

**APPENDIX A:
NOTICE OF PREPARATION AND NOP COMMENT LETTERS**

MONTEREY COUNTY



PLANNING AND BUILDING INSPECTION DEPARTMENT

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NOTICE OF PREPARATION

TO Interested Agencies and Organizations

FROM Planning and Building Inspection Dept.
2620 First Avenue
Marina, California 93933

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (PLN030204, East Garrison Specific Plan)

The County of Monterey Planning and Building Inspection Department and Redevelopment Agency of Monterey County will be the Lead Agencies and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and probable environmental effects are contained in the attachment materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice.

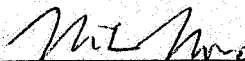
Please send your response to Mike Novo, AICP, Planning and Building Services Manager at the address shown above. We will need the name of a contact person in your agency.

Project Title: East Garrison Specific Plan – Fort Ord Project EIR

Project Applicant, if any: East Garrison Partners I, LLC.

Project Description: See attached

Date: 8/12/03

Signature: 
Title: Mike Novo, AICP
Planning & Building Services Manager
Telephone: (831) 883-7518
Email: novom@co.monterey.ca.us

Reference: California Code of Regulations, Title 14, Sections 15082(a), 15103, 15375.

**NOTICE OF PREPARATION ATTACHMENT
EAST GARRISON, FORMER FORT ORD
(PLN030204)**

I. Introduction

The County of Monterey (County) and the Redevelopment Agency (Agency) of the County of Monterey, as lead agencies are preparing an Environmental Impact Report (EIR) for a proposed development, including a Specific Plan, Disposition and Development Agreement, and Development Agreement, for the East Garrison area of the former Fort Ord. The plan would accommodate a mixed use community consisting of up to 1470 housing units, 75,000 square feet of commercial uses, 100,000 square feet of artist/cultural/educational space in renovated historic structures, 11,000 square feet of public facilities and civic uses, 45 acres of open space, approximately 1,400,000 cubic yards of grading, removal of 53 acres of oak woodland and 38 acres of oak savannah, and construction of related infrastructure.

The Redevelopment Agency of the County of Monterey and East Garrison Partners I, LLC (Developer) have entered into an Option Agreement, granting the Developer an option to acquire, in three phases, land for up to 1470 units in East Garrison (the Property). The Option Agreement provides that the land transfer is subject to a number of conditions, including: (1) the transfer of the Property from the Army to the Fort Ord Reuse Authority (FORA) and from FORA to the Agency; (2) the negotiation and approval of a disposition and development agreement (DDA) between the Agency and the Developer; (3) the negotiation and approval by the County of a development agreement (DA) between the County and the Developer; (4) the processing and approval by the County of land use entitlements for the property based on the concept plans set forth in the Option Agreement; and (5) preparation and certification of an environmental impact report pursuant to the California Environmental Quality Act (CEQA) covering all of the above actions and approvals (the "Project").

As described in the Option Agreement the DDA between the Agency and Developer will generally provide for the disposition by sale and conveyance of East Garrison, in phases, to the Developer consistent with the terms of the executed Option Agreement and will obligate the Developer to commence and complete development of each phase of the property within a specified time for the uses approved by the County consistent with development and phasing parameters, in the executed Option Agreement. The Option Agreement also provides that the DA between the County and Developer will permit development of the Property by the Developer consistent with the Development and Phasing Parameters in the executed Option Agreement.

The EIR will address the environmental impacts associated with the Specific Plan, DA, tentative subdivision map, DDA, the allocation to the project of up to 470 acre-feet per year (AFA) of water allocated to the County, formation of a community facilities district, annexation to the Salinas Rural Fire District and Marina Coast Water District (MCWD), acquisition of easements for off-site road improvements, renovation and demolition of historic buildings, all associated County land use and regulatory approvals, construction of the project, and the impacts of a built-

out community. The project site, its background, and details of the project are described below. Exhibits 1 and 2 show the location of the proposed project in the regional and local context.

A. Location and Setting of Proposed Project

During the World War II and post-World War II eras, Fort Ord and its East Garrison housed troops and provided grounds for light-fighter training and Cold War activities and planning. East Garrison currently consists of over seventy-five buildings and structures, constructed between 1939 and the base's closure in 1991. The majority of buildings are either wood-frame or concrete structures, with many built by the Works Progress Administration (WPA); both types were built in the early 1940's. In addition to the buildings, there are numerous concrete foundations, sidewalks, and tent pads, as well as rock retaining walls. Most of the buildings are arranged around a long rectangular field, which functioned as a tent city. The northwest end of the field has been paved, and several metal warehouses are located in this area.

As shown on Exhibit 3, the project site encompasses 244 acres (out of a total 939 acres in East Garrison that will be transferred to the Agency). The East Garrison site is bounded on the east and north by Reservation Road, on the south by Watkins Gate Road, and on the west by West Camp Road. The site also shares a boundary with an abandoned firing range to the south that has been identified by the County for future residential development. Vehicular access to the property is currently provided via Intergarrison Road from the Main Entrance interchange on U.S. Highway 1. Two entrances (East Garrison Gate and Watkins Gate Road), which are currently closed, also provide limited access to the site.

The project site is located on a mesa overlooking the Salinas Valley and is surrounded by open space. This open space includes prime agricultural lands to the north and east, the proposed Monterey Bay Youth Camp to the southwest, and a proposed habitat corridor to the west. The Bureau of Land Management (BLM) has land to the south and west that is used for recreational and open space uses. A small family cemetery, used prior to the property coming under Army use, is located near Watkins Gate Road overlooking the Salinas Valley.

The site is not located in areas of significant hazards and does not appear to contain significant sensitive resources, other than the historic buildings. The site is well above the floodplain of the Salinas River and does not have any local flooding issues. The nearest floodplain area is located across Reservation Road from the proposed Watkins Gate Road entrance. The project site does not contain any active earthquake faults. The Army did not use this area for ordinance activities. According to Army studies, the only clean-up issues on the project site are the existence of asbestos and lead-based paint in the historic buildings, and some clay pigeon fragments. The EIR will analyze these issues. Sites that still require clean-up are at least 500 feet from the project boundaries. These include potential unexploded ordinance and a dump site on the mesa to the south of Watkins Gate Road. These clean-up activities are not part of this project and are not needed for this project to be constructed. The nearest airport (Marina) is approximately 1.5 miles to the northwest. Soil erosion is not of substantial concern as the topography is mostly gently rolling, except for the bluff area above Reservation Road. The project proposes setbacks to avoid disturbance of the bluff area. Biological communities on the project site include oak woodlands and savanna, grasslands, ruderal/disturbed vegetation, and coastal scrub.

B. Project Background

In 1991, the Federal Government decommissioned Fort Ord. FORA was formed to oversee the disposition and redevelopment of the Fort's 28,000 acres. In 1997, FORA adopted the Fort Ord Reuse Plan and EIR (see www.basereuse.org/reuseplan/ReusePln/RPMain.htm), which designates the East Garrison property for future development. In 1997, Woodman Development was awarded an Exclusive Right to Negotiate Agreement by Monterey County to become the Master Developer at Parker Flats. Due to the uncertainty of the Army's clean-up actions and responsibility at Parker Flats, the County of Monterey moved the future residential project and Woodman's Exclusive Negotiating Rights to the East Garrison property. In February 2003, Woodman Development formed a new development entity for the project, East Garrison Partners I, LLC and that entity and the Redevelopment Agency, entered into an "Option Agreement," which the County consented to, (see www.co.monterey.ca.us under "Documents For Public Review", 2: "*OPTION AGREEMENT by and Between Redevelopment Agency of the County of Monterey and East Garrison Partners 1, LLC (2/04/03)*") that allows East Garrison Partners I, LLC to act as the Master Developer. East Garrison Partners I, LLC is pursuing entitlements to permit the construction of infrastructure necessary to create "Finished Lots" that would be sold to homebuilders and other development entities.

The 244-acre site is referred to as "Track Zero at East Garrison" which refers to the process by which the Army has agreed to transfer the land to FORA, which then transfers the land to the Agency. East Garrison is currently owned and managed by the Department of the Army. Track Zero parcels are those that are ready for transfer to government agencies and other organizations. All "Track Zero" parcels in Fort Ord are scheduled to be transferred to the FORA this year, which will then transfer the East Garrison property to the Redevelopment Agency of the County of Monterey. The agreements and approvals contemplated for the development are described in Section VI.

A certified EIR was adopted by FORA for the Fort Ord Reuse Plan in 1997. That document contains relevant background information and relevant environmental information for the reuse of the entire base and the surrounding area. The FORA EIR serves as a background document and includes analysis and mitigation of regional impacts associated with base reuse, including the development of East Garrison. A Habitat Management Plan, which is an important governing document for the open space areas, is under review by the County. An Environmental Impact Statement was adopted by the Army pertaining to the Fort Ord base transfer program.

The project area is included in a County Redevelopment Area, which encompasses the entire area of Fort Ord that will be under County jurisdiction. A Redevelopment Plan was adopted by the Agency in 2001, along with a General Plan Amendment to allow the uses outlined in the Fort Ord Reuse Plan. In adopting the Redevelopment Plan, the County found that the Redevelopment Plan was consistent and in conformance with the County's General Plan.

A Monterey County Youth Camp (see Exhibit 3) is identified in the Fort Ord Reuse Plan for the site of the former military campground, west and south of the Specific Plan area. Watkins Gate and West Camp Roads, as well as the existing natural buffer, would separate the Youth Camp

from the proposed community. Potential uses of land to the south include development of an additional approximately 1700 housing units, if water becomes available, and requests by two Native American organizations to acquire land and develop uses. Farther to the south and west, BLM has thousands of acres used for recreational and open space uses. To the northwest, the University of California has plans for a Research Park, across Reservation Road. To the north and east, existing agricultural, residential, and open space uses are expected to continue. Of the lands adjacent to the "Track Zero" boundary, only the area immediately to the south is planned for future development (approximately 1700 homes), although water is not currently available from FORA's water allocation for this development.

II. Project Description

A. Site Design

The proposed project includes a comprehensive land use plan (Specific Plan per Government Code Section 65450 et seq.) for the development of approximately 244 acres defined by the "Track Zero" boundary (see Exhibit 3). The East Garrison development plan includes a mix of residential, commercial, office/professional, institutional, and recreational uses. A total of up to 1470 residential units are being planned for East Garrison in three neighborhoods (phases). The Option Agreement provides for a range, plus or minus 5% of 1400 units, depending upon such factors as water availability and use assessment. For purposes of the EIR, a maximum of 1470 units will be analyzed. The homes would be built on approximately 111 acres of available land. Housing would be developed at a gross density of approximately 6 units/acre; however, the net density would be approximately 13.2 units/acre. The community would include 45 acres of open space, including approximately 25 acres of improved parks, open space areas, and trails.

The community is proposed with a Town Square at the intersection of Intergarrison and Chapel Hill Roads, which mark the center of the new community. These streets define two sides of the proposed Town Square. Apartments, Condominiums and/or offices may be placed above the approximately 75,000 square feet of retail that would form a perimeter around the square, lining the sidewalk with shop fronts to encourage strolling and socializing. Visitor parking is proposed to be concealed in courtyards behind the shops and linked to the shopping areas by pathways between groups of buildings.

The most highly designed open space would be located in the Town Center. The Town Square is envisioned as a space that can be easily converted from passive use to the focus of festival activities. A Flexible zoning overlay district is proposed for the Town Center to allow the square and its surroundings to assimilate change in response to prevailing market conditions.

The emphasis on making East Garrison pedestrian-friendly extends from the Town Center into the adjacent neighborhoods. A street grid pattern would radiate from the Town Center area and divide the community into three distinct neighborhoods, divided by topography or the Town Center. A mix of apartment homes and town-homes would radiate out from the Town Center, connecting the single-family neighborhoods with the Town Center. Proposed homes would be within a ten-minute walk of the Town Square. Extra-wide sidewalks, sized for outdoor dining, would link shops and restaurants directly to an Arts District. Street lighting is expected to be on a

scale that would serve a pedestrian oriented community and provide sufficient lighting for security.

