

**APPENDIX B:
LAND USE PLANS - CONSISTENCY ANALYSIS**

Consistency Analysis

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Ref. #	Goal, Objective or Policy	East Garrison Specific Plan (EGSP) application
1	<p>RESIDENTIAL LAND USE POLICIES AND PROGRAMS</p> <p><i>Objective A: Establish a range of permissible housing densities, on an average gross basis, for the Fort Ord area to ensure that housing attainable to the residents and workers of Monterey County is provided.</i></p> <p><i>Program A-1.1: Amend the County’s General Plan, Greater Monterey Peninsula Area Plan and Zoning Code to designate the former Fort Ord land at the permissible residential densities consistent with the Fort Ord Reuse Plan and appropriate to accommodate the housing types at affordability levels desired for the community.</i></p> <p><i>Objective C: Encourage highest and the best use of residential land to enhance and maximize the market value of residential development attainable to the residents and workers of Monterey County and realize the economic opportunities associated with redevelopment at the former Fort Ord.</i></p> <p><i>Program C-1.2: The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and zone for the development of new housing and other use in the East Garrison Historic District in the County Reservation Road Planning Area to be designated as a Planned Development Mixed Use District. This district may include a residential component, perhaps in a village setting incorporated into the designated historic district, depending on the ultimate location of the POST facilities within the former Fort Ord.</i></p>	<p>Consistent: The EGSP and Pattern Book define a range of housing types (single family detached, townhouses, condominium/lofts apartments, live/work) and sizes (500 square feet in apartments to 3200 square feet in single family homes) that assure East Garrison provides a range of affordability. When completed East Garrison will include a full spectrum of housing opportunities, including 20% of the total 1400 homes dedicated to Affordable “Inclusionary” Housing (70 additional units are second “carriage” units). Market rate houses, due to reduced lot and unit sizes will be affordable relative to larger lots and units in other areas and jurisdictions. <u>(See further discussion under Housing Element below.)</u></p> <p>The General Plan Amendment designates East Garrison as a <i>Planned Development Mixed Use with an Historic District Overlay</i>. The GPA requires this district to contain a density of 8 to 20 units/ acre. The Specific Plan is consistent with this required density as the Plan proposes a net density greater than 11 units/acre (1470 residential units to be built on 125 net acres). The General Plan Amendment also amends the Greater Monterey Peninsula Area Plan. The housing is included in the historical district; the State Office of Historic Preservation has been consulted on the Specific Plan design. The POST facility has been relocated to Parker Flats.</p>

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2	<p><i>Objective B Ensure Compatibility between residential development and surrounding land uses.</i></p> <p><i>Residential Land Use Policy B-1: The County of Monterey shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities, which are potential nuisances and/or hazards within close proximity to residential areas.</i></p> <p>Program B-1.2: <i>The County of Monterey shall adopt zoning standards for the former Fort Ord lands to achieve compatible land uses, including, but not limited to, buffer zones and vegetative screening.</i></p> <p>Program B-1.3: <i>The County shall prepare and implement design guidelines for development on the bluffs to avoid strong visual contrasts as seen from the Salinas Valley.</i></p> <p>Program B-1.4: <i>The County shall prepare and implement visual design guidelines for areas surrounding Fort Ord in County jurisdiction that are consistent with those prepared for Fort Ord under the Reuse Plan.</i></p>	<p>Consistent: The proposed East Garrison community is compatible with all adjacent land uses. To the west and south, East Garrison is bounded by open space. The community will have transitional buffers along these edges to assure the community blends into and does not negatively impact these open spaces. A few residential units are situated to the north of the proposed East Garrison community, across Reservation Road. The plan proposed to provide improved access from Reservation Road to these parcels. The Salinas River agricultural valley is located to the east of the Specific Plan Area, but is below the bluff upon which the community is situated. The proposed East Garrison community is compatible with this land use as the community is located at an elevation of approximately 100 feet above the valley.</p> <p>The Specific Plan includes regulations, in addition to the plan layout, to ensure that the community edges do not affect adjacent uses or views from the Salinas Valley. Regulations, community design, and the proposed Pattern Book (design guidelines) work together to implement programs B-1.2 through B-1.4.</p> <p>East Garrison is not located within the vicinity of any designated or candidate scenic highway or roadway. However, the project site is located in an area designed as highly sensitive in the Greater Monterey Peninsula Area Plan (GMPAP). Design guidelines, as presented in the East Garrison Pattern Book, are consistent with GMPAP policies.</p>
3	<p><i>Objective D: Provide Public Facilities and services that will support the revitalization of existing Army housing and new housing on the Former Fort Ord</i></p> <p><i>Residential Land Use Policy D-1: The County of Monterey shall implement the Public Services and</i></p>	<p>Consistent: Several sites in East Garrison are to be used for public services and facilities. The Option Agreement between East Garrison Partners - 1 and the Redevelopment Agency of Monterey County require \$3.5 million to be used for the construction of public facilities. The Specific Plan does not define which facilities are to be built, but accommodates a fire station, library, sheriff office, and community center in or around East Garrison. A Mello-Roos District is in place that implements the Fort Ord Reuse</p>

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	<p><i>Capital Improvement Program in the Fort Ord Reuse Plan to support residential development.</i></p>	<p>Authority's (FORA) Public Services and Capital Improvement Program as described in the Fort Ord Reuse Plan. The fees pay for regional infrastructure, such as roads, water lines, and sewer lines.</p>
4	<p><i>Objective E: Coordinate the location intensity and mix of land uses with alternative transportation goals and transportation infrastructure</i></p> <p><i>Residential Land Use Policy E-1: The County of Monterey shall make land use decisions that support transportation alternatives to the automobile and encourage mixed-use projects and the highest-density residential projects along major transit and public transportation routes.</i></p> <p><i>Program E-1.2: The County of Monterey shall prepare one or more specific plans for the East Garrison District and incorporate provisions to support transportation alternatives to the automobile.</i></p> <p><i>Residential Land Use Policy E-2: The County of Monterey shall encourage convenience/specialty retail land use in residential neighborhoods.</i></p> <p><i>Program E-2.1: The County of Monterey shall designate convenience/specialty retail land use on its zoning map and provide standards for development within residential neighborhoods.</i></p> <p><i>Residential Land Use Policy E-3: In areas of residential development, the County of Monterey shall provide for designation of access routes, street and road right-of-way, off-street and on-street parking, bike paths and pedestrian walkways.</i></p>	<p>Consistent: The EGSP designs the community with an interconnected grid of streets that balance the needs of automobiles with alternative transportation methods such as walking, bicycling and transit. The grid of streets will provide pedestrian connectivity between the three neighborhoods, a Town Center with retail, commercial, and institutional uses and 100,000 square feet of artist studio space. These retail services, jobs and neighborhood supporting services will all be located within walking distance of all homes in East Garrison.</p> <p>Sidewalks and bicycle paths throughout the community will encourage many trips in the community to be made by foot or bicycle. The Plan proposes several transit stops throughout the community along main streets. All residents will be located within a 10-minute walk of a transit stop.</p> <p>A Bike Plan is included in the Specific Plan. The Bike Plan proposes a combination of Type 1, Type 2 and Type 3 Bike facilities that link East Garrison to the surrounding network of existing and proposed bike facilities which provide bicycle access to CSUMB, UCMBEST, the BLM Habitat Management areas and the nearby cities of Marina and Seaside. The Bike Plan will also provide local connectivity between the three neighborhoods, local parks, the retail, commercial, institutional uses and the artist studio space planned for the East Garrison area.</p> <p>A Pedestrian Plan is included in the Specific Plan. Sidewalks will be built on all streets; most streets will have sidewalks on both sides. The streets and sidewalks will be interconnected with small blocks that provide pedestrian access to all parts of the community. Traffic calming measures such as bump out and modified intersections will be provided at key intersections where pedestrian crossings are critical.</p>

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	<p><i>Program E-3.1: The County of Monterey shall delineate adequate circulation rights-of-way to and within each residential area by creating circulation rights-of-way plan lines.</i></p> <p><i>Program E-3.2: The County of Monterey shall prepare pedestrian and bikeway plans and link residential areas to commercial development and public transit.</i></p>	<p>Parking for residential areas will be both on-street and off-street - accessed primarily via a rear lane. Apartment buildings will use off-street parking lots behind the buildings.</p>
5	<p><i>Objective G: Improve access for people with disabilities by creating a barrier - free environment.</i></p> <p><i>Residential Land Use Policy G-1:</i> <i>The County of Monterey shall support broad design standards and accessible environments in developing the Fort Ord planning area.</i></p> <p><i>Program G-1.1:</i> <i>The County of Monterey shall identify focused areas and develop Inclusionary zoning to encourage group homes and flexibility in household size and composition.</i></p> <p><i>Program G-1.2:</i> <i>The County of Monterey shall review all development plans with the goal of making the community more accessible.</i></p>	<p>Consistent: The Specific Plan, which adopts standards for development within the Specific Plan area, proposes all public spaces to be universally accessible and compliant with ADA regulations. All public buildings will be accessible and homes and apartments can be designed to be accessible. In addition, the parks and open spaces in East Garrison are designed to be accessible for all residents of the community and visitors. Pathways and sidewalks will be fully accessible with grades not exceeding 5% and will be paved with appropriate hard and soft surfaces. Park furnishings, play equipment, and other amenities will be fully accessible. Vehicular access and parking will be convenient and appropriately placed for ease of access.</p> <p>The Specific Plan allows group homes and does not control household size or composition. County staff reviewed the Specific Plan application and found the design and regulations consistent with this objective and its implementing programs.</p>
6	<p><i>Residential Land Use Policy I-1:</i> <i>The County of Monterey shall adopt Community Design principles consistent with the Fort Ord Reuse Plan Design Framework.</i></p> <p><i>Program I-1.1:</i> <i>The County of Monterey shall work with FORA to prepare design guidelines for</i></p>	<p>Consistent: The Specific Plan includes a Pattern Book (Appendix A) for new construction, as well as guidelines (Appendix B) for the rehabilitation of existing structures. Design charrettes, which included representatives from FORA, SHPO, and County staff, were held in 2003 to ensure that design was consistent with the design principles described in Section 3.1.1 of the Fort Ord Reuse Plan.</p>

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	<p><i>implementing development on former Fort Ord lands generally consistent with the Community Design Principles of the Reuse Plan.</i></p> <p>Program I-1.2: <i>The County of Monterey shall review each development proposal for consistency with the Community Design principles and the County’s design guidelines.</i></p>	<p>The East Garrison Pattern Book, developed as part of the Specific Plan, is consistent with the Community Design Principles of the Reuse Plan. The Pattern Book provides substantial design guidelines that address building height, scale, character, setbacks, etc. for residential, commercial, and public buildings. There are also guidelines that address the open space and landscaping. All of these guidelines are consistent with the Community Design Principles of the Reuse Plan.</p> <p>Proposed residential development will be reviewed for consistency with the FORA Community Design Principles of the Reuse Plan and the GMPAP as part of the entitlement process and whenever building permits applications are submitted to the County.</p>
7	<p>COMMERCIAL LAND USE POLICIES AND PROGRAMS</p> <p><i>Objective A: Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord Community.</i></p> <p><i>Commercial Land Use Policy A-1: The County of Monterey shall allocate land uses and commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord Jurisdictions and their trade areas. Commercial Land Uses shall be designated as follows.</i></p> <p><i>Business Park / Light Industrial:</i> <i>East Garrison District (polygon 11b): 70 acres, .2 FAR, 609,840 ft²</i> <i>Office / R&D:</i> <i>East Garrison District (polygon 11b): 25 acres, .2 FAR, 217,800 ft²</i></p>	<p>Consistent: The Specific Plan proposes 186,000 square feet of non-residential uses, including commercial, retail, institutional uses, cultural and educational. Other areas of the former Fort Ord are also designated for commercial uses and centers.</p> <p>Consistent, with proposed General Plan Amendment: Land Use Policy A-1 provides for up to 272,500 square feet of office, development and commercial uses. Floor Area Ratio (FAR) is restricted to 0.2. The General Plan will need to be amended to reflect the mixed use development project being considered. The Floor Area Ratio, which is the total floor area of a structure divided by the size of the lot, was too low in the policy to provide a dense, urban community.</p> <p>Proposed Amendment: <i>Commercial Land Use Policy A-1: The County of Monterey Shall allocate land uses and commercial and office categories adequate to provide goods and services for the needs of its citizens, other Fort Ord Jurisdictions and their trade areas. <u>In the absence of a Specific Plan,</u> Commercial Land Uses shall be designated <u>not to exceed the following:</u> as follows.</i></p> <p><i>Business Park / Light Industrial:</i> <i>East Garrison District (polygon 11b): 70 acres, .2 FAR, 609,840 ft²</i></p>

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	<p>Convenience / Specialty retail: East Garrison District (polygon 11b): 5 acres, 54,461 ft²</p> <p><i>Commercial Land Use Policy C-1: The County of Monterey shall Encourage a strong and stable source of County revenues by providing a balance of commercial land use types on its former Fort Ord land, while preserving the area’s community character.</i></p>	<p><i>Office / R&D:</i> East Garrison District (polygon 11b): 25 acres, .2 FAR, 217,800 ft²</p> <p>Convenience / Specialty retail: East Garrison District (polygon 11b): 5 acres, 54,461 ft²</p> <p><u>Square footage limitations shall not apply in areas governed by Specific Plans, so long as the Specific Plan sets forth an alternative allocation of commercial land uses, including office, research /R&D and Convenience/Specialty which total square footage does not exceed the aggregate of commercial square footage set forth above. Such alternative allocations may include hybrids of commercial land uses and residential uses, including but not limited to, Live Work, Town Centers, Artist studios, or Mixed Use designations.</u></p>
8	<p><i>Objective C: Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and self-sufficiency of Fort Ord communities.</i></p> <p>Program C-1.1: <i>The County of Monterey shall amend its zoning map to provide for commercial land use types and densities consistent with the land Use Concept in the Fort Ord Reuse Plan in order to encourage employment opportunities and self-sufficiency.</i></p>	<p>Consistent: The East Garrison community design includes a neighborhood-serving Town Center to minimize trips outside the community to meet everyday needs (see next section). The Specific Plan application includes zoning for commercial areas and is within the overall limits established in the Reuse Plan, including limits found in the Development and Resource Management Plan (Chapter 3.11.5).</p>
9	<p><i>Objective D: Encourage commercial development in close proximity to major residential areas and transportation routes.</i></p> <p><i>Commercial Land Use Policy D-1: The County of Monterey shall allow a mix of residential and commercial uses to decrease travel distances, encourage walking and biking and help increase transit ridership.</i></p>	<p>Consistent: The Specific Plan proposes a Town Center containing up to 86,000 square feet of commercial/retail and institutional space to be located directly adjacent to three neighborhoods and adjacent to Reservation Road, a major transportation route.</p> <p>The design of the community and the location of the Town Center will encourage many trips to be taken by bike or by foot. Interconnected</p>

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	<p><i>Program D-1.1: The County of Monterey shall allow for convenience commercial designations in the following Planned Development Mixed Use Districts:</i></p> <p style="text-align: center;"><i>East Garrison District</i></p>	<p>sidewalks and bike paths throughout the neighborhoods will encourage many trips that might otherwise be taken by car, to be taken by foot or bicycle.</p> <p>The Specific Plan provides zoning regulations for the Town Center, including permitted and conditional uses. The Specific Plan also defines the location and limits of the Town Center.</p>
10	<p>Objective E: Provide for adequate access to commercial developments.</p> <p><i>Commercial Land Use Policy E-1: The County of Monterey shall coordinate the location and intensity of commercial areas at the former Fort Ord with transportation resources and in a manner, which offers convenient access.</i></p>	<p>Consistent: The Specific Plan proposes a location for the commercial component of the community in a Town Center that can be served by regional roadways and regional transit. The Town Center is located at the confluence of most of East Garrison’s primary roads and will have a direct connection to Reservation Road – a part of the regional roadway system. All residences within the three planned neighborhoods will be within a short walk to the Town Center and within a 5-minute walk to a transit stop. Furthermore, the Specific Plan proposes a direct connection to the MST Transit system and the CSUMB shuttle system. Finally, the Specific Plan proposes both a Bike Facility and Pedestrian Plan which link the residential areas with the commercial areas.</p>
11	<p><i>Program E-1.1: The County of Monterey shall coordinate with FORA and the Transportation Agency of Monterey County to address existing regional transportation needs and to implement the long-range circulation strategy for the former Fort Ord as specified in the Reuse Plan.</i></p>	<p>Consistent: The East Garrison Specific Plan implements elements of the Circulation Plan component of the Fort Ord Reuse Plan. The Reuse Plan identifies improvements and alignments to Reservation Road and to Inter-Garrison Road. The Specific Plan proposes two modifications to the alignments yet maintains the connectivity and integrity of the Circulation Plan (Figure 4.5). Firstly, in lieu of the Reservation Road Couplet, as suggested in the Reuse Plan, the Specific Plan proposes improving Reservation Road along the bluff and will create a connection (West Camp and Watkins Gates Roads) along the southern and western edge of the proposed East Garrison Community. These two improvements are a substitute for the Reservation Road Couplet.</p> <p>Secondly, in lieu of creating a four-lane connection of Inter Garrison to the</p>

