the MPWMD and served by CalAm. More recently, the ability to modify existing activities/operations or construct new development remains severely constrained due to concerns about the adequacy of existing potable water supplies to meet increased demands. This includes remodeling of homes/facilities, changes to property use, and similar activities that would increase the use of water at the site.

The MPWMD allocates water to jurisdictions within its area of responsibility based on agreements reached in the 1990s. Jurisdictions can also establish allocations across different uses within their boundaries. The MPWMD requires a water permit for new construction, including remodeling of existing properties that is based on average water use at each fixture (e.g., toilets, sinks, showers, etc.). In most cases, construction on previously vacant property is not allowed unless “available water” can be identified, either within a jurisdiction allocation or via a water use credit transfer.
MPWMD-established regulations on the use of potable water within the district apply to CalAm as the water supplier and to jurisdictions, as well as property owners within the jurisdictions. Included in the MPWMD rules and regulations are:

- **Rule 20, Permits Required**, identifies permits needed to connect or modify a connection to the water system. Rule 20 mandates that any connection or change to an existing connection to a water system within the MPWMD, such as the CalAm system, must obtain a permit, with few exceptions allowed.

- **Rule 25.5, Water Use Credits and On-site Water Credits**, addresses how water/water use credits are identified and can be used. A water use credit is based on the permanent abandonment of prior water use or portion of water use on that site. A water credit is based on a non-permanent stoppage of water use on that site.

- **Rule 28, Permit and Water Use Credit Transfers**, addresses how existing permits and water use credits can be transferred. This includes property-to-property transfers and property-to-jurisdiction transfers.

Rule 25.5 states that water use credits expire after 10 years, with the exception of credits issued to DoD facilities, which expire after 20 years. For the most part, a water use credit allows future use of water on the same site. The rule does allow a water use credit for a DoD site to be used on that site or at another DoD site if all parties involved agree. In theory, this means a water use credit at POM could be used at NSA Monterey and vice versa. These provisions provide additional flexibility for DoD installations within the district based on a recognition of the unique needs of the military. There are several different ways in which water use credits can be generated, including the following:

- Demolition of building or site with lawful water use
- Permanent disconnection of lawful water use from distribution system
- Removal of lawful fixtures that use water in residences
- Permanent installation of fixtures that use less water than those mandated by district rules
It's important to note that the definition of a site, per Rule 11, is any parcel of land identified in the official subdivision map and also lands that are:

- Contiguous parcels with the same owner
- A higher education site, public school site, or jurisdiction site
- A DoD site

Rule 28 states that a water permit is site-specific and cannot be transferred from one location to another. Water use credits generated at commercial or industrial sites may be transferred from one property to another or to a jurisdiction’s allocation. Residential and open space water use credits are site-specific and typically cannot be transferred to another location. Water use credits may only be transferred within the same jurisdiction and within the same water supplier’s distribution system. In addition, the transfer of property-to-property water use credits cannot be for new connections — only for increases in existing usage.

The MPWMD regulations regarding water permits, water use credits, and associated transfers are an effort to comply with the mandated limitations on new water connections while providing some minimal level of flexibility for jurisdictions, military installations, and individual water users. The water use credit/transfer regulations are intended to avoid any situations where changes in the current water supply/demand situation result in unauthorized use of water resources or the inability to meet current baseline requirements. Having said that, communications during this study indicate the regulations may not be meeting the current needs of the impacted stakeholders.

Until the MPWMD and CalAm identify, agree on, and implement new sources of water to replace the Carmel River and Seaside Groundwater Basin sources, new development/missions and changes to existing activities/operations that would increase demand for potable water within the area will likely continue to be impacted.

While all water agencies/companies and jurisdictions and military installations within the North County Study Area are challenged with limitations on water availability and resulting impacts on new development and military mission expansion, the area served by the MPWMD and CalAm has been particularly hard hit due to the loss of historic water sources. Both elected officials and installation leadership have voiced concerns regarding the impacts of limited water availability and the need for water use credits to increase existing site water usage or for new development that requires water.
There are concerns regarding the groundwater contamination cleanup at the former Fort Ord site.

Groundwater and soil contamination cleanup has been underway at the former Fort Ord site as a Superfund Site since 1990. More recently, per/polyfluoroalkyl substances (PFAS) contaminants have been identified in the groundwater at the site.

In 1990, as a result of extensive contamination identified at Fort Ord, the facility was placed on the EPA Superfund National Priorities List to ensure the necessary resources were made for a full investigation of contamination, followed by an appropriate remediation action for all locations across the base. There are a number of primary contaminants at the site:

- Trichloroethene (TCE)
- Tetrachloroethylene (PCE)
- Other volatile organic compounds (VOCs)
- Lead
- Beryllium
- Other metals
- Pesticides
- Unexploded ordnance (UXO)
- Other munitions and explosives of concern (MEC)

In 1990, a Federal Facilities with Agreement (FFA) was signed by the U.S. EPA, the U.S. Army, the California Department of Toxic Substances Control (DTSC), and the California Regional Water Quality Control Board Central Coast Region. The Fort Ord FFA lays out the framework for cleanup of the contamination at the installation. Although Ford Ord closed in 1994, the U.S. Army remains the lead agency responsible for the cleanup.

In 2021, all signatories of the FFA agreed to a partial NPL deletion of the former Fort Ord site. Approximately 12,000 acres of the 28,000 acres site were deleted having implemented the necessary response actions. Cleanup continues across the site, even at those locations that were deleted from the NPL. Measures are in place to reduce the risk of exposure and will continue as long as contaminants remain above levels required for unrestricted use/unlimited exposure. No known contaminated groundwater sources are used for drinking water supplies. The groundwater contaminants at the former Fort Ord have been found in the A-aquifer which is the shallowest (60-100 feet) and the Upper 180-foot aquifer. These aquifers are not used for drinking water supplies. The Lower 180-foot aquifer has contamination detected far below drinking levels standards and the 400-foot aquifer has had no detected contamination. Both aquifers are sources of drinking water.

Although much progress has been made in cleaning up the former Fort Ord site, more cleanup is required for the foreseeable future:

- Three groundwater contamination treatment systems remain in operation
- Landfill remediation continues
- Munitions cleanup is expected to continue for up to 10 more years at the impact area

In 2017, the U.S. Army initiated a technical investigation to determine if PFAS contamination was present at the former Fort Ord site. Chemicals such as Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) were historically used in aqueous firefighting foam (AFFF) at most military installations. Although research continues into the hazards associated with PFAS, there is research that indicates risks include the following:
Potential for increased risk of health impacts such as to liver, kidney, and thyroid functions and cancer

- Buildup in humans and wildlife systems
- Persistent contamination due to a lack of chemical deterioration

There is no national drinking water standard with regards to PFAS exposure. Currently, the EPA and DoD have established health advisory levels and screening levels for drinking water with regards to PFAS.

The results of the initial study for the former Fort Ord indicate that the amount of PFAS-containing materials such as AFFF, used at Fort Ord may be less than levels at other military locations. All locations on the site were assessed and evaluated for the potential of historic PFAS releases. At Operable Unit 2, which consists of old landfills, PFOA and PFOS were detected at varying levels in several groundwater monitoring wells. The technical report recommended follow on actions at six locations to further assess and determine the potential for PFAS contamination:

- Airfield fire drill area
- Operable Unit 2 landfill sites
- Site 10 burn pit/fire training area
- Site 34 airfield hangars
- Site 36 airfield sewage treatment plan
- Site 40A east helicopter defueling area

Because of recent developments related to the recognition that PFAS may pose health and environmental hazards and the uncertainty around acceptable exposure limits, it is important that the Army follow up on all former Fort Ord sites that may have had past AFFF or other substance releases that contain PFAS. Where levels of PFAS are found to exceed EPA health advisory levels or DoD screening levels, actions should be taken to prevent exposure and minimize risks to the public and the environment.

Additional information on reported levels of PFAS can be found at [https://www.amwater.com/corp/water-quality-wastewater-service/water-quality-reports](https://www.amwater.com/corp/water-quality-wastewater-service/water-quality-reports).

The Water Quality Report (WQR)/Consumer Confidence Report (CCR) is provided annually. In addition, public water systems with more than 10,000 service connections that detect contaminants above their public health goals must prepare contaminant exceedance reports and hold public hearings every three years as required by the Health and Safety Code §116470 and California Code of Regulations, Title 22, Article 20. Health and Safety Code §116470(b). The most recent WQR/CCR for Monterey was prepared in 2021.
6.3 South County Study Area Compatibility Findings

Communication/Coordination

Communication/Coordination (COM) refers to programs, plans, and partnerships that promote interagency communication and coordination, as well as the dissemination of information to the public and other stakeholders. Interagency communication serves the general welfare by promoting a comprehensive planning process inclusive of all stakeholders. Interagency coordination also supports the development and inclusion of mutually beneficial policies for local communities and the military in local planning documents, such as comprehensive plans. Providing relevant and timely information to the public keeps interested parties informed of activities and instills confidence and support.

Key Terms

Memorandum of Agreement/Understanding.

A memorandum of agreement (MOA) or understanding (MOU) is an agreement between parties to cooperatively work together on an agreed-upon project or meet an agreed-upon objective.

Army Community Partnership Program.

Army partnerships are a vital tool for accomplishing key Army goals. Public-public partnerships encourage innovation and collaboration between partners. Additionally, partnerships identify cost efficiencies, reduce installation service response times, and improve communications, which promote Army readiness, modernization, and reform.

There is limited established or routine communication between military installations and surrounding communities.

While there is generally good communication and coordination between military installations and neighboring community governments, not all processes are formalized. This could lead to inconsistent planning and coordination when there are changes in staff at military installations or local governments.

The cities, counties, and military installations in the South County Study Area use informal means of communication to coordinate and share information about activities based on individual staff knowledge, experience, and professional networks. This type of communication has yielded effective collaboration methods between military installations and the surrounding jurisdictions. For example, through collaborative methods, King City led an effort to plan a multimodal transit center with a platform near FHL to provide military personnel and visitors with a transit connection to the Fort. This also provides a method for the movement of equipment to and from Fort Hunter Liggett. King City coordinated with FHL early in the planning process. Building on this informal partnership, King City and Paso Robles developed a draft MOU that would be entered into by both cities, FHL and Camp Roberts, for the purpose of strengthening the relationships between the cities and the military installations. As of the summer of 2022, the MOU is being reviewed by Camp Roberts and Fort Hunter Liggett.
This type of formalized communication should be modeled for communications between military installations and counties. Establishing formal communication practices could allow stakeholders to continue productive collaboration regarding military activities and needs regardless of position or personal relationship and would ensure greater consistency in communication and collaboration.

The lack of established communication protocols between the counties and military installations can have numerous negative impacts, including overlooked or neglected development application reviews that could lead to incompatible land development or encroachments on FHL or Camp Roberts.

Additionally, there can be inconsistencies in when each of the military installations should be consulted regarding the potential for compatibility issues. Likewise, local government and the public should be notified when events or other unusual base activities occur and when these activities may impact residents in terms of noise and vibration nuisance, traffic congestion, public health, or viewshed considerations. Public notification can be facilitated through the establishment and application of formalized communication protocols.

Presently, there is no standing forum dedicated exclusively to local and regional planning coordination and communication between the military installations in the South County Study Area and surrounding communities. Although there are high-level venues such as the Monterey Bay Defense Alliance and United States Congressional representative roundtable on regional defense issues, having an established forum for planning partnerships would provide a collaborative venue for the military leadership to provide information to community leaders, and in turn, for community leadership to provide information to the military, including long-range planning discussions on land development and capital projects in the region. Such a venue would also promote a greater understanding of the needs of the military, in general, and of its installations, in particular.
Cultural Resources

Cultural resources are objects, places, and practices that are especially representative of, and/or meaningful to, a specific group of people, their worldview, belief system, or way of life. Cultural resources include prehistoric and historic-period artifacts, archaeological sites, buildings, structures, districts, and landscapes, as well as historic-period records and photographs. ‘Historic properties’ are cultural resources that are listed or eligible to be listed on the National Register of Historic Places and are protected under the National Historic Preservation Act (NHPA) and other federal and state laws.

The NHPA and its implementing regulations require federal agencies, including the U.S. Army and U.S. National Guard, to consult with federally recognized American Indian tribes regarding actions that may impact historic properties of religious or cultural significance. The requirement and importance of government-to-government consultation is further reinforced in Executive Order 13175, Consultation and Coordination with Tribal Governments. While different federal agencies may follow slightly different steps in carrying out consultation requirements, the procedures are all based on the same federal laws and regulations. American tribes that have a demonstrated interest in the action/impacts and are not federally recognized, may be invited as “additional consulting parties” by a federal agency at their discretion.

California laws and regulations also require coordination with tribes for certain actions. Actions subject to the CEQA are mandated for public review and comment as part of the process. The CEQA process, as amended by Assembly Bill 52, requires consultation with California Native American tribes, when requested, at the earliest stages of the process. Senate Bill 18 mandates local governments, including cities and counties, must provide an opportunity to consult with California Native American Tribes prior to adopting or amending general plans or specific plans that affect land use policies.

Differences in federal and state laws pertaining to consultation can create concerns regarding the efficiency and effectiveness of and compliance with consultation requirements. During the process of developing the Monterey Regional CUS, there have been discussions that a coordinated, regional approach to consultation with appropriate tribes may facilitate South County Study Area stakeholder compliance with applicable laws and regulations and thereby enhance tribal involvement in actions with the potential to impact historic properties.
Energy Development

The development of energy sources, including alternative energy sources such as solar, wind, or geothermal sources, could pose compatibility issues related to glare (solar energy), vertical obstruction (wind turbines and geothermal steam plumes), and radar operations (wind generation). It is in the military’s interests, as well as in communities’ interests, to support alternative energy development for both energy security and economic reasons. The emphasis of this analysis is to identify gaps in coordination and/or communication regarding energy development and to increase understanding of communities’ pursuits, opportunities sought by alternative energy developers, and the intersection of these endeavors with military missions, in order to improve communication and coordination efforts that ensure mutually compatible development. By identifying potential sources of conflict if uncoordinated or pursued unilaterally by individual communities, private development, or the military, this process serves to highlight the existence of potential conflict and address technological approaches or processes and communication and coordination approaches to prevent any entity from encroaching upon the other.

There is a potential for alternative energy development in surrounding communities to impact aviation and electromagnetic operations at Camp Roberts and Fort Hunter Liggett.

ED-1

Certain types of solar facilities have reflective materials that can create glint and glare and impact aviation and electromagnetic operations. If large solar developments in the community are not coordinated properly to identify potential impacts on Camp Roberts and Fort Hunter Liggett, incompatible types of solar facilities may be constructed.

In areas across the country, including California, solar energy development is a practical energy generator and an alternative to non-renewable fossil fuels. Additionally, federal, state, and local requirements mandating the use of more renewable energy sources are becoming the norm, resulting in efforts by utility providers and users of electrical power to implement alternative energy projects.

Numerous independent studies indicate that photovoltaic solar systems reflect less than 2% to 3% of incoming light and that the potential for hazardous glare, or flash blindness, is similar to, or less than, the potential for hazardous glare from light reflected off of smooth water surfaces. In its 2021 Review of Solar Energy System Projects on Federally Obligated Airports, which supersedes the 2013 FAA interim policy provided two relevant facts:
FAA has subsequently concluded that in most cases, the glint and glare from solar energy systems to pilots on final approach is similar to glint and glare pilots routinely experience from water bodies, glass-facade buildings, parking lots, and similar features.

FAA has learned that glint and glare from solar energy systems could result in an ocular impact to airport traffic control tower personnel working in the tower and compromise the safety of the air transportation system.

The FAA has indicated that electromagnetic interference (EMI) from PV systems is low due to the level of frequencies that PV systems produce. Despite the low risk, it is still recommended that the following specifications be applied during the siting of solar facilities:

- PV system inverters should be sited at least 150 feet away from navigational and communications equipment that may be sensitive to EMI.
- A minimum setback distance of 250 feet should be imposed between an airfield’s radar system and the leading edge of a PV array or any of its ancillary support equipment.

At present, there are four solar facilities in the South County Study Area. A summary of these facilities is provided in Table 6.13. Additionally, there is a proposed photovoltaic solar power facility, generating 280-MW, that would be constructed on 3,000 acre-site in Monterey County, 25 miles northeast of Paso Robles.

<table>
<thead>
<tr>
<th>Location</th>
<th>Plant Name</th>
<th>Utility Name</th>
<th>Technology</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atascadero</td>
<td>Atascadero State Hospital</td>
<td>Ecoplexus, Inc.</td>
<td>Solar Photovoltaic</td>
<td>1.1 MW</td>
</tr>
<tr>
<td>Templeton</td>
<td>Vintner Solar</td>
<td>Ecos Energy, LLC</td>
<td>Solar Photovoltaic</td>
<td>1.5 MW</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>Firestone Walker Brewery - Phase 1</td>
<td>SkyHigh 2 Solar</td>
<td>Solar Photovoltaic</td>
<td>1.6 MW</td>
</tr>
<tr>
<td></td>
<td>Meridian Vineyards</td>
<td>Clean Capital</td>
<td>Solar Photovoltaic</td>
<td>1.1 MW</td>
</tr>
</tbody>
</table>


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Figure 6.17 Commercial-Scale Solar Energy Facilities in the South County Study Area

Frequency Spectrum Capacity

Frequency spectrum capacity refers to the entire range of electromagnetic frequencies used for communications and other transmissions, which includes communication channels for radio, cellular phones, and television. In a defined area, the frequency spectrum is limited, and the increasing demand for frequency bandwidth from commercial applications such as cellular phones, computer networks, Global Positioning System (GPS) units, and mobile radios competes with the military’s need for sufficient bandwidth to maintain existing and future mission-essential communications capacity.

Key Terms

- **High-band spectrum.** Frequencies above 24 GHz that provide high capacity/high speed over shorter distances.
- **Mid-band spectrum.** The portion of the spectrum between 3 GHz and 24 GHz with some characteristics of both low and high frequencies.
- **Low-band spectrum.** Frequencies under 3 GHz that are able to travel over long distances with minimal signal interruptions.
- **Frequency spectrum.** The entire range of electromagnetic frequencies (3 Hz–300 EHz) used for communications and other transmissions, which includes communication channels used for radio, cellular phones, and television.
- **Wireless communication frequency spectrum.** The portion of the electromagnetic spectrum, 20 KHz–300 GHz, used for wireless communications.

Technical Background

The Department of Defense’s use of the frequency spectrum supports safe operations and the effective delivery of combat capabilities. The DoD’s frequency spectrum needs for testing, evaluation, and training is constantly increasing, while the spectrum available for DoD use is decreasing. The Commerce Department’s National Telecommunications and Information Administration explains that:

“...The Department of Defense (DOD) uses a significant portion of the federal government spectrum for national security purposes…”

“Almost every agency of the Federal Government uses the spectrum in performing mandated missions…”

“...The DOD uses the spectrum extensively for tactical and nontactical uses. In the United States, tactical uses are generally limited to several specific testing sites and training areas and facilities. However, DOD’s nontactical applications are extensive and include aircraft command and control, mobile communication at military bases and airfields, and long-distance communications using satellites…”

The military relies on a range of frequencies for communications and support systems. Since 1993, Congress has been selling federal spectrum bands for re-allocation to the private sector, promoting the development of new telecommunications technologies, products and services. The expanding public and commercial use of the frequency spectrum from wireless transmitters to consumer electronics can encroach on the military’s use of the frequency spectrum. Increasing community and DoD demands for this important resource can create conflicts for all users.

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23 How Spectrum is Used - NTIA.gov
There is potential for electronic encroachment from surrounding communities to impact the military operations at Camp Roberts. This finding is provided as an awareness issue, as no current frequency spectrum competition is documented. However, the demand for radio spectrum frequencies has intensified in recent years, particularly in bands that are optimal for mobile systems (approximately 200MHz—4GHz). This factor has had an impact on the perceived and actual value of the spectrum. In many cases, recent frequency spectrum allocation and re-allocation have heavily favored the private sector in support of economic development. It is this re-allocation of the bandwidth to the commercial industry that potentially threatens the DoD-allocated capacity to conduct secure communications missions.

In 2008, the United States issued a Federal Strategic Spectrum Plan designed to improve the management of frequency spectrum at the federal agency level. The Plan’s goals are to foster economic growth, ensure national and homeland security, maintain U.S. global leadership in communications technology and services, and satisfy other vital U.S. needs in areas such as public safety, scientific research, federal transportation infrastructure, and law enforcement.

The DoD uses the frequency spectrum extensively for tactical uses and non-tactical uses. In the U.S., tactical uses are generally limited to a number of specific testing sites and training facilities. Camp Roberts use of the frequency spectrum is extensive and includes rotary wing aircraft command and control, mobile communication across the installation and training range areas, and long-distance communications using satellites.