Two residential neighborhoods would be located west of the Town Center and separated by Intergarrison Road and a parallel linear greenway. A proposed third neighborhood, the Arts District, is proposed to be developed on the footprint of the original garrison site, just east of the Town Center and is designed to be a mixed-use center for educational, economic and cultural development. Twenty-one vacant WPA buildings, marked by concrete construction with red tile roofs, would be converted into approximately 100,000 square feet of affordable studio space for visual, performing and literary artists, as well as administrative and work space and classroom space for arts organizations. Fifteen of the vacant WPA buildings will be demolished. Sixty-five (65) deed restricted affordable homes (very low income) would be included in the Arts District dedicated to artists. Blocks would be sized to support a mix of housing types – compact single-family homes, two and three-story townhouses and carriage houses – designed to meet a wide range of income and family needs. When completed, the three neighborhoods would include a full spectrum of housing opportunities, including 20% dedicated to Affordable Housing (6% of homes for very low-income and 14% of homes for moderate-income households). Each of the three residential neighborhoods would feature a series of village scale greens and/or neighborhood parks. Second units are proposed where appropriate subject to water availability/demand assessment.

The community would be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. Garages, in most cases, are kept off the street, accessed by way of rear driving lanes. Building setbacks are proposed to be 5 to 20 feet from the property line with porches encroaching into the setback. The architecture of all of the buildings would draw on a number of residential styles popular in the region. Building height would typically be up to 35 feet tall due to the proposed density of the project.

The Option Agreement requires that a number of public facilities be constructed in the community area, potentially including a fire station, sheriff substation, library, transit center, community center, post office, and/or civic facilities. A fire station will likely be located either within the community, or immediately adjacent to the community. The library and community center are also likely to be constructed. A sheriff substation is likely to either be built or operate out of leased space in the Town Center. Which of these buildings will be constructed has not yet been determined. No school is needed, as existing schools within the Monterey Peninsula Unified School District are available to serve the project population. The Elementary School that would serve the project is Crumpton located at 460 Carmel Ave. in Marina. The Junior High would be Los Arboles and the High School would be Seaside High School.

Tables 1 and 2 provide a summary of proposed land uses and the proposed housing mix, respectively. The individual components of the project are further defined in the paragraphs below.

**TABLE 1
PROPOSED LAND USES**

Land Use	Acres	Percentage
Residential	111	46%
Commercial	8	3%
Institutional	10	4%
Open Space/Parks	45	18%
Streets and Misc.	70	29%
Total	244	100%

**TABLE 2
APPROXIMATE HOUSING MIX**

Home Sizes (SF)	Percentage	No. of homes (est.)	Housing Types
1300 to 2600	55%	771	Single Family Detached
1300 to 1550	20%	283	Townhomes
800 to 1200	23%	326	Condo/Loft/Apartments
1100 to 1975	1%	20	Live/Work
	100%	1400*	Totals

* In addition to the 1400 unit total, many single-family homes may have second units built above the garage depending upon the water assessment and availability to serve the project. The Option Agreement provides for a range, plus or minus 5%, of the total units. For purposes of the EIR, a maximum of 1470 units will be analyzed.

B. Circulation

As shown on Exhibit 3, the community is proposed to be accessed by a new main entrance just west of the existing East Garrison Gate. This entrance would lead to the Town Center. Access would also be provided from Reservation Road by reopening the Watkins Gate Road and moving the upper portion of the road to the south edge of the Track Zero boundary. This road would provide access from the Salinas Valley to the project site as well as serve as an access for events at Laguna Seca via Barloy Canyon Road (currently served via the old East Garrison Gate). A portion of Watkins Gate Road will be located outside of the project boundary and will require public easements. Intergarrison Road would also provide access from other areas of Fort Ord. A new road would connect Intergarrison Road along the western project edge to Reservation Road, as depicted in the Fort Ord Reuse Plan and analyzed in the Reuse Plan EIR. This road will be located within approximately 8.5 acres of land, outside the project boundary. The 8.5 acres of vegetation to be removed for this road is included as part of the oak woodland and oak savannah acreage proposed for removal. Traffic signals are proposed for the Main entrance/Reservation Road, Intergarrison Road/Reservation Road, and Watkins Gate/Reservation Road intersections.

Regional transportation improvements are provided through the Fort Ord Reuse Plan and Capital Improvement Program (CIP). Each residential project in Fort Ord contributes funding to the CIP.

The East Garrison Specific Plan EIR will evaluate the project's contribution to identified improvements. The community would also be served by Monterey-Salinas Transit by the rerouting of existing bus routes through the community. It is expected that all residences would be located within ¼ mile of a bus stop.

Most of the roads would be privately owned and maintained by a Community Facilities/Maintenance District and governed by a Homeowners Association. The only proposed public roads are those located around the periphery of the project: Intergarrison Road, Reservation Road, the new road connecting Intergarrison and Reservation Roads, and Watkins Gate Road.

C. Historic Preservation

A majority of the existing structures located in East Garrison are proposed to be preserved and used, primarily by Arts District artists. A family cemetery is also to be preserved and maintained behind a fence. In addition to the WPA buildings, some non historic structures—a chapel, battle simulation building—and theater are proposed to be preserved. As described above, 21 of the buildings will be preserved, 14 removed.

D. Parks, Open Space and Habitat Preserve

An abandoned military park at the edge of the Arts District is proposed for revitalization. This linear park would link the Town Square to the adjacent neighborhoods, open space network, and views of the Salinas Valley. Trails and a bike path would be integrated into the park as an amenity for residents, linking the mesa directly into the regional trail and bike network.

Natural slopes would be preserved along the edge of the site and in other areas of grade transition. To the extent possible, invasive plant species in these areas would be replaced with native plant materials. Pathways would also be integrated into slope park areas where practical (see Exhibit 3).

E. Utilities

Existing water and wastewater facilities on the site were constructed and operated for service to the former military installation. All existing infrastructure within East Garrison, with the exception of a new sanitary pump station at the main gate, would be replaced. The new community would be served by water, sewer and power lines that currently extend to the edge of the site, primarily along Intergarrison Road. MCWD owns and maintains the water/sewer system. The County has reserved up to 470 acre feet per year of potable water to serve the project. An appropriate portion of this amount is proposed to be allocated to the project, subject to completion of appropriate environmental review.

MCWD provides potable water service and wastewater collection services to the Ord Community, including East Garrison. Ongoing investigations by MCWD in collaboration with the Fort Ord Reuse Authority and the Monterey Peninsula Water Pollution Control Agency are developing a potable water augmentation supply project to provide for irrigation water to the project. East Garrison Partners is required to comply with the MCWD Water Code, the District's Procedural Guidelines and Design Requirements and Standard Plans and Specifications, and Construction Manual. In addition, East Garrison Partners is required to enter into a Construction

and Transfer of Water, Sewer, and Recycled Water Infrastructure Agreement, which outlines additional terms and conditions including benefit assessment fees for the project.

1. Water System

Existing facilities include two above ground 200,000-gallon water storage tanks, a pump station, 12" water mains, distribution pipelines, water service connections and related appurtenances. All of these facilities would be removed and replaced with a new water distribution system that would include 12" to 16" diameter main distribution pipelines and appurtenances. New water distribution pipelines, service connections and appurtenances would be constructed as a part of the proposed project.

MCWD owns and operates the 2 million gallon Reservoir F, located west of the proposed project. Reservoir F was constructed in 1990, is in good condition, and provides water storage for portions of the Ord Community including the East Garrison. New water mains and appurtenances required for the proposed project include 1) replacement of approximately 7,200 feet of existing 12" pipeline with new 16" pipeline between Reservoir F and East Garrison north and west along Inter-Garrison Road, and 2) construction of approximately 4,700 feet of new 14" pipeline from Reservoir F along Watkins Gate Road and approximately 1,500 feet of new 12" pipeline in West Camp Street.

An additional two-million gallon reservoir and its booster station would be constructed adjacent to the existing Reservoir F. Forty percent of that reservoir capacity will be needed to meet the service requirements of the proposed project with the remaining storage used for service to the remaining portions of the Ord Community. MCWD will need to acquire either an easement or land to construct the facility. In addition, the MCWD plans to construct a large water transmission line as part of any roadway construction project from Reservation Road to and along West Camp Street to Watkins Gate. This large water supply transmission line, the new well and its booster station that would be constructed at the District's Well No. 32 site conveys the water supply for the Ord Community. These projects would meet development occurring as previously identified in the Fort Ord Reuse Plan and accompanying EIR.

2. Potable Water Augmentation:

There are no existing potable water augmentation facilities for irrigation needs in East Garrison. Future construction of those facilities will be determined based on the conclusions of the Regional Urban Water Augmentation Project, which is analyzing the most cost effective development of the 2400 AFY of Potable Water Augmentation as defined in the Fort Ord Base Reuse Plan and accompanying EIR. The Potable Water Augmentation Supply will be provided by either recycled water, a seawater desalination plant or a combination of these water supply projects. The recycled water project is proposed as the Regional Urban Recycled Water Distribution Project (RUWDP) which is a joint investigation by the MCWD and the MRWPCA. These projects are not part of the East Garrison project.

The RUWDP has developed preliminary engineering plans for the construction of a new recycled water distribution system that includes service to the East Garrison. New recycled

water distribution pipelines and appurtenances would be constructed in Inter-Garrison Road. Within the East Garrison new recycled water distribution pipelines and appurtenances would need to be constructed. Uses of recycled water would be limited to non-potable use for irrigation of landscapes, medians, parks and playgrounds.

3. Wastewater Collection System:

Existing facilities include a non-operating wastewater treatment plant, a pump station, a collection system and related appurtenances. All of these facilities would be removed and replaced with a new wastewater collection system that would include 8" to 12" diameter gravity mains that would collect wastewater flows and convey them to the existing pump station.

The existing pump station improvements are required to provide additional capacity to service the build-out wastewater flows from the project. An emergency generator would be required for the lift station. The pump station would direct wastewater flows from the project into an existing force main and gravity sewer system along Reservation Road to the Monterey Regional Water Pollution Control Agency's interceptor. Pump station improvements, a parallel main and other wastewater collection system improvements from the project site to the interceptor will need to be addressed as determined by the District and prior to each phase of the East Garrison project.

F. Land Clearing Activities

The project site would be graded to create building pads. The proposed grading would balance within the project site and require the movement of approximately 1,400,000 cubic yards of soil. Although the project will be developed in three neighborhood phases, the grading will all occur as part of the first phase.

The density proposed for the community, as well as the grading required to create such a dense community, requires the removal of significant amounts of vegetation. Fifty three (53) acres of oak woodland and thirty eight (38) acres of oak savannah would be removed, predominantly in the western neighborhoods. Other vegetation communities that would be removed include grassland, coastal scrub, and ruderal/disturbed communities.

G. Drainage

Monterey County policy requires that the 100-year post development stormwater flows not exceed the 10-year predevelopment stormwater flows. The project would include three stormwater detention / percolation ponds to reduce peak flows to meet these requirements. The reduced stormwater flows would leave the site through two existing storm drain pipes under Reservation Road and into the adjacent properties where drainage from the site has historically been conveyed.

III. Probable Environmental Effects

The EIR is being prepared to assess the potential environmental impacts that may arise in connection with future implementation of the East Garrison – Fort Ord project. Based on the

environmental characteristics of the project area and a review of existing data, relevant programs, and previous environmental documentation for the project area, implementation of the proposed project is anticipated to have the potential to create environmental impacts in the following areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and circulation, and utility and service systems. Due to the relatively built-up nature of the project area and project features it is anticipated that the following issue areas will not result in any potentially significant environmental impacts: agricultural resources, mineral resources, and recreation. Therefore, these issues will not be addressed in the EIR.

IV. Project Alternatives

In addition to evaluating the potential environmental effects of the proposed project, the EIR will address a range of project alternatives including, but not limited to the No Project Alternative, the No Project/No Development Alternative, Alternative Design Alternative, and a Reduced Density Alternative.

V. Related Projects

Section 15130 of the CEQA Guidelines requires the consideration of cumulative impacts in an EIR. Cumulative impacts are identified as two or more individual effects, which when considered together are considerable or compound or increase other environmental effects. The individual effects may be changes resulting from a single project or a number of separate projects. The EIR will identify which past, present, or reasonably foreseeable projects may contribute to cumulative impacts. More specifically, the EIR will include an evaluation of the change in the environment, which will result from the cumulative impacts of the project when considered together with other closely related future projects.