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		<p>proposed Reservation Road Couplet, the Specific Plan proposes creating a connection of Inter-Garrison Road to Reservation Road on the western edge of the Zero Track Boundary.</p> <p>Additionally, the EGSP is located within the FORA Mello-Roos Community District which is designed to address regional and base-wide transportation systems. FORA, the Transportation Agency of Monterey County (TAMC), the County, and other jurisdictions have been working together to ensure that FORA fees and a proposed TAMC fee will fund regional traffic improvements to accommodate projected growth in the FORA plan and in the area.</p>
12	<p><i>Commercial Land Use Policy E-2: In areas of commercial development, the County of Monterey shall provide for designation of access routes, street and road rights-of-way, off-street and on-street parking, bike paths and pedestrian walkways.</i></p> <p><i>Program E-2.1: The County of Monterey shall delineate adequate circulation rights-of way to and within each commercial area by creating circulation rights-of-way plan lines.</i></p> <p><i>Program E-2.2: The County of Monterey shall prepare pedestrian and bikeway plans and link residential areas to commercial development to residential areas and public transit.</i></p> <p><i>Program E-2.3: The County of Monterey shall preserve sufficient land at the former Fort Ord for right-of-ways to serve long-range commercial Buildout.</i></p>	<p>Consistent: Refer to the responses to Objective E of the Land Use policy section (Ref. 10, above).</p>

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13	<p><i>Objective F: Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.</i></p> <p>Commercial Land Use Policy F-2: <i>The County of Monterey shall adhere to the General Development Character and Design Objectives of the Fort Ord Reuse Plan Framework for commercial development at the former Fort Ord.</i></p> <p>Commercial Land Use Policy F-3: <i>The County of Monterey shall ensure that the future development projects at East Garrison are compatible with the historic context and associated land uses and development.</i></p>	<p>Consistent: The EGSP requires preservation and reuse of the majority of the designated historic structures. The plan has been reviewed by the State Office of Historic Preservation, which concurs with the preservation program. The Specific Plan defines a series of strategies that are designed to celebrate the historic features of the site, including:</p> <ul style="list-style-type: none"> a) Most of the vacant Works Progress Administration (WPA) Buildings, marked by concrete construction with red tile roofs, will be converted into approximately 100,000 square feet of affordable studio space for visual, performing, and literary artists. b) The former Military Park on the east edge of the site will be improved and revived as a community amenity. c) Works Project Administration (WPA) retaining walls throughout the site will be revealed and showcased in the design of the open spaces. d) The phase 3 housing located within the historic district will be developed on the same grid pattern as the “Tent City” that occupied the site during WWII. Orderly rows of compact houses will be located on the site that once housed the “Tent City”. e) The former main entrance to the East Garrison on Reservation Road will be re-opened as a primary entrance to the new community. f) The Pattern Book limits housing types to regional vernacular styles which honor the historic development in Monterey County and requires all commercial, institutional and retail buildings to contain complementary design elements to those housing types. g) Interpretive display proposed within the proposed library. <p>Proposed commercial development will be reviewed for consistency with the FORA General Development Character and Design Objectives of the Reuse Plan and the GMPAP as part of the entitlement process and whenever building permit applications are submitted to the County.</p>
14	<p>RECREATION / OPEN SPACE LAND USE POLICIES AND PROGRAMS</p>	<p>Consistent: The Fort Ord Base Reuse Plan provides for development areas and preservation areas. Most of the development on East Garrison will be on already significantly denuded land. East Garrison occupies a site where</p>

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	<p><i>Objective A: Encourage Land Uses that respect, preserve and enhance natural resources and open space at the former Fort Ord.</i></p> <p><i>Recreation/Open Space Land Use Policy A-1: The County of Monterey shall encourage the conservation and preservation of irreplaceable natural resources and open space at former Fort Ord.</i></p> <p><i>Recreation/Open Space Land Use Policy A-2: The County of Monterey shall encourage the provision of public open space lands as part of all types of development including residential, commercial and institutional.</i></p> <p>Program A-2.1: <i>As part of review of development projects, the County of Monterey shall evaluate and provide for the need for public open space.</i></p>	<p>the natural landscape of the area has already been altered extensively by former military uses. Environmentally sensitive lands surround the community and are preserved as part of this Specific Plan and the base-wide Habitat Management Plan. Additionally, over 15,000 acres of the former Fort Ord will be held by the Bureau of Land Management. Perimeter transitional landscape buffers and greenways are intended to blend and integrate the manmade landscapes of the neighborhoods with the adjacent natural habitats.</p> <p>The EGSP connects the open space and natural resources areas to the community with a planned network of pedestrian and bicycle facilities. This is done by providing a linear open space along the entire bluff area overlooking the Salinas Valley, and provides public open space within the community with active parks and passive open space areas.</p>
15	<p>Objective B: Use open space as a land use link and buffer.</p> <p><i>Recreation/Open Space Land Use Policy B-1: The County of Monterey shall link open space areas to each other.</i></p> <p><i>Recreation/Open Space Land Use Policy B-2: The County of Monterey shall use open space as buffer between various types of land uses.</i></p> <p>Program B-2.1: <i>The County of Monterey shall review each application for a development entitlement for</i></p>	<p>Consistent: East Garrison is a dense community located on approximately 200 acres; the density clusters development into a smaller footprint than typical development patterns seen in Monterey County and many of its cities. East Garrison proposes transitional landscape edges at the perimeter of the community that will both buffer and link the community to the surrounding open spaces. The main residential areas will be separated from open space uses by roads and wider public areas, which help create a fire-resistant buffer. In these areas, a mix of native and drought-tolerant plant materials will be used.</p> <p>Open space will extend from the edges of the community into the neighborhoods, creating linked open spaces. A large open space will stretch from the Habitat Corridor on the western edge of the community to</p>

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	<p><i>compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.</i></p> <p>Program B-2.2: <i>The County of Monterey shall encourage clustering of all types of land uses.</i></p> <p>Program B-2.3: <i>The County of Monterey shall designate open space areas, wherever possible, on the perimeter of all development undertaken at the former Fort Ord.</i></p>	<p>the Town Center. This natural open space will, in turn be connected to all the smaller parks in the community. Paths from the neighborhoods and parks will connect into this large open space, and in turn to the Habitat Corridor of Fort Ord.</p> <p>The project distributes park land throughout the community so that each resident is within a five-minute walk of a park. The total acreage of park and open space area for East Garrison is 12.65 acres which exceeds the County standard of 3 acres per 1000 residents. The intent of the park and public open space network is to provide a variety of spaces for family- and community-oriented recreation. Parks (including detention basins and storm water facilities designed as parks) will provide a diverse set of passive and active recreational opportunities, including walking paths, playing fields, play areas, court games, and community gathering spaces. The Community Park will be the centerpiece of the park network. Located at the center of the community and accessible by several primary streets, this large, active recreation park will contain ball fields, picnic areas, courts, and gathering spaces. In addition, trails are provided at convenient locations throughout</p>
15 (cont)		<p>the community connecting these neighborhood parks to the broader system of open spaces. At East Garrison, the existing ecological habitats will play a vital role in the public open space system. Selected areas of native vegetation will be preserved and enhanced. The planting palettes include native, native-compatible and drought-resistant species to further reinforce the relationship between the open spaces within the development and those of its immediate surrounding environs. A Community Services District or similar organization will be established to maintain community facilities, including the proposed park facilities. Timing of park construction will be controlled through project conditions of approval.</p>
16	<p>Program B-2.5: <i>When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat</i></p>	<p>Consistent: No buffers are required as part of this project except those established as part of the plan itself.</p> <p>The Fort Ord Reuse Plan shows a road traversing the habitat corridor west</p>

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	<p><i>Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.</i></p>	<p>of the project site. This road is being replaced with the Inter-Garrison Road/Reservation Road connector. The planned road covers the same amount of area as was identified in the Fort Ord Reuse Plan for the road.</p>
17	<p><i>Objective C: Reserve sufficient lands for community and neighborhood parks and recreation facilities in the Fort Ord area and adjacent communities.</i></p> <p><i>Recreation/Open Space Land Use Policy C-1: The County of Monterey shall designate sufficient area for projected park and recreation facilities at the former Fort Ord.</i></p> <p>Program C-1.1: <i>The County of Monterey shall amend its Greater Monterey Peninsula Area Plan and zoning ordinance to designate appropriate park and recreation facilities at the former Fort Ord to serve the needs of their community area, appropriate and consistent with the recreation standards established for the Fort Ord Reuse Plan and the County Subdivision Ordinance which identifies a standard of 3 acres per 1,000 people.</i></p> <p>Recreation/Open Space Land Use Policy C-2: <i>The County of Monterey shall provide sufficient resources to operate and maintain the park facilities at the former Fort Ord.</i></p> <p>Program C-2.1: <i>The County of Monterey shall provide in the annual budget for a minimal recreation program at the time that each park is developed. The County should also provide a budget for a complete recreation and park maintenance program when the population to be served by the park reaches one thousand residents.</i></p>	<p>Consistent: See above discussion in Ref. 15 and 16.</p>

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	<p>Program C-2.2: <i>Each park in the County of Monterey should be developed and the recreation equipment should be in place when approximately 50 of the residential dwelling units that will be served by the park have been constructed and occupied.</i></p>	
18	<p><i>Objective D: Establish a system of community and neighborhood parks, which provide recreation opportunities reflective of local community standards.</i></p> <p><i>Recreation Policy D-1: Monterey County shall designate and locate park facilities to adequately serve the current and projected population of Monterey County within the former Fort Ord for both active recreations and passive uses such as scenic vistas, fish and wildlife habitat, and nature study.</i></p> <p><i>Recreation Policy D-2: Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas or the current adopted County standard, whichever requires the most parkland per capita.</i></p> <p><i>Objective G: Use open space wherever possible to create an attractive setting for the former Fort Ord's new neighborhoods and institutions.</i></p> <p><i>Recreation Policy G-1: Monterey County shall use incentives to promote the development of an integrated, attractive park and open space system during the development of individual districts and neighborhood's within the Fort Ord to encourage recreation and the</i></p>	<p>Consistent: The project proposes an integrated and connected system of small parks that address both informal and formal recreation uses for all ages and sexes within the community. The smaller parks provide open space, court games, playgrounds, and trails within a convenient ¼-mile, or five-minute, safe walking distance for all residents. The system is intended to serve all segments of the community.</p> <p>The parks and public open spaces for East Garrison are evenly distributed throughout the community. The parks are programmed to address the need for family recreation and for younger children within walking distance of their home. The collection of parks fills the need for the everyday park user to run, play and interact with neighbors. Parks contain open grass areas of various sizes for pickup games and small field games, small courts game areas, pavilions, and playgrounds. In addition, trails are provided at convenient locations throughout the community connecting these neighborhood parks to the broader system of open spaces.</p> <p>The Specific Plan proposes approximately 50 acres of improved parks, open space areas and trails. The Quimby Act requirements for parkland in the East Garrison planning area is 10.95 acres, while the EGSP proposes 12.65 acres. (See Section 4.6). Open space around the perimeter of much of the project will create an attractive setting. Open space in the bluff-top park preserves scenic vistas to and from the site.</p>

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	<p><i>conservation of natural resources.</i></p> <p><i>Recreation Policy G-2: Monterey County shall encourage the creation of private parks and open space as a component of private development within Fort Ord.</i></p>	
19	<p><i>Objective E: Coordinate open space and recreation land use with other affected agencies at the former Fort Ord, such as the California Department of State Parks and Recreation and the Bureau of Land Management.</i></p> <p><i>Recreation/Open Space Land Use Policy E-1: The County of Monterey shall limit recreation in environmentally sensitive areas, such as dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low-intensity recreation dependent on the resource and compatible with its long-term protection.</i></p> <p><i>Program E-1.6: The Youth Camp District in the Reservation Road Planning Area (Polygon 17b) is intended for rehabilitation of the existing travel camp. The County of Monterey shall assure that this planned use is compatible with adjacent land uses, which may include a public safety agency training facility with shooting ranges in the East Garrison.</i></p> <p><i>Objective F: Create a unified system of hiker/biker and equestrian trails, which link all sectors of the former Fort Ord and encourage alternative means of transportation.</i></p> <p><i>Recreation Policy F-1: Monterey County shall reserve sufficient space within key transportation</i></p>	<p>Consistent: Design charettes that were held in 2003 included representatives from other agencies and groups within the former Fort Ord, including BLM and the Youth Camp, which have land near or adjacent to the EGSP area, respectively. Through implementation of the Habitat Conservation Plan (HCP) and Land Swap Agreement (LSA), the county has worked with resource agencies to manage open space lands. All the primary connector roads in East Garrison are planned to have Class 2 bike facilities incorporated into them. These bike facilities will connect into the planned facilities on Inter-Garrison Road and will extend the bike system through East Garrison to Reservation Road and Barloy Canyon Road. Additionally, the EGSP includes a Pedestrian Plan which shows pedestrian pathways and trails which connect open space areas and trails to the East Garrison neighborhoods.</p> <p>For a discussion on alternative means of transportation, see the discussion regarding the following Objectives, Programs and Policies:</p> <p style="padding-left: 40px;">2001 General Plan Amendment—Residential Land Use Objective E; Commercial Land Use Policies D1, E1 and E2; Recreation/Open Space Land Use Objectives A and F; Air Quality Program A-3.1.</p> <p style="padding-left: 40px;">Monterey County General Plan—Policies 20.1.2; Goal 13 policies; Policies 37.4.2, 38.1.4, 39.2.6, and 41.1.2; Objectives 45.1 and 45.2.</p> <p style="padding-left: 40px;">Greater Monterey Peninsula Area Plan policies 41.1.2.1 and 45.1.6.</p>

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	<p><i>arterials to accommodate paths for alternative means of transportation.</i></p> <p><i>Recreation Policy F-2: The County of Monterey shall encourage the development of alternative means of transportation for recreation and other travel.</i></p>	
20	<p>Institutional Land use Policies and Programs</p> <p><i>Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.</i></p> <p><i>Institutional Land Use Policy A-1: The County of Monterey shall review and coordinate with the universities, colleges and other school districts or entities in the planning of both public lands designated for university-related uses and adjacent lands.</i></p>	<p>Consistent: See discussion in last section. The design charettes included all educational institutions and follow up discussions have occurred since that time to ensure development on the educational parcels are coordinated with East Garrison’s design. The only projected adjacent education use is a future K-8 school site in the area of East Garrison. The Monterey Peninsula Unified School District (MPUSD) has not determined the school location to date. The District has stated that the K-8 school will not be needed for development of this Specific Plan.</p>
21	<p>CIRCULATION ELEMENT</p> <p>POLICIES AND PROGRAMS PERTAINING TO MONTEREY COUNTY</p> <p>Streets and Roads Policies and Programs</p> <p><i>Program A-1.4: The County shall prepare and implement a monitoring program that ensures that development does not exceed resource constraints posed by transportation facilities consistent with the Development and Resource Management Plan adopted by FORA.</i></p>	<p>Consistent: The County will require a transportation management plan that will include a monitoring component during project development as a condition of project approval. FORA also has the responsibility, through updates of their Capital Improvement Plan, to ensure that transportation facilities are timed to coincide with the need for the improvement. The County participates in the CIP update process and will work to ensure the improvements are timely in the CIP.</p>
22	<p><i>Streets and Roads Policy B-1: FORA and each jurisdiction with lands at former Fort Ord shall design all major arterials within former Fort Ord to have</i></p>	<p>Consistent: The Specific Plan has been designed to conform to the Fort Ord Reuse Plan road design, including a design that incorporates the road planned through the project site. Several connections are proposed from the</p>