Camp Roberts is the location for one of only five U.S. Army Regional Hub Nodes in the world providing global data and voice communication services for deployed military units around the world.

Civilian and commercial use of the available frequency spectrum can be a concern to military training operations at Camp Roberts. Increased uses of mobile devices can threaten the availability of bandwidth that Camp Roberts would need to conduct mission activities. In addition, new development in the area and large employment centers can create additional demand, which will increase the use of bandwidth by various commercial entities. It is not clear that this increase in devices will have a major impact on current operations at Camp Roberts, but it should be closely monitored in the future.
Housing Availability

Local housing availability addresses the supply of and demand for housing in the region, the competition for housing that may result from changes in the number of military personnel stationed at an installation, and the supply of military family housing provided by the DoD.

There is a concern about regional housing affordability throughout the South County Study Area. Regional rent and home prices continue to increase in the South County Study Area. Increasing housing rents and prices could present challenges for military personnel and other community members when looking for housing.

A common discussion point during stakeholder involvement throughout the CUS was that the regional housing prices continue to increase in the Study Area.

Rising home prices could be a challenge for the community in the South County Study Area, including military personnel that are currently living in the area, looking to relocate within the area, or are relocating to the area from a different region or state. While military personnel at FHL have the option to live on base and personnel at both FHL and Camp Roberts have Base Allowance for Housing (BAH) rates to assist with living off base, rising housing prices in the region will continue to be a factor in overall affordability, which can ultimately impact recruitment and retention for the military in the South County Study Area.

Table 6.14 shows the housing trends for the cities within this Study Area. As the table shows, the sale prices have increased for all cities in the South County Study Area between 2018 and 2022. In 2022, the median sale prices in the South County Study Area are, on average, 6% greater than the list price. These trends show a somewhat competitive housing market, which has been compounded by the COVID-19 pandemic that drastically impacted the national housing market. It is anticipated that housing prices will continue to rise in the South County Study Area.

<table>
<thead>
<tr>
<th>City</th>
<th>Median List Price*</th>
<th>Median Sold Price*</th>
<th>% Increase of Sales Price from 2018-2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>King City</td>
<td>$500,000</td>
<td>$529,500</td>
<td>73%</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>$710,000</td>
<td>$757,000</td>
<td>40%</td>
</tr>
</tbody>
</table>

*Based on current listings as of May 10, 2022

Source: Median listed home price, Realtor.com, website accessed on May 10, 2022.

Personnel who live off base are provided with housing compensation called a BAH. The BAH for each military installation is based on geography, pay grade, and the number of dependents. BAH rates do not necessarily cover the entirety of housing costs, but rather, military personnel are expected to pay 5% out-of-pocket. Additionally, the BAH rates are set to cover the average cost of housing in an area, not all housing. While BAH should account for local market conditions, it should continuously be monitored to ensure that the BAH is adequate for military personnel and their families. The BAH rates for the areas around FHL and Camp Roberts are listed in Table 6.15.
In comparison with the BAH rates within the community, Table 6.16 lists the household income of both owner-occupied households and renter-occupied households. The table breaks down the annual income by month. The amount that households are likely to spend on rent or mortgage payments per month typically does not exceed 30% of income. This is used to compare typical monthly housing costs with the BAH rates that military personnel receive. As the table shows, the housing costs that can be afforded by owner-occupied households typically align with the E6 with dependents BAH rate; however, the housing costs that can be afforded by renter-occupied households in Paso Robles fall below these BAH with dependent rates and generally align with the E5 with dependent rates.

### Table 6.15 BAH Rates for the South County Study Area, 2022

<table>
<thead>
<tr>
<th>Pay Grade</th>
<th>With Dependents</th>
<th>Without Dependents</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1-E4</td>
<td>$1,308</td>
<td>$1,014</td>
</tr>
<tr>
<td>E5</td>
<td>$1,338</td>
<td>$1,182</td>
</tr>
<tr>
<td>E6</td>
<td>$1,863</td>
<td>$1,398</td>
</tr>
<tr>
<td>E7</td>
<td>$2,919</td>
<td>$2,244</td>
</tr>
<tr>
<td>E8</td>
<td>$3,099</td>
<td>$2,487</td>
</tr>
<tr>
<td>E9</td>
<td>$3,339</td>
<td>$2,583</td>
</tr>
<tr>
<td>W1</td>
<td>$2,772</td>
<td>$2,187</td>
</tr>
<tr>
<td>W2</td>
<td>$2,994</td>
<td>$2,484</td>
</tr>
<tr>
<td>W3</td>
<td>$3,213</td>
<td>$2,592</td>
</tr>
<tr>
<td>W4</td>
<td>$3,387</td>
<td>$2,790</td>
</tr>
<tr>
<td>W5</td>
<td>$3,591</td>
<td>$2,958</td>
</tr>
<tr>
<td>O1E</td>
<td>$2,955</td>
<td>$2,412</td>
</tr>
<tr>
<td>O2E</td>
<td>$3,180</td>
<td>$2,562</td>
</tr>
<tr>
<td>O3E</td>
<td>$3,414</td>
<td>$2,748</td>
</tr>
<tr>
<td>O1</td>
<td>$2,457</td>
<td>$2,061</td>
</tr>
<tr>
<td>O2</td>
<td>$2,751</td>
<td>$2,358</td>
</tr>
<tr>
<td>O3</td>
<td>$3,204</td>
<td>$2,628</td>
</tr>
<tr>
<td>O4</td>
<td>$3,663</td>
<td>$2,928</td>
</tr>
<tr>
<td>O5</td>
<td>$3,987</td>
<td>$3,030</td>
</tr>
<tr>
<td>O6</td>
<td>$4,020</td>
<td>$3,198</td>
</tr>
<tr>
<td>O7</td>
<td>$4,053</td>
<td>$3,243</td>
</tr>
</tbody>
</table>

### Table 6.16 Median Household Income and Affordable Monthly Housing Costs in the South County Study Area, 2020

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units (owner/renter occupied)</td>
</tr>
<tr>
<td>King City</td>
<td>All $69,297</td>
</tr>
<tr>
<td></td>
<td>Owner $88,008</td>
</tr>
<tr>
<td></td>
<td>Renter $54,458</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>All $50,174</td>
</tr>
<tr>
<td></td>
<td>Owner $72,159</td>
</tr>
<tr>
<td></td>
<td>Renter $42,297</td>
</tr>
</tbody>
</table>

HA-2  There is a lack of housing availability in the community relative to military needs.

Camp Roberts has a lack of on-base housing, which creates an issue of housing availability, especially as Camp Roberts is located in a remote location.

Military housing in the South County Study Area is provided by the U.S. Army at Fort Hunter Liggett. FHL has approximately 80 family housing units, including two-, three-, and four-bedroom single-family units, townhomes, and duplexes. FHL also has 186 military billeting rooms and 36 open bay rooms, which can accommodate a total of 1,440 personnel. There is no housing provided at Camp Roberts. As such, many permanently stationed personnel find housing in the surrounding community.

As Table 6.17 shows, there were more owner-occupied housing units than renter-occupied ones in 2020. There are also 139 vacant housing units for rent and 237 vacant housing units for sale in the American Community Survey 5-year estimates 2020 data.

Table 6.17  Housing Tenure in the South County Study Area, 2020

<table>
<thead>
<tr>
<th>City</th>
<th>Vacant Housing Units</th>
<th>Occupied Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For Rent</td>
<td>For Sale</td>
</tr>
<tr>
<td>King City</td>
<td>34</td>
<td>37</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>105</td>
<td>200</td>
</tr>
<tr>
<td>Total</td>
<td>139</td>
<td>237</td>
</tr>
</tbody>
</table>

*Based on current listings as of May 10, 2022.

While these vacant housing units could be included in the housing market in the South County Study Area, not all currently are. As of March 2022, housing data through Realtor.com shows that there were 233 housing units for sale and 10 housing units for rent in the South County Study Area (Table 6.18). The total number of current units on the market is always dynamic; nevertheless, there is consistently a need for housing availability in the South County Study Area for military personnel and students. Most housing units listed on realtor.com are for sale and all available rental units are in Paso Robles.

Table 6.18  Current Listings in the South County Study Area Cities, 2022

<table>
<thead>
<tr>
<th>City</th>
<th># of Current Listings*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rentals</td>
</tr>
<tr>
<td>King City</td>
<td>0</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
</tr>
</tbody>
</table>

*Based on current listings as of May 10, 2022.
Source: Realtor.com listings, website accessed on May 10, 2022; American Community Service 5-year Estimates, 2019.

24 https://installations.militaryonesource.mil/military-installation/fort-hunter-liggett/housing/housing#:~:text=Fort%20Hunter%20Liggett%20has%2084, daily%20depending%20upon%20inbound%20personnel.
It is projected that the number of housing units will increase in the future, as shown in Table 6.19. It is anticipated that there will be an additional 8,000 housing units within the South County Study Area between 2020 and 2045. Almost 25% of this growth will occur in Paso Robles where there are active housing projects that will increase the number of housing units in the city.

**Table 6.19** Housing Forecasts in the South County Study Area

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>2045</th>
<th>% Growth</th>
<th># Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>King City*</td>
<td>3,432</td>
<td>3,672</td>
<td>4,002</td>
<td>4,282</td>
<td>4,356</td>
<td>4,403</td>
<td>28%</td>
<td>971</td>
</tr>
<tr>
<td>Paso Robles</td>
<td>12,343</td>
<td>12,949</td>
<td>13,452</td>
<td>13,843</td>
<td>14,071</td>
<td>14,215</td>
<td>15%</td>
<td>1,872</td>
</tr>
<tr>
<td>Unincorporated SLO</td>
<td>50,672</td>
<td>52,449</td>
<td>53,814</td>
<td>54,929</td>
<td>55,486</td>
<td>55,888</td>
<td>10%</td>
<td>5,216</td>
</tr>
</tbody>
</table>

*Source*: 2050 Regional Growth Forecast for San Luis Obispo County, *AMBAG 2022 Regional Growth Forecast.*
Infrastructure Extensions

Infrastructure plays an important role in land use compatibility. The extension of infrastructure can enhance the operations of an installation and nearby communities by providing enhanced capacity while reducing or eliminating competition for limited resources. Conversely, the extension of infrastructure can create encroachment issues if facilities are expanded without considering the consequences of future development. The extension or expansion of community infrastructure to areas adjacent to an installation can induce growth that may result in incompatible uses and conflicts between a military mission and community activities and needs. Within general planning efforts and through appropriate consideration and guidance, infrastructure extensions can serve as a mechanism to guide development toward appropriate areas, protect sensitive land uses, and improve compatibility between community land uses and military missions.

Key Terms

Intergovernmental Support Agreement. IGSAs are public-public partnership agreements between military installations and state or local governments, including regional alliances, for the provision, receipt, or sharing of installation support services. Federal legislation enables state and local governments to provide a wide range of services, including the operation of federally owned infrastructure.

IE-1

Intergovernmental Support Agreement (IGSA) between the community and military.

The City of King City is actively pursuing an IGSA with FHL for the operation of the FHL wastewater treatment facility and has informally partnered with FHL to provide extended rail transportation infrastructure that would enhance the training and readiness capabilities of FHL.

Military installations and civilian communities are often inextricably linked. Most of the military personnel and their families live, shop, work, play, and go to school in the local communities.

King City has been actively pursuing multimodal rail infrastructure in coordination with FHL to expand rail facilities in King City that would provide terminal rail services for transportation of military personnel and equipment, in addition to expanding regional commuter services. FHL was involved early in the concept and design development phase and submitted a letter in support of a state transportation grant request, which resulted in a $7.5-million-dollar award to the community in 2022. King City is also actively coordinating with AMTRAK and Caltrans in support of this infrastructure extension. To date, this transportation partnership with FHL has not been formalized.

Following the success of IGSA implementation by the City of Monterey and other local governments in the North County Study Area, King City is leading the first formal partnership with FHL in the South County Study Area to complete an IGSA to operate its wastewater treatment facility. Other IGSA service provisions that can support FHL are also being explored.

IGSAs are here documented as a best practice in community partnership for the extension of infrastructure in a mutually compatible manner.
Land Use

Land use planning and regulation is the government’s responsibility to protect the public’s health, safety, and welfare. Local jurisdictions’ general plans and zoning ordinances can be the most effective tools for preventing or resolving land use compatibility issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to situations where the use of one property may adversely impact the use of another. For instance, industrial uses are often separated from residential uses to avoid impacts from noise, odors, and lighting.

Land use planning near military installations is similarly used to evaluate land use compatibility. For example, local jurisdictions evaluate noise when considering the compatibility of residential developments with nearby commercial or industrial areas. As the land between local municipalities is developed, or the land between a local municipality and the perimeter of a military installation is developed, both entities are affected. New residents, tenants, or building owners are typically not fully aware of the implications of locating near an active military installation or training area.

FHL and Camp Roberts are located in generally rural areas within Monterey County and San Luis Obispo County respectively. Both military installations support various training efforts for the Army and the California Army National Guard. These two installations are connected by a federally owned and maintained tank trail, spanning 25 miles. The tank trail spans unincorporated areas of both Monterey and San Luis Obispo Counties as shown on Figure 6.18.

Land ownership in this Study Area consists largely of private land ownership, the U.S. Forest Service, and the DoD.

Regional and local jurisdictions’ general plans and zoning ordinances can be effective tools for preventing or resolving land use compatibility issues. These tools ensure the separation or transition of existing and future land uses that differ significantly in character and intensity, including land uses in relation to military installations, which can also serve to protect the public’s health, safety, and welfare. Land use separation can also alleviate situations where the use of one property may adversely impact the use of another.

It is important that current and planned land uses around FHL and Camp Roberts are compatible to prevent impacts on residents in nearby communities and to ensure that the military mission is not constrained by nearby development.
Figure 6.18  Tank Trail and Future Land Use

Legend
- Tank Road
- 500 ft Tank Road Buffer
- Monterey County Future Land Use
  - Agriculture
  - Residential
  - Commercial
  - Industrial
  - Public/Quasi-Public
  - Resource Conservation
  - Mining/Extraction
  - Rivers and Water Bodies
- San Luis Obispo County Future Land Use
- Agriculture
- Rural Lands
- Residential Rural
- Residential Suburban
- Residential Single-Family
- Residential Multi-Family
- Commercial Retail
- Recreation
- Public Facilities
- Open Space
- Lake
- Department of Defense Installation
- County Boundary
- Unincorporated Community
- US Highway
- Major Road
- Water

Monterey County, San Luis Obispo County.
The Monterey County General Plan, South County Area Plan includes a land use policy to reduce residential encroachment on FHL and the tank trail. While San Luis Obispo County includes information related to Camp Roberts, there are no existing policies specific to preventing encroachment on the installation or the tank trail. Figure 6.18 shows the future land uses planned around the tank trail. The majority of the land uses planned for the surrounding area are agriculture or resource conservation areas; however, there are some residential land uses planned along the tank trail.

In addition to local land use policy and regulations, there are state and federal laws and policies that also help protect military installations from encroachment. In California, there is a Senate Bill that requires the State OPR to guide cities and counties on the incorporation of military compatibility into a general plan. The DoD also established the REPI Program, which enables the DoD to work with state and local governments, non-governmental organizations, and willing landowners to limit encroachment and incompatible land use by preserving undeveloped land. The ACUB Program implements REPI by authorizing the DoD to establish partnerships to establish buffer zones to protect military assets.

Camp Roberts and FHL are part of the ACUB Program. Camp Roberts has over 19,000 acres of land that has either been purchased or included as part of an easement through the ACUB Program. There are an additional 8,000 acres that have been identified as future ACUB properties surrounding Camp Roberts, including potential properties along the tank trail that connects to Fort Hunter Liggett.
Light and Glare

This compatibility factor refers to man-made lighting (streetlights, airfield lighting, building lights) and glare (direct or reflected light) that disrupts vision. Light sources from commercial, industrial, recreational, and residential uses can cause excessive glare and illumination at night, impacting the use of military night vision devices and aircraft operations. Conversely, high-intensity lights in military areas (such as airfield lighting) may have a negative impact on adjacent communities.

**Potential for glint and glare from development in the community to impact operations at Camp Roberts.**

Increased development in the surrounding communities can lead to more materials that create glint and glare. This can impact aviation nighttime operations at Camp Roberts.

Light pollution, the upward and outward distribution of light, either directly from fixtures, such as uplighting without terminus on buildings, or from reflection off the ground or other surfaces, can interfere with military mission activities such as nighttime training activities and can temporarily impair a pilot’s vision, causing pilot confusion with night vision instrumentation or equipment.

Unshielded lighting systems, lighting systems that are not planned with minimizing sky glow, or excess or wasteful light emission and Light Emitting Diode (LED) billboards can contribute to an increased amount of ambient light in the sky. This increase in ambient light in the sky can degrade the natural environment for nighttime military operations.

There are many factors that contribute to excess nighttime light that can interfere with nighttime training and night vision equipment. The types of exterior lights used, their distance from the installation, and the times at which they are left on all play an important role in how much ambient light impacts activity at the installation. The amount of ambient light experienced on the ground is a function of several variables:

- Intensity of nearby light sources (up to 20 miles away)
- Distance from sources
- Spectra of the light sources (blue light decays faster in the atmosphere)
- Density of the cloud deck
- Height of the cloud deck
- Relative humidity

Though the Army does not have recommended lighting standards to reduce the impact of community lighting on night training, shielded downward-facing lighting that reduces sky glow and improves the overall ambient light conditions are considered effective measures. Local jurisdictions can employ lighting regulations and dark skies ordinances to reduce the upward impact of night lighting and lighting intensity of LED billboards.

As shown on Figure 6.19, most of the ambient lighting in the community in the region is within Paso Robles, King City, and other communities along U.S. Route 101.

The City of Paso Robles has some lighting standards within its zoning code. These lighting standards are related to signs within mixed-use overlay zoning districts and require that high-intensity lights be avoided on signage. There are no lighting regulations related to protecting dark skies for the military operations at Camp Roberts.
Figure 6.19  Light Pollution in the South County Study Area

Legend

Light Pollution
Radiance $10^{-9}$ W/cm$^2$-sr

- $< 0.25$
- 0.25 - 0.40
- 0.41 - 1.00
- 1.01 - 3.00
- 3.01 - 6.00
- 6.01 - 20.0
- 20.1 - 40.0
- $> 40.0$

Source: Earth Observation Group, NOAA National Geophysical Data Center, VIIRS, 2021.
Similarly, King City has some lighting regulations within the Zoning Code for some zoning districts, as well as for signs. These regulations promote lighting that is directed only to its intended use and of limited intensity; however, it does not specify lighting regulations for protecting military operations at Fort Hunter Liggett.

San Luis Obispo County also has lighting regulations within its zoning code for zoning districts and includes outdoor lighting regulations for site planning. These regulations include light direction, minimization of light intensity, light sources to be shielded, the height of light fixtures, and street lighting. The standards do not include minimization of ambient light to protect the military missions at FHL or Camp Roberts.

In addition to municipal ordinances, the International Dark-Sky Association (IDA) is an organization dedicated to the education and promotion of dark skies and dark sky preservation. The IDA has worked with communities around the world to develop methods for reducing light pollution. IDA-approved light fixtures are typically more expensive than less efficient fixtures during the initial purchase, which is one reason people chose not to install them; however, energy costs could be recovered as early as one year after installation.
Noise
Sound that reaches unwanted levels is considered noise. The central issue with noise is the impact, or perceived impact, on people and animals (wild and domestic), and general incompatibility with noise-sensitive land uses such as residences, schools, and hospitals. Exposure to high noise levels can have a significant impact on human activity, health, and safety. The Decibel (dB) scale is used to quantify sound intensity. To help understand the relevance of decibels, a normal conversation often occurs at 60 dB, while an ambulance siren from 100 feet away is about 100 dB. Noise associated with military operations (overflight of military aircraft, firing of weapons, etc.) may create noises in higher dB ranges.

Key Terms
Ambient noise. The total noise associated with an existing environment, which usually comprises sounds from many sources, both near and far.

Attenuation. Reduction in the level of sound resulting from absorption by the surrounding topography, the atmosphere, distance from the source, barriers, construction techniques and materials, and other factors.

A-weighted decibel. The A-weighted Decibel (dBA) is the most commonly weighted sound filter used to measure perceived loudness versus actual sound intensity. The human ear responds differently to frequencies. For example, the human hearing system perceives mid-frequency sounds as louder than low and high-frequency sounds. To accommodate this condition when measuring sound levels, filters need to be installed into sound meters. The results are a more accurate measurement of sound for the human hearing system.