VI. Required Approvals and Permits

The following approvals, agreements and permits must be obtained from Monterey County and/or the Redevelopment Agency:

- Specific Plan adoption amending the General Plan and Greater Monterey Peninsula Area Plan, including design guidelines (Board of Supervisors)
- Zoning Ordinance Amendment (Board of Supervisors)
- Tentative Map Approval (Board of Supervisors)
- Disposition and Development Agreement (Redevelopment Agency)
- Development Agreement (Board of Supervisors)
- Water Allocation (Board of Supervisors)
- Approval of modification and demolition of any historic structures (Monterey County Historic Resources Review Board)
- Encroachment Permits (Monterey County Public Works Department)

- Grading Permits (Monterey County Planning and Building Inspection Department)
- Building Permits (Monterey County Planning and Building Inspection Department)
- Demolition Permits (Monterey County Planning and Building Inspection Department)

The following actions must be taken by other agencies:

- The project must be annexed to the Marina Coast Water District and Salinas Rural Fire District. The project also requires the creation of a maintenance district. The Local Agency Formation Commission (LAFCO) approves annexations to, and the creation of, special districts. LAFCO acts as a CEQA responsible agency
- The Fort Ord Reuse Authority (FORA) must determine that the project is consistent with the Fort Ord Reuse Plan. FORA acts as a CEQA responsible agency.
- The project will require road easements for the new road connecting Intergarrison Road with Reservation Road, a portion of Watkins Gate Road, and a portion of West Camp Road.
- Project construction will require a National Pollutant Discharge Elimination System permit from the Regional Water Quality Control Board (RWQCB). A Stormwater Pollution Prevention Plan must be submitted in order to obtain the permit. RWQCB acts as a CEQA responsible agency.
- The Marina Coast Water District will need an easement or property to provide for additional water storage adjacent to the existing "Reservoir F" tank.

VII. Lead Agency

The County of Monterey and the Redevelopment Agency of Monterey County are the Lead Agencies for the East Garrison – Fort Ord Project EIR. The project and the environmental processing will be administered through the County of Monterey Planning and Building Inspection Department. Please address any comments and/or responses to the contact person as listed below:

County of Monterey
 Planning and Building Inspection Department
 Attention: Mike Novo, AICP, Planning and Building Services Manager
 2620 First Avenue
 Marina, California 93933
 Ph: (831) 883-7518
 Fax: (831) 384-3261
 e-mail: novom@co.monterey.ca.us

EAST GARRISON LOCATION

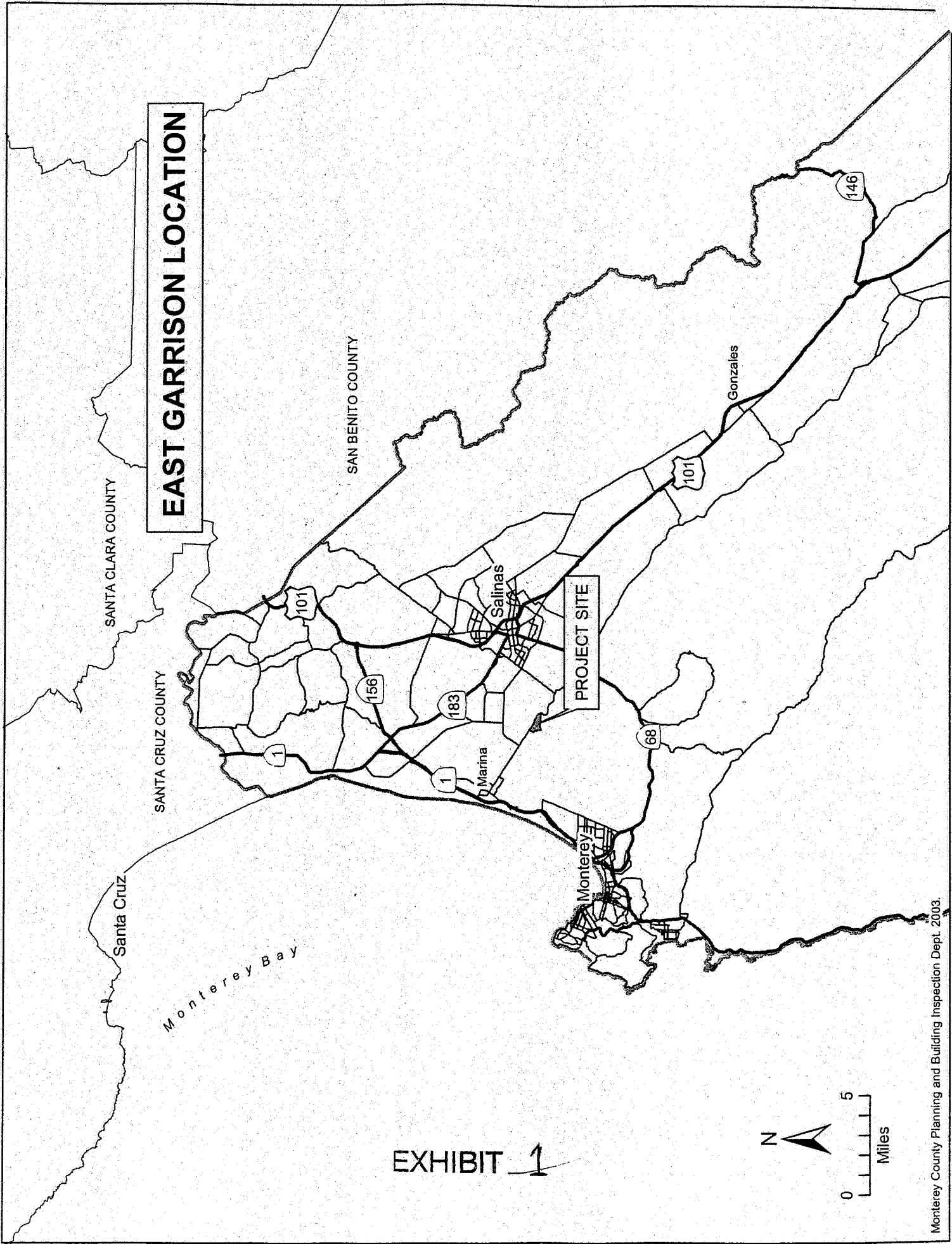
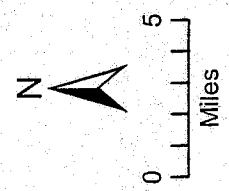
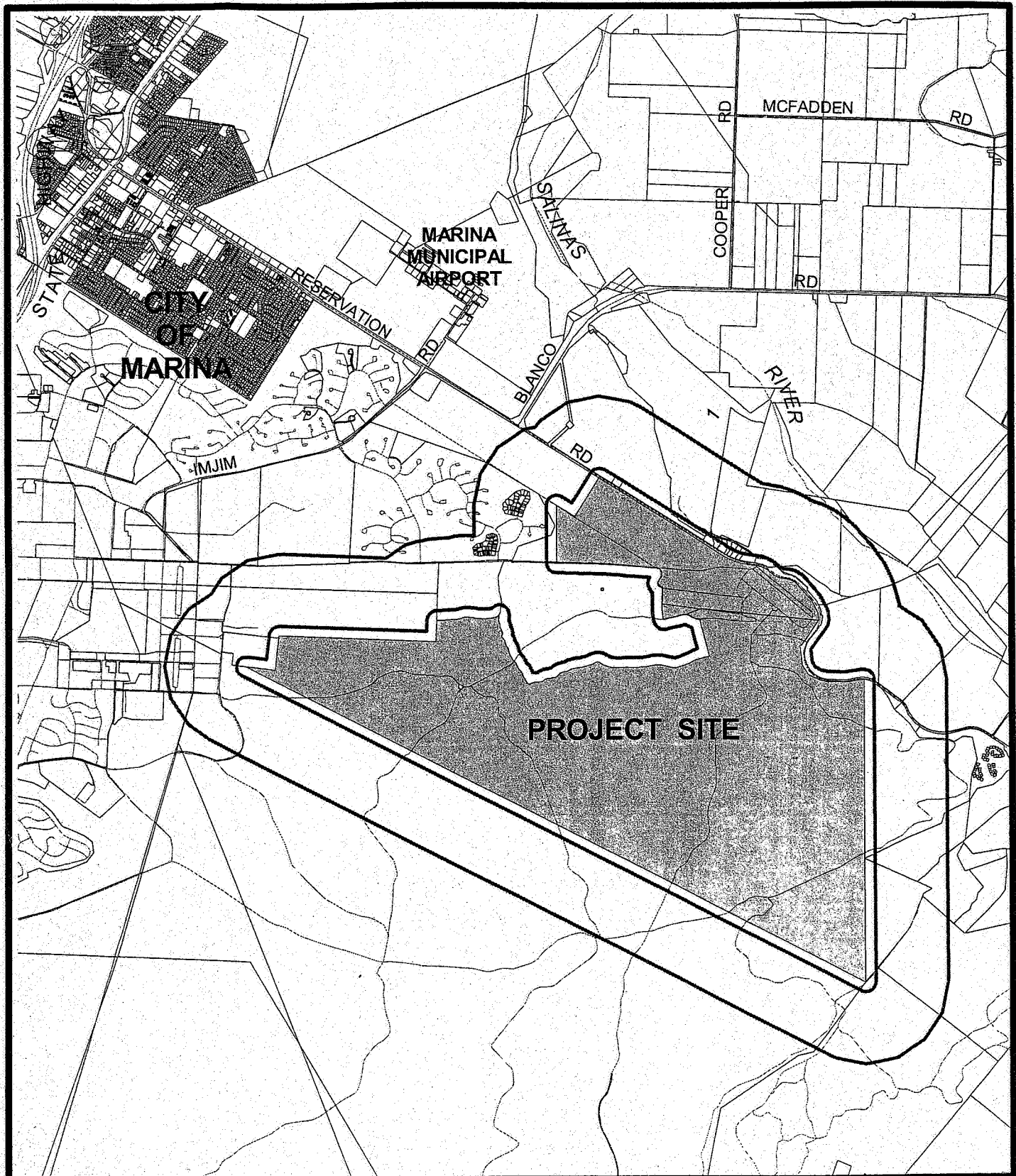


EXHIBIT 1






APPLICANT: EAST GARRISON PARTNERS

APN: 031-011-030-000 & 031-011-031-000

FILE# PLN 030204

 300' Limit

 2500 Limit

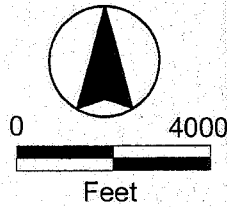
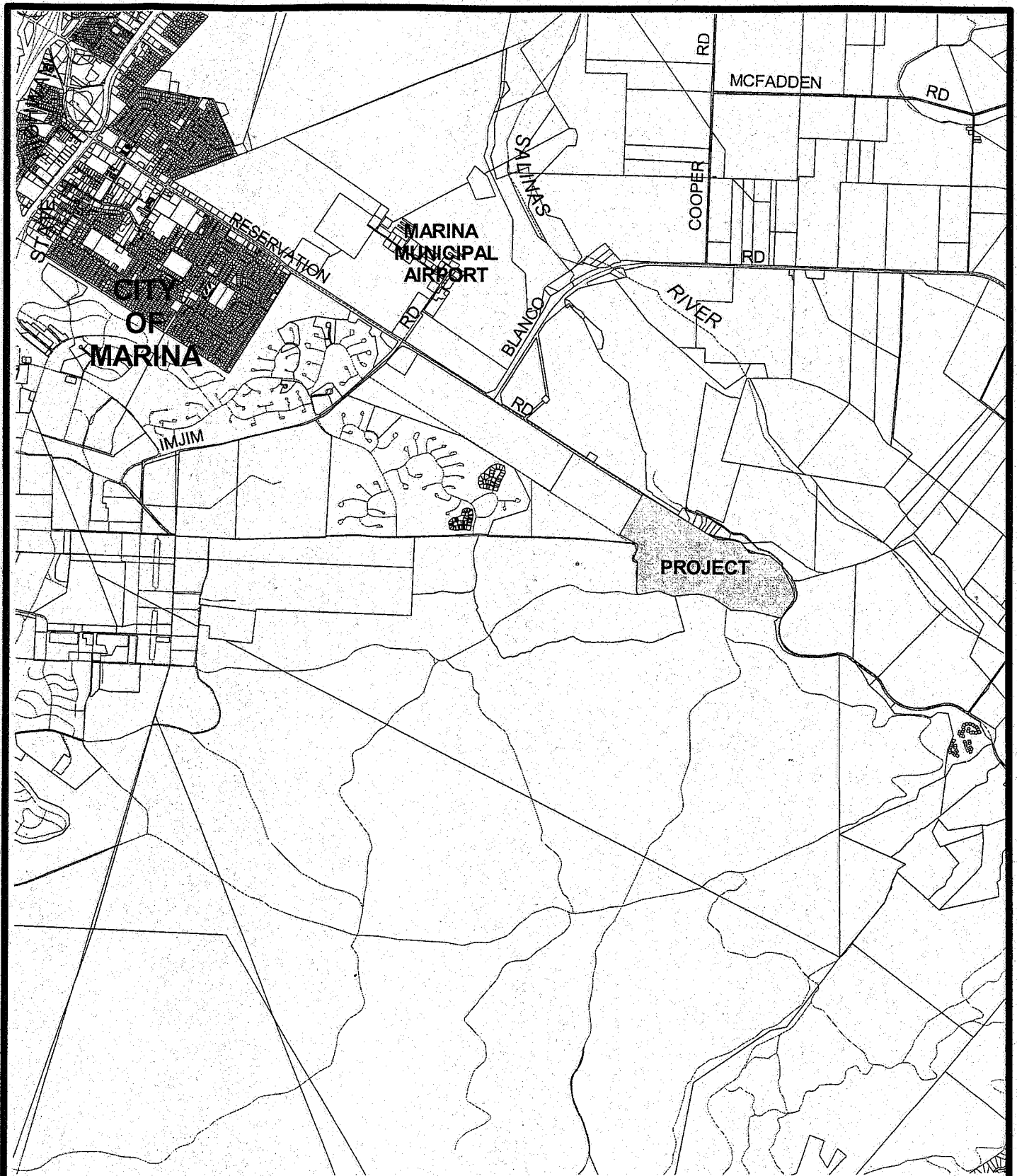