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	<p><i>direct connections to the regional network (or to another major arterial that has a direct connection to the regional network) consistent with the Reuse Plan circulation framework.</i></p>	<p>community to the regional network (Watkins Gate Road, main entrance, and new Inter-Garrison – Reservation Road connector).</p>
23	<p>Objective C: Provide a safe and efficient street system at the former Fort Ord.</p> <p><i>Streets and Roads Policy C-1:</i> <i>Each jurisdiction shall identify the functional purpose of all roadways and design the street system in conformance with Reuse Plan design standards.</i></p> <p><i>Program C-1.1:</i> <i>Each jurisdiction shall assign classifications (arterial, collector, local) for each street and design and construct roadways in conformance with the standards provided by the Reuse Plan (Table 4.2-4 and Figure 4.2-4).</i></p> <p><i>Program C-1.2:</i> <i>Each jurisdiction shall preserve sufficient right-of-way for anticipated future travel demands based on Buildout of the FORA Reuse Plan.</i></p> <p><i>Program C-1.3:</i> <i>Each jurisdiction shall assign an appropriate threshold performance standard for its roadway system in order to measure the impacts of future growth on the system.</i></p> <p><i>Program C-1.4</i> <i>Each jurisdiction shall design and construct the roadway network consistent with the phasing program identified in the Fort Ord Business and Operations Plan (Appendix B of the Reuse Plan).</i></p>	<p>Consistent: The Specific Plan establishes a hierarchy of street designs to serve the volumes anticipated on each street. The designs include traffic calming features to enhance a safe pedestrian/bike/vehicle mix. The roads are designed to meet standards in the Reuse Plan, with the exception of right-of-way width for lower volume streets. All roads within the community will remain private, but will not be gated.</p> <p>Performance thresholds for county roads are established at Level of Service C. Truck routes will be identified as a condition of project approval.</p>

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	<p>Program C-1.5: <i>Each jurisdiction shall designate arterials and roadways in commercially zoned areas as truck routes.</i></p>	
24	<p>Objective D: <i>Provide an adequate supply of on-street parking.</i></p> <p>Streets and Roads Policy D-1: <i>Each jurisdiction shall provide a program of on-street parking.</i></p> <p>Program D-1.1: <i>Each jurisdiction shall provide on-street parking, as appropriate, with design and construction of all urban roadways.</i></p> <p>Program D-1.2: <i>Each jurisdiction shall provide on-street parking on all urban roadways for persons with disabilities.</i></p>	<p>Consistent: The Specific Plan proposed a minimum of two off-street spaces per unit in the residential areas. On-street parking in residential areas is accommodated on roads without driveway cuts, allowing more parking spaces for a vast reservoir of on-street parking for visitors. The Community Park accommodates approximately 150 parking spaces, on and off-street. Town Center residences have 1.25 parking spaces per residential unit. Town Center commercial uses will be served by approximately 640 on- and off-street parking spaces. The historic district cultural uses will be served by approximately 350 on- and off-street parking spaces.</p>
25	<p>Transit Policies and Programs</p> <p>Objective A: <i>Provide convenient and comprehensive bus service.</i></p> <p>Transit Policy A-1: <i>Each jurisdiction with lands at former Fort Ord shall support and coordinate with MST to provide regional bus service and facilities to serve the key activity centers and key corridors within the former Fort Ord.</i></p> <p>Program A-1.1: <i>Each jurisdiction shall identify key activity centers and key corridors, coordinate with MST to identify bus routes that could serve former Fort Ord, and support MST to provide service responsive to the local needs.</i></p> <p>Program A-1.2: <i>Each jurisdiction shall develop a</i></p>	<p>Consistent: Monterey-Salinas Transit (MST) and CSUMB staff have been consulted in the design of the community and have participated in the design charrettes. MST is including service to Fort Ord, including East Garrison, in its 2004 study. Several transit stops are planned in the community (Specific Plan figure 4.49), such that most residents are within ¼ mile of a stop. A CSUMB shuttle is expected to serve the Town Center and Arts District.</p> <p>The East Garrison developers are obligated to build the transit facilities. The bus transit facilities are one component of a multi-modal design integrating bikes, pedestrian, transit and automobile use to serve the community. A more substantial transit stop at the Town Center will serve as an intermodal center.</p>

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	<p><i>program to identify locations for bus facilities, including shelters and turnouts. These facilities shall be funded and constructed through new development and/or other programs in order to support convenient and comprehensive bus service.</i></p> <p>Program A-1.3: <i>Each jurisdiction shall identify the need for transit/paratransit services for the elderly and disabled and coordinate with and support MST to implement the needed transit services.</i></p> <p><i>Objective C: Promote intermodal connections that address the transportation needs for the former Fort Ord.</i></p>	
26	<p>Pedestrian and Bicycles Policies and Programs</p> <p>Objective A: Provide a comprehensive pedestrian system that supports the needs of Fort Ord residents, employees, students, and visitors.</p> <p>Pedestrian and Bicycles Policy A-1: <i>Each jurisdiction shall provide and maintain an attractive, safe and comprehensive pedestrian system.</i></p> <p>Program A-1.1: <i>Each land use jurisdiction shall prepare a Pedestrian System Plan that includes the construction of sides of urban roadways, sidewalks and pedestrian walkways in all new developments and public facilities, crosswalks at all signalized intersections and other major intersections, where warranted, and school safety features. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.</i></p>	<p>Consistent: The EGSP includes a network of streets, blocks, and parks that are designed to encourage pedestrian use within the community (Chapter 4.2). The Town Center site was selected in the middle of the community to be walkable from all neighborhoods. Streets were designed to provide traffic calming features to encourage safe pedestrian use. The pedestrian network connects to the regional network proposed in the Reuse Plan (Reuse Plan Figure 4.3-3).</p>

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27	<p><i>Objective B: Provide a comprehensive bicycle system that supports the needs of Fort Ord residents, employees, students, and visitors.</i></p> <p><i>Pedestrian and Bicycles Policy B-1:</i> <i>Each jurisdiction shall provide and maintain an attractive, safe and comprehensive bicycle system.</i></p> <p><i>Program B-1.1:</i> <i>Each jurisdiction shall prepare a Bicycle System Plan that includes an overall bicycle network consistent with the Reuse Plan (Figure 4.2-6) and local bicycle networks with the appropriate class of bikeways for each functional class of roadway. The Bicycle System Plan shall include appropriate design standards to accommodate bicycle travel and secure bicycle-parking facilities at public and private activity centers. This plan shall be coordinated with adjacent land use jurisdictions, FORA, and appropriate school entities.</i></p> <p><i>Program B-1.2:</i> <i>Each jurisdiction shall review new development to provide bicycle system facilities consistent with the Reuse Plan and the Bicycle System Plan.</i></p>	<p>Consistent: See above discussion. In addition, Chapter 4.3 of the EGSP provides a Bicycle Systems Plan that ties to the regional plan established in the Fort Ord Reuse Plan. The EGSP provides facilities for commuters and recreational bicyclists and are planned so as to connect to the eventual regional system.</p>
28	<p>Transportation Demand Management</p> <p><i>Objective A: De-emphasize the need for vehicle travel to and within the former Fort Ord.</i></p> <p><i>Program A-1.2:</i> <i>Promote TDM programs in residential developments, retail centers and other activity centers.</i></p>	<p>Consistent: The East Garrison community has been designed to provide a walkable environment for internal trips, including access to transit. Streets are designed to safely accommodate pedestrians and bikes. The Town Center is centrally located to provide proximity to all in the community. Transit stops have been located to serve the vast majority of residents within a five minute walk (1/4 mile).</p>

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	<p>Program A-1.3: <i>Require new development to incorporate design features that will strengthen TDM programs.</i></p>	
29	<p>Land Use and Transportation</p> <p>Land Use and Transportation Policy A.1: <i>Each jurisdiction with lands at former Fort Ord shall coordinate land use and transportation planning both internally and with adjacent jurisdictions consistent with the Reuse Plan circulation framework.</i></p> <p>Program A-1.2: <i>Each jurisdiction with lands at former Fort Ord shall require new developments to conduct a traffic analysis to determine impacts on traffic conditions, require measures such as TDM programs and traffic impact fees to mitigate these impacts.</i></p> <p>Land Use and Transportation Policy A.2: <i>The transportation system to serve former Fort Ord lands shall be designed to reflect the needs of surrounding land uses, proposed densities of development, and shall include streets, pedestrian access, bikeways and landscaping as appropriate.</i></p> <p>Program A-2.1: <i>Each jurisdiction with lands at former Fort Ord shall develop transportation standards for implementation of the transportation system, including but not limited to, rights-of-way widths, roadway capacity needs, design speeds, safety requirements, etc. Pedestrian and bicycle access shall be considered for all incorporation in all roadway designs.</i></p>	<p>Consistent: The Monterey County Public Works Department has coordinated with TAMC, Caltrans, and AMBAG regarding traffic impacts that will be cause by buildout of the community. The County hired traffic consultants to study roads and intersections that could be affected by project vehicle trips. FORA has a Capital Improvement Program and related fee to construct regional improvements needed as a result of the redevelopment of the former Fort Ord, including development at East Garrison.</p> <p>The EGSP establishes standards for development of the internal circulation network. The internal circulation network proposed for EG is consistent with and ties to the regional network identified in the Reuse Plan and funded by the FORA impact fee.</p>
30	RECREATION AND OPEN SPACE ELEMENT	Consistent: See Reference #2, 14, 15, 18, and 31 for discussion.

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	<p><i>POLICIES AND PROGRAMS PERTAINING TO MONTEREY COUNTY</i></p> <p><i>Objective B: Protect scenic views, and preserve and enhance visual quality.</i></p>	
31	<p><i>Objective D: Establish a system of community and neighborhood parks, which provide recreation opportunities reflective of local community standards.</i></p> <p>Recreation Policy D-1: <i>Monterey County shall designate and locate park facilities to adequately serve the current and projected population of Monterey County within the former Fort Ord for both active recreation and passive uses such as scenic vistas, fish and wildlife habitat, and nature study.</i></p> <p>Recreation Policy D-2: <i>Monterey County shall develop active parkland within the former Fort Ord within the 2015 time frame which reflects the County subdivision standard of .003 acres of neighborhood parkland per person within development areas or the current adopted County standard, whichever requires the most parkland per capita.</i></p>	<p>Consistent: The EGSP proposes a system of parks for the community, including tot lots, neighborhood parks, a community park and open space. The park requirement of Policy D-2, which is the same standard required by the Monterey County Code, Section 19.12.10, is for 10.95 acres for this project. The Specific Plan proposes 12.65 acres of active recreational uses and over 35 acres of open space. The bluff area open space preserves scenic views to and from the Salinas Valley.</p>
32	<p><i>Objective E: Create opportunities for economic revitalization of the former Fort Ord through encouragement of commercial recreation opportunities in appropriate settings.</i></p>	<p>Consistent: The Town Center creates the opportunity to be a gathering point for access to open space areas in the EG area. Bike paths lead from the Town Center to Watkins Gate Road and Barloy Canyon Road where BLM areas can be accessed. Commercial recreation businesses may locate in the Town Center if sufficient market exists to support a business.</p>
33	<p>Recreation Policy G-3: <i>Monterey County shall adopt landscape standards to guide development of streetscapes, parking lots, government facilities,</i></p>	<p>Consistent: The Specific Plan adopts landscape standards for the community (Chapter 4.6).</p>

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	<p><i>institutional grounds, and other public and semi-public setting within the former Fort Ord.</i></p> <p>Recreation Policy G-4: <i>Monterey County shall coordinate the development of park and recreation facilities within the former Fort Ord with neighboring jurisdictions including the cities of Seaside and Marina, CSUMB, Monterey Peninsula Regional Parks District, California State Parks, and the Bureau of Land Management.</i></p>	<p>Several of the identified agencies were involved with the design charettes held to determine EGSP design and uses. When specific park design is submitted as part of the improvement plans, the Parks Department can coordinate with Marina, CSUMB and BLM.</p>
34	<p>Soils and Geology</p> <p><i>Objective A: Prevent soil transport and loss caused by wind and water erosion and promote construction practices that maintain the productivity of the soil resources.</i></p> <p><i>Policy A-1: In the absence of more detailed site-specific information, the County shall use the Natural Resource Conservation Service’s Soil Survey of Monterey County in determining the suitability of soil for particular land uses.</i></p> <p><i>Policy A-2: The County shall require developers to prepare and implement erosion control and landscape plans for development projects.</i></p> <p><i>Policy A-3: Through site monitoring, the County shall ensure that all measures included in the developer’s erosion control and landscape plans are properly implemented.</i></p> <p><i>Policy A-4: The County shall continue to enforce the Uniform Building Code to minimize erosion and slope instability problems.</i></p> <p><i>Policy A-5: Before issuing a grading permit, the County shall require that geotechnical reports be prepared for developments proposed on soils that have</i></p>	<p>Consistent: The EGSP application included a Geotechnical Report which addresses the suitability of site soils for development including graded slope inclinations (both cut and fill), general grading, foundation support, and the use of site soil as fill. Grading and erosion control measures shall be accomplished as indicated on the grading plans and shall be in accordance with recommendations in the project Geotechnical Report and requirements of the County’s Grading and Erosion Control ordinances.</p> <p>The project will be required prior to grading to prepare a landscaping and erosion control plan which will also address measures to be taken on any development on slopes above 25%.</p> <p>The EIR proposes a standard set of dust control and erosion control measures to ensure that construction activities minimize water- and air-borne erosion. Regular county inspections on grading activities monitors the erosion control approved as part of the grading permit and Storm Water Pollution Prevention Plan. UBC requirements are included in the grading plan review and approval.</p>

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	<p><i>limitations concerning slope and soils that have piping, low-strength, and shrink-swell potential. The County shall require that engineering and design techniques be recommended and implemented to address these limitations.</i></p>	
35	<p><i>Program A-5.2: The County shall designate areas with severe soil limitations, such as those related to piping, low-strength, an shrink-swell potential, for open space or similar use if adequate measures cannot be taken to ensure the structural stability of these soils. This shall be designated at the project-specific level through a geotechnical study.</i></p> <p><i>Policy A-6: The County shall require that development of lands having a prevailing slope above 25% include implementation of adequate erosion control measures.</i></p>	<p>Consistent: The geotechnical report identified one area of the project site as being unsuitable for development, the area near the bluff top. The area will remain in open space and will be placed in a conservation and scenic easement as a condition of approval.</p> <p>The County grading ordinance will require additional erosion control be included for all grading activities. The required SWPPP will also provide erosion control methods.</p>
36	<p><i>Objective C: Strive to conserve soils that rare species or plant communities are dependent on or strongly associated with.</i></p> <p>Program C-2.1: <i>The County shall require that the land recipients of properties within the former Fort Ord implement the Fort Ord Habitat Management Plan.</i></p>	<p>Consistent: The HMP designates areas where development is not allowed, areas where development is allowed with limitations, and areas where development is allowed. The only development that occurs outside the area allowed for development is the Intergarrison – Reservation Road connector and a retention pond between the new road and the EGSP development. These improvements are consistent with the HMP as it allows several acres for the road and associated improvements. The HMP identifies rare plant species and communities to be preserved.</p>
37	<p>Hydrology and Water Quality</p> <p><i>Objective A: Protect and preserve watersheds and recharge areas, particularly those critical for replenishment of aquifers.</i></p> <p><i>Hydrology and Water Quality Policy A-1: At the project approval stage, the County shall require new</i></p>	<p>Consistent: The project generally preserves existing watershed boundaries and does not impact stream corridors. Existing recharge areas are preserved and overall recharge is enhanced by the use of stormwater basins that are designed to infiltrate stormwater runoff.</p> <p>The project has taken a number of measures to minimize runoff from the site, which currently includes extensive impervious areas in the form of streets, buildings and concrete pads. The proposed methods to</p>

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	<p><i>development to demonstrate that all measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas.</i></p> <p>Program A-1.1: <i>The County shall develop and make available a description of feasible and effective best management practices and site drainage designs that shall be implemented in new development to ensure adequate stormwater infiltration.</i></p> <p>Program A-1.2: <i>The County shall prepare, adopt, and enforce a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.</i></p> <p>Program A-1.3: <i>The County shall prepare, adopt, and enforce a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long-term monitoring and maintenance of all storm water retention ponds.</i></p>	<p>reduce runoff and encourage infiltration is the use of multi-purpose stormwater basins. The two largest basins include bioswales and large infiltration areas with percolation capacities in excess of the existing site conditions. These systems improve water quality prior to discharge.</p> <p>The stormwater basins have been designed so that the runoff rate from the site is similar to existing conditions, although peak runoff rates during large storms will be significantly reduced in compliance with county standard practices. Duration of runoff to off-site property would be lengthened. No off-site streams are affected by runoff as runoff currently drains to agricultural land ponds and to a basin west of the project site.</p> <p>No countywide Master Drainage Plan exists at this time. As described in the EG Specific Plan, storm drainage has been incorporated into the project as follows:</p> <ul style="list-style-type: none"> ▪ The proposed method to reduce runoff and encourage infiltration is the use of multi-purpose stormwater basins. The two largest basins include bioswales and large infiltration areas with percolation capacities in excess of the existing site conditions. These systems improve water quality prior to discharge. ▪ The overall project goal is to treat 85 percent of annual runoff using established best management practices (BMPs), consistent with the goals of the Regional Water Quality Control Board. ▪ The westernmost drainage pond is configured as a retention pond, which will allow aquifer recharge. <p>The easternmost drainage basin will not allow percolation due to its proximity to the bluff area, which could destabilize if water was introduced in the area.</p>
37 (cont)	<p><i>Hydrology and Water Quality Policy A-2: To avoid adversely affecting groundwater recharge of surface water users in downstream areas, the County shall ensure that land use and drainage facilities on newly developed lands do not decrease the magnitude and</i></p>	<p>(continued)</p> <p>MCWD will provide potable water service to the project. A Water Supply Assessment, conforming with Water Code Section 10910 et seq. was adopted by the Marina Coast Water District Board. The purpose of a Water Supply Assessment is to identify long-term sources of water for</p>