C-weighted Day-Night Average Sound Level. The C-weighted Day-Night Average Sound Level (CDNL) noise metric is used for demolition and large caliber weapons to assess the low-frequency energy produced from such activities. The CDNL is an annual average noise dose from range operations and is intended for long-term land use planning.

Day-Night Average Sound Level. The Day-Night Average Sound Level is an average sound exposure over a 24-hour period. During the nighttime period (10:00 p.m. to 7:00 a.m.), averages are artificially increased by 10 dB. This weighting reflects the added intrusiveness and the greater disturbance potential of nighttime noise events attributable to the fact that community background noise typically decreases by 10 dB at night.

Noise contours. Noise contours are made by connecting points of equal noise exposure to form an enclosed area in which the sound level is generally the same. The Chief of Navy Operations Instruction 11010.36C defines noise zones based on noise contours.

Noise-sensitive uses. Noise-sensitive uses are locations and land uses typically more sensitive to noise, including residential areas, hospitals, convalescent homes and facilities, schools, libraries, churches, recreational areas, and other similar land uses.

Peak Sound Level. The Peak Sound Level (dBP) is a flat-weighted scale that can be used to measure noise from small arms (less than or equal to 20 mm) firing, heavy artillery, and explosives. Peak blast noise contours are classified by 115 dBP and 130 dBP. Peak blast noise contours are for single events. Moderate risks of noise complaints are associated with 115 dBP and high risks of noise complaints are associated with 130 dBP.

PK15(met). PK15(met) is the Peak Sound Level, factoring in the statistical variations caused by weather, that is likely to be exceeded only 15% of the time (i.e., 85% certainty that sound will be within this range). The PK15(met) levels would occur under weather conditions that enhance sound propagation.
There have been noise complaints regarding artillery fire at Camp Roberts. This impact could be increased if the mission changes at Camp Roberts and if community encroachment continues closer to Camp Roberts.

Sound is defined as the mechanical energy transmitted by pressure waves in a compressible medium such as air. More simply stated, sound is what we hear. As sounds reach unwanted levels, this is referred to as noise.

The central issue of noise is the impact, or perceived impact, on people, animals (wild and domestic), and general land use compatibility. Exposure to high noise levels can have a negative impact on human activity, health, and safety.

The types of noise that may be heard from Camp Roberts primarily emanate from weapons fire and overflight of military aircraft. Camp Roberts provides training for National Guard infantry, armor, and artillery units. There are 23 live-fire ranges at Camp Roberts, located in the northwestern portion of the installation which support small arms and large crew-served weapons training and qualification. Small arms weapons are those that are carried by an individual and include pistols, rifles, light machine guns, shotguns, etc. Larger, crew-served weapons include artillery, heavy machine guns, tanks and antitank missiles.

Noise from small arms firing can disturb individuals and affect sensitive land use within approximately one mile of a range. This area is in an area that neighbors a generally rural part of Monterey County south of Route 101; however, Bradley is located north of Route 101. Within Bradley, there are residences and an elementary school which may be sensitive to noise.

Within this range area, there are also large arms firing. Large arms are any weapons of caliber 20 mm or larger, including grenades, mortars, and charges as small as 1/4 pound. The noise contours from firing these types of weapons extend into Monterey County, just outside of Bradley.

In addition to weapons firing noise coming from Camp Roberts, there is also aircraft activity that occurs at the Installation that may be heard by surrounding residents. The aircraft activity that occurs at Camp Roberts is primarily rotary wing aircraft. When aircraft travel outside the boundaries of Camp Roberts, either arriving, departing, or using nearby Special Use Airspace, they are instructed to avoid overflight of residential and livestock areas whenever possible or maintain an altitude that is high enough so as to cause minimal noise at ground level. In addition, there are several areas identified as “no overflight” zones. However, there are still occasions when noise is heard on the ground that is disruptive or a nuisance.
Figure 6.20  Camp Roberts Large Arms Noise and Land Use

Legend
- Farmland
- Grazing Land / Agriculture
- Other Land
- Urban and Built-Up Land
- Department of Defense Installation

Source: Camp Roberts 2013.
Public Trespassing

Public trespassing addresses both intentional and unintentional trespassing on a military installation. The potential for trespassing increases with the proximity of public use areas such as hiking and off-roading areas.

Trespassing at Camp Roberts creates safety and security concerns.

There have been instances of public trespassing on Camp Roberts, mostly due to community members entering the installation for hunting and recreational use of the river. The perimeter of Camp Roberts is not fully fenced, which may create an environment conducive to trespassing. This is also a safety concern as there are areas with dud ammunition in areas at Camp Roberts which have the potential to explode if inadvertently disturbed.

There have been incidences of public trespassing on Camp Roberts. Typically, incidences of trespassing are related to hunting. Due to its landscape, Camp Roberts allows outdoor recreation opportunities for hunters and anglers. Camp Roberts opens hunting and fishing lotteries during certain times of the year. During this time, members of the general public, with the appropriate hunting licenses and tags from the State, can apply for the lottery through online registration. Hunters and anglers are randomly selected for the hunting period. During the hunting and fishing days, participants are required to check in and out of Camp Roberts. For safety purposes, hunting and fishing are only allowed in approved areas, which are mapped. While Camp Roberts has set guidelines for recreational use at Camp Roberts, there are still incidences of hunters and/or anglers entering Camp Roberts for recreation purposes. It is unknown whether these incidences are intentional, to bypass the lottery process, or unintentional if the hunters/fishers are unaware of the lottery process at Camp Roberts. Regardless, hunters and anglers may be able to access the installation through unfenced areas of the installation.

While this is a security concern for personnel, it is also a safety concern for hunters and fishers. Those who do not register for the lottery may not have the appropriate information to ensure that they do not enter hazardous areas, such as ranges or dudded areas on the installation.

Antiterrorism standards authorize the commanders at all levels to enforce security measures at their will and are charged with the responsibility of the protection of persons and property under the commanders’ control. As such, numerous DoD UFC publications outline various fencing and security measures appropriate for military installations. The following are UFC criteria applicable to security engineering:

- 4-022-01 Security Engineering: Entry Control Facilities/Access Control Points, 2005
- 4-010-01 DoD Minimum Antiterrorism Standards for Buildings
- 4-022-02 Security Engineering: Design and Selection of Active Vehicle Barriers
- 4-022-03 Security Fences and Gates
- 3-530-01 Design: Interior, Exterior Lighting, Security Lighting, and Controls
The Military Handbook (MIL HNDBK 1013/10) Design Guidelines for Security Fencing, Gates, Barriers, and Guard Facilities indicates that installations should use signage at 200-foot intervals on the exterior installation fencing to inform and warn potential trespassers that there is a U.S. military installation at the specified location. All military services recognize the importance of a secured installation; however, only the U.S. Navy has published specific guidelines for the installation of warning/no trespassing signs. These could be useful guidelines for signage at Camp Roberts.

**PT-2 Trespassing onto Fort Hunter Liggett.**

There have been incidences of trespassing onto FHL through access along Nacimiento-Fergusson Road and Juan Bautista de Anza Trail.

As with Camp Roberts, FHL has issues with public trespassing, both inadvertent and intentional. Both the size of the installation as well as its general location make it challenging to prevent unauthorized trespassers from entering the installation.

FHL is the largest Army Reserve base in the U.S. with approximately 162,000 acres of training area. The Nacimiento-Fergusson Road, a public thoroughfare, bisects the installation in two as it traverses the region. The roadway connects Highway 1 to the west with Route 101 to the east, via other public roadways. The public roadway through the installation increases the potential for trespassing. Travelers may stop along the route and access the installation not fully aware of the potential hazards. Articles in the local newspapers occasionally remind motorists not to stop and hike, pick flowers or otherwise access the installation due to the potential for safety hazards.

FHL is surrounded by the Los Padres National Forest on the west, southwest and north and includes the Ventana and Silver Peak Wilderness areas. This National Forest is large, approximately 1.75 million acres, and averages over 2 million visitors annually. The variety of recreational settings makes for a very popular destination for hikers, campers, off-road vehicle operators, and equestrian riders, to name a few. The are several campground areas along the Nacimiento-Fergusson Road near the boundary of Fort Hunter Liggett. East and southeast of the installation, much of the land is in unincorporated Monterey County and the small communities of Jolon, Martinus Corners and Lockwood. Because the installation borders the national forest and associated recreation areas, there is an increased risk of trespassing by the public.

The FHL INRMP identifies issues with public trespassing and associated impacts. Both natural resources and cultural resources on the installation have been impacted by unauthorized trespassers. The INRMP identifies a goal to integrate natural resource and cultural resource protection actions to prevent damage from trespassing and enhance law enforcement operations. The INRMP also highlights concerns with recreational users trespassing on the installation. The goal is to support the installation’s recreational activities for authorized users while preventing unauthorized off-road vehicle activities.
Preventing trespassing and associated illegal hunting on the installation is also a focus area. The installation does offer hunting and fishing access for the public. The program is closely managed by the installation and requires a permit to participate. FHL Regulation 420-26 is used to oversee and manage the program. There are instances of trespassing related to hunting and fishing by members of the public that have not obtained authorization to access the installation. Additionally, some local residents have reported incidents of unsafe firearms discharge within the 220-yard hunter safety zone near neighboring properties.

Because the military conducts training operations on Fort Hunter Liggett, trespassers expose themselves to a myriad of safety hazards. Live-fire weapons training, small arms firing ranges, artillery and tanks, an aircraft assault landing strip, helicopter operations and airdrop zones are just a few of the activities that pose a significant health and safety risk to the trespassers on the installation. In addition, military personnel are also at risk from trespassers if they enter an operational training area.

The MIL HNDBK 1013/10 Design Guidelines for Security Fencing, Gates, Barriers, and Guard Facilities indicates that installations should use signage at 200-foot intervals on the exterior installation fencing to inform and warn potential trespassers that there is a U.S. military installation at the specified location. All military services recognize the importance of a secured installation; however, only the U.S. Navy has published specific guidelines for the installation of warning/no trespassing signs. This could be useful guidance for signage at Fort Hunter-Liggett.
**Resiliency**

By definition, resiliency is the ability to bounce back. For this study, resiliency is the ability of a military base to withstand the impacts of severe weather and adapt to changes in climate driven by a changing atmosphere. The effects of which, such as increased flood potential and wildland fires, can present operational and planning challenges to the military and surrounding communities as resources are depleted and environments altered. Military resiliency refers to the capacity and redundancies that military installations need in place to support critical systems and infrastructure to sustain mission requirements in the event of emergencies, disasters, or other prolonged effects related to climate change.

**Key Terms**

**Climate Change.** Changes in the earth’s environment, including the atmosphere, as a result of natural ecological processes and human activities.

**Wildland urban interface (WUI).** A zone where the built environment (communities, facilities, infrastructure) meets the undeveloped natural environment.

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The portion of the Study Area in southern Monterey County/northern San Luis Obispo County where both Camp Roberts and FHL are located, has hot dry summers where temperatures can exceed 100 degrees Fahrenheit. Average high temperatures during the summer range from the mid-80s to the mid-90s. Because the area lies inland, mostly east of the Santa Lucia Range, the area has relatively low amounts of precipitation. Precipitation in the region averages approximately 12 inches per year. Portions of western FHL are at higher elevations and typically have higher levels of rainfall. Precipitation during the summer is extremely low, with little or no rainfall being typical. In addition, high winds are common in the region which can increase both the intensity and spread rate of wildland fires.

As climate change continues to affect the weather for most regions, it is expected that the Study Area is likely to see increased temperatures and more sporadic precipitation events which is likely to increase the risk of wildland fires in the Study Area.

Vegetation type varies considerably within the Study Area and is influenced by whether the land is developed or remains undeveloped. The vegetation types within the Camp Roberts range areas are shown in Table 6.20, while the vegetation types for FHL are provided in Table 6.21. Developed areas tend to have lower risks for wildland fires except in areas of wildland fire urban interface. Certain vegetation types exhibit different risks for wildland fires. Grasses, especially invasive species, can ignite easily and burn rapidly, typically at a lower intensity. Wildland fires in forested areas can pose different risks depending on the understory vegetation. Dense areas of forests and lower-growing vegetation may be subject to intense burns once ignited.
### Table 6.20  Camp Roberts Vegetation Habitat

<table>
<thead>
<tr>
<th>Vegetation Habitat</th>
<th>Percent Coverage</th>
<th>Wildland Fire Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grassland</td>
<td>58%</td>
<td>Reduced risk of intense burns, but can spread rapidly.</td>
</tr>
<tr>
<td>Mixed Chaparral</td>
<td>~4.0%</td>
<td>Can create high-intensity fires during hot/dry season.</td>
</tr>
<tr>
<td>Oak Woodland</td>
<td>31%</td>
<td>Generally lower risk depending on the understory.</td>
</tr>
<tr>
<td>Riparian</td>
<td>4.3%</td>
<td>Reduced wildland fire risks.</td>
</tr>
<tr>
<td>Other</td>
<td>~2.7%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: Camp Roberts INRMP, 2011.

As discussed in the Camp Roberts INRMP, the large quantity of grassland habitat on the installation poses a high fire risk. Grassland can burn easily and very quickly resulting in fast-spreading wildland fires if left unchecked. Typically, grassland fires have lower intensity, but invasive grassland can also result in higher intensity burns.

### Table 6.21  Fort Hunter Liggett Vegetation Habitat

<table>
<thead>
<tr>
<th>Vegetation Habitat</th>
<th>Percent Coverage</th>
<th>Wildland Fire Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Chaparral and Coastal Scrub</td>
<td>39.5%</td>
<td>Can create high-intensity fires during hot/dry seasons.</td>
</tr>
<tr>
<td>Oak Woodlands and Forests</td>
<td>33.5%</td>
<td>Generally lower risk depending on the understory.</td>
</tr>
<tr>
<td>Oak Savannas</td>
<td>12.7%</td>
<td>Generally lower risk depending on the understory.</td>
</tr>
<tr>
<td>Grassland</td>
<td>9.9%</td>
<td>Reduced risk of intense burns, but can spread rapidly.</td>
</tr>
<tr>
<td>Riparian</td>
<td>2.9%</td>
<td>Reduced wildland fire risks.</td>
</tr>
<tr>
<td>Landscaped</td>
<td>0.9%</td>
<td>Reduced risk if fire-resistant vegetation is used.</td>
</tr>
<tr>
<td>Other</td>
<td>0.6%</td>
<td>N/A</td>
</tr>
</tbody>
</table>


The Fort Hunter Liggett INRMP highlights the wildland fire hazards associated with coastal scrub habitat. Several of the plant communities in this habitat are resinous or produce volatile oils which can increase the risk of wildland fires and/or increase the intensity of the burns.
In general, undeveloped areas of Camp Roberts and FHL have adequate fuel load for fires to start and spread under the right conditions. Undeveloped areas in the Study Area outside the installation boundaries have similar vegetation habitats as that found at the Camp and Fort. In some cases, undeveloped areas located outside the Camp that have been disturbed but not well managed to prevent invasive species, may have greater wildland fire risks. Topography can also play a role in wildland fires as it can affect habitat for different vegetation types and in some instances impact weather conditions on the ground.

According to the 2021 DoD Wildfire Hazard Assessment, FHL was one of several U.S. Army bases considered at high risk for wildfires. This analysis was based on evaluating various criteria related to the potential for wildfires. While Camp Roberts was not included in the study, it is reasonable to consider the installation is at a similar level of risk for wildfires as well.

Communities in the Study Area are also impacted by wildland fires. The San Luis Obispo Emergency Operations Plan (EOP) notes the region has a history of wildland fires impacting both the natural and built environments. WUI fires have occurred around communities in San Luis Obispo County, including the City of Paso Robles in 1985 (“Las Pilitas Fire”) and 1994 (“41 Fire”). The San Luis Obispo County General Plan Safety Section identifies 14 distinct WUI fire areas. According to the Monterey County EOP, wildland fires are one of the top three hazards resulting in federal major disaster declarations.

Wildland fires occur in both Monterey County and San Luis Obispo County in the southern portion of the Study Area with regularity. Examples of large wildland fires include:

- “Indian Fire” – 81,378 acres north of Fort Hunter Liggett/west of King City in 2008
- “Chimney Fire” – over 45,000 acres west of Lake Nacimiento in 2016
- “Coleman Fire” – more than 3,000 acres west of King City near FHL in 2016
- “Yankee Fire” – over 100 acres near Camp Roberts
- “Dolan Fire” – burned approximately 128,000 acres west of FHL in 2020

Figure 6.21 is a map that depicts the wildfire hazard potential across the southern portion of the Study Area. Most of the region, including the military installations and nearby jurisdictions are in moderate to very high-risk areas. Although developed areas tend to be at a reduced risk of wildfire occurrence, these areas can be at an increased risk of wildland fire impacts from adjacent undeveloped areas. This increased risk includes the potential for wildland fires to transition to urban fires.

Table 6.22 provides a summary of planning tools in the southern portion of the CUS Study Area that addresses land use and wildland fire. Monterey County and San Luis Obispo County General Plans and Emergency/Hazard Plans all address wildland fires. Both counties also have maps that identify areas of high risk for wildland fires.
Table 6.22  Wildland Fire Planning Tools by Jurisdiction

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>General Plan</th>
<th>Emergency Ops Plan/Hazard Assessment</th>
<th>Wildland Fire Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monterey County</td>
<td>▲</td>
<td>▲</td>
<td>▲</td>
</tr>
<tr>
<td>San Luis Obispo County</td>
<td>▲</td>
<td>▲</td>
<td>▲</td>
</tr>
<tr>
<td>King City</td>
<td>▲</td>
<td>▲</td>
<td>▲</td>
</tr>
<tr>
<td>City of Paso Robles</td>
<td>▲</td>
<td>▲</td>
<td>▲</td>
</tr>
</tbody>
</table>

Source: Matrix 2021

- ▲  Addresses wildland fires
- ▼  Does not address wildland fires adequately
- △  Tool not available

The State of California has a robust statewide mutual aid program designed to ensure required resources are available for all natural and manmade disasters including wildland fires. Monterey County is part of the California Master Mutual Aid Agreement, specifically part of the Coastal Region II, and San Luis Obispo County is part of the CMMA Coastal Region I. The three primary components of CMMA are:

- Fire and Rescue Mutual Aid Plan
- Law Enforcement Mutual Aid Plan
- Emergency Management Mutual Aid Plan

As stated earlier, the Monterey County MJHMP is designed to ensure sustained actions are taken to eliminate/reduce risks associated with hazards. All of the CUS stakeholder jurisdictions in Monterey County participated in the mitigation plan process. San Luis Obispo has prepared a 2019 HMP that includes a City of Paso Robles Annex. The HMPs provide a hazard analysis, vulnerability analysis, capability assessment, and mitigation strategies for wildland fires in the counties and affected communities.

It is important that all affected jurisdiction and military land use and wildland fire management plans and ordinances address wildland fires and WUI areas to protect the community from hazards associated with wildland fires.

The King City General Plan Safety Element discusses wildland fire protection provided outside the city but does not substantially discuss the WUI fire planning efforts. The city’s EOP mentions wildland fires by referring to the General Plan Safety Element. The city does not have a map showing the wildland fire hazards associated with the WUI area.

The City of Paso Robles General Plan Safety Element addresses fire hazards but does not substantially address the WUI fire planning efforts. The city’s 2016 Local Hazard Mitigation Plan (HMP) addresses wildfires and includes a map that provides fire severity zones and includes non-wildland/non-urban areas along the boundary.
Figure 6.21  Wildfire Hazard Potential Across the South County Study Area

Legend

Wildfire Hazard Potential
- Very Low
- Low
- Moderate
- High
- Very High
- Non-burnable

Wildland Urban Interface Area
Department of Defense Installation
County Boundary
El Paso de Robles (Paso Robles)
King City
Unincorporated Community

County of Monterey
Concern that the remote location of FHL can create barriers to recruitment efforts.

FHL is located in a remote area of southern Monterey County. There are concerns that the remote area in which FHL is located will create barriers for retaining and recruiting personnel to work at FHL.

FHL is an Army asset due to its location in a generally remote area of Monterey County. Its location in the County provides the installation access to 164,000 acres of undisturbed mountains, valleys, rivers, plains, and forests that are ideal areas for training and land and air operations. The geography creates a unique opportunity for training and testing at Fort Hunter Liggett, which is the largest Army Reserve installation in the U.S. Due to its military significance, it is important the Fort retains and recruits military and civilian professionals to support mission readiness.

The unique environment is what makes FHL well suited for training. While this type of environment is critical for the mission at Fort Hunter Liggett, it also presents a challenge in recruiting and training the personnel that are needed to sustain its mission. The closest city, with the greatest population, is King City, which is approximately 27 miles away from Fort Hunter Liggett.