EXHIBIT 2

PLANNER: NOVO



APPLICANT: EAST GARRISON PARTNERS

APN: 031-011-030-000 & 031-011-031-000

FILE# PLN 030204

EAST GARRISON SPECIFIC PLAN AREA

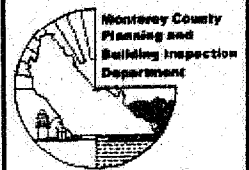
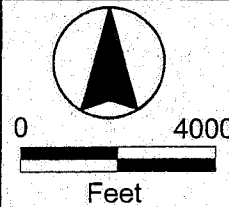
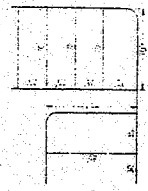
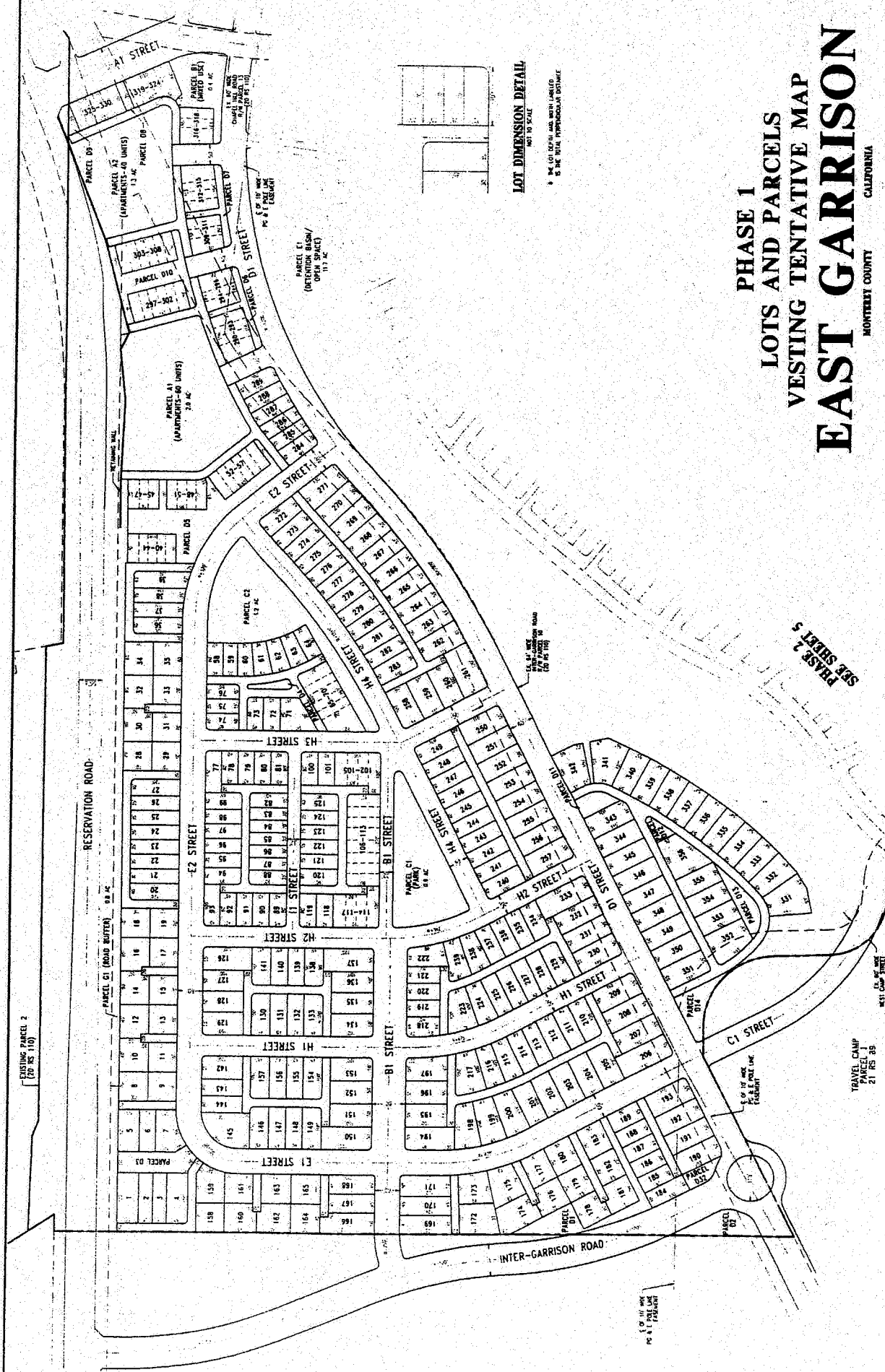


EXHIBIT 3

PLANNER: NOVO

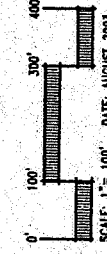
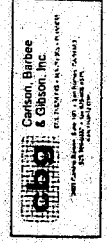


* IN LOT DIMENSIONS WITH LANDLORD
IS THE TOTAL PERPENDICULAR DISTANCE

PHASE 1 LOTS AND PARCELS VESTING TENTATIVE MAP EAST GARRISON

MONTEREY COUNTY
CALIFORNIA

SHEET NUMBER
4
OF 13



PHASE 2
SEE SHEET 5

TOWN OF CAMP
PARCELS 21 25 26

EXISTING PARCEL 2
(20 AC 110)

RESERVATION ROAD
0.4 AC

INTER-GARRISON ROAD

5' OF 1/2" WIDE
EASEMENT
PER A.P. 100

15' OF 1/2" WIDE
EASEMENT
PER A.P. 110

15' OF 1/2" WIDE
EASEMENT
PER A.P. 110

15' OF 1/2" WIDE
EASEMENT
PER A.P. 110

PARCEL E1
(DETENTION BASIN/
OPEN SPACE)
11.7 AC

PARCEL A1
(APARTMENTS-60 UNITS)
2.8 AC

PARCEL D9
1.3 AC

PARCEL D8
1.3 AC

PARCEL D7
0.4 AC

PARCEL D6
0.4 AC

PARCEL D5
0.4 AC

PARCEL D4
0.4 AC

PARCEL D3
0.4 AC

PARCEL D2
0.4 AC

PARCEL D1
0.4 AC

PARCEL C14
17.4 AC

PARCEL C13
13.3 AC

PARCEL C12
13.3 AC

PARCEL C11
13.3 AC

PARCEL C10
13.3 AC

PARCEL C9
13.3 AC

PARCEL C8
13.3 AC

PARCEL C7
13.3 AC

PARCEL C6
13.3 AC

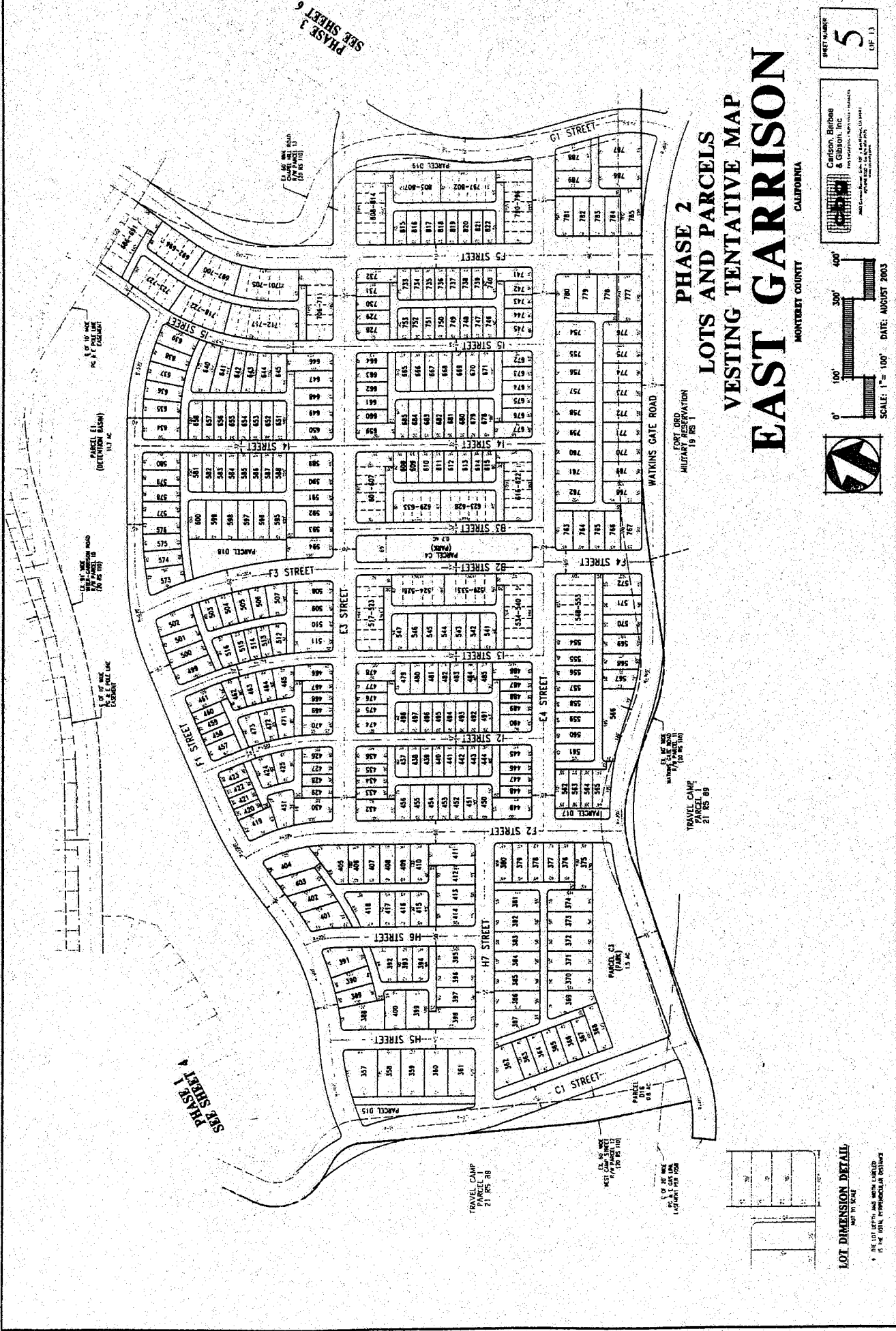
PARCEL C5
13.3 AC

PARCEL C4
13.3 AC

PARCEL C3
13.3 AC

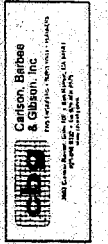
PARCEL C2
13.3 AC

PARCEL C1
17.4 AC



PHASE 2
 LOTS AND PARCELS
 VESTING TENTATIVE MAP
EAST GARRISON
 CALIFORNIA
 MONTEBELLO COUNTY

SHEET NUMBER
5
 OF 13



DATE: AUGUST 2003

LOT DIMENSION DETAIL
 SEE P. 204

- THE LOT DEPTH AND WIDTH DIMENSIONS ARE THE ONLY INTERPRETATION INTENT

SEE SHEET 1
 SEE SHEET 2
 SEE SHEET 3
 SEE SHEET 4
 SEE SHEET 5
 SEE SHEET 6

PHASE 2
 LOTS AND PARCELS
 VESTING TENTATIVE MAP
EAST GARRISON
 CALIFORNIA
 MONTEBELLO COUNTY



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

Notice of Preparation

August 14, 2003

To: Reviewing Agencies

Re: East Garrison Specific Plan
SCH# 2003081086

Attached for your review and comment is the Notice of Preparation (NOP) for the East Garrison Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mike Novo
Monterey County Planning & Building Inspection
2620 First Avenue
Marina, CA 93933

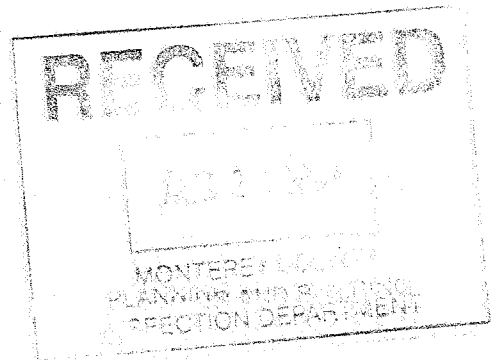
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for. Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2003081086
Project Title East Garrison Specific Plan
Lead Agency Monterey County Planning & Building Inspection

Type NOP Notice of Preparation
Description Specific Plan to accommodate up to 1470 housing units, 75,000 square feet of commercial space, 100,000 studio space for artist community.