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	<p><i>duration of flows less than the mean annual flow in creeks downstream of the development sites.</i></p> <p><i>Objective B: Eliminate long-term groundwater overdrafting as soon as practicably possible.</i></p> <p><i>Hydrology and Water Quality Policy B-2: The County shall condition approval of development plans on verification of an assured long-term water supply for the projects.</i></p> <p>Program B-1.4: <i>The County shall promote the use of on-site water collections, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.</i></p> <p>Program B-1.5: <i>The County shall conform to the Development and Resource Management Plan adopted by FORA to establish programs and monitor development in the territory within the jurisdiction of FORA to ensure that it does not exceed resource constraints posed by water supply.</i></p> <p>Program B-1.6: <i>The County shall review and monitor development entitlements to ensure that long-term water supply are available for the proposed development.</i></p>	<p>larger size projects and to include that analysis in the environmental document for the project.</p> <p>The overall project goal is to treat 85 percent of annual runoff using established best management practices (BMPs), consistent with the goals of the Regional Water Quality Control Board. The primary examples are the multi-purpose stormwater basins that have been designed to maximize pollutant removal through the inclusion of bioswale and infiltration elements.</p> <p>MCWD will provide wastewater service to the project. The district will provide a “will serve” letter for water and wastewater upon adoption of the water supply assessment.</p> <p>The Marina Coast Water District approved a Water Supply Assessment for this project. Water Supply Assessments, which are required by the California Water Code, identify a long-term water source for large development projects. The Fort Ord Reuse Authority Reuse Plan identifies 6600 acre-feet as the amount of existing potable water for Fort Ord reuse. That amount of water has been allocated to the different jurisdictions that will develop or use property in the former Fort Ord. The County has 560 acre-feet per year; this project at buildout will use 470 acre-feet per year. As stated in the DRMP, “the allocation” provides “the necessary certainty of water supplies to responsibly manage development...” Monitoring of water use will be controlled through project conditions of approval.</p>
37 (cont)	<p><i>Objective C: Control nonpoint and point water pollution sources to protect the adopted beneficial uses of water.</i></p> <p>Program C-1.2: <i>The County shall comply with the General Industrial Storm Water Permit adopted by the</i></p>	See above discussion.

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	<p><i>SWRCB in November 1991 that requires all storm drain outfalls classified as industrial to apply for a permit for discharge.</i></p> <p>Program C-1.3: <i>The County shall comply with the management plan to protect Monterey Bay’s resources in compliance with the Marine Protection, Research, and Sanctuaries Act of 1972, as amended, and its implementing regulations.</i></p> <p><i>Hydrology and Water Quality Policy C-2: At the project approval stage, the County shall require new development to demonstrate that all measures will be taken to ensure that on-site drainage systems are designed to capture and filter out urban pollution, to the extent feasible.</i></p> <p><i>Hydrology and Water Quality Policy C-4: The County shall prevent siltation_of waterways, to the extent feasible.</i></p> <p><i>Hydrology and Water Quality Policy C-7: The County shall condition all development plans on verification of adequate wastewater treatment capacity.</i></p>	
38	<p>Biological Resources</p> <p><i>Objective A: Preserve and protect the sensitive species and habitats addressed in the installation-wide Habitat Management Plan (HMP) for Fort Ord in conformance with its resource conservation and habitat management requirements and with the guidance provided in the HMP Implementing/Management Agreement.</i></p>	<p>Consistent: A Biological Survey for EGSP Area has been prepared by Zander Associates and is included with the Specific Plan application. Only a few HMP species will be impacted by the project and these impacts will be mitigated through the set aside of lands at Parker Flats as described in the Land Swap Assessment approved by the Army and the US Fish and Wildlife Service.</p>
39	<p><i>Biological Resources Policy A-2: The County shall</i></p>	<p>Consistent: The EGSP focuses its development on 207 acres (including</p>

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	<i>limit development in the East Garrison area Polygon 11b Reuse Plan to approximately 200 acres and retain the remainder of the parcel as natural habitat.</i>	proposed parks) of the 244 acres in East Garrison, which is within the proximate range of 200 acres set forth in the policy. However, the approximately 200 acre language was developed prior to the Land Swap Agreement (LSA), which applies to Polygon 11b, Parker Flats, and other areas. The Fort Ord Reuse Plan had envisioned intensive development of the Parker Flats area. The LSA is designed to mitigate impacts associated with the specific development at the East Garrison site by setting aside more habitat in Parker Flats than would have been preserved in East Garrison under the Reuse Plan. The project, when considered in conjunction with the Land Swap Agreement, is consistent with this policy.
40	<i>Biological Resources Program A-2.1: The County shall ensure the majority of the development in this parcel is contained within existing developed areas of East Garrison. Development that cannot be accommodated in existing developed areas shall be constructed in areas with less than 30% slope and sited to minimize impacts to HMP species.</i>	Consistent: The EGSP focuses its development on 244-acres, the majority of those acres were previously developed or already significantly denuded land which was utilized by the military for operations. Other construction is limited in areas to less than 30% slope and sited to minimize impacts to HMP species. The project includes landscape buffers and greenways which are intended to blend and integrate the man-made landscapes and natural habitats. See also the explanation for Biological Resources Program A-2, above.
41	<i>Biological Resources Program A-2.2: Development within the East Garrison area shall be planned, sited, and designed to retain natural habitat areas that are contiguous within the parcel and with natural habitats in adjacent parcels.</i>	Consistent: The EGSP provides for perimeter transitional landscape buffers and greenways, intended to transition from man-made landscapes to the adjacent natural habitats. Landscaping at East Garrison will utilize native, native-compatible and drought resistant species from a palette developed by a registered California landscape architect. The EGSP is consistent with the HMP as amended through the Land Swap Agreement. Natural areas are preserved along the bluff perimeter and on the slope between phases 1 and 2.
42	Biological Resources Policy A-4: <i>The County shall protect the habitat corridor in the RV park/youth camp parcel from degradation due to the development in, or use of adjacent parcels.</i> <i>Program A-4.2: The County shall control</i>	Consistent: See discussion in Ref. 14, 15, 16 and 17. Watkins Gate Road will have controlled access as part of development of the Youth Camp parcel. This will decrease the potential for vehicles trespassing into habitat areas. The County has consulted with BLM and Youth Camp representatives, and the Fire District, regarding barricades for Watkins Gate Road.

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	<i>unauthorized vehicle access into the habitat corridor area from adjacent parcels by erecting appropriate barriers along the boundaries between the parcels and the corridor.</i>	
43	<p><i>Biological Resources Program A-4.6: The County shall require the following measures of development in the residential lands adjacent to the habitat corridor to protect structures from wildfires and minimize the potential for erosion in the habitat corridor:</i></p> <ul style="list-style-type: none"> • <i>No structure shall be constructed immediately along the boundary of the residential area and the habitat corridor</i> • <i>A non-flammable surface (parking lots, green belt) shall be constructed where development in residential areas abut the natural lands.</i> • <i>Stormwater runoff and other drainage from the residential area shall be directed away from the habitat corridor.</i> 	<p>Consistent: The EGSP includes transitional buffer boundaries adjacent to habitat corridors and will include a landscaping and erosion control plan prior to any grading activities on site and a Storm water control plan.</p> <p>The adjacent habitat corridor includes the area to the west of Phases 1 and 2, including the Youth Camp parcel. Structures are not proposed immediately along the corridor; they are separated from the corridor by roads, open space, and landscape buffers. These areas will serve as fire defensible space areas.</p> <p>The only drain water to the habitat corridor is a basin that will percolate the water into the ground, not runoff into the corridor.</p>
44	<p><i>Biological Resources Policy A-5: The County shall ensure that the NRMA is protected from degradation due to development in or use of adjacent parcels within its jurisdiction.</i></p> <p><i>Program A-5.1: The County shall coordinate with BLM in the design and installation of appropriate firebreaks to be required on all parcels that border the NRMA [Natural Resource Management Area]. All firebreaks shall be at the development/habitat boundary, not necessarily the parcel boundary, and shall be installed within the parcel, not on NRMA lands.</i></p>	<p>Consistent: The EGSP has been conditioned to require Landscaping and Erosion Control Plans and Storm Water Runoff plans to address these issues. The SRFD and BLM have been consulted with respect to the planned EGSP project area. However, the East Garrison Specific Plan property is not adjacent to NRMA. The EGSP Project area is less than the entire East Garrison property and is not adjacent to the NRMA. Development of the remaining areas of East Garrison may have areas adjacent to the NRMA and this policy applies when that area is proposed for development.</p> <p>See also discussion in Ref. 42.</p>

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	<p><i>Program A-5.2: The County shall coordinate with BLM in the design and siting of barriers sufficient to prevent unauthorized vehicle access to the NRMA from adjacent parcels. Gates shall be installed at appropriate points in the barrier to allow for emergency access and BLM and other appropriate agencies shall be provided keys to the gates. The County shall maintain, repair and replace, or cause to be maintained, repaired or replaced, the barrier as necessary in perpetuity.</i></p> <p><i>Program A-5.3: The County shall require stormwater drainage plans for all developments adjacent to the NRMA to incorporate measures for minimizing the potential for erosion in the NRMA due to storm water runoff.</i></p>	
45	<p><i>Policy A-9: The County shall encourage the preservation of small pockets of habitat and populations of HMP species within and around developed areas.</i></p> <p><i>Program A-9.1: The County shall require project applicants who propose development in undeveloped natural lands to conduct reconnaissance-level surveys by qualified non-biased scientifically trained persons to verify the general description of resources for the parcel provided in the biological resource documents prepared for the U.S. Army Corps of Engineers. The information gathered through these reconnaissance-level surveys shall be submitted as a component of the project application package.</i></p>	<p>Consistent: Biological surveys and environmental analysis were conducted on the East Garrison area as a part of the Army’s preparation of the 1997 Installation-Wide Multispecies Habitat Management Plan for former Fort Ord analyzed and identified development areas and habitat reserve areas through that assessment. The EGSP is consistent with the HMP as amended by the Land Swap Agreement. An updated biological survey was prepared for the East Garrison Specific Plan application. A peer review of the biological resources in the East Garrison area is included in the CEQA analysis for the EGSP. The EGSP utilizes a native, native-compatible and drought resistant landscaping palette in order to transition the natural habitat areas with the manmade landscaping areas. The northeast and east bluff slopes, and the south slopes above the Watkins Gate Road east of Barloy Canyon Road, will be maintained as undeveloped open spaces. It is not biologically appropriate to attempt to preserve small, isolated habitat pockets within the dense, urban community proposed for East Garrison.</p>

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	<p><i>Program A-9.2: The County shall encourage project applicants to incorporate small pockets of habitat containing HMP species and/or habitats amidst the development, where feasible.</i></p> <p><i>Program A-9.3: Where development will replace existing habitat which supports sensitive biological resources, the County shall encourage attempts to salvage some of those resources by collecting seed or cuttings of plants, transplanting vegetation, or capturing and relocating sensitive wildlife species.</i></p>	<p>The biological surveys and EIR identify potentially significant impacts to sand gilia (<i>Gilia tenuiflora ssp. arenaria</i>), the only sensitive plant species so identified. The mitigation measures require seed collection and restoration near the project site (Mitigation Measure 4.7-C-1).</p>
46	<p><i>Objective B: Preserve and protect sensitive species and habitats not addressed in the HMP.</i></p> <p><i>Biological Resources Policy B-1: The County shall strive to avoid or minimize loss of sensitive species listed in Table 4.4-2 that are known or expected to occur in the areas planned for development.</i></p> <p><i>Program B-1.1: The County shall require directed, seasonally timed surveys for sensitive species listed in Table 4.4-2 as an early component of site-specific development planning in previously undeveloped areas of Fort Ord.</i></p> <p><i>Program B-1.2: If any sensitive species listed in Table 4.4-2 are found in areas proposed for development, all reasonable efforts should be made to avoid habitat occupied by these species while still meeting project goals and objectives. If permanent avoidance is infeasible, a seasonal avoidance and/or salvage/relocation program shall be prepared. The</i></p>	<p>Consistent: An assessment of impacts and mitigation measures for the removal of native vegetation and rare, threatened, or endangered plant communities was completed for this project (Zander Associates 2002 and 2003). Mitigation measures and other requirements of the U.S. Fish and Wildlife Service and the California Department of Fish and Game were incorporated into the assessment, which was subsequently accepted by those agencies. Biological assessments were discussed with the resource agencies, as a Coordinated Resource Management Plan (CRMP) process is taking place for Fort Ord open space lands. The assessment (and LSA) anticipates the loss of oak woodlands and grasslands in the EGSP area. The loss is compensated by redesignation of other lands at Fort Ord as habitat reserves through an adopted land swap agreement.</p> <p>The EGSP also identifies portions of the existing natural habitat in East Garrison will be preserved in scenic easements and a network of parks, greenways and open spaces. See Table 3.1 and Figure 3.6 for the location of these natural resources and community amenities.</p> <p>Table 4.4-2 of the Reuse Plan identifies many species of wildlife and vegetation found in the EGSP area. Compliance with the HMP and LSA, in addition to Mitigation Measures 4.7-B-1 and 4.7-D-1 through 4.7-D-4, will</p>

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	<i>seasonal avoidance and/or salvage/relocation program for these species should be coordinated through the CRMP.</i>	assure that significant effects will not occur on identified species.
47	<p><i>Program B-3.1: The County shall require that, prior to any development activities within the watersheds of riparian drainages, vernal ponds or other important wetlands in the NRMA or other habitat conservation areas, a watershed management plan be prepared to assure that such activities do not adversely affect the flow to or water quality of those drainages, ponds or wetlands.</i></p> <p><i>Program B-3.2: The County shall scientifically evaluate areas proposed for new development during the site planning process to determine whether wetlands occur. In the event that wetlands are present, the County shall require that they either be avoided or replaced so that there is no net loss to wetland resources as a result of development on the site. Wetlands replacement/mitigation plans should be coordinated through the CRMP.</i></p> <p><i>Program B-3.3: The County should incorporate wetland features into stormwater control facilities to the extent practicable.</i></p>	Consistent: A site specific biological study has determined that riparian drainages, vernal ponds or wetlands are not located in the drainage of the EGSP area. Drainage and retention ponds will be incorporated into the project as wetland features.
48	<p><i>Objective C: Avoid or minimize disturbance to natural land features and habitat through sensitive planning siting, and design as new development I proposed in undeveloped lands.</i></p> <p><i>Biological Resources Policy C-1: The County of Monterey shall encourage grading for projects to be designed to complement surrounding topography and to minimize habitat disturbance.</i></p>	Consistent: Development proposed for the community is a dense, mixed use community focusing on the area identified for development in the 1997 HMP. Surrounding areas are preserved in open space to minimize habitat disturbance in accordance with the Fort Ord Reuse Plan, Habitat Management Plan, and Land Swap Agreement. These documents direct clustered development to designated areas with the former Fort Ord so that contiguous habitat areas can be preserved and maintained. A Geotechnical Report prepared for the project identified the grading and mitigation

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	<p><i>Program C-1.1: The County shall encourage the use of landform grading techniques for 1) projects involving major changes to the existing topography, 2) large projects with several alternative lot and roadway design possibilities, 3) projects with known geological problems areas, or 4) projects with potential drainage problems requiring diverters, dissipaters, debris, basins, etc.</i></p> <p><i>Program C-2.1: The County shall encourage clustering of development wherever possible so that contiguous stands of oak trees can be maintained in the non-developed natural land areas.</i></p>	<p>measure necessary to minimize grading impacts. Otherwise see response to Objective B, above (Ref 46). Due to the density of the project, substantial grading will need to be conducted. The overall finished topography will mirror the existing slope of the property.</p>
49	<p><i>Biological Resources Policy C-2: The County shall encourage the preservation and enhancement of native oak woodland elements in the natural and built environments. Refer to Figure 4.4-1 for general location of oak woodlands of the former Fort Ord.</i></p> <p><i>Program C-2.3 The County shall require the use of oaks and other native plant species for project landscaping. To that end, the County shall recommend collection and propagation of acorns and other plant materials from the former Fort Ord oak woodlands to be used for restoration areas or as landscape material.</i></p> <p><i>Program C-2.4: The County shall provide the following standards for plantings that may occur under oak trees; 1) planting may occur within the drip line of mature trees, but only at a distance of five feet from the trunk and 2) plantings under and around oaks should be selected from the list of approved species compiled by the California Oak Foundation (see Compatible</i></p>	<p>Consistent: See discussion in Ref. 14, 36, 39, 40, 45 and 46.</p>