Within the Study Area, King City has a relatively small population at just over 17,000. The City includes retail and services that can be utilized by those at Fort Hunter Liggett; however, at present, there are limited options for the personnel at Fort Hunter Liggett. The next closest cities with higher populations are Paso Robles, which is 55 miles away, and Salinas, which is 90 miles away.

After recruiting individuals to work at Fort Hunter Liggett, there will be a continuous need to focus on retaining personnel. There should be coordination efforts between FHL and the surrounding communities, including King City, and economic development agencies to focus on recruitment and employee retention in support of Fort Hunter Liggett.
Figure 6.22  Estimated Drive Time to Military Bases in the South County Study Area

Legend
South Monterey County Installation
Drive Time (Minutes)
0 - 15
15 - 30
30 - 45
45 - 60 (1 Hour)
60 - 75
75 - 90

Source: Esri, 2021. Modeled at 7 am, cars commuting to installations.
Statewide drought conditions create resiliency concerns.

Drought conditions throughout California continue to be an issue for military resiliency due to water availability and increased wildfire risks.

Drought can be measured by comparing trends in precipitation, soil moisture, how much water is in snow, levels or flow rate of surface water, levels of water in reservoirs, or groundwater levels.25

According to the Drought Monitor,26 which was developed through a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration, the state of California is mostly experiencing “severe” or “extreme” drought as shown on Figure 6.26. The State’s budget for 2022-2023 provides an additional $2.8 billion for drought resilience and drought response over multiple years.27

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25https://droughtmonitor.unl.edu/About/WhatistheUSDM.aspx, access online August 9, 2022.


27https://drought.ca.gov/
According to Drought Monitor.unl.edu, most of Monterey County is experiencing “severe” to “extreme drought through the end of 2022. Under these conditions in California the following have historically occurred in the State:

- **Severe Drought:**
  - Grazing land is inadequate;
  - Producers increase water efficiency methods and drought-resistant crops;
  - Fire season is longer, with high burn intensity, dry fuels, and large fire spatial extent;
  - More fire crews are on staff;
  - Lake- and river-based tourism declines;
  - Trees are stressed;
  - Wildlife diseases increase;
  - Water temperature increases;
  - Programs to divert water to protect fish begin;
  - River flows decrease;
  - Reservoir levels are low and banks are exposed

- **Extreme Drought:**
  - Livestock need expensive supplemental feed;
  - Federal water is not adequate to meet irrigation contracts;
  - Extracting supplemental groundwater is expensive;
  - Fire season lasts year-round;
  - Low river levels impede fish migration;
  - Wildlife encroach on developed areas;
  - Water sanitation is a concern, reservoir levels drop significantly, surface water is nearly dry, flows are very low;
  - Water theft occurs;
  - Wells and aquifer levels decrease;
  - Water conservation rebate programs increase;
  - Water use restrictions are implemented;
  - Water transfers increase;
  - Water is inadequate for agriculture, wildlife, and urban needs;
  - Reservoirs are extremely low;
  - Hydropower is restricted

According to the State of California, it is projected that the weather conditions in California can diminish the State’s water supply by up to 10% by 2040. In August 2022, the State, led by Governor Newsom, outlined actions to increase water supply and to adapt to extreme weather, including drought, in California’s Water Supply Strategy. Within the last three years, the State has set aside $8 billion for water infrastructure modernization and management. The 2021-22 budget included $5.2 billion for drought response, including water conservation efforts and water resiliency methods. The 2022-23 budget includes an additional $2.8 billion for drought relief for water communities that have been hit hard by drought, additional water conversation methods, environmental protection, and long-term projects for drought resilience. The strategy outlines four actions:

1. Develop new water strategies through investments in wastewater recycling and desalination technology.
2. Expand water storage capacity both above and below ground by 4 million acre-feet.
3. Reduce water demand through conservation efforts and stabilization of groundwater supplies.
4. Improve forecasting, data, and management, including water rights modernization.

As the Strategy notes, the implementation of these actions will require partnership with local, regional, state, and federal agencies and with farmers, business owners, and residents in California.

28https://resources.ca.gov//media/CNRA-Website/Files/Initiatives/Water-Resilience/CA-Water-Supply-Strategy.pdf
As required by DoD policy, Army installations are focusing on utility infrastructure to ensure resiliency in the face of risks and threats from climate change and extreme weather. DoD Instruction 4170.11 applies to all activities that affect the supply, reliability, and consumption of facility energy. The policy requires:

- Safe, secure, reliable, and efficient infrastructure
- Maximize energy and water conservation
- Investment in cost-effective renewable energy
- Investment in energy-efficient facilities

The instruction also lays out robust procedures for tracking and reporting on energy conservation, performance, and investment metrics.

The Army has a requirement for all installations to complete an Installation Energy and Water Plan that outlines critical mission requirements, assesses energy and water baseline conditions, and develops a prioritized approach for both projects, and operations and maintenance activities that improve energy and water resilience. The intent of the plan is to lay out a comprehensive approach to identifying, prioritizing, and implementing energy projects such that overall installation energy performance is improved. It is important that energy projects are evaluated from a sustainability perspective looking for synergies with other installation needs and initiatives. In addition to outlining plans to ensure long-term energy resilience capabilities, the plans must address cybersecurity requirements for all related energy projects.

To meet Army energy and water resiliency goals, Camp Roberts should be able to sustain critical mission operations for a minimum of 14 days in the event of service interruptions from outside suppliers. There are different strategies and approaches that would help Camp Roberts to meet this desired end state.

To further enhance installation energy resilience, the DoD and military services are pursuing partnerships with public utilities to develop on-installation energy resilience projects. For electric power, the Army is pursuing microgrids at each installation by 2035. FHL will be the first Army installation to achieve energy resiliency for critical operations capable of generating and distributing electricity for 14-days of energy resiliency on its own microgrid.

In addition to power, water resiliency is also important. Camp Roberts obtains its potable water supplies from groundwater wells in Monterey and San Luis Obispo Counties. While groundwater supplies are generally dependable, the associated delivery infrastructure may fail at times. As an example, FHL also obtains water supplies from groundwater sources. In August 2022, the water supply at FHL was disrupted due to failed infrastructure. The installation was without drinking water for a period of time until water buffalos arrived from Camp Roberts. Single points of failure in the installation water distribution system have the potential to impact mission continuity.

In order to ensure the continuity of critical missions at Camp Roberts, it is necessary to develop approaches for energy and water redundancy and resiliency. The Camp Roberts Installation Energy and Water Plan along with other resiliency planning should guide the process to ensure effective and efficient projects are implemented in a timely manner.
Roadway Capacity

Roadway capacity refers to the adequacy of existing freeways, highways, arterials, and local roads in providing sufficient mobility, connectivity, and access to military installations and points of interest in surrounding communities. As urban development expands into rural areas, roads once used primarily to provide access for agricultural uses and limited local traffic begin to function as urban arterial roadways. These once-rural roads often become the main transportation corridors for all types of traffic — from residential to commercial trucking — and can assist or impede access to military installations. As transportation systems grow and provide more capacity, these facilities may induce and encourage growth as rural areas become more accessible.

Inadequate width and poor roadway conditions on Jolon Road negatively impact access to Fort Hunter Liggett, rural communities, and recreation/tourist attractions.

Jolon Road is the main road that provides access to Fort Hunter Liggett, rural communities (e.g., Lockwood, Jolon), and recreation/tourist attractions (e.g., Mission San Antonio de Padua, Lake San Antonio, wineries/tasting rooms, campgrounds, etc.). This road currently is inadequate for traffic types and vehicle loads, creating potentially unsafe access to Fort Hunter Liggett, and the surrounding communities/areas.

As discussed in a previous finding (RE-2) FHL is located in a remote location which is important to support the military’s training objectives. Due to its location, there are limited roads that lead to the installation. The most critical road is Jolon Road, which is the primary roadway connection from Route 101, near King City, to Fort Hunter Liggett, with connection to Mission Road at Fort Hunter Liggett. Jolon Road is currently not adequate in width and condition for the vehicle types and loads into FHL and general community traffic, including bicycle and pedestrian uses. This inadequacy and incompatibility is especially evident during military training periods that have become more extensive over the years. It is also evident when community special events occur such as the Wildflower Triathlon.
The TAMC has a program for traffic counts on regional roadways. The traffic counts are provided to the Association of Monterey Bay Area of Governments for their regional travel demand forecasting.\(^29\) According to TAMC, the Peak ADT is 2,389 for Jolon Road between San Lucas Road and Jolon Landfill Road. For comparison, the Peak ADT for Oasis Road, between San Lucas Road and Jolon Road, is 453.\(^30\)

Jolon Road was last improved in 2000 and is approximately 20' with no shoulders. Today, Jolon Road may not meet current Caltrans standards for a two-lane rural highway (12' lanes with 8' shoulders). The load bearing requirements for Caltrans is limited to 20,000 lbs. for single axle and 34,000 lbs. for tandem axels (axels less than 8' apart). Existing training and traffic at FHL includes the Heavy Expanded Mobility Tactical Truck (HEMTT) family of vehicles which have a gross vehicle weight of up to 161,000 lbs. The lack of adequate highway shoulders and roadway lighting may exacerbate existing conditions along Jolon Road. During a public outreach meeting, community members provided their observations on the existing roadway conditions. Concerns were raised that erosion of the roadway edges were impacting the usable area of driving space.

Monterey County and FHL have been coordinating to improve this road. AMBAG is the Metropolitan Planning Organization for the Monterey Bay area. As such, the Agency develops the Metropolitan Transportation Plan, in coordination with other agencies, including TAMC. The 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy outlines future roadway projects for the region. It includes one road improvement project for Jolon Road, which is to widen the shoulder and install a bikeway. The project is not currently funded. There is a multimillion-dollar improvement project, through Caltrans for Route 101. The improvements include rehabilitation, seismic retrofit, widening, and median barrier.\(^31\) These projects set up Jolon Road for potential future improvements.

**RC-2 Poor roadway conditions on Airport Road impacts access to the Paso Robles Municipal Airport.**

There are currently joint uses at the Paso Robles Municipal Airport between the City and Camp Roberts. The City expressed interest in expanding joint use at the airport; however, the roadway conditions of Airport Road need to be addressed to support expanded joint use by the ARNG and City of Paso Robles.

Currently NPS operates a field laboratory at McMillian Airfield on Camp Roberts near Paso Robles. Expanded use of the Paso Robles Municipal Airport by the Army and Navy can serve emerging military requirements supporting research and testing, Army SATCOM needs, and future logistics. This includes logistics and aviation support facilities and potentially future space launch capability. The City of Paso Robles is seeking FAA spaceport designation for the Paso Robles Municipal Airport and envisions potential for unmanned aerial vehicle connectivity with McMillan Airstrip on FHL. As such capital improvements for the Airport Road need to be prioritized as a key step in the development of improved and expanded joint use facilities at the airport.

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\(^{29}\)https://www.tamcmonterey.org/traffic-counts
\(^{30}\)https://www.google.com/maps/d/viewer?mid=1LfewEA8r39Ms_Db nY7YjOC7o_-uBC9H&ll=36.161343523564724%2C-121.05827308822145&z=13
This page intentionally left blank.
Potential Implementation Strategies

This chapter presents the recommended courses of action (strategies) that have been developed through collaboration among project partners. Since the Monterey Regional CUS is the result of a collaborative planning process, the strategies truly represent a consensus-based plan and a realistic and coordinated approach to compatibility planning.
Recommended strategies are at the heart of the Monterey Regional CUS and include a variety of actions for future community consideration that promote education, communication, compatible land use, and resource planning between military installations and the community.

The Monterey Regional CUS is not an enforceable plan, but rather a set of recommendations for community consideration. The success of any strategy implementation can be found in advocacy, agency staff support, and funding. One key to successfully implementing the strategies is the establishment of a Monterey Regional CUS Implementation Working Group. Additionally, local communities should monitor progress and address future compatibility findings.

The Monterey Regional CUS serves as a planning tool to assist in guiding compatible growth and maintaining the balance between the needs and interests of both the military and community. The goal of compatibility planning is to promote an environment where both military and community entities communicate, coordinate, and implement mutually supportive actions.

7.1 Strategy Implementation Considerations

This section provides an overarching set of recommendations when considering the implementation of strategies recommended in this chapter.

Recommended strategies must not result in the taking of property value, meaning rendering the property undevelopable or unable to achieve economic gain by the removal of development rights defined by state law. Some of the recommended strategies may involve establishing conservation easements on private property, but only if landowners are willing to take such actions.

To avoid issues relating to the non-compliance of existing land uses, any zoning amendments or regulatory changes should include “grandfather clauses” to allow existing legal uses to be retained.

Any proposed changes to regulatory or policy guidance, such as to zoning ordinances or general/comprehensive plans, should not affect properties that have existing entitlements or that have been previously approved for development.

Some recommended strategies can be implemented only with new legislation.

Any strategy that involves developing new regulatory measures or updating existing ones, such as amending zoning ordinances or adding new zoning overlay districts to existing zoning ordinances, and any strategy that amends municipal guidance documents, such as community general plans or county comprehensive plans, is subject to all legal processes required by California legislation and local regulations before implementation. Consequently, some recommended strategies may involve the notification of affected and potentially
affected property owners and/or land management entities, as well as public hearings.

As in other planning processes that include numerous stakeholders, the challenge here is to create a solution or strategy for outcomes that meet the needs of all parties. In lieu of eliminating strategies that do not have complete buy-in from all stakeholders, each strategy may be further refined to create multiple approaches that address the same findings in tailored, community-specific ways.

Since state and federal regulations are subject to change, implementing jurisdictions or parties should ensure that no conflicts have arisen between strategies and local, state, or federal laws prior to implementation.

### 7.2 How to Read the Strategies

The potential strategies presented in this chapter address the compatibility findings that were identified while preparing the Monterey Regional CUS. The purpose of each strategy is to:

- **Avoid future actions, operations, or approvals that would cause incompatibility.**

- **Eliminate or reduce existing compatibility concerns.**

- **Facilitate enhanced, ongoing communication and collaboration as mechanisms for effective compatibility planning.**

The strategies include information on when and how they should be implemented and are grouped according to the compatibility finding(s) that each strategy addresses. The following paragraphs provide an overview of how to read the potential strategies.
The finding that the associated strategies address. The finding description is presented before each recommended strategy or set of strategies. A column to the right of the finding statement identifies the degree of importance that the finding holds for affected communities and/or the installation.

Strategy box. The title describing the strategy solution is in bold in the strategy box. Each strategy starts with a unique alphanumeric identifier that provides a reference for the strategy and is composed of the compatibility finding abbreviation and a numeric identifier (e.g., COM-1, COM-1B, etc.). This is followed by the complete strategy statement that describes the recommended action.

The strategies with an asterisk (*) indicate strategies that have been carried forward from the 2013 Camp Roberts JLUS.

Strategy rows. Each strategy is presented in two rows in the table. The first row includes a description of the strategy and the parties that are responsible for its implementation. The second row identifies the type of strategy, the timeframe suggested for implementation, the area where the strategy should be implemented, and the level at which implementation is prioritized.

Responsible party column. A column along the right side of the strategy boxes identifies the stakeholders who should serve as either a “Responsible Party” or a “Partner.” The Responsible Party is responsible for implementing the strategy, while Partners play supporting roles.

Responsible parties may include the following:

- Monterey Regional Implementation Working Group: The working group and/or local communities that will be tasked with implementing the strategies in the CUS. At this point, this is a concept that the local communities will need to explore and develop.
- Monterey Regional CUS partner communities: The cities and counties that are stakeholders in the Monterey Regional CUS process.
- Cities, counties, agencies, and other regional organizations

<table>
<thead>
<tr>
<th>Finding Description</th>
<th>Responsible Party</th>
<th>Strategy Statement</th>
<th>Implementation Type</th>
<th>Area</th>
<th>Level</th>
</tr>
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<tbody>
<tr>
<td>Find Finding 1</td>
<td>Responsible Party</td>
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<td>Type 1</td>
<td>Area 1</td>
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<th>Strategy Statement</th>
<th>Implementation Type</th>
<th>Area</th>
<th>Level</th>
</tr>
</thead>
<tbody>
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<td>Implement Strategy</td>
<td>Type 2</td>
<td>Area 2</td>
<td>Level 2</td>
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</table>

<table>
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<tr>
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<tbody>
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<td>Implement Strategy</td>
<td>Type 3</td>
<td>Area 3</td>
<td>Level 3</td>
</tr>
</tbody>
</table>
Strategy type box. This box identifies the type of tool that a strategy constitutes. Strategy types are indicated by the icons shown below. Some strategies constitute multiple types, such that multiple icons will be listed.

- Acquisition
- Coordination/Communication
- Education/Awareness
- Easement
- Legislative
- General Plan
- Partnership
- Planning
- Policies
- Process
- Real Estate Disclosure
- Regulations
- Study
- Zoning

Timeframe box. This box indicates the recommended timeframe in which a strategy should be implemented. The timeframes represent either multi-year periods during which a strategy should be initiated or indicate that a recommended action should be ongoing.

- Short-Term (0-2 years). Strategy is to be considered and initiated within two years following MRCUS completion.
- Mid-Term (2-5 years). Strategy is to be considered and initiated within two to five years following MRCUS completion.
- Long-Term (5+ years). Strategy is to be considered and initiated in five or more years following MRCUS completion.
- Ongoing. Strategy is to be considered and implemented continuously, intermittently, or as needed.

Strategies that are marked with an icon may be eligible for follow-on funding from grants through the OLDCC or other federal agencies. Parties responsible for implementation will have to apply for and be awarded the grants. The icon demarcates potential opportunities; funding eligibility will be determined by the granting agency or agencies. It should be noted that OLDCC funds communities and local government organizations, but not the U.S. Army or other DoD entities.
### 7.3 North County Potential Strategies

#### Air Quality (AQ)

**AQ-1: Non-attainment of regional air quality standards requires that military installations obtain air permits for any stationary emitters, which may limit future mission expansion.**

The North County Study Area, located within the North Central Coast Air Basin, is currently nonattainment for the CAAQS for PM10. Nonattainment for any CAAQS or NAAQS, as well as air permitting requirements can potentially constrain current military operations, and future expansion of NSA Monterey.

**Recommended Strategy(ies)**

<table>
<thead>
<tr>
<th>AQ-1A: Continue to monitor air permit requests.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The NSAM should continue to actively monitor activities that affect air quality in the region to identify potential impacts on Naval operations from non-military operations. The Monterey Regional Implementation Working Group should support the military mission by helping to ensure non-military new air permit requests submitted in the region do not have the potential to impact NASAM operations.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td></td>
<td>Ongoing</td>
<td>NSAM</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>AQ-1B: Coordinate with MBARD for monitoring air permit requests within the air district.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSAM should maintain its partnership with MBARD and continue to monitor air permit requests within MBARD’s area of responsibility to minimize the potential for impacts to installation missions.</td>
</tr>
</tbody>
</table>

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<tr>
<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td></td>
<td>Ongoing</td>
<td>NSAM, CalEPA</td>
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<table>
<thead>
<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td></td>
<td>Ongoing</td>
<td>Other public agencies as needed</td>
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</table>
### Air Quality (AQ)

<table>
<thead>
<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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</thead>
<tbody>
<tr>
<td><strong>AQ-1C: Monitor the CalEPA air permit request website weekly to identify new requests that may impact air quality in the region.</strong></td>
<td><img src="ongoing.png" alt="ongoing" /></td>
<td><img src="NSAM.png" alt="NSAM" /></td>
</tr>
<tr>
<td>NSAM should monitor the CalEPA air permit request website weekly to identify any new requests for air permits that may impact air quality in the region.</td>
<td></td>
<td><img src="Other.png" alt="Other public agencies as needed" /></td>
</tr>
</tbody>
</table>
## Anti-Terrorism/Force Protection (AT)

**AT-1:** There may be anti-terrorism/force protection (AT/FP) concerns regarding future development close to military installations.

Future development around NSA Monterey, POM and DMDC may be an AT/FP concern if new development occurs adjacent to the installation perimeter. This type of development should be coordinated with the appropriate installation staff to assess potential impacts.

### Recommended Strategy(ies)

**AT-1A:** Include DMDC in development review discussions between POM and the surrounding communities.

Surrounding communities should send DMDC a formal notice when development applications are submitted within an agreed-upon distance from the DMDC and OMC fence line. POM should provide surrounding communities with comments that document impacts related to anti-terrorism/force protection. POM and the surrounding communities should consider developing an MOU to document this process and/or utilizing the CEQA and NEPA process to provide timely reviews and comments.