Lead Agency Contact

Name Mike Novo
Agency Monterey County Planning & Building Inspection
Phone 831-883-7518 **Fax**
email
Address 2620 First Avenue
City Marina **State** CA **Zip** 93933

Project Location

County Monterey
City Marina
Region
Cross Streets Reservation Road
Parcel No. 031-011-030, 031
Township **Range** **Section** **Base** MDBM

Proximity to:

Highways
Airports Marina
Railways
Waterways Salinas River
Schools CSU Monterey Bay
Land Use Former Military Base-Vacant Buildings/Public-Quasi Public/Mixed Use Development

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Forestry and Fire Protection; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Office of Emergency Services; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Caltrans, Division of Transportation Planning; Department of Housing and Community Development; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Air Resources Board, Major Industrial Projects

Date Received 08/14/2003 **Start of Review** 08/14/2003 **End of Review** 09/12/2003

County: Monterey

NOP Distribution List

<input checked="" type="checkbox"/> <u>Resources Agency</u>	<input checked="" type="checkbox"/> <u>Public Utilities Commission</u> Ken Lewis	<input checked="" type="checkbox"/> <u>Dept. of Fish & Game 3</u> Robert Floerke Region 3	<input type="checkbox"/> <u>Regional Water Quality Control Board (RWQCB)</u>
<input checked="" type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input checked="" type="checkbox"/> <u>State Lands Commission</u> Jean Sarino	<input type="checkbox"/> <u>Dept. of Fish & Game 4</u> William Laudermilk Region 4	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> <u>Dept. of Boating & Waterways</u> Suzi Betzler	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Lyn Barnett	<input type="checkbox"/> <u>Dept. of Fish & Game 5</u> Don Chadwick Region 5, Habitat Conservation Program	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> <u>California Coastal Commission</u> Elizabeth A. Fuchs	<input type="checkbox"/> <u>Business, Trans & Housing</u>	<input type="checkbox"/> <u>Dept. of Fish & Game 6</u> Gabrina Gatchel Region 6, Habitat Conservation Program	<input checked="" type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> <u>Colorado River Board</u> Gerald R. Zimmerman	<input type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Sandy Hesnard	<input type="checkbox"/> <u>Dept. of Fish & Game 6 I/M</u> Tammy Allen Region 6, Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> <u>RWQCB 4</u> Jonathan Bishop Los Angeles Region (4)
<input checked="" type="checkbox"/> <u>Dept. of Conservation</u> Roseanne Taylor	<input checked="" type="checkbox"/> <u>Caltrans - Planning</u> Ron Helgeson	<input type="checkbox"/> <u>Dept. of Fish & Game M</u> Tom Napoli Marine Region	<input type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/> <u>California Energy Commission</u> Environmental Office	<input type="checkbox"/> <u>California Highway Patrol</u> Lt. Julie Page Office of Special Projects	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input checked="" type="checkbox"/> <u>Dept. of Forestry & Fire Protection</u> Allen Robertson	<input checked="" type="checkbox"/> <u>Housing & Community Development</u> Cathy Creswell Housing Policy Division	<input type="checkbox"/> <u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input checked="" type="checkbox"/> <u>Office of Historic Preservation</u> Hans Kreutzberg	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>Dept. of General Services</u> Robert Sleppy Environmental Services Section	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> <u>Dept. of Parks & Recreation</u> B. Noah Tilghman Environmental Stewardship Section	<input type="checkbox"/> <u>Dept. of Transportation 1</u> Mike Eagan District 1	<input type="checkbox"/> <u>Dept. of Health Services</u> Wayne Hubbard Dept. of Health/Drinking Water	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> <u>Reclamation Board</u> Lori Buford	<input type="checkbox"/> <u>Dept. of Transportation 2</u> Don Anderson District 2	<input type="checkbox"/> <u>Independent Commissions, Boards</u>	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>Santa Monica Mountains Conservancy</u> Paul Edelman	<input type="checkbox"/> <u>Dept. of Transportation 3</u> Jeff Pulverman District 3	<input type="checkbox"/> <u>Delta Protection Commission</u> Debby Eddy	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/> <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	<input type="checkbox"/> <u>Dept. of Transportation 4</u> Tim Sable District 4	<input checked="" type="checkbox"/> <u>Office of Emergency Services</u> John Rowden, Manager	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input checked="" type="checkbox"/> <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input type="checkbox"/> <u>Dept. of Transportation 5</u> David Murray District 5	<input type="checkbox"/> <u>Governor's Office of Planning & Research</u> State Clearinghouse	<input type="checkbox"/> <u>Other</u>
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Dept. of Transportation 6</u> Marc Bimbaum District 6	<input type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway	
<input type="checkbox"/> <u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	<input type="checkbox"/> <u>Dept. of Transportation 7</u> Stephen J. Buswell District 7		
<input type="checkbox"/> <u>Dept. of Fish & Game 1</u> Donald Koch Region 1			
<input type="checkbox"/> <u>Dept. of Fish & Game 2</u> Banky Curtis Region 2			

SALINAS RURAL FIRE DISTRICT

Steven E. Negro, Fire Chief

19900 Portola Drive
Salinas, California 93908
(831) 455-1828 FAX (831) 455-0646

September 2, 2003

Mike Novo, AICP
Planning & Building Services Manager
County of Monterey
2620 First Avenue
Marina, CA 93933

Re: Scope and Content of the East Garrison EIR

Dear Mr. Novo:

Thank you for the opportunity to comment on the scope and content for the Environmental Impact Report for the East Garrison Specific Plan.

As you know, the East Garrison area is currently not in the Salinas Rural Fire District. We have been asked to annex the area and provide fire and emergency medical services. Our Board of Directors has agreed to annex this area as long as the project area will support the needed services and does not reduce service levels in the existing fire district.

The Salinas Rural Fire District will require a fully staffed and equipped fire station to protect the newly developed area. We are requesting the EIR include a fiscal analysis relative to the capital and ongoing operational costs for this facility. This analysis should:

1. address the revenue/tax base that will be generated from the development within our proposed boundaries and available to the fire district;
2. address the ability of these revenues to support the annual personnel costs and facility operational costs,
3. address any special financing/assessments that would be necessary to make up any short fall,
4. detail operational costs versus available revenue as the project grows,
5. detail how any special financing/assessments would be shared/distributed considering the initial Zero Track and then looking at future development in the area,
6. identify who would be responsible to maintain any special financing/assessment agreements in the future.

In addition, we are requesting that the EIR investigate and identify any hazardous materials that may be used or generated within the Artist Community and identify various means to mitigate any hazards.

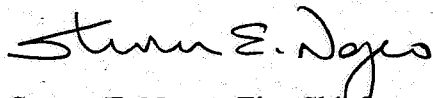
We have contracted with Citigate Associates, LLC to assist us with identifying when the fire station would need to be constructed and staffed. In addition, Citigate will also assist us with choosing the best location for a fire station considering the overall Ft. Ord Reuse Plan and the area that will remain unincorporated.

Serving the Northern Salinas Valley, the Highway 68 Corridor, and the Community of Chualar

Mike Novo
September 2, 2003
Page 2

Again, thank you for asking for our input and if you have any questions please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink that reads "Steven E. Negro". The signature is written in a cursive style with a large, looping initial "S".

Steven E. Negro, Fire Chief

Copy: Board of Directors

SIERRA CLUB



VENTANA CHAPTER

P.O. Box 5667 Carmel, California 93921 408 • 624 • 8032

September 9, 2003

By fax 384-3261

To: Mike Novo, AICP
Monterey County Planning Department.

RE: East Garrison NOP

The Ventana Chapter Sierra Club has the following comments for the Notice of Preparation of a Draft EIR, East Garrison Specific Plan.

- Please include a project alternative that includes Congressman Sam Farr's plan for affordable housing.
- Include a study of the Monterey County housing needs showing the need for rentals for low and moderate income versus homeownership. It is important to determine how many low and moderate income families who work and live in Monterey County can qualify for the loans for home purchase so that the effort to provide that housing does not benefit Santa Cruz and Santa Clara Counties instead of Monterey County.
- Include a draft mitigation monitoring program following AB 3180.
- Considering the total residential build-out of Fort Ord properties, a school site should be included.
- Include compliance with SB 610, providing a water assessment for developments of over 500 units.
- Provide data for safe yield from the wells that supply the Ord Community projects.
- Provide information on PCE contamination on Well 29 at the former Fort Ord.
- Provide data on the capacity of the regional wastewater plant. How close to capacity is it? What are the plans for a new regional facility and what is the timeline?
- Is a variance from DTSC required to accept lead-based paint at the local waste facility? Will there be friable asbestos and if so, where will that be transported?
- Please disclose anything hazardous at the site: soil, scrap ordnance, materials, etc.
- Provide information on the contribution of the proposed project to the jobs/housing balance.
- Provide future cleanup plans for the unexploded ordnance and dump site that are at least 500 feet from the project site.
- Provide the dollar amount for the sale of the land for this County owned property. Appraisals for the Seaside and Marina Fort Ord properties have been contested as being undervalued. What are the criteria that will be used for this appraisal?



- Provide fees for schools, fire, sheriff, parks and recreation, and other public needs.
- To what specific projects will the FORA fees (both the \$34,000 per unit and 50% of the land sales) be dedicated? (e.g., off site roads, etc.)
- This subdivision is not contiguous to any other development. Please explain the rationale for locating this isolated community.

Thank you for providing the NOP to the Ventana Chapter. Please provide responses and documents to the address below and to Gillian Taylor, 52 La Rancheria, Carmel Valley 93924.

Gudrun Beck
Gudrun Beck, Conservation Co-Chair
23765 Spectacular Bid Lane
Monterey, CA 93940
Phone & fax 655-858
clarkbeck@redshift.com

GB/GT

Novo, Mike x7518

From: Colette McLaughlin [cmclaughlin@mpusd.k12.ca.us]
Sent: Wednesday, September 10, 2003 6:24 PM
To: novom@co.monterey.ca.us
Subject: Will provide comments to you by 9/12/03

Dear Mike:

I found the N.O.P. you sent to us dated 8/12/03 and will be providing additional comments to you by Friday. The main question that arises from the first review of this project is that the school district is likely to require additional facilities to accommodate the number of students expected to be generated by the East Garrison Housing development.

Thanks again for sending all the other documents to me electronically, such files are easier to search.