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	<p><i>Plants Under and Around Oaks).</i></p> <p><i>Program C-2.5: The County shall require that paving within the drip line of preserved oak trees be avoided wherever possible. To minimize paving impacts, the surfaces around tree trunks should be mulched, paving materials should be used that are permeable to water, aeration vents should be installed in impervious pavement, and root zone excavation should be avoided.</i></p>	
50	<p><i>Biological Resources Policy C-3: Lighting of outdoor areas shall be minimized and carefully controlled to maintain habitat quality for wildlife in undeveloped natural lands...</i></p> <p><i>Program C-3.1: The County shall review lighting and landscape plans for all development applications to ensure consistency with Policy C-3.</i></p>	<p>Consistent: Exterior lighting will be carefully located so as to serve its specific purpose, light only the intended area, and not create glare. Lighting fixtures are illustrated and specified in this Specific Plan. Lighting is designed to minimize visibility from the Salinas Valley, illuminate the ground, and minimize impacts on habitat areas for wildlife in adjacent undeveloped natural lands by utilizing cut-off fixtures. Exterior lighting will be reviewed by County staff for consistency with the Specific Plan, with every building permit.</p>
51	<p><i>Biological Resources Policy D-1: The County shall require project applicants to implement a contractor education program that instructs construction workers on the sensitivity of biological resources in the vicinity and provides specifics for certain species that may be recovered and relocated from particular developments.</i></p> <p><i>Program D-1.1: The County shall participate in the preparation of a contractor education program with other Fort Ord land use jurisdictions. The education program should describe the sensitivity of biological resources, provide guidelines for protection of special status biological resources during ground disturbing activities at the former Fort Ord, and outline penalties and enforcement actions for take of listed species</i></p>	<p>Consistent, with mitigation: The EGSP shall include this requirement for worker education as a mitigation measure (4.7-D-4) and condition of approval. The grading plans, which will control the method and location of the major ground disturbing activity, will include methods for protecting biological resources areas. The education program, along with pre-development surveys, will ensure protection of sensitive wildlife and plant species.</p> <p>See also Ref. 45 and 46.</p>

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	<p><i>under Section 9 of the Endangered Species Act.</i></p> <p><i>Program D-1.2: The County shall provide project applicants with specific information on the protocol for recovery and relocation of particular species that may be encountered during construction activities.</i></p>	
52	<p><i>Program D-2.3: Where development will be adjacent to habitat management areas, corridors, oak woodlands, or other reserve open space, the County shall require project applicants to prepare a Homeowners' Brochure which describes the importance of the adjacent land areas and provides recommendations for landscaping, and wildfire protection, as well as measures for protecting wildlife and vegetation in the adjacent habitat areas (i.e. Access controls, pet controls, use of natives in landscaping, etc.)</i></p>	<p>Consistent: The EGSP shall include this as a condition of approval for the project. The EGSP provides landscape species lists to ensure that vegetation is compatible with adjacent habitat areas.</p>
53	<p><u>Air Quality</u></p> <p><i>Objective A: Protect and improve air quality.</i></p> <p><i>Program A-1.1: The County shall continue to cooperate with the MBUAPCD in carrying out the regional Air Quality Management Plan.</i></p> <p><i>Program A-1.2: The County shall coordinate with the TAMC to carry out the Congestion Management Plan.</i></p> <p><i>Program A-2.1. The County shall use the CEQA process to identify and avoid or mitigate potentially significant project specific and cumulative air quality impacts associated with development. . . .</i></p>	<p>Consistent: East Garrison will be a community of completely interconnected streets and blocks with dense development densities. Many of the main streets in the community will lead to the Town Center. East Garrison will be pedestrian-friendly through its network of pedestrian circulation consisting of small blocks with sidewalks on all streets, parks with walking paths, traffic calming, and proximity of all residents to the centralized commercial, retail, and institutional services. Most residents will live within a 15-minute walk of the Town Center. Transit routes as well as a CSUMB shuttle route will serve the East Garrison community with all residents living within ¼-mile of a transit stop. Automobile park and ride areas will not be needed. Bicycles will be accommodated on some streets with painted lanes and in some parks with dedicated pathways. Bicycle racks will be provided at the Town Square, near the main transit stop. Bicycle and pedestrian facilities will be developed concurrently as new housing, roads, and parks at East Garrison are constructed. TAMC was consulted on many design issues and was involved in determining the scope of the traffic study prepared by the County.</p>

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	<p><i>Program A-2.2: The County shall use the Transportation Demand Management Ordinance and similar transportation measures to encourage commute alternatives.</i></p> <p><i>Program A-3.1: The County shall plan and zone properties, as well as review development proposals to promote the Land Use-Air Quality linkage. This linkage includes, but is not limited to, enhancement of Central Business Districts, compact development patterns, residential densities above seven dwelling units per acre, . . . , mixed use development and integrated street patterns.</i></p> <p><i>Program A-3.2: The County shall zone high density residential and employment land uses to be clustered in and near activity centers to maximize the efficient use of mass transit.</i></p>	<p>With approximately 1,470 residences and 186,000 square feet of commercial/public uses, East Garrison will provide the density, pedestrian environment, and mix of land uses to route MST Route 20 through East Garrison, creating an efficient connection between the Monterey Peninsula, East Garrison, and Salinas. In addition, the CSUMB shuttle system will be extended into East Garrison's Town Center in order to connect the campus to the community. The Town Center will contain a transit shelter with route information. A future job center at UCMBEST is easily accessible to East Garrison. The eastern campus will be walkable from East Garrison. The rest of the campus can be easily accessed by bicycle or bus.</p> <p>The mix of land uses, pedestrian friendly urban design, and the provision of alternate means of travel (bike, transit) will contribute significantly to reducing the overall Vehicle Miles Traveled (VMT) of East Garrison. Residential densities exceed 11 units per acre. The County received a Consistency Determination from AMBAG; this analysis determines whether the growth in the community is consistent with the Air Quality Management Plan. It is consistent.</p>
54	<p>Cultural Resources</p> <p><i>Objective A: Identify and protect all cultural resources at the former Fort Ord.</i></p> <p><i>Cultural Resources Policy A-1: The County shall ensure the protection and preservation of archeological resources at the former Fort Ord.</i></p> <p><i>Program A-1.1: The County of Monterey shall conduct a records search and a preliminary archeological surface reconnaissance using specified scientific protocols as a part of environmental review for any development project(s) proposed in a high archeological resource sensitivity zone.</i></p> <p><i>Program A-1.2: The County of Monterey shall require</i></p>	<p>Consistent, with mitigation: The site is identified as being in a moderate archaeological sensitivity zone. An archaeological report, which included a record search and site reconnaissance, was prepared for the EGSP as part of the EIR. Recommendations of the report will be incorporated into the conditions of approval. Additionally, the <i>Fort Ord East Garrison Historic Resources Assessment</i> was completed as an appendix to the <i>East Garrison Specific Plan</i> in order to identify all of the cultural resources at the former Fort Ord. The project includes a plan for rehabilitation and reuse of 23 of the 34 historic buildings located on the site. The process included consultation with the State Office of Historic Preservation, which agrees with the concept (see below). As part of the land transfer, restrictive covenants will be transferred with the property. Program A-1.3 will be implemented by mitigation measure 4.8-2A and project conditions of approval.</p>

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	<p><i>that all known and discovered sites on the former Fort Ord with resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise using specified scientific protocols, recommendations made to protect and preserve resources and, as necessary, restrictive covenants imposed as a condition of project action or land sale shall be employed.</i></p> <p><i>Program A-1.3: As a contractor work specification for all new construction projects, the County shall include that during construction, upon the first discovery of any archeological resource or potential find, development activity shall be halted within 50 meters of the find until the potential resources can be evaluated by a qualified professional archeologist using specified scientific protocols, and recommendations made.</i></p>	
55	<p><i>Program A-2.1: The County of Monterey shall coordinate with the California Native American Heritage Commission and California Native American points of contact for this region to identify traditional cultural properties located on former Fort Ord lands.</i></p>	<p>Consistent: The East Garrison design charettes included representatives from two local tribes. Consultation with the organizations identified in Program A-2.1 will also occur as part of the EIR public review process.</p>
56	<p><i>Objective B: Preserve and protect historically significant resources at the former Fort Ord. Cultural Resources policy B-1: The County of Monterey shall provide for the identification, protection, preservation and restoration of the former Fort Ord's historically and architecturally significant resources.</i></p> <p><i>Program B-1.1: The County of Monterey shall seek funding that can be used to rehabilitate, restore and</i></p>	<p>Consistent: The <i>Fort Ord East Garrison Historic Resources Assessment</i> was prepared for the EGSP and is incorporated into the document as an appendix. Thirty-four concrete buildings constructed by the Works Progress Administration were determined to be eligible for the National Register of Historic Places as a district. However, prior to transfer of the East Garrison property, the Army, the Fort Ord Reuse Authority and California State Office of Historic Preservation (SHPO) entered into agreements which will guide the limitations and reuse of potentially historic resources on the East Garrison site. A covenant limiting the disposal, reuse and rehabilitation of historic buildings at East Garrison will affect the</p>

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	<p><i>preserve existing historic resources at the former Fort Ord.</i></p> <p><i>Program B-1.2. The County shall maintain historic buildings at the former Fort Ord in accordance with local and state historic preservation standards and guidelines, and condition their sale or transfer with protective covenants. . . .</i></p> <p><i>Program B-1.3: The County of Monterey shall regulate demolition of buildings of architectural or historical importance at the former Fort Ord and make sure that such demolition does not occur without notice and hearing. Wherever possible, the City shall encourage the moving of such buildings proposed to be demolished when other means for their preservation can not be found.</i></p>	<p>EGSP. The agreements, when finalized, would allow the removal of eleven of the historic buildings.</p> <p>EGSP developers have determined that they cannot feasibly retain and reuse all of these building and accordingly, eleven of these buildings will be demolished. Twenty-three will be retained and reused in accordance with <i>Guidelines for Rehabilitating Buildings at the East Garrison, Fort Ord, Monterey County, California</i>, based on <i>The Secretary of the Interior’s Standards for Rehabilitation</i>. Reuse will be paid for by a combination of funds, including developer contributions, Redevelopment Agency contributions, and/or private funds from eventual users. This proposal complies with the deed restriction and prior agreements of the Army, SHPO and FORA. The hearing on building demolition is occurring as part of the EGSP hearing process.</p>
57	<p><i>Cultural Resources Policy B-2: The County of Monterey shall promote the preservation and enhancement of the East Garrison historic area.</i></p> <p><i>Program B-2.1: The County shall use land use and circulation policies that are effective in maintaining the character of the East Garrison historic area.</i></p> <p><i>Program B-2.2: The County of Monterey shall ensure that development of the East Garrison historic district is consistent with maintaining its historic scale and character.</i></p> <p><i>Program B-2.3:all proponents of new uses of historic structures in the East Garrison area, shall cooperate with the California State Historic</i></p>	<p>Consistent, with mitigation: The EGSP applicants performed a Historical Assessment. The EIR consultant peer reviewed the assessment and mitigation measures for the project will be incorporated. It is important to note that East Garrison was used as a remote bivouac site, surrounded by acres of brush-covered training areas. The cantonment area between the one-story concrete Mess Halls and Latrines was filled with tent rows divided by dirt alleys. The EGSP maintains the configuration of the Loop Road and Sloat Street. The project proposes streets within the cantonment area that are regularly spaced and run perpendicular to Sherman Street and Ord Avenue, reminiscent of the rows of tents that once filled the space.</p> <p>The State Historic Preservation Officer has been consulted regarding the Specific Plan and the eligibility of the East Garrison Historic District. The transfer of the property from the Army to FORA to East Garrison Partners is currently under negotiation. The <i>Guidelines for Rehabilitating Buildings at the East Garrison, Fort Ord, Monterey, County California</i> was</p>

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	<p><i>Preservation Office to develop a management strategy that recognizes the historic value of the East Garrison historic district, in accordance with the 1994 agreement developed by the US Army, the Advisory Council on Historic Preservation and the California SHPO. . . .</i></p> <p><i>The County of Monterey shall designate the East Garrison District as a Historic Resource Area and shall ensure that the future development projects are compatible with the historic context.</i></p> <p><i>Program B-2.4: The County of Monterey shall designate the East Garrison District as a Historic Resource Area and shall ensure that the future development projects are compatible with the historic context.</i></p>	<p>developed as an appendix to the <i>East Garrison Specific Plan</i> in order to create a management strategy that recognizes the historic value of the East Garrison historic district, in accordance with the 1994 Memorandum of Agreement (MOA) developed by the US Army, the Advisory Council on Historic Preservation, and the SHPO.</p> <p>See also response to Commercial Land Use Policy F-3, above.</p>
58	<p>Noise Element</p> <p><i>Objective A: Ensure that application of land use compatibility criteria for noise and enforcement of noise regulations are consistent throughout the Fort Ord Planning area.</i></p> <p><i>Program A-1.1: The County shall adopt the land use compatibility criteria for exterior community noise shown in Tables 4.5-3 for application in the former Fort Ord.</i></p> <p><i>Objective B: Ensure through land use planning that noise environment are appropriate for and compatible with existing and proposed land uses based on noise guidelines provided in the noise element.</i></p> <p><i>Noise Policy B-1: The County shall ensure that the noise environments for existing residences and other existing noise-sensitive uses do not exceed the noise</i></p>	<p>Consistent: See Discussion in Monterey County General Plan, Objective 22.2 and Policies 22.2.1, 22.2.2, 22.2.3, and 22.2.5, below.</p> <p>These guidelines (Reuse Plan, Table 4.5-3) require a 65 decibel exterior noise level (multi-family) for residential construction, which is more strict than the 70 decibels allowed in other residential areas of the County (Table 6, Noise Element). Noise modeling has been completed for the project. The threshold of significance used in the EIR is 65 decibels. Residences located along Reservation Road could be exposed to noise levels over the standard. Mitigation measure 4.6-B-1 and 2 of the EIR requires that acoustical studies be prepared and that, if standards are exceeded, attenuation shall be used to achieve a 45 decibel interior level,</p>

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	<p><i>guidelines presented in Tables 4.5-3 and 4.5-4, where feasible and practicable.</i></p> <p><i>Noise Policy B-2: By complying with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the County shall ensure that new development does not adversely affect existing or proposed uses.</i></p> <p><i>Noise Policy B-3: The County shall require that acoustical studies be prepared by qualified acoustical engineers using scientific protocols for all new development that could result in noise environments above Noise range I (normally acceptable environment), as defined in Table 4.5-3 and 4.5-4, to ensure that existing or proposed uses will not be adversely affected. The studies should be submitted prior to accepting development applications as complete.</i></p>	<p>in compliance with Policies B-3, B-4 and B-5. New construction will not increase ambient DNL in residential areas by more than 5 dBA. The project will be consistent with these guidelines (see discussion in General Plan section).</p> <p>The majority of construction noise will occur during site grading. The vast majority of grading is to be done for Phases 1 and 2, before any residential construction occurs. Grading for Phase 3 is minimal in most areas and will be away from any occupied dwellings.</p> <p>The Specific Plan requires that any uses that could exceed noise thresholds will have to obtain a discretionary permit and will be subject to environmental review.</p>
58 (cont)	<p><i>Noise Policy B-4: The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) which require that interior sound levels of 45 dB-Ldn be achieved for new multi-family dwelling, condominium, hotel, and motel uses.</i></p> <p><i>Noise Policy B-5: If, through site planning or the architectural layout of buildings, it is not feasible or practicable to comply with the noise guidelines presented in Tables 4.5-3 and 4.5-4, the County shall require the following, as conditions to approval: that noise barriers be provided for new development to ensure that the noise guidelines are met; or that acoustical treatments be provided for new buildings to ensure that interior noise levels would be reduced to less than 45 dB-Ldn.</i></p>	<p>Consistent: See discussion above.</p>