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<th>Strategy Type</th>
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<tr>
<td></td>
<td>Short</td>
<td>Other public agencies as needed</td>
</tr>
</tbody>
</table>

### Responsible Party(ies)

- Surrounding communities
- POM

### Partner(s)

- DMDC
- OMC

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**Monterey Regional** Compatible Use Study

Potential Implementation Strategies
Communication/Coordination (COM)

COM-1: There is no formally established or routine communication forum between the military installations and surrounding communities.

While there is generally good communication and coordination between military installations and neighboring community governments, the processes and protocols of the interactions are not formalized. This could lead to inconsistent planning and coordination when there are changes in staff at the military installations and/or local governments.

Recommended Strategy(ies)

COM-1A: The region should consider establishing a regional working group and/or ask local communities to monitor CUS implementation and address future compatibility findings that may arise within Monterey Bay.

Following the completion of the Monterey Regional CUS, a Monterey Regional Implementation Working Group and/or local communities could be tasked with the following:

- Overseeing the implementation of the MRCUS North County strategies
- Maintaining efficient and effective coordination among the Monterey Regional CUS partners and other affected stakeholders
- Enhancing long-term coordination on military compatibility findings

As a starting point, all members of the current CUS Working Groups should be invited to be the initial members of the Monterey Regional Implementation Working Group. The membership may evolve, and new stakeholder groups may be invited to join as may be appropriate in the future. The Monterey Bay Regional Implementation Working Group should meet regularly, as agreed upon by its members. If this option does not work, local agencies should develop an alternative strategy to collaborate.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td>Communication</td>
<td>Short</td>
<td>Other public agencies as needed</td>
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<table>
<thead>
<tr>
<th>Responsible Party(ies)</th>
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</thead>
<tbody>
<tr>
<td>Monterey Regional CUS Working Groups and/or local communities</td>
</tr>
</tbody>
</table>
### Communication/Coordination (COM)

**COM-1B: The Monterey Regional CUS Working Group and/or local communities should consider developing a charter for the Monterey Regional Implementation Working Group.**

Members of the Monterey Bay Regional Implementation Working Group and/or local communities should consider developing a charter and other guiding documents that formalize and enable the group. The charter and related documents should define the following variables, at a minimum:

- Working Group mission, purpose, and initial objectives
- Working Group structure and membership
- Membership directory with points of contact for each partner organization
- Member roles and responsibilities in addressing compatibility findings
- Meeting frequency and protocols
- Triggers for coordination and communication (e.g., infrastructure planning, water resources planning, alternative energy development proposals, economic development opportunities, mission changes, etc.)

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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</thead>
<tbody>
<tr>
<td>COM-1C: Continue reoccurring coordination efforts.</td>
<td>Short</td>
<td>MBDA</td>
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</table>

**Responsible Party(ies)**

- Monterey Regional CUS Working Groups and/or local communities

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td>Other public agencies as needed</td>
<td>Short</td>
<td>MBDA</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**

- Monterey Regional CUS partner communities
## Communication/Coordination (COM)

**COM-2: There is no formalized protocol for coordination between the military installations and surrounding communities.**

While there is generally good communication and coordination flow between military installations and neighboring community governments, the processes and protocols are not formalized. This could lead to inconsistent planning and coordination when there are changes in staff at the military installations or local governments.

### Recommended Strategy(ies)

**COM-2A: Formalize lines of communication between NSAM, POM, and surrounding communities.**

POM and NSAM should provide updated information to the region or through a future Monterey Regional Implementation Working Group and/or local communities when changes in operations or missions result in the need to update or modify one of the MIA boundaries. This should be done in accordance with the communication guidelines and best practices identified in the California Advisory Handbook for Community and Military Compatibility Planning and in accordance with California codes for notification to military installations for land use changes.

The Monterey Regional Implementation Working Group and/or local communities should be responsible for making a recommendation to members to incorporate these changes into appropriate plans, regulations, and policies. The communities should also communicate relevant military-related information to the public regularly through public websites, social media platforms, and other forms of notification.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td>COM-2A</td>
<td>Short</td>
<td>POM, NSAM</td>
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<tr>
<td></td>
<td></td>
<td>Monterey Regional Implementation Working Group and/or local communities</td>
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</tbody>
</table>

**COM-2B: Continue information sharing through Team Monterey roundtable meetings.**

Participating jurisdictions and military installations should continue to participate in Congressman Panetta’s roundtable and future congressional roundtable meetings to share information that is pertinent to compatible planning in the region.

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<th>Strategy Type</th>
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<tr>
<td>COM-2B</td>
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<td>MBDA</td>
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<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>MBDA</td>
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<tr>
<td>Monterey Regional CUS partner communities</td>
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<tr>
<td>POM</td>
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<tr>
<td>NSAM</td>
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</table>
### Communication/Coordination (COM)

#### COM-2C: Leverage the POM Installation Planning Board for communications with the surrounding jurisdictions.

The POM should continue to use the Installation Planning Board to communicate the compatibility-related concerns of all Army facilities on the Monterey Peninsula to surrounding jurisdictions, as appropriate.

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<td>Ongoing</td>
<td>POM</td>
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<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>Monterey Regional CUS partner communities</td>
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#### COM-2D: Include school districts in coordination efforts regarding compatible planning and recruitment efforts for military installations.

The Monterey Regional Implementation Working Group and/or local communities should consider including local school districts and higher education institutions when discussing efforts to recruit and retain military personnel and civilian professionals to support military installations. School districts should be invited to discuss their educational programs and opportunities. This should be done in coordination with the existing Naval school liaison, who serves as the interface between local school districts and the Navy.

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<th>Strategy Type</th>
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<tbody>
<tr>
<td></td>
<td>Mid</td>
<td>Regional school districts</td>
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<tr>
<th>Responsible Party(ies)</th>
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</thead>
<tbody>
<tr>
<td>Monterey Regional Implementation Working Group and/or local communities</td>
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</table>

#### COM-2E: Circulate brochures to educate communities about community impacts on military installations in the region.

Monterey Regional CUS partner communities’ and military installations’ respective public affairs offices should include digital resources on their websites. Communities should consider resources found on the REPI and OLDCC websites:

- [https://www.repi.mil/Resources/Primers/](https://www.repi.mil/Resources/Primers/)
- [https://oldcc.gov/](https://oldcc.gov/)

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<td></td>
<td>Mid</td>
<td>Other public agencies as needed</td>
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<tr>
<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>Monterey Regional CUS partner communities and/or local communities</td>
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</tbody>
</table>
Communication/Coordination (COM)

**COM-2F: Create an interactive, web-based GIS portal for regional coordination that is hosted by AMBAG.**

The Monterey Regional Implementation Working Group and/or local communities should consider working with AMBAG or through another regional forum to create an interactive web-based GIS portal to assist with regional coordination between communities in the study area and regional military installations. The Monterey Regional CUS partner communities should work to identify the jurisdiction or agency, such as AMBAG, that will create and maintain the GIS portal to share up-to-date and pertinent and appropriate GIS data, such as existing land use, zoning, no-drone zones around military installations, and other pertinent CUS-related geospatial data, that is hosted on the GIS portal. The portal should be publicly accessible and serve as a tool to promote enhanced, long-range, and coordinated compatibility planning. Monterey Regional CUS partners should assist with disseminating information about how to access and use the portal. Protocol for accessing and updating information should be developed to ensure information accuracy. For example, when missing or new GIS data is identified, the appropriate party should notify the identified jurisdiction or agency to make the necessary updates to the GIS portal. Appropriate security measures should also be established to maintain the portal’s integrity and effectiveness and to ensure that proprietary information from each agency is not shared. For example, all military-related data shall be reviewed and approved by the respective installation prior to public release.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tr>
<td>[ ]</td>
<td>[ ]</td>
<td>AMBAG</td>
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</tbody>
</table>

**Responsible Party(ies)**

- Monterey Regional CUS Working Group and/or local communities
### Cultural Resources (CR)

**CR-1: There is concern regarding differences in federal and state tribal consultation requirements.**

Federal and state legal requirements for consulting with American Indian Tribes differ depending on the government agencies and public organizations involved. This can impact how requirements for cultural resource management are handled when large-scale projects in the North County Study Area involve federal, state, and/or private property and/or funding.

#### Recommended Strategy(ies)

**CR-1A: Continue coordination efforts between American Indian Tribes and military installations for cultural resource consultation.**

The Army, Navy, and American Indian tribes should continue coordination efforts for cultural resource management.

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<th>Strategy Type</th>
<th>Timeframe</th>
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<td></td>
<td><img src="image" alt="Ongoing" /></td>
<td>Other public agencies as needed</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**
- Army
- Navy
- American Indian tribes

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**CR-2: There is a concern with the impacts of erosion caused by rodents on cultural resources on the Lower Presidio Historic Park.**

The Army and City are discussing how to ameliorate the erosion caused by rodents.

#### Recommended Strategy(ies)

**CR-2A: Continue ongoing cultural resource coordination efforts.**

The City of Monterey and the Army should continue coordination efforts related to the cultural resource site and should consult with the American Indian representatives as required.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tr>
<td></td>
<td><img src="image" alt="Ongoing" /></td>
<td>American Indian tribes</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**
- City of Monterey
- Army
**Frequency Spectrum Capacity (FSC)**

**FSC-1: 5G Cell coverage is limited on the Monterey Peninsula, which may limit operations at NSA Monterey.**

NSA Monterey is currently constrained by older cellular network technology in the Study Area and limited availability of 5th generation (5G) network coverage. This can create communication and operations challenges for military installations on the peninsula.

<table>
<thead>
<tr>
<th><strong>Recommended Strategy(ies)</strong></th>
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<tbody>
<tr>
<td><strong>FSC-1A: Monitor issues related to 5G and future generations in the region.</strong></td>
</tr>
</tbody>
</table>

Military installations should work with surrounding communities to monitor 5G trends and plans for the region. Military installations should use this information to assess how 5G issues may impact their missions and operations, and communities should use this information to determine how 5G may impact telecommunications in their communities. This should be done for future generations of technology as well.

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<tr>
<th><strong>Responsible Party(ies)</strong></th>
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<tbody>
<tr>
<td>NSAM</td>
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<tr>
<td>POM</td>
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<th><strong>Strategy Type</strong></th>
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<th><strong>Partner(s)</strong></th>
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<tbody>
<tr>
<td>![Monitor Icon]</td>
<td>Ongoing</td>
<td>Surrounded communities</td>
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</table>

| **FSC-1B: Notify military installations of 5G projects.** |

Surrounding jurisdictions should notify military installations of any proposed commercial 5G towers and infrastructure siting and should provide the military installations with the opportunity to review and comment on 5G projects and associated zoning requests. NSAM and POM should coordinate and collaborate with the community on matters related to 5G projects and future generations of technology as well.

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<th><strong>Responsible Party(ies)</strong></th>
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<tr>
<td>NSAM</td>
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<td>POM</td>
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<th><strong>Strategy Type</strong></th>
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<tr>
<td>![Notify Icon]</td>
<td>Ongoing</td>
<td>Surrounded communities</td>
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</table>
## Housing Availability (HA)

**HA-1: There is a perception in the community that the military basic housing allowance (BAH) impacts the local housing market.**

The military provides allowances to offset the cost of housing for military personnel. These rates are based on annual surveys of the local market; however, there has been a perception in the community that the basic allowance for housing rates are higher than market driven rental costs and thereby increase rental rates for all housing in the community.

### Recommended Strategy(ies)

**HA-1A: Consider developing high-density workforce housing at the Former Fort Ord.**

Recipients of land on former Fort Ord should evaluate the feasibility of developing high-density workforce housing at the Former Fort Ord for civilian use.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tr>
<td></td>
<td>![Long]</td>
<td>AMBAG, Monterey County</td>
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</table>

**HA-1B: Establish a public-public cooperative venture for public agency workforce housing.**

Monterey Regional CUS partner communities, school districts, and other public agencies should consider establishing a public-public cooperative venture to build public agency workforce housing.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<td>![Long]</td>
<td>Other public agencies as needed</td>
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</table>
Housing Availability (HA)

**HA-1C: Establish a public-private partnership to increase housing stock for military personnel on OMC and La Mesa housing areas.**

According to LandWatch, Monterey currently has 3 jobs for every housing unit, twice the regional average. The Army Installation Management Command should explore strategies to leverage public-private partnerships to increase the availability of dedicated military housing on the Monterey Peninsula to help alleviate regional housing demands.

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<th>Strategy Type</th>
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<td>![Long]</td>
<td>Other public agencies as needed</td>
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</table>

**HA-2: There is a concern about housing affordability in the North County Study Area.**

Regional housing rental prices and sales prices continue to increase in the North County Study Area. Increasing housing rents and prices may present challenges for military personnel and other community members when looking for housing.

**Recommended Strategy(ies)**

**HA-2A: Communicate military rental housing needs.**

Military Housing Offices should continue to communicate rental housing needs to surrounding cities, real estate associations, and landlords. This information should include where military personnel desire to rent, and timeframes and quantities for known incoming military personnel. Surrounding communities should work with the Military Housing Office to address housing needs.

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<th>Strategy Type</th>
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<td>![Ongoing]</td>
<td>Other public agencies as needed</td>
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</tbody>
</table>
**Housing Availability (HA)**

**HA-2B: Provide education materials on new state legislation regarding veteran and military spouse licensures.**

Community and military installations should provide educational materials on opportunities that California Assembly Bill 107 presents to the military community. California Assembly Bill 107 will allow veterans and military spouses to be issued temporary licenses to practice certain professions or vocations in the State of California. This bill will become effective in July 2023.

Effective outreach methods may include military job fairs, and posting information through the Veterans Administration, Veterans Transition Center, local Military & Veterans Affairs Offices, CSUMB Veteran Services Office, DFMWR and PAO.

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<td>MBDA, NSAM, POM</td>
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</table>

**HA-2C: Work to attract compatible industries.**

Local chambers of commerce and economic development agencies should consider working together to identify opportunities for attracting industries that would support or be compatible with the military missions as well as provide employment opportunities for military family members and veterans.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<td></td>
<td>MBDA, NPS</td>
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</tbody>
</table>

**HA-2D: Identify opportunities for tech-industry and other related industry partnerships.**

Local economic development agencies and chambers of commerce should identify opportunities for partnerships with the tech industry and other industries that are compatible and complement the missions at military installations, for retention and recruitment support of technical professionals as well as qualified technicians.

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<th>Strategy Type</th>
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<td>MBDA, NPS</td>
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</table>
### Housing Availability (HA)

**HA-3:** There are concerns related to housing availability and affordability in the community to support military and community needs.

While there are some military installations that provide housing on military property, there may not be enough on-base housing to support all personnel stationed on the peninsula. Many personnel must live off base or chose to live off base. This existing deficit in the North County Study Area creates competition between residents and incoming personal seeking housing options in the community. Subsequently, the increase demand for existing available housing reduces affordable housing options.

### Recommended Strategy(ies)

<table>
<thead>
<tr>
<th><strong>HA-3A:</strong> Include military housing information in general plans.</th>
<th><strong>Responsible Party(ies)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Monterey Regional CUS partner communities should communicate military housing needs, including rental housing, in updates to their respective general plans. POM, as the Housing Authority for military housing on the peninsula, should provide jurisdictions with current and accurate information on housing demands, amount of housing provided by the installation, generalized income by rank, of personnel living off-base, and current distribution data on off-base personnel by zip code.</td>
<td>Monterey Regional CUS partner communities</td>
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**Strategy Type**

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<tr>
<td><strong>Short</strong></td>
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### HA-3B: Establish a relationship with local realtor associations, landlords, local jurisdictions, and other related organizations to inform them about housing services that the Housing Office provides to military personnel.

Military Housing Offices should continue to build relationships with local realtor associations, property managers, local jurisdictions’ community development departments, community advocacy groups, and other related organizations to inform them about housing services that are provided to military personnel in the region. Develop an MOU between parties to formalize one-on-one quarterly meetings to discuss housing topics related to the military.

**Strategy Type**

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<tbody>
<tr>
<td><strong>Ongoing</strong></td>
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</table>

**Partner(s)**

- Local realtor associations, property managers
### Housing Availability (HA)

<table>
<thead>
<tr>
<th>HA-4: Childcare availability has the potential to impact the quality of life.</th>
<th>Local jurisdictions’ community development departments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The POM has childcare options available for military and civilian personnel on-base. Staff shortages limit the availability of childcare at POM. Access to quality childcare can impact personnel retention at the Presidio and at DLFLIC.</td>
<td>Community advocacy groups</td>
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<tr>
<td>Other related organizations</td>
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</tbody>
</table>

#### Recommended Strategy(ies)

**HA-4A: Establish an inventory of home-based childcare opportunities.**

POM and NSAM should compile a register of home-based childcare opportunities with detailed information on services provided, available hours, and cost; encourage local providers to update their listing annually; establish protocols for updating the register and sharing information through the regional military installations, and base orientation packets and with established web-based education tools and databanks.

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<td>Mid</td>
<td>Other public agencies as needed</td>
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</table>

**HA-4B: Conduct regular public awareness campaigns for childcare needs.**

POM and NSAM should continue to conduct regular public awareness campaigns regarding the childcare needs of military families and the benefits of meeting those needs, including increased visibility in databanks, a permanent customer base, specialized training, support for accreditation/quality improvement efforts, and increased earning power due to specialized experience, training, etc. As a starting point, NSAM and POM should continue to share information from [www.militarychildcare.com](http://www.militarychildcare.com) with local jurisdictions.

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<td>Ongoing</td>
<td>Local jurisdictions</td>
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</tbody>
</table>
## Housing Availability (HA)

### HA-4C: Provide education on childcare needs.

POM and NSAM should continue to use provider listings, registers, databanks, orientation packets, and social media to highlight providers who can accommodate military-specific childcare needs.

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<td>Ongoing</td>
<td>POM, NSAM</td>
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### HA-4D: Work with the DoD to receive non-appropriated funding for childcare services and identify opportunities for increasing the childcare services workforce.

POM should work with the DoD to identify and take actions that could improve the probability of receiving funding to expand childcare services and associated employment at POM.

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<td>Other public agencies as needed</td>
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</table>

### HA-5: Education in the North County Study Area can impact quality of life and thus impact retention and recruitment.

The quality of primary and secondary schools in the region may impact the quality of life for personnel families. This could ultimately have impacts on retention and recruitment to the area.

#### Recommended Strategy (ies)

**HA-5A: Include school districts and higher education institutions in coordination efforts regarding compatible planning and recruitment efforts for military installations.**

The Monterey Regional Implementation Working Group and/or local communities should include local districts and higher education institutions when discussing efforts to plan or compatible land uses around schools and when discussing efforts to recruit and retain military personnel and civilian professionals in the region to support the military. School districts should be invited to these meetings to discuss educational programs and opportunities for students. Coordination efforts related to NSAM should include the Navy School Liaison.

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<tr>
<th>Responsible Party(ies)</th>
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<tr>
<td>Monterey Regional CUS Working Group and/or local agencies</td>
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<td>Strategy Type</td>
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</table>

### Housing Availability (HA)

#### HA-5B: Provide education information to incoming families.

In conjunction with Strategy HA-4B, POM and NSAM officials should work with education institutions to receive information about their facilities and provide incoming families with this information earlier in the relocation process to ensure families are receiving information on educational opportunities as soon as possible. Coordination efforts related to NSAM should include the Navy and Army School Liaisons. Information sharing events should continue to include Leisure Fair and orientations.

**Responsible Party(ies)**

- POM
- NSAM

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#### HA-5C: Develop a community survey to determine school quality perceptions.

The Monterey Regional Implementation Working Group and/or local communities, in coordination with the Army school liaison and school districts, should determine if there is a need for the development of a community survey to determine if there is a wide discrepancy between the perception of school quality and school performance grades. If needed, develop a public information campaign to improve understanding of how school achievement profiles are derived and of actual school performance grades.

**Responsible Party(ies)**

- Monterey Regional Implementation Working Group and/or local communities
- Army school liaison
- Regional school districts

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<td>NSAM for resource information</td>
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# Land & Air Space Competition (LAS)

**LAS-1: Increased use of civilian unmanned aircraft systems in the future could impact military operations and generate security concerns.**

It is likely that both military and civilian use of unmanned aircraft systems (UAS) will increase in the future. Civilian use of UAS can cause safety and security concerns for the military if UASs are flown close to or over any of the military installations located on the peninsula. While not yet considered a significant issue, the potential for intentional or unintentional UAS flights over military bases is a stated security concern of the Navy.

## Recommended Strategy(ies)

### LAS-1A: Enhance public awareness of safe drone use around military installations.

Communities and military installations should continue to educate the community on safe drone use. The military installation’s Public Affairs Office should include a drone use flyer and a link to FAA resources on the main POM and NSAM webpage and social media webpages. POM and NSAM should distribute informational materials for safe drone use to communities and encourage communities and other partners to include this information on their respective websites. POM and NSAM should also communicate penalties for the misuse of drones within restricted airspace. Communities should evaluate best practices for information sharing.