Looking forward to meeting you,

Colette Marie McLaughlin, Ph.D.
Facilities Planner
Monterey Peninsula Unified School District
700 Pacific Street - P.O. Box 1031
Monterey, CA 93942-1031
(831) 645-1239
(fax) 645-1259
cmclaughlin@mpusd.k12.ca.us

LAFCO *of Monterey County***LOCAL AGENCY FORMATION COMMISSION**

P.O. Box 1369

132 W. Gabilan Street, Suite 102

Salinas, CA 93902

Salinas, CA 93901

Telephone (831) 754-5838

Fax (831) 754-5831

CATHERINE S. WEST

Executive Officer

September 12, 2003

Mike Novo, AICP
Planning and Building Services Manager
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina, CA 93933

RE: Notice of Preparation of Draft Environmental Impact Report (PLN030204) for East Garrison Specific Plan

Dear Mr. Novo:

Thank you for the opportunity to respond to the above environmental document. The East Garrison Specific Plan would accommodate a mixed use community consisting of up to 1470 housing units, 75,000 square feet of commercial uses, 100,000 square feet of artist/cultural/educational space in renovated historic structures, 11,000 square feet of public facilities and civic uses and 45 acres of open space. The project location is westerly of Reservation Road on 244 acres of former Fort Ord territory. Staff has reviewed the document and has the following comments. Any additional comments received from the Commission at their next meeting of September 22, 2003 will be forwarded to you.

The Notice of Preparation discusses services provided by the Salinas Rural Fire Protection District and the Marina Coast Water District. This area is not within the Sphere of Influence of either district and any annexations to these districts will require Sphere of Influence Amendments. In addition, as required by the Cortese-Knox-Hertzberg Act of 2000, a Municipal Service Review is required for any Sphere of Influence Amendment. This entails a higher level of review including identification of Infrastructure needs or deficiencies, Financing constrains and opportunities, Government structure options and evaluation of management efficiencies. LAFCO is currently undertaking studies related to the Municipal Service Review.

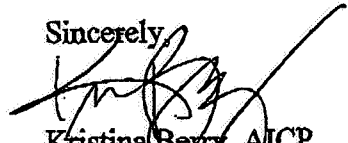
These actions are subject to the California Environmental Quality Act, and should be analyzed in the Environmental Impact Report for LAFCO, as a Responsible Agency, to be able to use the EIR in its consideration of boundary changes.

Formation of a Community Services District (CSD) also requires LAFCO action. A Community Services District can provide the full range of urban-type services, such as water supply, waste disposal, garbage and refuse, fire protection, recreation, street lighting, mosquito abatement, police and lifeguard protection, library and street maintenance among others. A proposal for a CSD also would be subject to the California Environmental Quality Act and should be analyzed within the EIR.

In general, LAFCO is primarily concerned with the need for organized community services, and the conformity of the proposal with Commission policies on providing planned, orderly, efficient patterns of urban development. We look forward to working with you on this project.

Should you have any questions, please contact me at 754-5838. Thank you.

Sincerely,



Kristina Berry, AICP
LAFCO Senior Analyst

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369

132 W. Gabilan Street, Suite 102

Salinas, CA 93902

Salinas, CA 93901

Telephone (831) 754-5838

Fax (831) 754-5831

CATHERINE S. WEST
Executive Officer

September 12, 2003

Mike Novo, AICP
Planning and Building Services Manager
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina, CA 93933

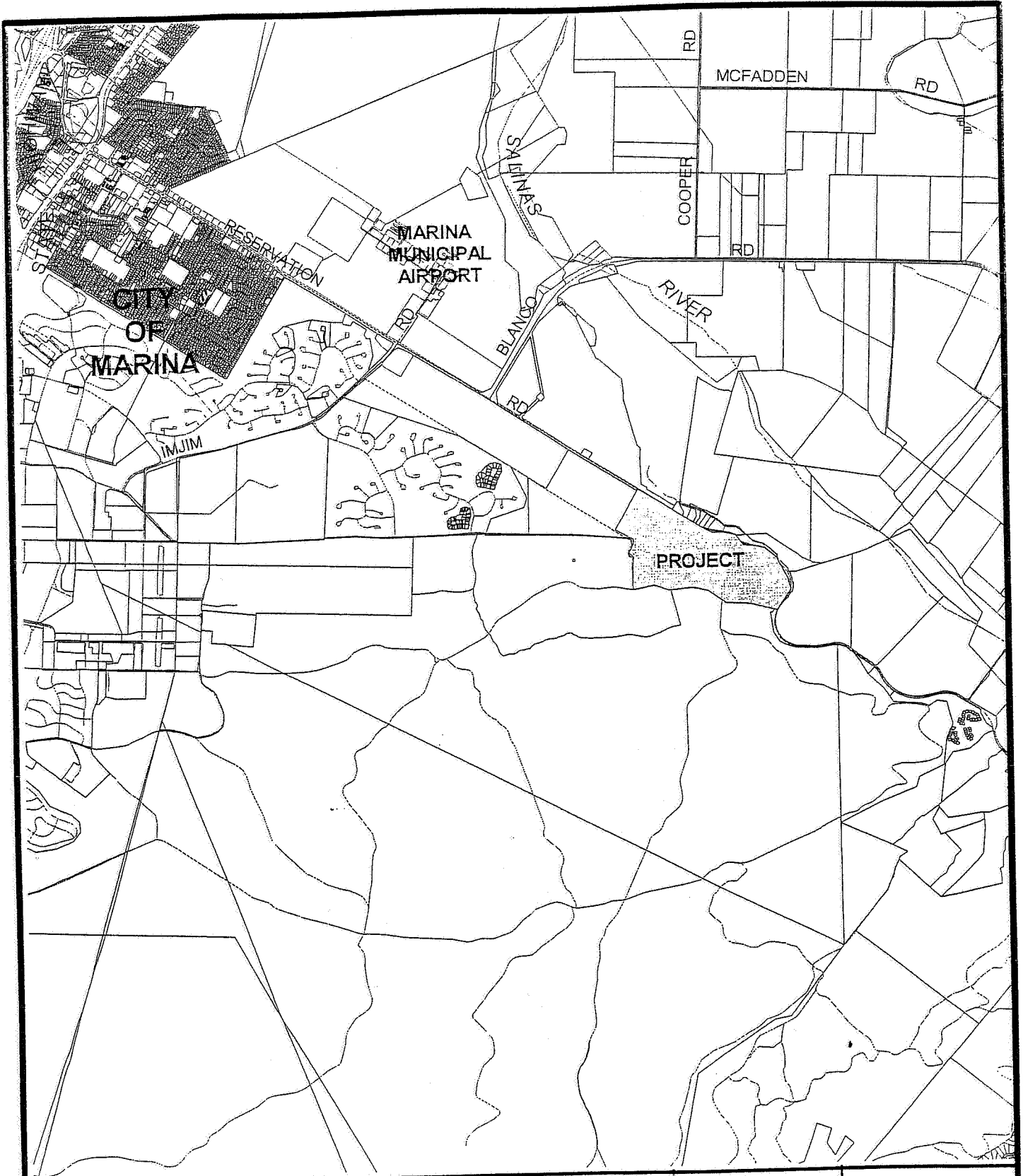
RE: Notice of Preparation of Draft Environmental Impact Report (PLN030204) for East Garrison Specific Plan

Dear Mr. Novo:

Thank you for the opportunity to respond to the above environmental document. The East Garrison Specific Plan would accommodate a mixed use community consisting of up to 1470 housing units, 75,000 square feet of commercial uses, 100,000 square feet of artist/cultural/educational space in renovated historic structures, 11,000 square feet of public facilities and civic uses and 45 acres of open space. The project location is westerly of Reservation Road on 244 acres of former Fort Ord territory. Staff has reviewed the document and has the following comments. Any additional comments received from the Commission at their next meeting of September 22, 2003 will be forwarded to you.

The Notice of Preparation discusses services provided by the Salinas Rural Fire Protection District and the Marina Coast Water District. This area is not within the Sphere of Influence of either district and any annexations to these districts will require Sphere of Influence Amendments. In addition, as required by the Cortese-Knox-Hertzberg Act of 2000, a Municipal Service Review is required for any Sphere of Influence Amendment. This entails a higher level of review including identification of Infrastructure needs or deficiencies, Financing constrains and opportunities, Government structure options and evaluation of management efficiencies. LAFCO is currently undertaking studies related to the Municipal Service Review.

These actions are subject to the California Environmental Quality Act, and should be analyzed in the Environmental Impact Report for LAFCO, as a Responsible Agency, to be able to use the EIR in its consideration of boundary changes.

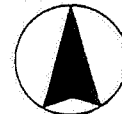


APPLICANT: EAST GARRISON PARTNERS

APN: 031-011-030-000 & 031-011-031-000

FILE# PLN 030204

EAST GARRISON SPECIFIC PLAN AREA



PLANNER: NOVO

CATHERINE S. WEST

Executive Officer

AGENDA

**LOCAL AGENCY FORMATION COMMISSION
Regular Meeting, Monday, September 22, 2003, at 4 pm.
Board of Supervisors Chambers
Monterey County Courthouse, Salinas, California**

Call to Order

Pledge of Allegiance

Roll Call

Minutes

1. Consider adoption of Minutes of the July 28, 2003 LAFCO meeting. ACTION

Public Comment Period

Members of the audience desiring to address the Commission during this time are requested to complete a Speaker Request Form available on the rostrum. Public comments on items not already on the agenda will be accepted.

Commissioner Comment Period

Consent Items

2. Hold Conducting Authority protest proceedings without notice, hearing and without election as allowed by law, and order the "Miller Family Trust Reorganization" involving annexation of 4.48± acres to the Pajaro County Sanitation District. (LAFCO File No. 03-07) ACTION
3. Hold Conducting Authority protest proceedings without notice, hearing and without election as allowed by law, and order the "City of Monterey Reorganization" involving annexation of 137.82± acres of former Fort Ord territory to the City of Monterey, detachment and annexation of territory to the City of Del Rey Oaks, and detachment from the Resource Conservation District of Monterey County. (LAFCO File No. 03-09) ACTION

Alternative Formats:

If requested, the agenda will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC 12132) and the federal rules and regulations adopted in implementation thereof.

Expenses Supporting and Opposing Proposals:

Pursuant to Government Code Section 56100.1, 56300(b), 56700.1 and 81000 et seq., and the Policies and Procedures for the Disclosures of Contributions and Expenditures in Support of and Opposition to Proposals as adopted by the LAFCO of Monterey County, any person or combination of persons who directly or indirectly contribute \$1000 or more in support of or opposition to a proposal or election for a change of organization or reorganization that has been submitted to the LAFCO of Monterey County must comply with the disclosure requirements of State law which apply to local initiative measures. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information may be obtained at the County of Monterey Elections Department, 1370 South Main Street, Suite B, Salinas, CA 93901, and phone number (831) 755-5085.

**AGENDA
ITEM
NO. 8**

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369

132 W. Gabilan Street, Suite 102

Salinas, CA 93902

Salinas, CA 93901

Telephone (831) 754-5838

Fax (831) 754-5831

CATHERINE S. WEST
Executive Officer

DATE: September 22, 2003
TO: Members of the Formation Commission
FROM: Catherine S. West, LAFCO Executive Officer
SUBJECT: RECEIVE CORRESPONDENCE

RECOMMENDED ACTION:

It is recommended that the Commission comment on the attached comments regarding the East Garrison Specific Plan Notice of Preparation, the Rancho San Juan Specific Plan, the City of Salinas Boronda Crossing Draft Subsequent Environmental Impact Report and the City of Gonzales Foxy Foods Processing Facility Draft Expanded Initial Study and Negative Declaration.

EXECUTIVE OFFICER'S REPORT:

a. East Garrison Specific Plan Notice of Preparation:

The Notice of Preparation addresses the potential impacts of a phased development in the East Garrison area of former Fort Ord territory. The document discusses potential annexations to the Salinas Rural Fire District and the Marina Coast Water District, as well the possible formation of a Community Services District to provide services to the proposed development. Staff recommended these actions be included in the preparation of the Environmental Impact Report and that LAFCO be included as a Responsible Agency. The comment period ended September 15, 2003.

b. Rancho San Juan Specific Plan:

The Draft Specific Plan for the Rancho San Juan development involves a total of 2,581 acres north of the City of Salinas. The development is proposed within the unincorporated area of the county, and would involve formation of a Community

CATHERINE S. WEST
Executive Officer

September 22, 2003

Ms. Alana Knaster, Chief Assistant Director
Monterey County Planning and Building Inspection Department
230 Church Street
Salinas, CA 93901

DRAFT

RE: RANCHO SAN JUAN SPECIFIC PLAN

Dear Ms. Knaster:

Thank you for sending us the Draft Specific Plan for Rancho San Juan. As noted in the report, the project consists of 2,581 acres that would contain 4,000 dwelling units, approximately 70 acres of commercial-industrial uses, and nearly 900 acres of open-space and golf course land. The area is expected to be developed over a 20-year time period, create 5,700 new jobs, and include 13,000 new residents. We understand that the first phase of the plan to be implemented would be the HYH development.