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	<p><i>Noise Policy B-6: If the ambient day-night average sound level (DNL) exceeds the normally acceptable noise range for residential uses (low density single family, duplex, and mobile homes; multi-family, and transient lodging), as identified in Table 4.5-3, new development shall not increase ambient DNL in residential areas by more than 3 dBA measured at the property line. If the ambient DNL is within the normally acceptable noise range for residential uses, new development shall not increase the ambient DNL by more than 5 dBA measured at the property line.</i></p>	
58 (cont)	<p><i>Noise Policy B-7: If the ambient DNL exceeds the normally acceptable noise range for commercial (office buildings and business, commercial, and professional uses) or industrial (industrial, manufacturing, utilities, and agriculture) uses, as identified in Table 4.5-3, new development in commercial or industrial areas shall not increase the ambient DNL by more than 5 dBA measured at the property line.</i></p> <p><i>Noise Policy B-8: If the ambient DNL exceeds the normally acceptable noise range for public or institutional uses (passively and actively used open spaces; auditoriums, concert halls, and amphitheaters; schools, libraries, churches, hospitals and nursing homes; golf courses, riding stables, water recreation areas, and cemeteries), as identified in Table 4.5-3, new development shall not increase ambient Ldn by more than 3 dBA measured at the property line.</i></p> <p><i>Noise Policy B-9: The County shall require</i></p>	<p>Consistent: See discussion above.</p>

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	<p><i>construction contractors to employ noise reducing construction practices.</i></p>	
59	<p>Safety Element</p> <p>Seismic and Geologic Hazards</p> <p><i>Objective A: Protect and ensure public safety by regulating and directing new construction (location, type, and density) of public and private projects, and critical and sensitive facilities away from area where seismic and geologic hazards are considered likely predictable so as to reduce the hazards and risks from seismic and geologic occurrences.</i></p> <p><i>Program A-1.2: The County shall establish setback requirements for new construction, including critical and sensitive facilities, for each seismic hazard zone with a minimum of 200 feet setback to a maximum of one-quarter (1/4) mile setback from an active seismic fault. Critical and sensitive buildings include all public or private buildings essential to the health and safety of the general public, hospitals, fire and police stations, public works centers, high occupancy structures, schools or sites containing or storing hazardous materials.</i></p> <p><i>Seismic and Geologic Hazards Policy A-2: The County shall use the development review process to ensure that potential seismic or geologic hazards are evaluated and mitigated prior to construction of new projects.</i></p> <p><i>Program A-2.1: The County shall require geotechnical reports and seismic safety plans when development projects or area plans are proposed within zones that involve high or very high seismic risk. Each plan shall be prepared by a certified geotechnical engineer according to specified scientific protocols and shall be subject to the approval of</i></p>	<p>Consistent: The site is not located within a State of California Earthquake Fault Hazard Zone and no active faults are mapped on the site by Wagner <i>et al.</i> (2002) or Dibblee (1973), nor is the site located within 1/8 mile of an active fault. The project proposes locations for a fire station and sheriff office. However, no faults are located in the project area.</p> <p>A Preliminary Geotechnical Exploration was prepared by Engeo Incorporated on April 13, 2003. The report addresses the regional geologic and seismic setting concluding that the potential risk for fault rupture, ground lurching, liquefaction, and lateral spreading are considered to be low. The study further concluded that these risks are not unique to the area and that measures will be developed based on the final plan for the developable areas of the site. The eastern portion of the property includes a steep bluff down to the Salinas Valley. Project measures to reduce the risk of seismically induced landsliding include setbacks for habitable and non-habitable structures from the bluff, based on slope stability and analysis of existing materials.</p> <p>Recommendations of the geotechnical findings are implemented as conditions of approval and as restriction areas (easements) on the final map. Building rehabilitation will be controlled through the building permit process, which includes demonstration that the rehabilitated buildings can meet code requirements for safety.</p>

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	<i>the Planning Director for the County of Monterey.</i>	
59 (cont)	<p><i>Program A-2.2: Through site monitoring, the County shall ensure that all measures included in the project’s geotechnical and seismic safety plans are properly implemented and a report shall be filed and on public record prepared by the Planning Director and/or Building Inspector, confirming this.</i></p> <p><i>Program A-2.3: The County shall continue to updated and enforce the Uniform Building Code to minimize seismic hazards impacts from resulting from earthquake induce effects such as ground shaking, ground rupture, liquefaction, and or soils problems.</i></p> <p><i>Program A-3.1: The County shall require construction project applicants to prepare and implement geotechnical reports and seismic safety plans for projects that involve high or moderate seismic risk. Each plan shall be prepared by a certified geotechnical engineer....</i></p> <p><i>Seismic and Geologic Hazards Policy A-3: The County shall designate areas with severe seismic hazard risk as open space or similar use if adequate measure cannot be taken to ensure the structural stability of habitable buildings and ensure the public safety.</i></p> <p><i>Objective B: Promote public safety by inventorying and regulating renovation of existing structures, including critical or sensitive facilities at the former Fort Ord to current seismic safety standards.</i></p>	Consistent: See discussion above.

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60	<p>Fire, Flood and Emergency Management Policies</p> <p><i>Objective A: Protect public safety by minimizing the risk from fire hazards especially wildfire in grassland and wooded areas in the Fort Ord region.</i></p> <p><i>Fire, Flood, and Emergency Management Policy A-1: The County shall reduce fire hazard risks to an acceptable level by inventorying and assigning risk levels for wildfire hazards and regulating the type, density, location and/or design and construction of new developments, both public and private.</i></p> <p><i>Program A-1.1: The County shall incorporate the recommendations of the Salinas Rural Protection Fire District for all residential, commercial, industrial, and public works projects to be constructed in high fire hazard areas at the former Fort Ord, before a building permit can be issued. Such recommendation shall be in conformity with the current applicable Uniform Building Code Fire Hazards Policies. These recommendations should include standards of road widths, road access, building materials, distances around structures, and other standards for compliance with the UCB Fire Hazards Policies.</i></p> <p><i>Policy A-2: The County shall provide fire suppression water system guidelines and implementation plans for existing and acquired former Fort Ord lands equal to or greater than those recommended in the Fort Ord Infrastructure study (FORIS Section Table 4.1.8) for fire protection water volumes, system distribution upgrades, and emergency water storage.</i></p>	<p>Consistent: The EGSP project area will be protected from the spread of wildland fire in adjacent areas by streets and landscaped buffers surrounding all sides of the community. The project design of streets, location of an on-site fire station, and infrastructure were all reviewed by the SRFD. Building permit reviews will include review for conformance with the UBC and will include review by the fire district. The landscaping for the perimeter streets is planned to utilize fire resistant plant species. (See Street Cross-sections in Section 4.1 and Tables 4.5 through Table 4.8). Until the on-site fire station is constructed (included in the Phase 1 project area), the Salinas Rural Fire Department (SRFD) will be located within a 15-minute response time from the EGSP project area and the City of Marina also has fire services available within a 10-minute response time. Water supply for fire suppression will be provided to MCWD and SRFD standards.</p> <p>An East Garrison Hazards and Emergency Preparedness Plan will be prepared prior to building permit approval for each phase of the project.</p> <p>See also Responses to Environmental Constraints: Fire Hazards (Policies 17.3 and following)</p>
60	<p><i>Program A-3.1: The County shall develop a mutual</i></p>	<p>Consistent: See discussion above.</p>

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(cont)	<p><i>and/or automatic fire aid agreement, with appropriate fire protection agencies, to assure the most effective response.</i></p> <p><i>Policy A-4: The County shall evaluate the need for additional fire station and fire suppression facilities and manpower within areas of the former Fort Ord which the County plans to develop in order to provide acceptable fire/emergency response time.</i></p>	
61	<p><i>Policy B-1: The County shall identify areas within the former Fort Ord that may be subject to 100-year flooding, particularly in the Salinas River Bluffs area, and shall restrict construction of habitable building structures in these areas.</i></p> <p><i>Program B-1.2: The County shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors according to specified protocols.</i></p> <p><i>Program C-1.1: The County shall identify city emergency evacuation routes and emergency response staging areas with those of the City of Marina, the City of Seaside, and shall adopt the Fort Ord Evacuation Routes Map (See Figure 4.6-2) as part of the city's emergency response plans.</i></p>	<p>Consistent: The floodplain in the area identified in the policy is across Reservation Road and well below the project development area, east of the project site. No floodplain exists in the project footprint. The EGSP area includes older structures, which will require remediation for lead paint and asbestos. A Finding of Suitability for Transfer (FOST) document was prepared, which identified structures and areas of concern for all Track 0 parcels, including the proposed Specific Plan area of East Garrison.</p> <p>The Army, State of California Department of Toxic Substances Control, and California EPA have standardized procedures and requirements for clean up of lead paint and asbestos. The Monterey Bay Unified Air Pollution Control District also controls demolition of buildings that contain asbestos. The remediation plans will be required for all demolition permits required by the County.</p> <p>See also response to Reference 60.</p>
62	<p>Hazardous and Toxic Materials Safety</p> <p><i>Objective B: Protect and ensure public safety during the remediation of hazardous and toxic materials sites on the former Fort Ord including</i></p>	<p>Consistent: Remediation of hazardous and toxic materials is carefully controlled by the State DTSC, County Environmental Health Division, County Building Department and the Monterey Bay Unified Air Pollution Control District. Demolition and remediation plans are required to be reviewed by several of these agencies, depending on the hazard. The EGSP</p>

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	<p><i>clearance, treatment, transport, disposal, and/or closure of such sites containing ordinance and explosives, landfills, above and below ground storage facilities, and buildings with asbestos and/or lead base paint.</i></p> <p><i>Policy B-1: The County shall monitor implementation procedures of the RA-Rod and work cooperatively with the U.S. Army and all contractors to ensure safe and effective removal and disposal of hazardous materials, ensure compliance with all applicable regulations and hazardous materials, and provide for the protection of the public during remediation activities.</i></p> <p><i>Program B-1.2: The County shall ensure public safety for asbestos and/or lead paint removal by reviewing remediation plans and determining that such remediation is being conducted by licensed and certified asbestos abatement and building demolition contractors according to specified protocols.</i></p> <p><i>Objective C: Ensure public safety in the future handling of hazardous materials on land at the former Fort Ord.</i></p> <p><i>Policy C-1: The County of Monterey shall require hazardous material management and disposal plans for any future projects involving the use of hazardous materials.</i></p>	<p>site is free of ordinance/explosives and landfills. The site will be cleared of all hazardous materials except asbestos and lead pain prior to land transfer from the Army.</p> <p>Any future land uses that will store or use hazardous materials is subject to control by the Environmental Health Division. Any such use will also be required to obtain a discretionary permit and be subject to public notice, hearing, and environmental review.</p>
62 (cont)	<p><i>Program C-1.1: The County of Monterey shall review the use of hazardous materials as a part of environmental review and/or include as a condition of project approval a hazardous materials management and disposal plan, subject to review by the County Environmental Health Department.</i></p>	<p>Consistent: See discussion above.</p>

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63	<p>NATURAL RESOURCES: OPEN SPACE CONSERVATION <i>Objective 1.1 – “Designate open space where its use will preserve, conserve, and maintain the natural resources and physical features of Monterey County.”</i></p> <p><i>Policy 1.1.1 – “Open space land use designations shall be used, as needed for compliance with the goals, objectives, and policies of this Plan.”</i></p> <p><i>Policy 1.1.2 – “Open space land use designations shall be used as needed to preserve the physical and natural features contributing to the County’s outstanding natural beauty.”</i></p> <p><i>Policy 1.1.3 – “Landowners shall be encouraged voluntarily to restrict the development potential of property through grants of conservation easements, Williamson Act contracts, or other appropriate protections in areas designated for open space uses such as agriculture and resource conservation.”</i></p>	<p>Consistent: Within the East Garrison Track Zero boundary, the EGSP preserves, with stabilization and limited grading, the slopes to the north and east edges of what will become the Phase 3 Arts District as well as the slope area that lies between the proposed Phase 1 and Phase 2 neighborhoods. Portions of the existing natural habitat will be preserved in scenic easement and a network of parks, greenways, and open spaces are planned throughout the community. See Table 3.1 and Figure 3.6 for the location of these natural resources and community amenities. Conservation easements will be required for areas to be preserved due to scenic qualities or hazards.</p> <p>The Fort Ord Reuse Plan identifies areas to develop and areas to preserve in open space and habitat areas.</p>
64	<p>Natural Resources: Soil Conservation</p> <p><i>Objective 3.1 – “Establish procedures for the prevention of soil erosion and the repairing of erosion damage in critical areas on both public and private lands.”</i></p> <p><i>Policy 3.1.1 – “Erosion control procedures shall be established and enforced for all private and public construction and grading projects.”</i></p> <p><i>Objective 3.2 – “The prevailing slope of the land shall be used as an additional criterion in evaluating land use activities.”</i></p> <p><i>Objective 3.2.1 – “A slope map shall be produced to identify areas in the County where slope poses severe</i></p>	<p>Consistent: Erosion and siltation from new land use activities will be controlled through positive site grading and drainage control incorporated into the project design. The project geotechnical report provides recommendations for grading and drainage that will be incorporated in the project grading and drainage plans prepared by the civil engineer. County grading and erosion control ordinances will also require that proper erosion control techniques are used.</p> <p>Two portions of the site will be substantially graded for Phase 1 and Phase 2 residential development. Phase 3, the Arts District, will be developed on the former cantonment area, graded decades ago as part of the development of the former Fort Ord.</p> <p>Because East Garrison will consist of medium- and high-density residential neighborhoods, the formulas for maximum residential density for individual parcels based upon slope contained in Policy 3.2.4 do not apply.</p>

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	<p><i>constraints for particular land uses.”</i></p> <p>Objective 3.2.2 – “Lands having a prevailing slope above 30% shall require adequate special erosion control and construction techniques.”</p>	<p>The EGSP does include both a soil evaluation and profile in Appendix G and a slope analysis (See Figure 2.12).</p> <p>The tentative map shows slopes over 30% in the Phase I area. The geotechnical report establishes setback areas from steep bluff slopes to assure safety for residents and building occupants. The geotechnical report allows some temporary disturbance to occur on slopes that will remain greater than 30% after development.</p>
65	<p>Natural Resources: Water Resources GOAL 5: TO CONSERVE AND ENHANCE THE WATER SUPPLIES IN THE COUNTY AND ADEQUATELY PLAN FOR THE DEVELOPMENT AND PROTECTION OF THESE RESOURCES AND THEIR RELATED RESOURCES FOR FUTURE GENERATIONS.</p> <p><i>Objective 5.1 – “Protect and preserve watersheds and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.”</i></p> <p><i>Policy 5.1.2 – “Land use and development shall be accomplished in a manner to minimize runoff and maintain groundwater recharge in vital water resource areas.”</i></p>	<p>Consistent: Within the overall context of Fort Ord, the proposed development at East Garrison is compact and clustered. The project is designed as compact traditional neighborhoods on 244 acres. The Reuse Plan’s clustering of development allows for approximately 20,000 acres to be set aside as permanent open space. This land will allow for the preservation of watershed recharge areas. In addition, the westernmost drainage pond is configured as a retention pond, which will allow aquifer recharge.</p> <p>The easternmost drainage basin will not allow percolation due to its proximity to the bluff area, which could destabilize if water was introduced in the area.</p>
66	<p>GOAL 6: TO PROMOTE ADEQUATE, REPLENISHABLE WATER SUPPLIES OF SUITABLE QUALITY TO MEET THE COUNTY’S VARIOUS NEEDS.</p> <p><i>Objective 6.1 – “Eliminate long-term groundwater overdrafting in the County as soon as practically possible.”</i></p>	<p>Consistent: The project site is within the boundaries of the Marina Coast Water District (MCWD). MCWD will be providing potable water service for the project and is currently preparing a master plan to assess all of the water service needs at Fort Ord. Monterey County has been allocated a water allotment to the project pursuant to the allocation of water made by FORA to the County. The allotment for projects on the former Fort Ord is</p>