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<td>Ongoing</td>
<td>Other public agencies as needed</td>
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### LAS-1B: Educate commercial users of FAA drone regulations.

Communities should continue to educate commercial UAS operators of the FAA LAANC, Operations Over People rule, and Part 107 waiver/authorizations.

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**Land Use (LU)**

**LU-1: Growth in surrounding communities could lead to land use encroachment.**

There is potential for future growth in surrounding communities to encroach the POM, NSA Monterey, and DMDC. Encroachment is generally understood as ground-level horizontal development and use of land near military facilities; however, encroachment can also take a more vertical form with the development of taller buildings near military installations and access control points. This potential is particularly evident around the Presidio and NPS.

**Recommended Strategy(ies)**

**LU-1A: Update the Monterey Regional Airport Master Plan to include guidelines related to compatibility with surrounding military installations.**

The Monterey Regional Airport should coordinate with POM and NSAM when updating the airport master plan to include guidelines related to compatibility with the military installations. The airport should continue to notify the military installations of opportunities to review and comment on the master plan updates, including public meetings, as well as changes in flight paths, approach and departure zones, and other pertinent changes in airport operations.

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**LU-1B: Update community planning documents with relevant Military Influence Areas.**

Communities should consider including the MIAs overlays that are identified in the Monterey Regional CUS in community planning documents to identify areas of military activities to bring awareness of military activities to developers. The MIAs will only include information that it pertinent to compatibility planning and will not include military sensitive information.

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**Potential Implementation Strategies**
LU-1C: Prepare and execute formal Memoranda of Agreement for development proposal review.

Communities should consider developing and adopting a MOA with POM and NSAM that establishes and formalizes the review process for certain types of development proposals, rezoning applications, and other land use policies or regulatory changes that may impact the military mission at military facilities. The MOA should define an effective communication and coordination process. Timelines for review should conform to existing community processes for review and comment processes. The MOA may include:

- Definitions of projects that require review
- Definitions of projects that require military participation at pre-application meetings
- Points of contact necessary for coordinating reviews
- A formal procedure for requesting and receiving comments from military installations
- A mechanism for military installations to present comments and relevant information as needed
- A standard timeline for responses, with consideration for mandated review time periods as specified by state law and/or local procedures
- Mandated notice to POM and NSAM regarding all public hearings for projects that require review.

The MOA should also state that POM and NSAM may provide technical information on development proposals, but may not directly vote to approve, conditionally approve, or deny a rezoning, project, or development application/proposal.

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LU-1D: Add a “Military Element” to general plans to include policies promoting form-based compatible development around all military installations.

Communities should consider developing a “Military Element” as an update to General Plans. This element should include a description of POM, NSAM, and its facilities, the military activities that occur there, the relationship between the community and the military, and establish policies for coordinating with the military and promoting form-based compatible development around POM, NSAM, and its facilities. Information about military facilities and operations should be vetted by the respective military branches prior to public distribution.

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### Public Trespassing (PT)

**PT-1: Trespassing at NSA Monterey and the OMC is of concern.**

There have been instances of unintentional trespassing at NSA Monterey and OMC due to the lack of security fencing around some areas, as well as reported intentional intrusions of secure areas.

### Recommended Strategy(ies)

**PT-1A: Consider establishing full perimeter fence and signage around OMC.**

POM should continue efforts to secure the installation with a full security fence line with signage around OMC. The following should be considered for the fencing and signage:

- Improve maintenance of existing perimeter fencing to provide timely replacement or repair of damaged sections
- Consider expanding perimeter fencing to unfenced areas
- Ensure placement and maintenance of perimeter signage is adequately placed and spaced along the perimeter fence
- Post signage along the fence line to identify the installation boundary
- Work with the Monterey County Sheriff’s Department to patrol areas experiencing repeat trespass
- Work with Monterey County to remove or block parking areas frequented by those trespassing on the installation
- Continue police and security patrolling along the fenceline

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**Responsible Party(ies)**

- POM

**Partner(s)**

- Monterey County
### PT-1B: Post signage along the NSAM fenceline.

NSAM should develop and post signage that is adequately placed and spaced along the NSAM fenceline to notify the public of the NSAM presence and requirements to enter. Signage should be placed in other highly visible areas to indicate where land is part of a military installation and where trespassing is prohibited. NSAM should consider routinely patrolling the fenceline to ensure that there are no attempted intrusions.

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<td>NSAM</td>
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### Resiliency (RE)

#### RE-1: There is a concern about the potential risk from wildland fires in the North County Study Area.

The North County Study Area is a mixture of urbanized areas and less developed open space that constitutes a WUI in several locations with risk of wildland fire impacts.

#### Recommended Strategy(ies)

**RE-1A: Develop a water contingency plan.**

The Monterey Peninsula Water Management District, Marina Coast Water District, Marina One Water, and CalAm should work with DMDC to develop a contingency plan for lift stations to provide water to DMDC in the event of emergencies, including wildland fires. Local fire departments should be included to provide consultation related to emergency management.

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<th>Partner(s)</th>
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<td>Mid</td>
<td>Monterey Peninsula Water Management District, Marina Coast Water District, Marina One Water, CalAm, DMDC, Local fire departments</td>
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**RE-1B: Coordinate solutions for power/water outages**

Conduct an annual regional interagency (civil-military) tabletop exercise to address long-duration regional power/water outages. Consider additional training drills to determine exercise effectiveness.

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<td>Short</td>
<td>NSAM, POM, Monterey Regional CUS jurisdictions, Other public agencies as needed</td>
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</tbody>
</table>
## Resiliency (RE)

### RE-1C: Coordinate with American Indian Tribes for regional wildfire planning.

Regional fire agencies, jurisdictions, and American Indian Tribes should coordinate regional wildfire planning efforts. Regional fire agencies and jurisdictions should consult with American Indian Tribes for fire management practices as well as the identification of sacred land and resources to avoid impacts to these resources during fire management practices.

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<td>Regional fire agencies, Jurisdictions, American Indian Tribes</td>
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### RE-1D: Include military installations in fire protection plan updates.

Jurisdictions should continue to involve neighboring military installations in future updates of fire protection plans and should establish benchmarks for ensuring that plans are being executed. Through these plans, the cities and counties should include considerations for practicing cross-installation and cross-jurisdiction annual evacuation training. Additional agencies and organizations may be included as appropriate.

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<td>Monterey Regional partner communities</td>
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### RE-1E: Identify a project for FEMA BRIC grant funding.

Monterey County and other partner communities should identify a project to assist with evacuation routes in the event of a natural disaster around military installations in both project study areas, and prepare an application package for grant funding through the FEMA Building Resilient Infrastructure and Communities (BRIC) Program to complete the project. Potential impacts could include transportation rerouting and/or a destination plan for major traffic corridors that are impacted by natural disasters.

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<td>FEMA</td>
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### Resiliency (RE)

**RE-1F: Apply for the National Coastal Resilience Fund grant for fire resiliency.**

Monterey County and other partner communities should coordinate and apply for the National Coastal Resilience Fund grants through the National Fish and Wildlife Foundation for fire resiliency. Potential projects could include invasive special control for wildfire resiliency and/or the creation of buffer zones and fire breaks near military facilities. This should be done in consultation with the Navy and Army.

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<td>USFWS</td>
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<td>Monterey County</td>
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<td>Partner communities</td>
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**RE-1G: Coordinate future updates to the regional Hazard Mitigation Plan.**

For all Monterey County MJHMP updates, Monterey County should identify the specific role and function of military installations as it pertains to the safety of the region. This should include clearly delineated evacuation routes.

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<td>NSAM</td>
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**RE-2: There is a need for efficient evacuation routes out of the peninsula.**

A well-coordinated mass evacuation processes between military installations and communities on the Monterey Peninsula is needed to prepare for potential hazardous events.

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<th>Recommended Strategy(ies)</th>
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<tr>
<td>RE-2A</td>
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**RE-2A: Coordinate future updates to the regional Hazard Mitigation Plan.**

For all Monterey County MJHMP updates, Monterey County should identify the specific role and function of military installations as it pertains to regional evacuation. This should include clearly delineated emergency evacuation routes, emergency request protocol, and traffic control across POM.

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<td>Resiliency (RE)</td>
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<tr>
<td><strong>RE-2B:</strong> Continue to exercise emergency notification and request procedures for activation of evacuation routes across POM.</td>
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<tr>
<td>This should include exercise of gate opening and Army traffic control of on-base routes annually.</td>
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<tr>
<td><strong>RE-2C:</strong> Conduct annual civil-military interagency regional evacuation tabletop exercise with NSA Monterey and POM.</td>
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<tr>
<td>Monterey Regional CUS stakeholders should conduct an annual civil-military interagency regional evacuation tabletop exercise.</td>
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<td><strong>Strategy Type</strong></td>
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<tr>
<td><strong>RE-3:</strong> Erosion and sea level rise can lead to coastal flooding and inundation issues at military facilities on the peninsula.</td>
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<tr>
<td>One of the highest erosion rates in the country is at the Beach Lab at NSA Monterey. Unabated erosion can result in flooding, inundation and subsidence issues at facilities, particularly the unmanned vehicle facility, as water levels rise.</td>
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<tr>
<td><strong>Recommended Strategy</strong></td>
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<tr>
<td><strong>RE-3A:</strong> Identify a project for FEMA BRIC Grant Funding.</td>
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<tr>
<td>Identify a project to assist with erosion nearby the Beach Lab at NSAM and prepare an application package for grant funding through the FEMA Building Resilient Infrastructure and Communities (BRIC) Program to complete the project. A potential project could include beach nourishment.</td>
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### Resiliency (RE)

**RE-4: State-wide drought conditions undermine resiliency.**
Drought conditions throughout California continue to be an issue for military resiliency due to limited water availability and increased wildfire risks.

#### Recommended Strategy(ies)

**RE-4A: Coordinate regionally for water availability.**

POM and NSAM should coordinate with Monterey Peninsula Water Management District, Marina Coast Water District, local, regional, and state water supply providers, and permitting agencies to ensure the continued availability of adequate potable water supplies in emergency situations.

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**Responsible Party(ies)**
- POM
- NSAM
- Monterey Peninsula Water Management District
- Marina Coast Water District

**RE-5: There is a need for power redundancy and resiliency at NSA Monterey.**
Energy/power, and water redundancies are needed at NSA Monterey to ensure that the installation is resilient into the future.

#### Recommended Strategy(ies)

**RE-5A: Develop a Regional Military Installation Resiliency (MIR) Plan.**
NSE and POM should develop a Regional Military Installation Resiliency Plan to develop and implement a series of recommendations that make military installations and the defense community more resilient to natural and man-made disasters. The Installation Resiliency Plan should identify requirements of critical assets, identify mission-critical activities for installations and surrounding communities, define interdependent infrastructure relationships and essential needs, develop opportunity costs for the implementation of resilient technologies, and develop metrics with which success can be measured for implementation. A Regional MIR could assess infrastructure plans, Sea Level Rise and potential mission impacts and assist jurisdictions in pursuit of grant programs like the Defense Community Infrastructure Program (DCIP) for project funding that supports the community and the military mission.

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**Responsible Party(ies)**
- Monterey Regional CUS stakeholders
- NSAM
- POM
**Resiliency (RE)**

**RE-6: The Monterey Peninsula lacks redundancy for groundwater production in the area.**
The North County Study Area currently lacks redundant or backup groundwater production wells that can be placed in service if an existing production well fails or must be removed from service for an extended period of time. The lack of redundancy can result in impacts to military operations and community services.

**Recommended Strategy(ies)**

**RE-6A: Develop redundant groundwater production capacity.**
As part of the development of an MIR Plan, military installations and water districts and service providers should collaborate for redundant water production capacity and potentially leverage federal resiliency funding opportunities (BRIC and DCIP).

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<td>POM, NSAM</td>
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**Responsible Party(ies)**
- Monterey Peninsula Water Management District
- Marina Coast Water District
## Roadway Capacity (RC)

### RC-1: Traffic congestion at installation entrances in the North County Study Area.

There is traffic congestion at POM and NSA Monterey entrances, including on Lighthouse and Sloat Avenues. Congestion could be exacerbated if gates do not comply with current military requirements.

### Recommended Strategy(ies)

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<th>Recommended Strategy(ies)</th>
<th>Responsible Party(ies)</th>
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| **RC-1A: Advocate for a turn lane.** | NSAM  
City of Monterey |

NSAM should continue to advocate the City of Monterey for a left-hand turn lane at the intersection of Del Monte Avenue and Sloat Avenue. Consider preparing a project for future Defense Critical Infrastructure Program (DCIP) opportunities to address the roadway improvement.

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| **RC-1B: Continue to stagger class times.** | NSAM  
DLIFLC |

POM should continue to work with the DLIFLC to stagger start times for classes to limit traffic in the area at any given time. The decision-making process for determining class times should consider related impacts to operational cost.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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</table>
|               | Ongoing   | City of Monterey  
MRTA |

| **RC-1C: Include a NSAM and POM ex-oficio member on the AMBAG Board.** | AMBAG |

AMBAG should consider including a NSAM and POM ex-oficio member on the AMBAG Board to discuss transportation topics related to the installations.

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<th>Strategy Type</th>
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</table>
|               | Short     | NSAM  
POM |
### Roadway Capacity (RC)

**RC-1D: Enhance bicycle network to alleviate congestion.**

The Monterey Regional Implementation Working Group and/or local communities should regionally identify an agency to improve and extend active transportation options around and outside of the NSAM boundary. Other partners should include Caltrans, AMBAG, and surrounding cities. NSAM should be included to provide feedback on proposed routes improvements and extensions.

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<th>Strategy Type</th>
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<td></td>
<td></td>
<td>NSAM</td>
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**RC-1E: Initiate the development of a traffic engineering study.**

POM should develop a traffic engineering study to address roadway access into POM. POM should consider involving Monterey, Pacific Grove, and Caltrans in the development of the traffic study.

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<td>POM</td>
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**RC-2: Limited transit options to and from military installations create commuting concerns.**

Some Monterey-Salinas Transit routes are suspended due to the impacts of COVID-19, which may affect transportation choices for long distance commuters working on military installations in the North County Study Area.

<table>
<thead>
<tr>
<th>Recommended Strategy(ies)</th>
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<tbody>
<tr>
<td><strong>RC-2A: Coordinate with MST, TAMC, and Caltrans.</strong></td>
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</table>

Military installations should notify and inform MST, TAMC, and Caltrans of changes at their respective installations that may impact the public transit and State Highway system as early in the planning process as possible. Include other agencies, as appropriate, for related partnerships. Military installations should also collaborate with local transportation agencies to promote active and alternative transportation strategies as advocated by DoD guidance as part of the Department’s sustainability goals.

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<th>Strategy Type</th>
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<td>CSUMB</td>
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</table>
### Roadway Capacity (RC)

**RC-3: Parking on-base can have impacts on parking conditions and congestion in the surrounding community.**

Efficient parking near key facilities on POM is limited, which can impact transportation choices for those commuting to POM. This could also impact parking conditions outside of the POM fence line, as well as congestion in and outside of POM. Parking strategies should also encourage transportation alternatives that do not require parking, such as active and alternative transportation.

### Recommended Strategy(ies)

**RC-3A: Perform a parking study.**

The POM should work with surrounding communities to conduct a parking study for the area around POM and propose a new parking plan based on the outcome to address parking conditions inside and outside the POM fenceline. Topics to be addressed should include:

- Transportation Demand Management
- Enhanced efficiencies in existing parking areas
- Creation of new parking to create new capacity in the area
- Evaluate no parking areas in connection with the sensitivity of uses on POM
- Evaluate the control of parking oversized vehicles along the fenceline
- Evaluate the use of resident permits for parking in certain areas

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<tr>
<th>Responsible Party(ies)</th>
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<tr>
<td>POM</td>
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<tr>
<td>Cities surrounding POM</td>
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</table>
Public Services (PS)

PS-1: Accidents along Highway 1 illustrate force protection vulnerability along the NSAM fenceline.

Accidents on Highway 1 can compromise force protection along the southern boundary of the NPS. Additionally, this vulnerability presents a force protection concern for NSA Monterey.

Recommended Strategy(ies)

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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</thead>
<tbody>
<tr>
<td>PS-1A: Improve roadway conditions along Highway 1.</td>
<td>Ongoing</td>
<td>Caltrans, Other public agencies as needed, NSAM</td>
</tr>
<tr>
<td>PS-1B: Identify short term temporary solutions.</td>
<td></td>
<td>Caltrans, NSAM</td>
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</table>

Caltrans should consider short-term temporary solutions to mitigate accidents on Highway 1, such as placing jersey barriers along the shoulder of the highway, while permanent solutions are being determined. This should be done in coordination with NSAM.
## Public Services (PS)

### PS-2: Opportunity exists to enhance interagency emergency response time and capability among POM, Monterey County, and surrounding communities.

The existing separation of emergency dispatch centers and radio communications channels can create delays and inefficiencies in emergency response. Combined with integrated jurisdictions and physically separated Army and Navy installations separate channels of operational communications may not be as effective as unified dispatch and radio communications.

#### Recommended Strategy(ies)

**PS-2A: Integrate dispatch operations.**

Consider integration with Monterey County regional 911 dispatch center for military and community fire departments, law enforcement and EMS agencies.

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<td>Mid</td>
<td>POM, NSAM</td>
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**Responsible Party(ies)**

- Monterey County

### PS-3: Existing POM Police facility at OMC may not be an optimal location.

The existing POM Police station is located on the OMC near Campus Town in the City of Seaside. This location is geographically separated from the Presidio installation, which may reduce the efficiency of police response to POM and creates the perception that federal police can respond to all incidents within the City of Seaside.

#### Recommended Strategy(ies)

**PS-3A: Develop a regional training institute for fire and emergency medical services training.**

Consider developing a regional training institute for fire training for military and community fire departments, law enforcement and EMS agencies.

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<td>Other public agencies as needed</td>
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**Responsible Party(ies)**

- Monterey Regional communities
Water Quality & Quantity (WQQ)

**WQQ-1:** There is concern regarding the limited availability of potable water supplies in the North County Study Area.

The ongoing drought in California, along with the impacts associated with regulatory mandated changes to sources of raw water for the North County Study Area is severely limiting the availability of potable water. Local jurisdictions and military installations are challenged to ensure adequate water supply to meet current demands. This constrains future economic development and military mission expansion.

**Recommended Strategy(ies)**

**WQQ-1A:** Investigate opportunities for use of water allocation associated with the former Fort Ord to support new Army missions or mission expansion.

The Army, MCWD and CalAm should investigate opportunities to allow the use of a portion of the Army’s water allocation associated with the former Fort Ord to support new missions or mission expansion at Army facilities in the study area, including the POM. In addition, the Army and Navy should evaluate the desirability and feasibility of using a portion of the Army’s water allocation associated with the former Fort Ord to support new missions or mission expansion at Navy facilities in the region, including the Naval Support Activity Monterey.

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<th>Responsible Party(ies)</th>
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<tr>
<td>Army</td>
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<tr>
<td>Navy</td>
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<tr>
<td>Marina Coast Water District</td>
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<tr>
<td>CalAm</td>
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### Potential Implementation Strategies

**Water Quality & Quantity (WQQ)**

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<th>Strategy Type</th>
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<tr>
<td>WQQ-1B: Work with the Monterey Peninsula Water Management District, Monterey One Water (M1W), CalAM, and MCWD to expand the near/mid-term water supply portfolio of technology-based regional solutions.</td>
<td>Short</td>
<td>Monterey Regional CUS Working Group and/or local communities</td>
</tr>
<tr>
<td>WQQ-1C: Pursue use of more recycled water.</td>
<td>Short</td>
<td>Monterey Regional CUS Working Group and/or local communities</td>
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</table>

The Monterey Regional Implementation Working Group and/or local communities should collaborate with MPWMD, Monterey One Water, CalAm, and MCWD to pursue technology-based solutions to achieve sustainable and cost-effective water supply sources. The potential solutions should be evaluated and selected in terms of near to mid-term timeframes (20-year outlook). The protection of existing groundwater source supplies should be ensured to prevent impacts to constrained military installations and communities within the project area.

The recycling of treated wastewater, as part of Pure Water Monterey, should be emphasized as a sustainable source of potable water.