LAFCO's concerns about this comprehensive development project involve service delivery and the logical expansion of service areas. Options include the formation of a new district, expansion of existing ones, or potential annexation to the City of Salinas. LAFCO is charged with considering efficient government services, housing for all income groups, loss of agricultural land, and water availability. LAFCO's comments are addressed below.

1. Circulation. We are concerned about impacts on surrounding roads, the Highway 101 corridor, access around and through the City of Salinas, access to the Monterey Peninsula, and needed circulation improvements. LAFCO will evaluate transportation services when forming a services district or if annexation to the City of Salinas should occur. The specific plan and associated Environmental Impact Report should provide for:
 - a. Area-wide circulation improvements necessary for this project.
 - b. Feasible thresholds and standards linking infrastructure improvements to individual development phases.
 - c. Adequate improvements to be in place prior to overloading existing transportation systems.
 - d. Adequate financing for infrastructure improvements.

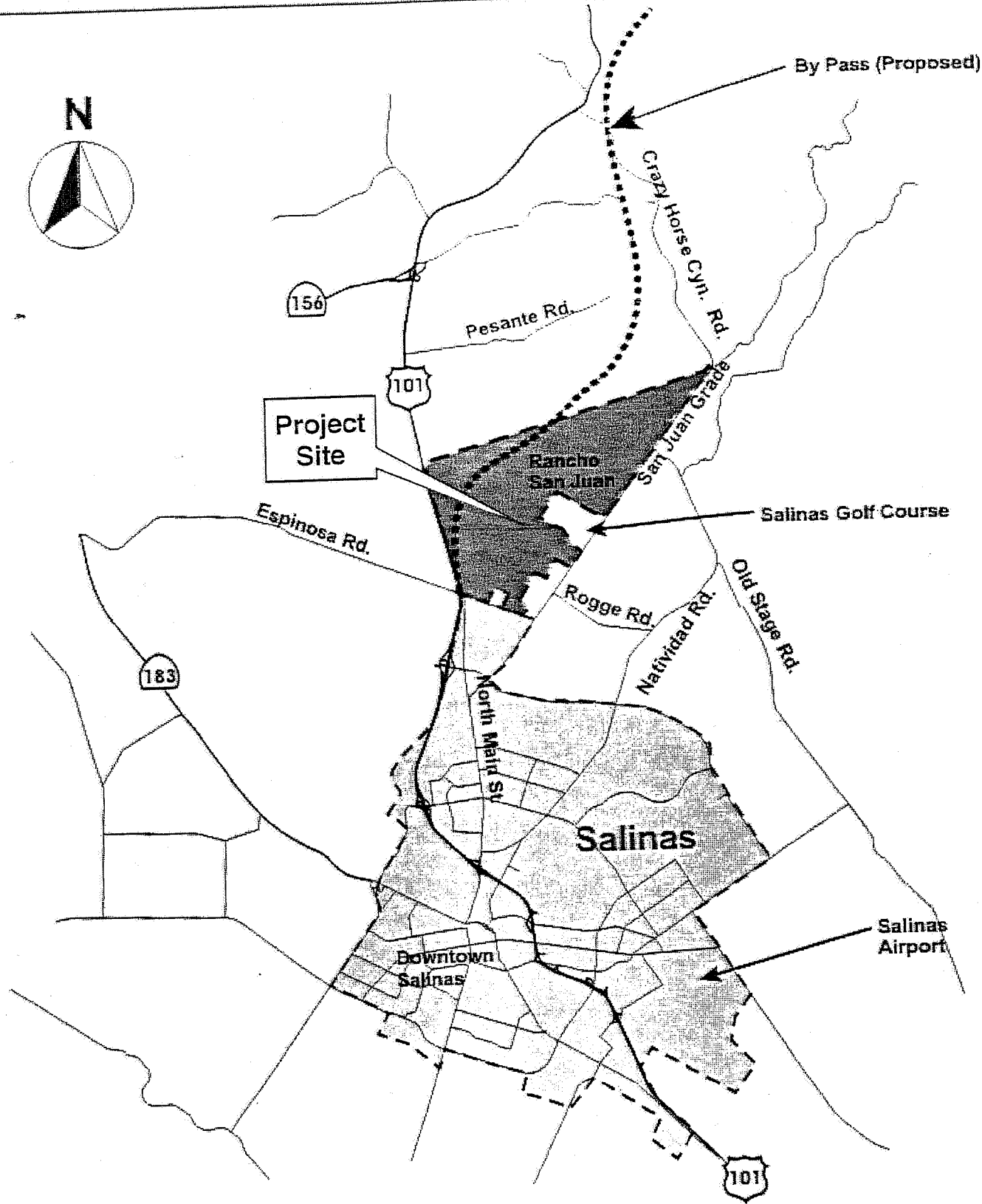
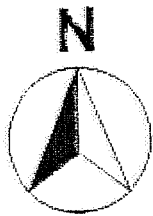


Figure 2-2

VICINITY MAP



City of Marina

211 HILLCREST AVENUE
MARINA, CA 93933
TELEPHONE (831) 884-1278
FAX (831) 384-9148



September 12, 2002

Mr. Mike Novo
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina, CA 93933

SUBJECT: RESPONSE TO A NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT ON THE PROPOSED EAST GARRISON SPECIFIC PLAN

Dear Mr. Novo:

The City of Marina appreciates the opportunity to comment on the Notice Of Preparation of a Draft Environmental Impacts Report on the Proposed East Garrison Specific Plan, a portion of which includes some of Marina's adopted Sphere of Influence between Reservation and Inter-Garrison Roads.

1. Please address the proposed Specific Plan project provisions regarding affordable housing and indicate if it is consistent with various applicable housing plans, including AMBAG's Regional Housing Allocation Plan and the anticipated final version of the County's new General Plan Housing Element.
2. Please analyze demands for fire safety services and assess a possible mitigation to add a fire station within or adjoining the project site.
3. Please address what will be the anticipated water demand rates for the various uses proposed in the project as well as the total gross demand numbers. Please then also compare these to the overall water allocation from the Fort Ord Reuse Authority (FORA) for all County jurisdiction land, and the portion of this land which is still available given other County projects and uses to which some of the overall allocation may have already been targeted. Finally, please list the projects/uses and the water associated with each of them.
4. Given that the project will be close to Marina and residential developments normally do not pay their way from a fiscal balance standpoint, please analyze the project's fiscal impacts upon the City of Marina. Given Marina's fiscal situation, this is important from a standpoint of the California Environmental Quality Act (CEQA) because it is quite possible that fiscal impacts upon the City may lead to negative physical effects upon the environment because fiscal impacts can effect the City's

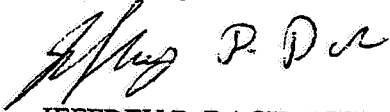
ability to maintain the extensive City land and other City public facilities which are to be transferred to City ownership from the Army and FORA in 2003 and beyond.

5. Pleases address project impacts upon public schools, both in and nearby Marina, including a possible mitigation to build an elementary school within or adjacent to the project site.
6. Pleases address project impacts upon parks and other recreational facilities, both in and nearby Marina, including a possible mitigation to establish parks and other recreational facilities within or adjacent to the project site which will be fully adequate to serve the needs of all the residents so that those parks and other recreational facilities in Marina would hopefully not be impacted.
7. Pleases address project traffic impacts upon current and planned roads, both in and nearby Marina. Similarly, pleases address project impacts upon other current and planned circulation facilities, both in and nearby Marina, including bike routes/facilities, public transit facilities, and trails. Please look particularly closely at the impacts upon Reservation and Inter-Garrison Roads, both inside and adjoining Marina.
8. Please address impacts upon public safety services provided within Marina, both due to project residents visiting Marina and due to requests for mutual aid assistance from Marina which could be generated from within or otherwise due to the project.
9. Please, in detail, analyze the consistency of the project specific plan with the draft County General Plan, with particular regards to provisions such as those further addressed below.
10. In reference to the April 2003 Monterey County General Plan Draft Land Use Element Chapter III, it is stated on page 47 that "The focus of the community planning process is to create a vibrant, mixed-use urban village that balances jobs and housing." Please analyze the project's consistency with this focus, which is supportable by the City of Marina. Please particularly address impacts upon jobs-housing balance, within the Community Area alone, within the Community Area plus the City of Marina, within the former Fort Ord, and within the overall Monterey Peninsula area.
11. In reference to the April 2003 Monterey County General Plan Draft Land Use Element Chapter III, it is sated on page 48 that "The Board prioritized development of Fort Ord over other Community Areas due to its ability to provide workforce housing in proximity to the major employment center on the Monterey Peninsula." Given this rationale, please analyze the extent to which the project will provide workforce housing in a greater degree or percent of its units than might the case countywide.
12. In reference to the April 2003 Monterey County General Plan Draft Land use Element Chapter III, page 63 (Policy LU-3.9) includes a series of mandated design criteria for community areas, including "compact, mixed-use development pattern", "urban-level services and infrastructure", "diversity of housing types, including housing priced to assure that at least 40% of the units meet the needs of the local workforce", "balanced

mix of uses, containing neighborhoods, schools, parks, open specs, retail establishments and workplaces”.

Thank you for the opportunity to provide these comments. Please feel free to contact me at 884-1215 should you have any questions while responding to these requests.

Respectfully,



JEFFREY P. DACK, AICP
DIRECTOR FOR PLANNING

CC: Mayor and City Council
City Manager

Novo, Mike x7518

From: Colette McLaughlin [cmclaughlin@mpusd.k12.ca.us]
Sent: Friday, September 12, 2003 3:39 PM
To: novom@co.monterey.ca.us
Subject: MPUSD comments

Please be informed that the only comments, at this time, on the N.O.P. for the E. Garrison Project were those submitted via e-mail earlier this week. Thanks and feel free to contact me should you have any questions

Colette Marie McLaughlin, Ph.D.
Facilities Planner
Monterey Peninsula Unified School District
700 Pacific Street - P.O. Box 1031
Monterey, CA 93942-1031
(831) 645-1239
(fax) 645-1259
cmclaughlin@mpusd.k12.ca.us

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93403-8114
TELEPHONE: (805) 549-3111
TDD (805) 549-3259



September 15, 2003

MON-001-86.51
SCH# 2003081086

Mike Novo
Planning and Building Inspection Department
County of Monterey
2620 First Avenue
Marina, CA 93933

SUBJECT: East Garrison Specific Plan NOP Comments

Dear Mr. Novo:

The California Department of Transportation (Department) District 5 has reviewed the Notice of Preparation (NOP) on the Draft Environmental Impact Report (EIR) for the proposed East Garrison Specific Plan development. The 244-acre project site is within the former Fort Ord military base and is located on the southerly side of Reservation Road easterly of Blanco Road. The development would consist of a mix of residential (up to 1,470 dwelling units), commercial, office, institutional, and recreational uses. Regional access to the project site will be provided from Route 1, Route 68, and Route 101. District 5 staff offers the following comments for your consideration:

- 1) Traffic Study Guidelines - To ensure that the traffic analysis in the Draft EIR includes the information needed by District 5 to analyze the traffic impacts of this project to the state highway system, it is recommended that the traffic analysis in the Draft EIR be prepared in accordance with the Department's recently updated "Guide for the Preparation of Traffic Impact Studies", which is available on the following website: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>
- 2) Traffic Study Area - The traffic analysis in the Draft EIR should have a clearly defined study area. Since regional access to the project site will be provided from Route 1, Route 68, and Route 101, the traffic study area should include the Route 1 segments and interchanges between Route 218 and Reservation Road, the Route 68 segments and interchanges/intersections between Route 218 and John Street, and the Route 101 segments and interchanges through Salinas.
- 3) LOS Policies - The Department is responsible for the safety, operations, and maintenance of the state highway system pursuant to the California Streets and Highways Code. Therefore, the Department's level of service (LOS) standards should be used in the traffic analysis to determine the significance of any project's impact to the state highway system. The Department endeavors to maintain a target LOS at the transition between LOS C and LOS D (i.e. not worse than LOS C) on state highway facilities.
- 4) LOS Methodologies - The methodologies used to calculate the LOS for the state highway system should be consistent with the methods in the current version of the Highway Capacity Manual (HCM). All LOS calculations should be included in the Draft EIR as an appendix and made available for review.
- 5) Trip Generation and Distribution - The project trip generation rates should be based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Report. The project trip generation and project trip distribution should be presented in a tabular or graphic format in the Draft EIR.