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	<p><i>Policy 6.1.1 – “Increased uses of groundwater shall be carefully managed, especially in areas known to have ground water overdrafting.”</i></p> <p><i>Policy 6.1.2 – “Water conservation measures for all types of land uses shall be encouraged.”</i></p>	<p>based on historic water use at the Fort.</p> <p>East Garrison will employ water conservation practices. No wells will be drilled on the site. A drought-resistant landscape palette per State requirements of Water Conservation in Landscaping Act will be utilized on both private and public property. Ongoing investigations by MCWD, in collaboration with MRWPCA, will determine the availability of recycled water to the Fort Ord Community, including East Garrison. Recycled water availability is contingent upon the results of the Regional Urban Water Augmentation Project being prepared by MCWD.</p>
67	<p>Natural Resources: Vegetation and Wildlife Habitats GOAL 7: TO PRESERVE THE DIVERSITY AND CONSERVE THE EXTENT OF THE COUNTY’S NATIVE VEGETATION.</p> <p><i>Objective 7.1 – “Inventory, as feasible, the extent and acreages of the County's most threatened or limited plant communities, including coastal strand, wetland, riparian, and maritime chaparral; and promote conservation of these communities.”</i></p> <p><i>Policy 7.1.1 – “Development shall be carefully planned in, or adjacent to, areas containing limited or threatened plant communities, and shall provide for the conservation and maintenance of the plant communities.”</i></p>	<p>Consistent: A Biological Survey for East Garrison has been prepared by Zander Associates and is included as Appendix E of this Specific Plan.</p>
68	<p><i>Policy 7.1.2 – “The County shall encourage the protection of limited or threatened plant communities through dedications of permanent conservation easements and other appropriate means.”</i></p>	<p>Consistent: Permanent conservation easements (the Habitat Corridor) exist adjacent to, but not within, the Track Zero boundary.</p>
69	<p><i>Objective 7.2 – “Encourage the use of drought-resistant plants for landscaping, particularly in water-deficient</i></p>	<p>Consistent: Landscaping at East Garrison will utilize native, native-compatible, and drought-resistant species from a plant palette developed by</p>

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	<p>areas.”</p> <p><i>Policy 7.2.1 – “Landowners and developers shall be encouraged to preserve the integrity of existing terrain and natural vegetation in visually sensitive areas such as hillsides and ridges.”</i></p> <p><i>Policy 7.2.2 – “Native and native compatible species, especially drought resistant species, shall be utilized to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.”</i></p>	<p>a registered California landscape architect. The selected plants include drought-tolerant, low water using species. The EGSP includes landscaping guidelines that limit the amount of high-water use species. In addition, as mentioned previously, specific slopes on the project site will be maintained as undeveloped, open spaces. The bluff area between the community and Salinas Valley is an important visual area.</p>
70	<p><i>Objective 8.2 - Encourage conservation of native trees as a component for attaining broad conservation and open space goals.</i></p>	<p>Consistent: By providing a concentrated development footprint at East Garrison, more oak woodland is conserved than would have occurred with the development planned for Parker Flats in the Fort Ord Reuse Plan. The East Garrison site includes the development of the former disturbed areas as well as oak woodlands. However, the Land Swap Agreement will preserve more acreage in the Parker Flats area than will be developed at East Garrison.</p>
71	<p>GOAL 9: TO CONSERVE THE ABUNDANCE AND DIVERSITY OF THE COUNTY’S WILDLIFE.</p> <p><i>Objective 9.1 – “Promote the conservation of large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife.”</i></p> <p><i>Policy 9.1.1 – “Development shall be carefully planned in areas known to have particular value for wildlife and, where allowed, shall be located so that the reasonable value of the habitat for wildlife is maintained.</i></p> <p><i>Objective 9.2 – “Assure quality freshwater habitats through cooperation with the California Department of Fish and Game and other public and private conservation organizations.”</i></p>	<p>Consistent: Biological surveys and environmental analysis were conducted in the East Garrison area as part of the Army’s preparation of the 1997 Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord (HMP). In addition, a more recent (May 2002) assessment of modifications to the HMP provided further analysis of biological resources in the area and a mitigation program that was accepted by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. The boundaries between designated habitat reserve areas and allowable development areas were established through that assessment. The HMP establishes large, continuous habitat areas in Fort Ord as open space. The EGSP is consistent with the HMP. An updated review of the biological resources in the area, based on site reconnaissance during the 2003 field season, will accompany the CEQA analysis for the EGSP.</p> <p>The HMP includes freshwater habitats as preservation areas in Fort Ord. No</p>

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		wetlands or streams area located within the project area.
72	<p>Natural Resources: Environmentally Sensitive Areas <i>GOAL 11: TO CONSERVE NATURAL HABITATS FOR NATIVE PLANT AND ANIMAL SPECIES AND TO PROMOTE PRESERVATION OF RARE AND ENDANGERED PLANT AND ANIMAL SPECIES.</i></p> <p><i>Objective 11.1 – “Establish protective measures for areas of particular environmental sensitivity or concern.”</i></p> <p><i>Policy 11.1.1 – “The California Native Plant Society shall be consulted and appropriate measures shall be taken to protect rare and endangered plant species and their habitats.”</i></p> <p><i>Policy 11.1.2 – “The California Department of Fish and Game shall be consulted and appropriate measures shall be taken to protect Areas of Special Biological Importance.”</i></p> <p><i>Policy 11.1.3 – “Land uses shall be carefully controlled and waste discharges shall be prohibited in order to protect water quality in the state designated Areas of Special Biological Significance.”</i></p> <p><i>Policy 11.1.4 – “The outstanding features of natural areas identified by the California Natural Areas Coordinating Council and the Department of the Interior’s Heritage Conservation and Recreation Service shall be carefully managed.”</i></p> <p><i>Policy 11.1.5 – “The County shall support efforts to obtain and preserve natural areas of particular biologic, scientific, or educational interest and restrict incompatible uses from encroaching upon them.”</i></p>	<p>Consistent: An assessment of impacts and mitigation measures for the removal of native vegetation and rare, threatened, or endangered plant communities was completed for this project (Zander Associates 2002 and 2003). Mitigation measures and other requirements of the U.S. Fish and Wildlife Service and the California Department of Fish and Game were incorporated into the assessment, which was subsequently accepted by those agencies. Biological assessments were discussed with the resource agencies as all parties are involved in a Coordinated Resource Management Plan (CRMP) process. The assessment anticipates the loss of oak woodlands, maritime chaparral, and grasslands at East Garrison. The loss is compensated by redesignation of other lands at Fort Ord as habitat reserves through a land swap process.</p>

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73	<p>Natural Resources: Archaeological Resources GOAL 12: TO ENCOURAGE THE CONSERVATION AND IDENTIFICATION OF THE COUNTY'S ARCHAEOLOGICAL RESOURCES.</p> <p><i>Objective 12.1 – “Identify and conserve important representative and unique archaeological sites and features.”</i></p> <p><i>Policy 12.1.4 – “All major projects (i.e., 2.5 acres or more) that are proposed for moderate sensitivity zones, including land divisions, shall require an archaeological field inspection prior to project approval.”</i></p> <p><i>Policy 12.1.6 – “Where development could adversely affect archaeological resources, reasonable mitigation procedures shall be required prior to project approval.”</i></p>	<p>Consistent: The project site is identified as a moderate sensitivity zone. Based on an archaeological field inspection, an Archaeological Survey Report was prepared by a consultant serving as part of the Michael Brandman Associates EIR team and included in the EGSP Environmental Impact Report. All feasible mitigation measures identified in the EIR will be required for the project.</p>
74	<p>Natural Resources: Energy Resources GOAL 13: TO PROMOTE EFFICIENT ENERGY USE.</p> <p><i>Objective 13.2 – “Incorporate energy efficiency into land use planning.”</i></p> <p><i>Policy 13.2.1 – “Intensive development shall be encouraged toward existing urban areas where energy expended for transportation and provision of services can be minimized.</i></p> <p><i>Policy 13.2.2 – “Areas of urban concentration shall provide, where possible, convenient access for employment, commercial, and other activities.”</i></p> <p><i>Policy 13.3 – “Incorporate energy efficiency into the design and location of development projects.</i></p> <p><i>Policy 13.3.2 – “Cluster development, at the same density, shall be favored over more scattered development on a</i></p>	<p>Consistent: East Garrison will be a relatively dense mixed-use community. It will combine living, working, and recreational opportunities within walking distance of each other, which promotes energy conservation. The proximity of such uses will allow many trips that would otherwise be taken by automobile to be replaced by bicycle or walking. Furthermore, the use of these energy-saving modes of transportation will be both accommodated and promoted through sidewalks, pathways, and trails that connect all parts of the community.</p> <p>This project will be creating a new urban area with a wide range of services, including recreation, library, and public services. The project site is located central to Salinas, Marina, UCMBEST and CSUMB. Neighborhood commercial uses will be provided in the community, with regional shopping at Marina, Seaside and Salinas.</p> <p>The East Garrison community will incorporate the following design and building principles:</p>

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	<p><i>given parcel of land, if such development can be shown to conserve energy.”</i></p> <p><i>Policy 13.3.3 – “Plans for major projects shall address opportunities for reducing energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design.”</i></p>	<ol style="list-style-type: none"> 1 To the maximum extent feasible, recycle existing onsite aggregate used as base for road and sidewalks. 2 To the extent feasible, recycle and rehabilitate existing buildings. 3 Design houses on a community scale that is compact, using less land and energy. 4 All houses will meet or exceed building efficiency standards as defined by the State of California. 5 Help homebuilders reduce construction waste. 6 Encourage homebuilders to incorporate energy-efficient appliances and systems. 7 Reduce water usage by the use of augmented water to irrigate public parks, if available.
75	<p><i>Policy 13.3.1 - Lots shall be oriented so structures may maximize the energy gains from solar sources and minimize energy losses where possible.</i></p>	<p>Consistent: Although more difficult in dense urban areas, the policy will be achieved for East Garrison. The separation between structures caused by the rear access lanes allows sunlight to all single family units, attached and detached. For blocks oriented east-west, the street and alleyways allow sunlight to enter structures midday. Blocks oriented north-south will receive morning and afternoon sun to the structures.</p>
76	<p><i>Objective 13.4 – “Incorporate energy efficiency into new buildings and encourage existing buildings to be retrofitted where feasible.”</i></p> <p><i>Policy 13.4.2 – “All new residential dwellings shall be required to meet or exceed the building efficiency standards established by the State of California.”</i></p> <p><i>Policy 13.4.3 – “Building designs which reduce demands for artificial heating, cooling, ventilation, and lighting shall</i></p>	<p>Consistent: Twenty four of the former Fort Ord structures will be retrofitted for artist studio space. At least three other buildings will be preserved. All new construction will meet Uniform Building Code requirements for energy efficiency.</p> <p>This community will consist of many attached housing units, which will serve to reduce energy needs for heating and cooling.</p>

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	<i>be encouraged.”</i>	
77	<p>GOAL 14: TO ENCOURAGE DEVELOPMENT OF RENEWABLE ENERGY RESOURCES.</p> <p><i>Objective 14.2 – “Encourage, where appropriate, the use of solar and other renewable resources for residential, commercial, industrial, and public building applications.”</i></p>	<p>Consistent: See response to Objective 13.2 above.</p>
78	<p>Environmental Constraints: Seismic and Other Geologic Hazards</p> <p><i>Objective 15.1 – “Reduce the risks resulting from earthquakes to an acceptable level by regulating the type, density, location, and/or design and construction of development in seismic hazard areas.”</i></p> <p><i>Policy 15.1.1 – “The following areas described in the General Plan should be defined as high hazard areas:</i></p> <ul style="list-style-type: none"> • <i>zones 1/8 mile each side of active or potentially active faults; ...</i> • <i>areas designated as Zones IV, V and VI in the Geotechnical Evaluation maps...</i> <p><i>Policy 15.1.2 – “Faults classified as ‘potentially active’ shall be treated the same as ‘active faults’ until geotechnical information demonstrating that a fault is not ‘active’ is accepted by the County.”</i></p> <p><i>Policy 15.1.3 – “The lands within 1/8 mile of active or potentially active faults shall be treated as a fault zone until accepted geo-technical investigations indicate otherwise.”</i></p> <p><i>Policy 15.1.4 – “All new development and land divisions in</i></p>	<p>Consistent: The site is not located within a State of California Earthquake Fault Hazard Zone and no active faults are mapped on the site by Wagner <i>et al.</i> (2002) or Dibblee (1973), nor is the site located within 1/8 mile of a fault.</p> <p>A Preliminary Geotechnical Exploration was prepared by Engeo Incorporated on April 13, 2003. The report addresses the regional geologic and seismic setting concluding that the potential risk for fault rupture, ground lurching, liquefaction, and lateral spreading are considered to be low. The study further concluded that these risks are not unique to the area and that measures will be developed based on the final plan for the developable areas of the site. The eastern portion of the property includes a steep bluff down to the Salinas Valley. Project measures to reduce the risk of seismically induced landsliding include setbacks for structures and other improvements from the bluff, based on slope stability and analysis of existing materials.</p>

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	<p><i>designated high hazard zones shall provide a preliminary seismic and geological hazard report which addresses the potential for surface ruptures, ground shaking, liquefaction, and landsliding before the application is considered complete. This report shall be completed by a registered geologist and conform to the standards of a preliminary report adopted by the County.”</i></p> <p><i>Policy 15.1.5 – “A detailed geological report shall be required for all standard subdivisions. In high hazard areas, this report shall be completed by a registered geologist, unless a waiver is granted, and conform to the standards of a detailed report adopted by the County.”</i></p>	
79	<p><i>Policy 15.1.6 - Prior to the construction of a new public facility or critical structure within a high hazard zone, the County shall require a full geological investigation by a registered geologist.</i></p> <p><i>Policy 15.1.7 - Prior to the issuance of a building or grading permit, the County shall require liquefaction investigations for proposed critical use structures and multi-family dwellings over four units when located in areas of moderate or high hazard for liquefaction...</i></p>	<p>Consistent: Geologic and geotechnical studies have been conducted for the site. Geotechnical reports, which include geologic review of the site, are required for all construction with human occupancy. The geotechnical report identified potentially unstable areas near the bluff. These areas are proposed as no-building zones.</p>
80	<p><i>Policy 15.1.13 - The County shall require...drainage plans to direct runoff and drainage away from unstable slopes.</i></p>	<p>Consistent: The plan proposes drainage detention and retention ponds. The bluff area will have drainage controlled by an impervious detention pond with the outlet to an area below the bluff, as it exists now.</p>
81	<p><i>Objective 16.2 – “Reduce the risk from flooding and erosion to an acceptable level by regulating the location, type and density of land use.”</i></p>	<p>Consistent: The project site is not located within a flood plain and will be subject to standard construction erosion control measures. The bluff area will remain undeveloped, minimizing potential erosion effects.</p>
82	<p>Environmental Constraints: Fire Hazards <i>Objective 17.3 – “Reduce fire hazards to an acceptable</i></p>	<p>Consistent: The Salinas Rural Fire District (SRFD) has worked closely</p>

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	<p><i>level of risk by prescribing the use, location, type, and design of roadways.”</i></p> <p><i>Policy 17.3.1 – “In no case shall a roadway be less than 12-feet wide. . . . “</i></p>	<p>with County staff and the project applicants to ensure that all their needs for fire safety are provided in the plan. This included design of all streets, location of the fire station, and provision of timely access to all areas of the community and off-site areas that will be served by the fire station.</p> <p>Streets within East Garrison vary in width (See Section 4.1 Vehicular Access). Lanes behind houses, which provide access to each lot’s parking provisions, will have a travel lane width of 14 feet.</p>
83	<p><i>Policy 17.3.2 – “The County shall require the creation of road maintenance agreements for all new private subdivision roads.”</i></p> <p><i>Policy 17.3.14 – “All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.”</i></p>	<p>Consistent: Road maintenance in East Garrison will be the responsibility of the Community Services District or other approved mechanism. All streets will be private except the perimeter roads of Inter-Garrison, Watkins Gate, and West Camp Roads. Residential driveway maintenance will be the responsibility of the individual property owner once title to the lot has been conveyed to the homeowner. The only driveways that will likely require fire district access are the multi-family and commercial parking lots.</p>
84	<p><i>Policy 17.3.3 – “The County shall encourage all new development to be located within the response time of 15 minutes from the fire station responsible for serving the parcel. If this is not possible, on-site fire protection systems (such as fire breaks, fire-retardant building materials, and/or water storage tanks) approved by the fire jurisdiction must be installed or development may only take place at the lowest density allowed for the parcel by the General Plan.”</i></p> <p><i>Policy 17.3.4 – “The County shall require all new development to have adequate water available for fire suppression. Water availability can be provided from a conventional water system; from an approved alternative water system if within 300 feet of a habitable structure; by the fire fighting equipment of the fire district within which the property is located; or by an individual water storage</i></p>	<p>Consistent: The SRFD will provide fire protection for East Garrison. East Garrison Partners I, LLC will obtain approval from the Salinas Rural Fire District prior to commencing construction. All development at East Garrison will adhere to both the Uniform Building Code and the Salinas Rural Fire District’s Ordinances. The project site is located within a 15-minute response time from the Salinas Rural Fire District’s Toro Station. As the project builds out, a fire station will be constructed within the community. Additionally, Marina and the Salinas Rural Fire District have mutual aid agreements which allow Marina to provide fire services to the project site. The project site is located within a ten minute response time from the City of Marina. Additionally, there is a new fire station facility proposed as a public use within the project site, thus shortening response time even more. MCWD will provide potable water service to East Garrison and currently has a 2.0 million gallon water storage reservoir (‘F’ tank) located southwest of the project site that provides water storage for East</p>