**Responsible Party(ies)**

- Monterey Regional CUS Working Group and/or local communities

**Partner(s)**

- MPWMD
- Monterey One Water
- California American Water Company
- Marina Coast Water District
### Water Quality & Quantity (WQQ)

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<th>Strategy Type</th>
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<tr>
<td><strong>WQQ-1D: Use of Aquifer Storage and Recovery.</strong></td>
<td>Ongoing</td>
<td>Monterey Regional CUS partners</td>
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<td><strong>Responsible Party(ies):</strong></td>
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<tr>
<td>Monterey Regional CUS partners</td>
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<tr>
<td><strong>WQQ-1E: Explore opportunities for a small-scale desalination project.</strong></td>
<td>Mid</td>
<td>Army, Navy</td>
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<tr>
<td><strong>Responsible Party(ies):</strong></td>
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<tr>
<td>Army, Navy</td>
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<tr>
<td><strong>WQQ-1F: Partner with jurisdictions and environmental organizations to continue to enhance water conservation efforts.</strong></td>
<td>Ongoing</td>
<td>Monterey Regional CUS Working Group and/or local communities</td>
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<tr>
<td><strong>Responsible Party(ies):</strong></td>
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<tr>
<td>Monterey Regional CUS Working Group and/or local communities</td>
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<td><strong>Strategy Type</strong></td>
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### Water Quality & Quantity (WQQ)

**WQQ-2: The requirement for water-use credits impacts future economic development and military operations in the North County Study Area.**

In an effort to ensure current water supplies can meet current and near-future demands, the MPWMD and affected jurisdictions have implemented regulations that require the availability of water use credits for new/modified water usage. This requirement impacts economic development and military installation development in the region.

#### Recommended Strategy(ies)

**WQQ-2A: Consider additional flexibility in the transfer of water-use credits to enable sustainable and equitable development of requisite regional affordable housing supply.**

The Monterey Regional Implementation Working Group and/or local communities should collaborate with water districts and service providers to pursue regional policy solutions to achieve sustainable supply of clean water resources. Additional flexibility regarding the use and transfer of water credits could potentially enable reasonable and controlled growth for military installation missions and community development.

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<td>![Short]</td>
<td>MPWMD</td>
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**WQQ-2B: Enact the use of defense reserve water rights for workforce housing.**

The DoD should consider invoking its Federal Reserved Groundwater Rights for the use of workforce housing in support of military base requirements. The DoD should pursue agreement with MCWD and CalAm, and seek approval from Monterey County Water Resources Agency.

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<td>![Mid]</td>
<td>Other public agencies as needed</td>
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</table>

**Responsible Party(ies)**

- Monterey Regional CUS Working Group and/or local communities
- DoD
- Other public agencies as needed
## Water Quality & Quantity (WQQ)

### WQQ-2C: Implement separate water allocation for NSAM (Navy), POM (Army) and U.S. Coast Guard facilities.

The MPWMD has stated its intent to separate the military allocations, under Ordinance 187, from the local jurisdictions for purposes of water allocation. All military installations should ensure their water allocation from MPWMD is adequate for current and known future needs. In addition, to the extent possible, the military should negotiate for additional future water allocation to help enable potential mission expansion at their respective facilities.

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<td>Short</td>
<td>MPWMD</td>
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### WQQ-3: There are concerns regarding the groundwater contamination cleanup at the former Fort Ord site.

Groundwater and soil contamination cleanup has been underway at the former Fort Ord site as a Superfund Site since 1990. More recently, PFAS contaminants have been identified in the groundwater at the site.

**Recommended Strategy(ies)**

#### WQQ-3A: Evaluate the need for additional groundwater production wells.

Water districts and service providers should continually evaluate the need for additional groundwater production and evaluate the need to drill replacement production wells if needed and in their area of responsibility to ensure adequate groundwater production levels can be maintained in the event an existing production well fails or is removed from service.

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<td>Ongoing</td>
<td>EPA, U.S. Army</td>
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### 7.4 South County Potential Strategies

#### Communication & Coordination (COM)

**COM-1:** There is limited established routine communication between military installations and surrounding communities.

While there is generally good communication and coordination between military installations and neighboring community governments, not all processes are formalized. This could lead to inconsistent planning and coordination when there are changes in staff at military installations or local governments.

#### Recommended Strategy(ies)

**COM-1A:** The region should consider establishing a regional working group and/or ask local communities to monitor CUS implementation and address future compatibility findings that may arise within southern Monterey County and north San Luis Obispo County.

Following the completion of the Monterey Regional CUS, a Monterey Regional Implementation Working Group and/or local communities could be established to:

- Overseeing the implementation of the MRCUS South County strategies
- Maintaining efficient and effective coordination among the MRCUS partners and other affected stakeholders
- Enhancing long-term coordination on military compatibility findings

As a starting point, all members of the current CUS Working Groups should be invited to be the initial members of a Monterey Regional Implementation Working Group. The membership may evolve, and new stakeholder groups may be invited to join, as may be appropriate in the future. The Monterey Regional Implementation Working Group should meet regularly, as agreed upon by the Working Group. If this option does not work, the local agencies should develop an alternative strategy to collaborate.

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<td>![Communication and Coordination Icon]</td>
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<td>Other public agencies as needed</td>
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</table>
### Communication & Coordination (COM)

**COM-1B: The Monterey Regional Implementation Working Group and/or local communities should consider developing a charter for the Monterey Regional Implementation Working Group**

Members of the Monterey Regional Implementation Working Group and/or local communities should consider developing a charter and other guiding documents that formalize the group. The charter and related documents should define the following variables at a minimum:

- Working Group mission, purpose, and initial objectives
- Working Group structure and membership
- Membership directory with points of contact for each partner organization
- Member roles and responsibilities in addressing compatibility findings
- Meeting frequency and protocols
- Triggers for coordination and communication (e.g., infrastructure planning, alternative energy development proposals, economic development opportunities, mission changes, etc.)

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<td><strong>COM-1B</strong></td>
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<td>Monterey Regional CUS Implementation Working Group and/or local communities</td>
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</table>

**Responsible Party(ies)**

- Monterey Regional CUS Implementation Working Group and/or local communities

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**COM-1C: Formalize communication between Camp Roberts, Fort Hunter Liggett, and surrounding communities.**

Camp Roberts and FHL should provide updated information to the Monterey Regional Implementation Working Group and/or local communities when changes in operations or circumstances result in the need to update or modify one of the MIA boundaries. The Monterey Regional Implementation Working Group and/or local communities could be responsible for making a recommendation to members to incorporate these changes into appropriate plans, regulations, and policies.

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<tr>
<td><strong>COM-1C</strong></td>
<td>Ongoing</td>
<td>Monterey Regional CUS Working Group and/or local communities</td>
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**Responsible Party(ies)**

- Camp Roberts
- Fort Hunter Liggett

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**Potential Implementation Strategies**

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### Monterey Regional Compatible Use Study
**COM-1D: Enhanced Camp Roberts and FHL Outreach Program.**

Camp Roberts and FHL should enhance their outreach program to provide additional information to local communities and the public, including:

- Enhanced information website, providing information on upcoming training activities, prescribed burns, recreational access, and other appropriate materials.
- Provide enhanced notification of significant new construction projects or changes in mission.
- As part of the outreach program, Camp Roberts should host regularly scheduled open houses for the public to provide an overview of training activities, construction, or other items of public interest. This forum should also allow residents the opportunity to comment on concerns. An open house on an annual basis would be appropriate.
- Develop an e-mail list that the public can sign up for online and provide notification of significant training exercises or other items of public interest.

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<th>Responsible Party(ies)</th>
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<tr>
<td>Camp Roberts</td>
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<td>Fort Hunter Liggett</td>
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**COM-2: There is no standing forum for coordination between military installations and surrounding communities.**

There is currently no standing, regular forum that is dedicated to coordination between military installations and the surrounding communities.
**Recommended Strategy(ies)**

**COM-2A: *Establish procedures for plan review and comment.*

Camp Roberts and FHL should consider working with local jurisdictions and relevant agencies to establish procedures for consultation between the base and local jurisdictions relative to planning review and comment.

This will include:

- Provide technical input and assistance to local jurisdictions to support the discussion of projects and potential compatibility findings
- Definition of project types that require review
- Identification of the Points of Contact for all coordination
- Identify opportunities for Camp Roberts and FHL personnel to be involved in pre-application meetings for significant projects
- Establish a formal procedure for requesting and receiving comments
- Establish a standard timeline for responses, keeping in mind mandated review time periods as specified by State law and local procedures
- Develop an outreach plan
- Provide notice to Camp Roberts on all public hearings regarding projects identified for coordination

While consultation is expected to occur primarily on projects in the defined Military Influence Areas, the installation should establish contacts and procedures for receiving notices and review opportunities on significant regional projects inside of the MIAs. Procedures should be reviewed annually and updated as appropriate by the Monterey Regional Implementation Working Group and/or local communities.

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**COM-2B: *Refer NEPA/CEQA documents to local jurisdictions.*

Refer to affected local jurisdictions, agencies, and organizations’ notice of all NEPA and/or CEQA documentation, except for categorical exemptions, or as otherwise defined by the Monterey Regional Implementation Working Group and/or local communities, for comment.

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**COM-2C: Create an interactive web-based GIS portal for regional coordination that is hosted by a regional council of governments.**

The Monterey Regional Implementation Working Group and/or local communities should work with a regional planning agency to create an interactive web-based GIS portal to assist with regional coordination between communities in the study area and regional military installations. The Monterey Regional CUS partner communities should work to identify the jurisdiction or agency, such as AMBAG or SLOCOG, that will create and maintain the GIS portal to share up-to-date and pertinent GIS data, such as existing land use, zoning, no-drone zones around military installations, and other pertinent Monterey Regional CUS-related geospatial data, that is hosted on the GIS portal. The portal should be publicly accessible and serve as a tool to promote enhanced, long-range, and coordinated compatibility planning, and may also include a development review and zoning change notification system. Monterey Regional CUS partners should assist with disseminating information about how to access and use the portal.

Protocol for accessing and updating information should be developed to ensure information accuracy. For example, when missing or new GIS data is identified, the appropriate party should notify the identified jurisdiction or agency to make the necessary updates to the GIS portal. Appropriate security measures should also be established to maintain the portal’s integrity and effectiveness and to ensure that proprietary information from each agency is not shared.

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<td>Mid</td>
<td>AMBAG, SLOCOG, Monterey Regional CUS partners</td>
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## Cultural Resources (CR)

**CR-1: Concern with differing Tribal consultation requirements.**

Federal and California requirements for consulting with American Indian Tribes can be different depending on the government agencies and public organizations involved. This can impact how cultural resource management activities are handled for archeological sites and historic properties in the study area.

### Recommended Strategy(ies)

**CR-1A: Include American Indian Tribes in the development review process.**

Local jurisdictions should include American Indian Tribes for consultation when needed and/or appropriate in the development review process.

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- **Responsible Party(ies)**
  - Monterey Regional CUS partner communities
  - American Indian Tribes

- **Other public agencies as needed**
Energy Development (ED)

ED-1: There is potential for alternative energy development in surrounding communities to impact aviation and electromagnetic operations at Camp Roberts and Fort Hunter Liggett.

Certain types of solar facilities have reflective materials that can create glint and glare and impact aviation and electromagnetic operations. If large solar developments in the community are not coordinated properly to identify potential impacts to Camp Roberts and Fort Hunter Liggett, incompatible types of solar facilities may be constructed.

Recommended Strategy(ies)

ED-1A: Require coordination with the Military Aviation and Installation Assurance Siting Clearinghouse.

Monterey Regional CUS partner communities’ planning policies, regulations, and documents (e.g., community general plans, zoning codes, alternative energy regulations) should require coordination with the Clearinghouse and align local energy development application requirements and processes with Clearinghouse requirements and processes. Per Title 32, Code of Federal Regulations, Part 211, the DoD advises early submission of alternative energy project proposals to the Clearinghouse for a review of project compatibility with local military missions and operational needs. It is further recommended that when Monterey Regional CUS partners become aware of any alternative energy development projects within their jurisdiction, they should inform the developer of the requirement to coordinate with the Clearinghouse.

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<td>Other public agencies as needed</td>
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Responsible Party(ies)

- Monterey Regional CUS partner communities
## Frequency Spectrum Capacity (FSC)

**FSC-1: Frequency encroachment potential at Camp Roberts.**
There is potential for electronic encroachment from surrounding communities to impact the military operations at Camp Roberts.

### Recommended Strategy(ies)

**FSC-1A: Coordinate with military installations when updating regional and local utility service plans.**

Local and regional utility providers should continue to coordinate with military installations when updating utility master plans and maps. Service plans should be updated in accordance with Monterey Regional CUS recommendations to encourage future energy infrastructure extensions to be contained within established corridors.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td></td>
<td>Ongoing</td>
<td>Other public agencies as needed</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**
- Local and regional utility providers
- Camp Roberts
**Housing Availability (HA)**

**HA-1: There is a concern about regional housing affordability throughout the South County Study Area.**

Regional rent and home prices continue to increase in the South County Study Area. Increasing housing rents and prices could present challenges for military personnel and other community members when looking for housing.

### Recommended Strategy(ies)

<table>
<thead>
<tr>
<th><strong>HA-1A:</strong> <em>Incorporate military housing information in General Plan Housing Elements.</em></th>
<th><strong>Responsible Party(ies)</strong></th>
</tr>
</thead>
</table>
| Monterey Regional CUS partner communities and/or local jurisdictions should include a discussion of military housing needs and programs to address housing needs in their respective general plan updates. Camp Roberts should provide jurisdictions with current information on housing demands, amount of housing provided by the installation, generalized income, by rank, of personnel living off-base, and current distribution data on off-base personnel by zip code. | Monterey Regional CUS partner communities  
Camp Roberts |

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<tr>
<th><strong>Strategy Type</strong></th>
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<th><strong>Partner(s)</strong></th>
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<td>Mid</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th><strong>HA-1B: Establish a quarterly meeting between military installations and the development community to discuss military housing needs.</strong></th>
<th><strong>Responsible Party(ies)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Monterey Regional Implementation Working Group and/or local communities should establish a quarterly meeting with the residential development community to discuss military housing needs. The meetings should include representatives from the military installations’ Housing Offices. Information shared at these meetings should include the types of housing military personnel are looking for including the number of bedrooms needed, the number of short-term rentals needed if applicable, the population of personnel and dependents that require off-base housing, and other pertinent information.</td>
<td>Monterey Regional CUS Working Group and/or local communities</td>
</tr>
</tbody>
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<tr>
<th><strong>Strategy Type</strong></th>
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<th><strong>Partner(s)</strong></th>
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<tbody>
<tr>
<td></td>
<td>Mid</td>
<td>Military installation Housing Offices</td>
</tr>
</tbody>
</table>
### Housing Availability (HA)

**HA-2: There is a lack of housing availability in the community to relative to military needs.**

Camp Roberts has a lack of on-base housing, which creates an issue of housing availability, especially as Camp Roberts is located in a remote location.

<table>
<thead>
<tr>
<th>Recommended Strategy(ies)</th>
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</thead>
<tbody>
<tr>
<td><strong>HA-2A: Communicate military housing needs.</strong></td>
</tr>
</tbody>
</table>

Military Housing Offices should continue to routinely communicate housing needs to surrounding cities, real estate associations, and landlords. This information should include where military personnel desire to rent/own, and timeframes and quantities for known incoming military personnel. This should also include the distribution of military housing analysis studies. Surrounding communities should work with the Military Housing Office to address housing needs.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td><img src="image" alt="Chat Icon" /></td>
<td><img src="image" alt="Ongoing Icon" /></td>
<td>Surrounding communities</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**
- Military installation Housing Offices
## Infrastructure Extensions (IE)

**IE-1: Intergovernmental Support Agreement between the community and military.**

The City of King City is actively pursuing an IGSA with FHL for the operation of the FHL wastewater treatment facility and has informally partnered with FHL to provide extended rail transportation infrastructure that would enhance the training and readiness capabilities of FHL.

### Recommended Strategy(ies)

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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</thead>
<tbody>
<tr>
<td>IE-1A: Recommend continued ongoing collaboration to achieve IGSA for FHL wastewater treatment facility.</td>
<td>Ongoing</td>
<td>Other public agencies as needed</td>
</tr>
</tbody>
</table>

**Responsible Party(ies)**

- Fort Hunter Liggett
- King City

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Monterey Regional Compatible Use Study
### Land Use (LU)

**LU-1:** Growth in surrounding communities could lead to land use encroachment on tank trail from Camp Roberts to Fort Hunter Liggett.

There is potential for future growth in surrounding communities to encroach the Camp Roberts and FHL installation fence lines and tank trail that connects Camp Roberts and Fort Hunter Liggett.

### Recommended Strategy(ies)

**LU-1A: Consider developing Installation Compatible Use Zone studies.**

Camp Roberts and FHL should consider developing Installation Compatible Use Zone (ICUZ) studies to address compatibility related to air operations at their respective airfield and heliport. Camp Roberts and FHL should include the surrounding communities, the Monterey County Airport Land Use Commission, and the San Luis Obispo County Airport Land Use Commission in the development of these plans.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tr>
<td></td>
<td><img src="image" alt="Long" /></td>
<td>Surrounded communities, Monterey County Airport Land Use Commission, San Luis Obispo County Airport Land Use Commission</td>
</tr>
</tbody>
</table>

**LU-1B: Develop a Military Activity Overlay Zone to protect Tank Trail and other noise sensitive areas.**

The Monterey Regional Implementation Working Group and/or local communities should consider developing a military activity overlay zone (MAOZ) to cover the existing tank trail connecting Camp Roberts and Fort Hunter Liggett. This MAOZ would identify priority areas for the application of other strategies such as conservation easements, signage, and disclosures.

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<th>Strategy Type</th>
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<td></td>
<td><img src="image" alt="Long" /></td>
<td>Monterey Regional CUS Working Group and/or local communities, Camp Roberts, Fort Hunter Liggett</td>
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</tbody>
</table>
### Land Use (LU)

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<tr>
<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td>LU-1C: Acquire conservation easements.</td>
<td></td>
<td>Camp Roberts, Fort Hunter Liggett</td>
</tr>
<tr>
<td>The Monterey Regional Implementation Working Group and/or local communities should work with US Forest Service, US Fish and Wildlife, California Fish and Wildlife, California Department of Parks and Recreation, Camp Roberts, Fort Hunter Liggett, Monterey County, and other relevant agencies and organizations to pursue a Sentinel Landscape designation to secure conservation easements and to provide incentives to protect natural areas with the intent of sustaining military readiness and natural resources in the region. The Sentinel Landscape Partnership Program encourages federal, local, and private collaboration to promote natural resource sustainability in areas surrounding military installations. This program assists in developing partnerships and opportunities to benefit national defense and local economies through the conservation of natural resources.</td>
<td></td>
<td>US Forest Service, US Fish and Wildlife, California Fish and Wildlife, California Department of Parks and Recreation, Camp Roberts, Fort Hunter Liggett, Monterey County</td>
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</table>
**Land Use (LU)**

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<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td><strong>LU-1E: Align Monterey County agriculture conservation program with military compatibility goals</strong></td>
<td>Ongoing</td>
<td>Monterey County</td>
</tr>
<tr>
<td>Monterey County should continue establishing conservation easements for agriculture and should expand those efforts to the areas near FHL to limit development encroachments. The county should consider partnering with FHL to achieve these conservation easements REPI programs, which should be aligned with fire protection zones.</td>
<td></td>
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<tr>
<td><strong>LU-1F: <em>Update general plans to include military compatibility planning information and policies.</em></strong></td>
<td>Mid</td>
<td>Monterey Regional CUS partner communities</td>
</tr>
<tr>
<td>Monterey Regional CUS partner communities and/or affected jurisdictions should incorporate goals and policies related to military compatibility planning into their respective general plans. Updates should also include applicable maps such as the tank trail, noise MIA, etc.</td>
<td></td>
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<tr>
<td><strong>LU-1G: Consider including military review of subdivision regulations.</strong></td>
<td>Mid</td>
<td>Fort Hunter Liggett, Camp Roberts</td>
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<tr>
<td>Affected jurisdictions should consider updating their respective subdivision regulations to include an opportunity for Camp Roberts and FHL to review subdivision proposals before they are approved.</td>
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</tbody>
</table>

**Responsible Party(ies)**
- Monterey County
- Fort Hunter Liggett
- Camp Roberts
- Monterey Regional CUS partner communities
- Other public agencies as needed
LU-1H: *Consider acquiring land outright via fee simple acquisition for sellers who are willing.*

Camp Roberts and FHL should examine the potential for acquisition on a case-by-case basis and pursue as a market transaction between Camp Roberts or FHL and a willing seller (not through eminent domain). Areas for consideration include:

- Within SDZs that are not over land controlled by Camp Roberts or Fort Hunter Liggett
- Within Clear Zones / Accident Potential Zones for active airfields
- Areas exposed to high levels of noise
- Other areas determined to have compatibility or operational issues such as the tank trail connecting road.