- 6) Existing Conditions - The traffic analysis in the Draft EIR should include information on existing traffic volumes within the study area, including the state highway system. This information should be based upon recent traffic counts. Information on existing traffic levels can be obtained from other recent traffic studies (i.e. not more than two years old) and may also be obtained from District 5. The LOS for the segments, interchanges, and intersections on the state highway system under existing conditions should be identified.
- 7) Cumulative Conditions - The traffic analysis in the Draft EIR should include information on cumulative traffic volumes within the study area, including the state highway system. The cumulative analysis should be based upon a 20-year timeframe or County General Plan buildout forecasts. The LOS for the segments, interchanges, and intersections on the state highway system under cumulative conditions should be identified.

The cumulative analysis should include a discussion of the land use and roadway network assumptions used in the traffic forecasts. A description of other proposed developments that may contribute traffic to the study area should also be provided. The roadway improvements that are assumed to be in place under the cumulative traffic analysis should be based upon the list of "constrained" (i.e. funded) projects in the 2002 Monterey County Regional Transportation Plan (RTP). Any traffic modeling work based upon the Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model should be subject to AMBAG's review and authorization.

- 8) Cumulative Mitigation - The proposed project should be responsible for mitigating any cumulative traffic impacts to the state highway system in accordance with the California Environmental Quality Act (CEQA). The project proponent should contribute a pro rata share towards the cost of any state highway improvements identified by District 5 and County staffs. For example, the project proponent should pay a pro rata share towards the cost of the state highway improvements identified in the Project Study Report (PSR) for the Route 1 corridor between Route 218 and Light Fighter Drive. The payment of pro rata shares is consistent with Section 15130 of the CEQA Guidelines. The payment of any pro rata share towards state highway improvements should be submitted directly to the District 5 Development Review Branch.
- 9) Regional Traffic Mitigation - It should be clarified in the Draft EIR if the project proponent will participate in the Fort Ord Reuse Authority (FORA) traffic mitigation program and the regional traffic fee program currently under study by the Transportation Agency for Monterey County (TAMC).
- 10) Trip Reduction Measures - The Draft EIR should include a discussion of any trip reduction measures (e.g. transit, bicycle, and pedestrian facilities) to be implemented as part of the proposed project.

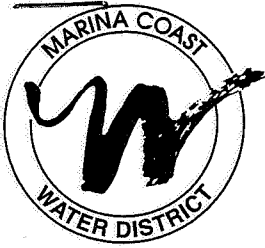
District 5 would like to review the Draft EIR, including the technical appendices, when it becomes available. If possible, we would like to receive additional copies of the draft document. If you have any questions, you may call me at (805) 542-4751.

Sincerely,



Mike Galizio
District 5 Development Review Branch

cc: Scott Hennessy, County Planning; Lew Bauman, County Public Works; Carol Sedoryk, MST; Andy Cook, TAMC; Todd Muck, AMBAG; David Murray, District 5 Planning; Roger Barnes, District 5 Operations



MARINA COAST WATER DISTRICT

11 RESERVATION ROAD • MARINA, CA 93933-2099
Home Page: www.mcwd.org
TEL: (831) 384-6131 • FAX: (831) 384-2479

DIRECTORS

KENNETH K. NISHI
President

CHARLES H. SCHOLL
Vice-President

THOMAS P. MOORE
DAVID W. BROWN
RONALD RUSSO

September 16, 2003

Monterey County Planning and Building Inspection Department
Attn: Mike Novo, Planning & Building Services Manager
2620 1st Avenue
Marina, CA 93933

Subject: Notice of Preparation of a Draft Environmental Impact Report
Project: East Garrison Housing Project

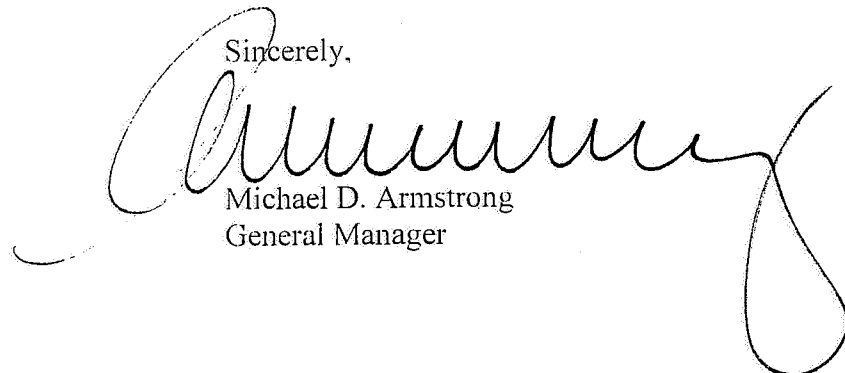
Dear Mr. Novo:

Thank you for the opportunity to review the Notice of Preparation of a Draft Environmental Impact Report for the East Garrison Specific Plan. The following comments are provided for your review.

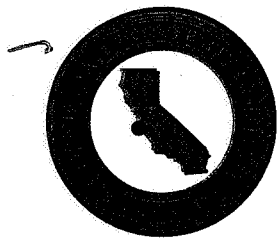
Section E.2 Potable Water Augmentation. The Marina Coast Water District is in the planning phase for the potable water augmentation supply project. The development of a new water supply project is required to implement the objectives of the Base Reuse Plan. This project would provide an augmented water source for the former Fort Ord, which may consist of desalinated water or recycled water. While the Notice of Preparation suggests that this water supply is for irrigation, which would be the case if the project produces recycled water, the new water augmentation supply project may produce potable water which may be used for all beneficial uses. Both the County and the Fort Ord Reuse Authority (FORA) must approve development projects based on available water supply for any given use.

We look forward to completing the Construction and Transfer of Water, Recycled Water, and Sewer Infrastructure Agreement in the near future. Should you have any questions or comments, please call us at (831) 384-6131.

Sincerely,



Michael D. Armstrong
General Manager



CALIFORNIA STATE UNIVERSITY
Monterey Bay
CAMPUS PLANNING & DEVELOPMENT

100 CAMPUS CENTER, BUILDING 84A
SEASIDE, CA 93955-8001
CP&D 831-582-3709
D&C 831-582-5061 • FAX D&C 831-582-3545
CP&SM 831-582-5061 • FAX CP&SM 831-582-4436
WWW.CSUMB.EDU

September 18, 2003

Mr. Mike Novo, AICP
Planning and Building Services Manager
Planning and Building Inspection Dept.
2620 First Avenue
Marina, CA 93933

Dear Mr. Novo,

California State University Monterey Bay (CSUMB) has reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the East Garrison Specific Plan. As an adjacent community, CSUMB has concerns that we feel should be addressed within the East Garrison EIR process. These include the following:

- The level of traffic that will occur on Intergarrison Road, which bisects the CSUMB campus. This is a safety concern for the CSUMB community members that use non-motorized transportation from the East Campus Housing, as well as pedestrians crossing the street on campus.
- It is important, even in mixed-use communities, as well as primarily residential, to accommodate the recreational needs of that community. It is CSUMB's concern that the provision of recreational fields and other recreational opportunities that appropriately accommodate the needs of the East Garrison community be incorporated into the planning process.
- Planning for schools and the development of appropriate educational opportunities within the site.

CSUMB is in support of the East Garrison project. As future neighbors, we look forward to further opportunities to provide input and participate in the planning process.

Sincerely,

Niraj Dangoria
Assistant Vice President
Campus Planning & Development

cc: John McCutcheon, Chief of Staff-Office of the President
Dan Johnson, Vice President for Administration & Finance
Steve Reed, Associate Vice President for University Relations

The California State University

AMBAGASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

September 25, 2003

Mr. Mike Novo
Monterey County
Planning & Building Inspection Depart.
2620 1st Avenue
Marina, CA 93933

**Re: MCH # 080312 – Notice of Preparation of a Draft Environmental
Assessment for San Lorenzo River Bank Stabilization
Project**

Dear Mr. Novo:

AMBAG's Regional Clearinghouse circulated a summary of notice of your environmental document to our member agencies and interested parties for review and comment.

The AMBAG Board of Directors considered the project on September 24, 2003 and has no comments at this time. However, we are forwarding the enclosed comments on this project that we received from other agencies or interested parties.

Thank you for complying with the Clearinghouse process.

Sincerely,



Nicolas Papadakis
Executive Director

Enclosure

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93403-8114
TELEPHONE: (805) 549-3111
TDD (805) 549-3259



MCH # 080312

September 15, 2003

MON-001-86.51
SCH# 2003081086

Mike Novo
Planning and Building Inspection Department
County of Monterey
2620 First Avenue
Marina, CA 93933

SUBJECT: East Garrison Specific Plan NOP Comments

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The California Department of Transportation (Department) District 5 has reviewed the Notice of Preparation (NOP) on the Draft Environmental Impact Report (EIR) for the proposed East Garrison Specific Plan development. The 244-acre project site is within the former Fort Ord military base and is located on the southerly side of Reservation Road easterly of Blanco Road. The development would consist of a mix of residential (up to 1,470 dwelling units), commercial, office, institutional, and recreational uses. Regional access to the project site will be provided from Route 1, Route 68, and Route 101. District 5 staff offers the following comments for your consideration:

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East Garrison Specific Plan NOP Comments
County of Monterey Letter – September 15, 2003
Page 2

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District 5 would like to review the Draft EIR, including the technical appendices, when it becomes available. If possible, we would like to receive additional copies of the draft document. If you have any questions, you may call me at (805) 542-4751.

Sincerely,

Mike Galizio
District 5 Development Review Branch

cc: Scott Hennessy, County Planning; Lew Bauman, County Public Works; Carol Sedoryk, MST; Andy Cook, TAMC; Todd Muck, AMBAG; David Murray, District 5 Planning; Roger Barnes, District 5 Operations



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

August 19, 2004

DISTRICT
BOARD
MEMBERS

CHAIR:
Ellen Pirie
Santa Cruz
County

VICE CHAIR:
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Del Rey Oaks

Anna Caballero
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County

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Capitola

Edith Johnsen
Monterey County

Butch Lindley
Monterey County

Arturo Medina
San Juan
Bautista

John Myers
King City

Mike Novo, AICP
Planning & Building Services Manager
2620 First Avenue
Marina, CA 93933

SUBJECT: NOP FOR EIR FOR EAST GARRISON SPECIFIC PLAN

Dear Mr. Novo:

Staff has reviewed the referenced document and has the following recommendations for a scope of work for the air quality analysis:

1. Direct and indirect source emissions (VOC and NO_x) from all proposed operational activities should be quantified and assessed. VOC and NO_x emissions need not be quantified for "typical" construction activity. Staff should be consulted regarding potential construction equipment to be used on the project.
2. If project or cumulative traffic would cause LOS to decline from D or better to E or F, dispersion modeling should be undertaken to determine if carbon monoxide concentrations would violate ambient air quality standards at sensitive receptor locations.
3. Project operational and construction PM₁₀ emissions should be quantified. If emissions would exceed 82 lb/day, the project would have a significant impact on air quality. However, PM₁₀ modeling could be undertaken to verify or dispute this finding per the District's CEQA Air Quality Guidelines.
4. If the project might expose sensitive receptors in adjacent land uses to air quality problems such as odors or toxic air contaminants (e.g., diesel exhaust), the DEIR should include an assessment of these impacts. The impact of prescribed burning on sensitive receptors who would reside in the project area should also be addressed.
5. Mitigation measures should be identified for any significant impacts on air quality. The EIR should quantify the emission reduction effectiveness of each measure, identify agencies responsible for implementation and monitoring, and conclude whether mitigation measures would reduce impacts below significance levels.

6. Project consistency with the 2000 Air Quality Management Plan for the Monterey Bay Region should be addressed. Consistency is used by the District to determine a project's cumulative impact on regional air quality (i.e., ozone levels). AMBAG should be contacted for a formal consistency determination, which should be included in the DEIR.
7. If District permits are required, they should be identified.

The District's CEQA Air Quality Guidelines can be used to help prepare the air quality analysis. The Guidelines are available at the District's website - www.mbuapcd.org. Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Janet Brennan". The signature is written in black ink and is positioned above the typed name.

Janet Brennan
Supervising Planner
Planning and Air Monitoring Division