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<th>Strategy Type</th>
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<td></td>
<td></td>
<td>- Other public agencies as needed</td>
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<tr>
<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>- Fort Hunter Liggett</td>
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<tr>
<td>- Camp Roberts</td>
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</table>
## Light & Glare (LG)

### LG-1: Potential for glint and glare from development in the community to impact operations at Camp Roberts.

Increased development in the surrounding communities can lead to more materials that create glint and glare. This can impact aviation nighttime operations at Camp Roberts.

### Recommended Strategy(ies)

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<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td><strong>LG-1A: <em>Develop lighting regulations.</em></strong></td>
<td>![Long Timeframe]</td>
<td><strong>Responsible Party(ies)</strong> Surrounded communities</td>
</tr>
</tbody>
</table>

Jurisdictions surrounding Camp Roberts should consider amending their respective codes to include standard lighting regulations that are consistent with the Dark Sky Model Lighting Ordinance, to support nighttime operations at Camp Roberts.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<tbody>
<tr>
<td><strong>LG-1B: <em>Conduct a glare study about the use of certain reflective building materials.</em></strong></td>
<td>![Long Timeframe]</td>
<td><strong>Responsible Party(ies)</strong> Surrounded communities</td>
</tr>
</tbody>
</table>

Jurisdictions surrounding Camp Roberts should work with Camp Roberts to conduct a study about the impacts of certain reflective building materials, i.e., reflective or mirrored glass, on operations at Camp Roberts. The study should identify at a minimum the following:

- Building materials that have the greatest impact on pilot vision and/or nighttime operations
- Time of day the impact is the greatest
- Areas in which the impact is the greatest

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td>![Book Icon]</td>
<td>![Long Timeframe]</td>
<td><strong>Camp Roberts</strong></td>
</tr>
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</table>
## Potential Implementation Strategies

### Noise (NOI)

**NOI-1: Potential noise concerns for the community related to weapons firing at Camp Roberts.**

There have been noise complaints regarding artillery fire at Camp Roberts. This could be an increased issue if the mission changes at Camp Roberts and if community encroachment continues closer to Camp Roberts.

#### Recommended Strategy(ies)

<table>
<thead>
<tr>
<th>NOI-1A: <em>Provide noise location data.</em></th>
<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>Camp Roberts</td>
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<tr>
<th>Strategy Type</th>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td><em>Provide noise location data.</em></td>
<td>Short</td>
<td>Monterey Regional CUS partner communities, Regional land management agencies</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOI-1B: Develop a Military Activity Overlay Zone to noise sensitive areas.</th>
<th>Responsible Party(ies)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Camp Roberts, Monterey Regional CUS partner communities</td>
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<tr>
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<th>Partner(s)</th>
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<tbody>
<tr>
<td><em>Develop a Military Activity Overlay Zone to noise sensitive areas.</em></td>
<td>Mid</td>
<td>Fort Hunter Liggett, Camp Roberts</td>
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</tbody>
</table>

Consider developing a military overlay zone to cover the existing noise-sensitive areas outside installation boundaries including noise contours that extend off the installation and other potential noise sensitive areas related to non-weapons firing, such as vehicular operations, to mitigate potential additional noise concerns. This could include the tank trail connecting Camp Roberts and Fort Hunter Liggett. This MAOZ would identify priority areas for the application of other strategies such as conservation easements, signage, and disclosures.
### Noise (NOI)

#### NOI-1C: *Develop real estate disclosure.*
Monterey Regional CUS partner communities should require that all properties developed or sold that are within any MIAs have a real estate disclosure included as part of the sale materials that state the property is located within proximity to a military installation that performs both air and ground operations that can occur in day and nighttime hours. These military operations may produce noise, vibration, and other compatibility issues that may affect the property.

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<tr>
<th>Strategy Type</th>
<th>Timeframe</th>
<th>Partner(s)</th>
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<td></td>
<td>Short</td>
<td>Monterey Regional CUS partner communities</td>
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#### NOI-1D: *Consider developing a voluntary development sound attenuation retrofit program.*
Monterey Regional CUS partner communities and/or affected communities should consider a voluntary sound attenuation retrofit program for residential uses. Develop a program that provides guidance on sound attenuation standards for retrofitting existing residential and commercial facilities. The program could include grant opportunities available to assist property owners in retrofitting structures in noise-sensitive areas. Other funding sources for retrofitting homes should be identified and provided within the program materials.

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<th>Strategy Type</th>
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<td></td>
<td>Mid</td>
<td>Other public agencies as needed</td>
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</table>

#### NOI-1E: Request OLDCC to consider Camp Roberts eligibility for its Community Noise Mitigation program.
Monterey County should request OLDCC consider eligibility for its Community Noise Mitigation program.

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<th>Strategy Type</th>
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<th>Partner(s)</th>
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<td>Mid</td>
<td>OLDCC</td>
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</table>
## Noise (NOI)

### NOI-1F: *Require a note to be recorded on a title to real property as part of any discretionary development permit or approval.

Monterey Regional CUS partner communities and/or affected jurisdictions should consider requiring a note be recorded on a title for real property located within an MIA as part of any discretionary development permit or approval. The note shall state that the real property is located near an active military training facility that performs day and nighttime training operations, both ground and air operations. Military operations may produce noise and vibration.

### NOI-1G: Evaluate California Building Standards Code for sound attenuation.

Monterey Regional CUS partner communities and/or affected communities should evaluate the California Building Standards Code for sound attenuation building requirements based on energy saving features.

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<tr>
<th>Strategy Type</th>
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<tbody>
<tr>
<td><strong>NOI-1F</strong></td>
<td><img src="image" alt="Timeframe" /></td>
<td>Monterey Regional CUS partner communities</td>
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<tr>
<td><strong>NOI-1G</strong></td>
<td><img src="image" alt="Timeframe" /></td>
<td>Other public agencies as needed</td>
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### Monterey Regional CUS partner communities

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<td><img src="image" alt="Timeframe" /></td>
<td>Other public agencies as needed</td>
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</table>
Public Trespassing (PT)

PT-1: Trespassing at Camp Roberts and Fort Hunter Liggett creates safety and security concerns.

There have been instances of public trespassing on Camp Roberts, mostly due to community members entering the installation for hunting and recreational use of the river. The perimeter of Camp Roberts is not fully fenced, which may create an environment conducive to trespassing. This is also a safety concern as there are areas with dud ammunition in areas at Camp Roberts which have the potential to explode if inadvertently disturbed.

Recommended Strategy(ies)

<table>
<thead>
<tr>
<th>PT-1A: *Increase public awareness about the risk of trespassing onto Camp Roberts and Fort Hunter Liggett.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camp Roberts and FHL should increase public awareness of trespassing risks. This should include the following:</td>
</tr>
<tr>
<td>- Provide notification and educational materials to Monterey Regional CUS partner communities and/or affected communities regarding restricted and accessible areas.</td>
</tr>
<tr>
<td>- Ensure hunters and other users stay on marked trails that pass adjacent to the installation.</td>
</tr>
<tr>
<td>- Ensure educational information is posted on websites and within informational brochures that illustrate the boundaries of Camp Roberts and FHL on recreation area maps.</td>
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<th>Strategy Type</th>
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<td>[Image]</td>
<td>Ongoing</td>
<td>Monterey Regional CUS partner communities</td>
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<thead>
<tr>
<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>- Fort Hunter Liggett</td>
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<tr>
<td>- Camp Roberts</td>
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</tbody>
</table>
**PT-1B: *Consider full increasing perimeter security fence and signage.***

Camp Roberts and FHL should consider installing a full perimeter fence line and signage. The following should be considered for the fencing and signage:

- Improve maintenance of existing perimeter fencing to provide timely replacement or repair of damaged sections.
- Consider expanding perimeter fencing to unfenced areas.
- Ensure placement and maintenance of perimeter signage are adequately placed and spaced along the perimeter fence.
- For Camp Roberts, post signage along the Salinas and Nacimiento Rivers in the East Garrison identifying the installation boundary.
- Work with Sheriffs’ Departments, California State Fish and Wildlife Service and US Forest Service to patrol areas experiencing repeat trespass.
- Work with both San Luis Obispo County and Monterey County to remove or block parking areas frequented by those trespassing on the installation.

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<th>Strategy Type</th>
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<td>Fort Hunter Liggett, Camp Roberts</td>
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</table>

**PT-1C: *Provide education of permitted visitors (visiting outside of cantonment).*

Camp Roberts should require hunters, campers, day-trippers, and hikers to view an educational video on the identification of the hazards to be found on the installation, purchase a yearly permit to use facilities, obtain a map of the installation showing the restricted and non-restricted areas, notify Camp Roberts Range Control when intending to enter the public access recreational areas.

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<td></td>
<td>Ongoing</td>
<td>California Fish &amp; Game Department, USFWS</td>
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</table>
PT-2: Trespassing onto Fort Hunter Liggett.
There have been incidences of trespassing onto FHL through access along Nacimiento-Fergusson Road and Juan Bautista de Anza Trail.

<table>
<thead>
<tr>
<th>Recommended Strategy(ies)</th>
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<tbody>
<tr>
<td><strong>PT-2A: Post visible signage in areas where trespassing occurs.</strong></td>
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<tr>
<td>FHL should increase visible signage along the Nacimiento-Fergusson Road, Juan Bautista de Anza Trail, and hunting areas to identify the installation boundary. Ensure that this signage is maintained and adequately spaced. Ensure that hunting safety zoned boundaries are visibility marked to authorize on-installation hunters.</td>
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<tr>
<td><strong>PT-2A</strong></td>
<td>Short</td>
<td>Fort Hunter Liggett</td>
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| **PT-2B: Apply for grants for trail improvements.** |  |
| Monterey County should apply for National Fish and Wildlife Foundation or other grant programs for the maintenance and/or improvement of the Juan Bautista de Anza Trail where it transits or borders military installations. |  |

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<tr>
<td><strong>PT-2B</strong></td>
<td>Mid</td>
<td>National Fish and Wildlife Foundation</td>
</tr>
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</table>

| **PT-2C: Provide education of permitted visitors (visiting outside of the cantonment area).** |  |
| Camp Roberts should require hunters, campers, day-trippers, and hikers to view an educational video on the identification of the hazards to be found on the installation, to include hunter safety zones, and prohibitions against firing, purchase a yearly permit to use facilities, obtain a map of the installation showing the restricted and non-restricted areas, notify Camp Roberts Range Control when intending to enter the public access recreational areas. Ensure that installation maps made available to the public are updated for accuracy. |  |

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<tbody>
<tr>
<td><strong>PT-2C</strong></td>
<td>Ongoing</td>
<td>California Fish &amp; Game Department, USFWS</td>
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</tbody>
</table>
PT-2D: Increase visibility of enforcement notices in hunting areas.

Increase visible interagency hunter safety enforcement during the hunting season among all designated State and Federal agency partners including California Department of Fish & Wildlife wardens, National, US Forest and Parks rangers, and FHL Military Police, Range Control and Natural Resources Division personnel.

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<tr>
<th>Responsible Party(ies)</th>
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<tbody>
<tr>
<td>Camp Roberts</td>
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<tr>
<td>Fort Hunter Liggett</td>
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</table>
Resiliency (RE)

**RE-1:** There is a concern regarding wildland fires at Fort Hunter Liggett and Camp Roberts and in the areas surrounding the installations.

The South County Study Area is in a semi-arid climate zone that is relatively undeveloped. High temperatures, minimal precipitation, and low humidity during summer months along with abundant vegetation that provides a natural fuel load increase the risk of wildland fires.

**Recommended Strategy(ies)**

<table>
<thead>
<tr>
<th>RE-1A: <em>Coordinate future updates to community hazard mitigation plans.</em></th>
<th>Responsible Party(ies)</th>
</tr>
</thead>
</table>
| Monterey and San Luis Obispo counties should update their HMPs to identify the specific role and function of Camp Roberts and FHL as it pertains to the safety of the region. | Monterey County  
San Luis Obispo County |

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<th>Strategy Type</th>
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|  | Ongoing  | Camp Roberts  
Fort Hunter Liggett |

<table>
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<tr>
<th>RE-1B: <em>Review and Update Mutual Aid Agreements.</em></th>
<th>Responsible Party(ies)</th>
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</thead>
</table>
| Camp Roberts and FHL and stakeholder jurisdictions should collaborate to ensure the necessary wildland fire mutual aid coordination and agreements are in place. The California Fire Service and Rescue Emergency Mutual Aid Plan should be used to guide any revised and/or new agreements required to ensure adequate wildland fire preplanning, mitigation actions and fire suppression support is available for both the military installation and local communities. | Camp Roberts  
Fort Hunter Liggett  
Stakeholder jurisdictions |

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<td></td>
<td>Short</td>
<td>Other public agencies as needed</td>
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</table>
### Resiliency (RE)

#### RE-1C: Coordinate fire suppression training.
Camp Roberts and FHL should continue to work with the California Department of Forestry and Fire Protection (CAL FIRE) and local fire protection agencies/departments to conduct joint training exercises at Camp Roberts and/or Fort Hunter Liggett. Coordinated wildfire training with CAL FIRE at Camp Roberts should continue as part of the California Nation Guard Task Force Rattlesnake established in 2019.

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#### RE-1D: Adopt Mechanical Thinning and Prescribed Burn Techniques to reduce fuel load.
Installations, local governments, and fire agencies should continue to coordinate and collaborate on identification of critical management areas where wildland fire threatens homes and communities with a particular emphasis on WUI areas.

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#### RE-1E: Partner with local American Indian Tribes for regional wildfire planning.
Regional fire agencies and jurisdictions should partner with local Native America Tribes to conduct ceremonial prescribed burns using native practices and other fire management practices as part of a comprehensive fire mitigation strategy.

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Monterey Regional Compatible Use Study
### Resiliency (RE)

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<tbody>
<tr>
<td>RE-1F: Prepare a well-drilling / water line extension / Bambi-bucket dip stations project to provide pump truck access to water to remote areas along Nacimiento Road.</td>
<td>Short</td>
<td>Monterey Regional Implementation Working Group and/or local communities</td>
</tr>
<tr>
<td>RE-1G: <em>Continue to promote joint fire management awareness program for the general public.</em></td>
<td>Ongoing</td>
<td>Monterey Regional CUS partners and/or affected jurisdictions</td>
</tr>
</tbody>
</table>

The Monterey Regional Implementation Working Group and/or local communities should identify a project and prepare an application package for grant funding through a variety of federal grant programs including Building Resilient Infrastructure and Communities (BRIC), Defense Community Infrastructure Program (DCIP), or U.S. Forest Service.

*Responsible Party(ies)*
- Monterey Regional Implementation Working Group and/or local communities
- Oldcc
- U.S. Forest Service

Monterey Regional CUS partners and/or affected jurisdictions should leverage federal, state, and local resources to develop Fire Management Awareness educational brochures and other tools to inform the public on how to prepare homes and grounds to mitigate structure fires, recognize the beginning of the fire, and steps to take to alert the appropriate authorities. Work with local TV stations to air special editions on Fire Management Awareness during wildland fire season.

*Responsible Party(ies)*
- Monterey Regional CUS partners
- Local TV stations
## Resiliency (RE)

**RE-2: Concern that the remote location of Fort Hunter Liggett can create barriers to recruitment efforts.**

FHL is located in a remote area of southern Monterey County. There are concerns that the remote area in which FHL is located will create barriers for retaining and recruiting personnel to work at Fort Hunter Liggett.

### Recommended Strategy(ies)

**RE-2A: Communicate Army workforce needs.**

FHL should communicate workforce needs to surrounding communities and economic development organizations to assist with recruiting. Local primary and secondary education, job opportunities for dependents (including part-time and flexible hours), housing options in the community, and the overall quality of life should be emphasized.

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<td>Short</td>
<td>• Fort Hunter Liggett</td>
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### RE-3: State-wide drought conditions create resiliency concerns.

Drought conditions throughout California continue to be an issue for military resiliency due to water availability and increased wildfire risks.

### Recommended Strategy(ies)

**RE-3A: Plan infrastructure improvements for water resiliency.**

Camp Roberts and FHL should continue to identify infrastructure improvements, such as interconnectivity, redundancy, and shared reserves, to ensure the availability of infrastructure during service disruptions. Projects such the water reuse facility underway at FHL should be planned and implemented.

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| 🛠️💧🔍       | Ongoing   | • Camp Roberts  
• Fort Hunter Liggett 
• Other public agencies as needed |
### Resiliency (RE)

#### RE-3B: Coordinate regionally for water availability.
Camp Roberts and FHL should work with state, regional and local water management agencies to identify redundant potable water supply sources. Currently both installations use groundwater sources for potable water.

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#### RE-4: There is a need for power redundancy and resiliency at military installations.
Power/energy redundancies are needed at Camp Roberts to ensure that the installation remains resilient into the future.

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<th>Recommended Strategy(ies)</th>
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<tr>
<td>RE-4A: Develop a Military Installation Resiliency Plan.</td>
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</table>

Camp Roberts should develop a Military Installation Resiliency Plan to develop and implement a series of recommendations that make Camp Roberts more resilient to natural and man-made disasters. The Installation Resiliency Plan should identify requirements of critical assets, identify mission-critical activities for Camp Roberts and surrounding communities, define interdependent infrastructure relationships and essential needs, develop opportunity costs for the implementation of resilient technologies, and develop metrics with which success can be measured for implementation.

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#### Responsible Party(ies)

- Fort Hunter Liggett
- Camp Roberts
- Monterey Regional CUS Working Group and/or local communities
## Roadway Capacity (RC)

**RC-1: Inadequate width and poor roadway conditions on Jolon Road negatively impact access to Fort Hunter Liggett, rural communities, and recreation/tourist attractions.**

Jolon Road is the main road that provides access to Fort Hunter Liggett, rural communities (e.g., Lockwood, Jolon), and recreation/tourist attractions (e.g., Mission San Antonio de Padua, Lake San Antonio, wineries/tasting rooms, campgrounds, etc.). This road currently is inadequate for traffic types and vehicle loads, creating potentially unsafe access to Fort Hunter Liggett, and the surrounding communities/areas.

### Recommended Strategy(ies)

<table>
<thead>
<tr>
<th><strong>RC-1A: Review potential for Defense Access Road project.</strong></th>
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<tbody>
<tr>
<td>Monterey County and FHL should review the requirements and process for requesting Defense Access Road designation for Jolon Road and determine if it would be appropriate to initiate a Defense Access Road traffic study or transportation project.</td>
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<td>Fort Hunter Liggett</td>
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**RC-1B: Identify a project for Federal Lands Access Program.**

Monterey County should identify project and prepare an application package for the Federal Lands Access Program (FLAP) through the Federal Highway Administration. Monitor the status of the call for projects to determine availability of funds and timing for the application: [https://highways.dot.gov/federal-lands/programs-access](https://highways.dot.gov/federal-lands/programs-access).

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<td>Federal Highway Administration</td>
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</table>
## Roadway Capacity (RC)

### RC-1C: Prepare a project for Building Resilient Infrastructure and Communities (BRIC) application for improvements to Jolon Road as a critical access route for mutual emergency response support for wildland fires and other emergencies.

The Monterey Regional Implementation Working Group and/or local communities should identify a project and prepare an application package for grant funding through the Federal Emergency Management Agency’s BRIC Program. Jolon Road is the only accessible route supporting mutual aid between FHL and King City, CA. The development of this potential project will require a partnership with FHL to obtain support and identify the need for the roadway project to support mission readiness.

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<td>RC-1C</td>
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<td>Monterey Regional CUS Working Group and/or local communities</td>
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### RC-1D: Prepare a project for future Defense Critical Infrastructure Program (DCIP) opportunities to address roadway improvements.

The affected communities should develop a project for roadway improvements on Jolon Road in preparation for Defense Community Infrastructure Program grants through OLDCC dependent on annual program funding and application rules. The development of this potential project will require a partnership with FHL to obtain support and identify the need for the roadway project to support mission readiness. Jolon Road is the only accessible route supporting mutual aid between Fort Hunter and King City, CA.

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<td>RC-1D</td>
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</table>
**RC-2: Poor roadway conditions on Airport Road impacts access to the Paso Robles Municipal Airport.**

There are currently joint uses at the Paso Robles Municipal Airport between the City and Camp Roberts. The City expressed interest in expanding joint use at the airport; however, the roadway conditions of Airport Road need to be addressed to support expanded joint use by the ARNG and City of Paso Robles.

### Recommended Strategy(ies)

**RC-2A: The City of Paso Robles should work with Camp Roberts and the FAA for roadway improvement funding.**

The City of Paso Robles should pursue a statement of need from the Camp Roberts Commander and the FAA to support grants for roadway improvements.

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