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	<i>facility – water tank, swimming pool, etc. – on the property itself. The fire and planning departments shall determine the adequacy and location of individual water storage to be provided.”</i>	Garrison and other parts of Fort Ord. The water district is currently preparing a water master plan that will likely recommend that additional water storage be provided. The water district’s standards for water storage include a component for fire flow requirements.
85	<i>Policy 17.3.5 – “Water systems constructed, extended or modified to serve a new land use or a change in land use or an intensification of land use shall be designed to meet, in addition to the average daily demand, the standards shown in Table 2 [of the General Plan] subject only to changes authorized pursuant to Policy Number 17.4.2.”</i>	Consistent: The MCWD standards for minimum pipe size, flow, and fire hydrant spacing meet or exceed the standards specified in Table 2 of the General Plan. The requirements for fire flow are established by the Salinas Rural Fire District and may deviate from Table 2 requirements, pursuant to the General Plan under the authority provided by Policy 17.4.2.
86	<i>Policy 17.3.6 – “All new development located within a 15-minute response time from a fire station shall be required to annex to the appropriate fire district.”</i>	Consistent: East Garrison is located within a 15-minute response time from the existing Salinas Rural Fire District Station at State Route 68 and Reservation Road. A fire station will be located at East Garrison with the approval of an appropriate location from the District. East Garrison will be annexed into the Salinas Rural Fire District when the service area within Fort Ord is identified for SRFD’s ultimate boundary.
87	<i>Policy 17.3.8 – “The maximum grade of the road shall not exceed 15 percent.”</i> <i>Policy 17.3.9 – “The road shall have an overhead clearance of 13 feet, 6 inches, vertical distance for its entire width and length, including turnouts.”</i> <i>Policy 17.3.10 – “A road or driveway serving as access to any habitable structure shall not end farther than 150 feet from said structure. A turning area, which meets the requirements of the fire department, shall be provided at the end of the road.”</i>	Consistent: All roads within East Garrison will have a grade substantially less than 15%. There are no overhead obstructions planned for the site. Street trees will be selected that meet the criterion. The proposed street standards as well as the layout of the neighborhoods have been reviewed extensively with the SRFD. All roads and lanes within the community will accommodate the emergency vehicles owned by the department with a 20 foot “clear zone” in the right-of-way. Turnarounds are not needed in the community as all dead ends are less than 150 feet in length. The remaining roads provide a through-circulation

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	<i>Policy 17.3.11 – “Obstruction of the road width (Policy 17.3.1), including the parking of vehicles, shall be prohibited.”</i>	design. Parking enforcement will be handled by contract with law enforcement agencies on the private roads. All on-street parking provides adequate clearance for emergency vehicles.
88	<i>Policy 17.3.13 – “Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.”</i>	<p>Consistent: The project site must be graded in order to implement the proposed type and density of development. However, the project design minimizes the disturbance to existing buildings that will remain as well as the existing vegetation along the steep bluffs around the perimeter of the project site.</p> <p>Erosion will be controlled through positive site grading and drainage control incorporated into the project design. The project geotechnical report provides recommendations for grading and drainage that will be incorporated in the project grading and drainage plans prepared by the civil engineer.</p>
89	<p><i>Objective 17.4 - Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.</i></p> <p><i>Policy 17.4.1 – “All residential, commercial, and industrial structural development (not including accessory uses) in high and very high fire hazard areas shall incorporate recommendations by the local fire district before a building permit can be issued.”</i></p>	<p>Consistent: Pertinent portions of this Specific Plan have been reviewed with the SRFD and their recommendations have been incorporated into the design of the Plan. Perimeter streets and their associated landscaping is planned to utilize fire resistant plant species. (See Street Cross-Sections in Section 4.1; and Tables 4.5 through Table 4.8). SRFD has reviewed proposed building design, including height to ensure they have the ability to serve the project. Changes recommended by SRFD have been incorporated into the Plan.</p>
90	<i>Policy 17.4.7 – “The County shall require all subdivisions, multi-unit residential complexes, and commercial and industrial complexes to obtain, prior to permit approval, a statement from the fire department that adequate structural fire protection is available within minimum response time</i>	<p>Consistent: SRFD has been involved in reviewing administrative drafts of the Plan and made recommendations, which have been incorporated.</p>

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	<i>established by this Plan.”</i>	
91	<p><i>Policy 17.4.12 – “A zone which can inhibit the spread of wildland fire shall be required of new development in fire hazard areas to protect development. Such zones should consider irrigated greenbelts, streets, and fuel modification zones in addition to other suitable methods that may be used. The County should not accept dedications of any open space lands required as part of this fire prevention zone.”</i></p>	<p>Consistent: The East Garrison community will be protected from the spread of wildland fire in adjacent areas by streets surrounding all sides of the community. Reservation Road, Inter-Garrison Road, West Camp Road, and Watkins Gate Road create a complete ring around the community, allowing fire protection services to access a potential wildland fire. The community will include landscaped buffers that will be controlled in a fire-safe manner.</p>
92	<p><i>Objective 17.5 – “Adopt an overall fuels management plan in high and very high fire hazard areas and begin implementation by 1984. This should be performed in conjunction with the California Department of Forestry and other fire protection agencies.”</i></p> <p><i>Policy 17.5.1 – “Where new developments are required to provide for fuel modification zones, the cost of such construction shall be borne by the developer. Future maintenance of such fuel modification zones shall be in accordance with the fire warden's recommendations.”</i></p> <p><i>Policy 17.5.2 – “Where it is established by the fire warden that a fuel modification program and zone must be constructed in order to establish an acceptable level of risk for fire protection and that such modification is determined by the Board of Supervisors to be unacceptable environmentally, then such development shall be modified to reduce the requirement for fuel modification.”</i></p>	<p>Consistent: The project will not be located in a high or very high hazard area, but will be located adjacent to hazard areas. The developer will pay for all landscaping and infrastructure, including streets, water lines, and hydrants. See above discussion on project design with the SRFD.</p> <p>The SRFD has not determined that additional fuel modification is needed outside the project boundaries.</p>
93	<p><i>Policy 18.1.1 - The County shall establish land use controls to reduce undesirable effects of hazardous</i></p>	<p>Consistent: All businesses that require the use of hazardous material will be required to obtain a discretionary permit, allowing the County the</p>

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	<i>chemicals.</i>	opportunity to ensure the use is compatible and done in a manner that is safe to surrounding uses and the environment.
94	<p>Environmental Constraints: Miscellaneous Hazards and Emergency Preparedness <i>Policy 19.1.4 – “The Monterey County Emergency Plan should be amended to include evacuation plans showing evacuation routes, particularly on a local community basis. Community level plans should include provisions for emergency shelter, transportation, clothing, food, and medical aid. The plans should identify the roles and relationships of all governmental, quasi-governmental, and private service agencies within the community and should provide an inventory of facilities within the community.”</i></p>	<p>Consistent: An East Garrison Hazards and Emergency Preparedness Plan will be prepared in phases prior to building permit approval for each phase of the project.</p>
95	<p>Environmental Constraints: Air and Water Quality <i>Policy 20.1.2 – “The County should encourage the use of mass transit, bicycles and pedestrian modes of transportation as an alternative to automobiles in its land use plans.”</i></p> <p><i>Policy 20.1.4 – “The County should concentrate commercial development in designated centers that may be more easily served by public transit.”</i></p> <p><i>Policy 20.1.5 – “The County shall adopt a land use plan which promotes mixed land uses to reduce the need for vehicular travel.”</i></p>	<p>Consistent: East Garrison will be a relatively dense mixed-use community with a Town Center – a concentration of commercial development – at its core. Three neighborhoods, all within a 15-minute walk, will surround the Town Center. The proximity of such uses will allow many trips that would otherwise be taken by automobile to be replaced by bicycle riding or walking, which will be accommodated and promoted through convenient sidewalks, pathways, and trails that connect all parts of the community to each other. Project design includes provision for MST bus stops and accommodates shuttles from CSUMB.</p>
96	<p><i>Policy 20.1.3 - The County should develop and implement, where appropriate, a roadside tree program and should encourage and maintain vegetated/forested areas to the maximum extent feasible, for their air purifying functions.</i></p>	<p>Consistent: The Specific Plan proposes a street tree program. See discussion on Monterey County General Plan objectives and policies relating to Goals 8 and 9 regarding tree preservation.</p>

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97	<p><i>Objective 21.2 – “Enhance the quality of water in the County by regulating the type, location, and intensity of land use, and grading operations.”</i></p> <p><i>Policy 21.2.1 – “The County shall require all new and existing development to meet federal, state, and County water quality regulations.”</i></p> <p><i>Policy 21.2.2 – “The County shall allow only those land uses which do not pollute the groundwater system beyond acceptable limits.</i></p> <p><i>Policy 21.2.3 – “Residential, commercial, and industrial developments which require 20 or more parking spaces shall include oil, grease, and silt traps, or other suitable means, as approved by the Monterey County Surveyor, to protect water quality; a condition of maintenance and operation shall be placed upon the development.”</i></p> <p><i>Objective 21.3 – “Ensure that sewage and industrial waste disposal from new and existing development will not contaminate surface or ground waters.”</i></p> <p><i>Policy 21.3.1 – “the County should support sewage treatment projects that reduce contamination of surface and groundwater to acceptable levels.”</i></p> <p><i>Policy 21.3.3 – “No division of land or use permit for residential, commercial or industrial uses shall be approved without proof that an adequate waste disposal system can be developed.”</i></p>	<p>Consistent: The proposed project is sited in an area which the County has designated as a high priority for a planned development such as what is contained in the EGSP. If approved the project intends to meet all federal, state and County water quality regulations. The project’s water will be supplied by the Marina Coast Water District, the regional provider for water. MCWD will provide sewage disposal to the regional wastewater treatment plant. Wastewater from the regional plant is treated and recycled for irrigation/non-potable water uses. Water quality provisions will be required for the project, including preparation of a Stormwater Pollution Prevention Plan and through design of stormwater facilities.</p>
98	<p>Environmental Constraints: Noise Hazards</p> <p><i>Objective 22.2 – “Ensure, through land use planning, a quiet acoustic environment in portions of the County to be developed.”</i></p>	<p>Consistent: The General Plan establishes noise ranges for different types of development. The EIR identifies that the highest noise levels in the development occur along the northern boundary with noise generated by traffic on Reservation Road. To achieve a required 45 dB CNEL interior</p>

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	<p><i>Policy 22.2.1 – “The County shall require new development to conform to the noise parameters established by Table 6, Land Use Compatibility for Exterior Community Noise Environments.”</i></p> <p><i>Policy 22.2.2 – “The County shall require the appropriate standards of soundproofing construction in all multiple-residential structures as specified in the Building Code.”</i></p> <p><i>Policy 22.2.3 – “The County shall require environmental review of all proposed new development, expansion of industrial facilities, and quarry excavation and processing activities that may increase the noise level in surrounding areas or generate noise levels greater than those specified in Table 6 [of the MCGP].”</i></p> <p><i>Policy 22.2.5 – “The County, in accordance with Table 6 [of the MCGP] should require ambient sound levels to be less at night (10 p.m. to 7 a.m.) than during the day.”</i></p>	<p>noise level, normal construction can achieve a 10-15 decibel decrease from the exterior; with closed windows, reductions up to 24 dB can be achieved with normal construction practices. The County chose a threshold of significance of 65 decibels to achieve a maximum 45 decibels for interior noise levels.</p> <p>The noise analysis in the EIR identifies a noise level of 66.1 decibels at 100 feet from the centerline of Reservation Road. The nearest residential construction will be located at 100 feet from the centerline. A total of 17 single family and two multi-family parcels are located within an area that could potentially have noise levels at 66.1 decibels, over 65 decibels at the property line; however most of these parcels are 10 feet above the road surface, which will reduce noise levels. Four of the single family homes and a portion of one of the multi-family parcels is at grade with Reservation Road. With standard construction, and potentially a short sound wall, if needed, in one section, the noise standards can be achieved. This conforms to the noise parameters in Table 6. Typical construction techniques can be used to ensure that interior noise levels will be achieved in all residential construction. A drop of up to 24 decibels can be achieved through any or a combination of the following: rear yard fences, increased setback distances on some lots, and/or construction of residential units with the highest noise levels with air conditioning so that windows can remain closed near the noise source when desired by the occupant.</p> <p>Nighttime noise levels will be significantly less. Noise within the community is primarily an issue associated with noise from Reservation Road. Traffic levels are greatly reduced at night, significantly reducing corresponding noise levels.</p> <p>Temporary construction noise impacts are regulated by Monterey County Code Section 10.60 to ensure that public health and safety is preserved. These temporary impacts will primarily occur during grading operations. The vast majority of grading is occurring for Phases 1 and 2 before any</p>

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		residential units are constructed or occupied. Grading for Phase 3 is minimal in most areas and will be a distance from any occupied dwellings.
99	<i>Policy 22.2.4 - The County shall specify working hours as part of the use permit for industries where on- and off-site noise is a concern to adjacent land uses.</i>	Consistent: Any businesses with the potential to create noise levels that could cause land use incompatibilities will be required to obtain a discretionary permit where hours can then be controlled.
100	<p>Land Use: General Land Use</p> <p><i>Objective 26.1 – “Direct development and conservation efforts in the County through use of the planning process.”</i></p> <p><i>Policy 26.1.1 – “The County, in coordination with the cities, shall manage the type, location, timing, and intensity of growth in the unincorporated area.”</i></p> <p><i>Policy 26.1.2 – “The County shall discourage premature and scattered development.”</i></p> <p><i>Policy 26.1.3 – “The County shall designate adequate sites for a range of future land uses, ensuring balanced development of the County.”</i></p> <p><i>Policy 26.1.4 – “The County shall designate growth areas only where there is provision for an adequate level of services and facilities such as water, sewerage, fire and police protection, transportation, and schools. Phasing of development shall be required as necessary in growth areas in order to provide a basis for long-range services and facilities planning.”</i></p>	<p>Consistent: The development densities and intensities, location, and types proposed in East Garrison are consistent with the Fort Ord Reuse Plan (FORA Plan), the Monterey County Redevelopment Plan and the Monterey County General Plan. A primary theme of the FORA Plan is to balance the location and quantity of jobs and housing across Fort Ord to help rebalance the current jobs-to-housing mismatch that exists throughout the County. The FORA Plan was adopted in coordination with the County and the Cities.</p> <p>The FORA Plan identified adequate infrastructure needs for build out at Fort Ord. Water is provided by the County’s current allocation of 560 acre-feet per year. Sewer will be provided by the regional sewer plan and MCWD. Fire protection will be provided by SRFD, which will build a fire station in the community. Until there are enough houses to require a fire station, fire protection will be provided from the Toro Fire Station. Police services will be provided by the County Sheriff, with a Community Field Office in the Town Center.</p>
101	<p><i>Policy 26.1.4.3 – “A standard tentative subdivision map and/or vesting tentative and/or Preliminary Project Review Subdivision map application for either a standard or minor subdivision shall not be approved until:”</i></p> <p style="padding-left: 40px;"><i>“1) an applicant provides evidence of an assured long-term water supply in terms of yield and quality for all lots</i></p>	Consistent: Water use on the former Fort Ord is based upon the military’s long-term water usage when the base was active. The Fort Ord Reuse Authority divided the historical water use and made a water allocation to Monterey County in the amount of 560 acre feet per year. Of that amount, Monterey County has reserved 470 acre feet per year for the East Garrison project. The projected water demand is documented in Table

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	<p><i>which are to be created through subdivision. A recommendation on the water supply shall be made to the decision making body by the County's Health Officer and the General Manager of the Water Resources Agency, or their respective designees.</i></p> <p><i>2) the applicant provides proof that the water supply to serve the lots meets both the water quality and quantity standards as set forth in Title 22 of the California Code of Regulations, and Chapters 15.04 and 15.08 of the Monterey County Code subject to the review and recommendation by the County's Health Officer to the decision making body.”</i></p>	4.11 of the Specific Plan.
102	<i>Policy 26.1.7 - Where appropriate, the County shall develop standards and/or procedures to control development siting, design, and landscaping.</i>	Consistent: the proposed specific plan includes standards and procedures for siting, design and landscaping.
103	<p><i>Policy 26.1.6 – “Development which preserves and enhances the County's scenic qualities shall be encouraged.”</i></p> <p><i>Policy 26.1.9 – “In order to preserve the County’s scenic and rural character, ridgeline development shall not be allowed unless a special permit is first obtained. Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process.”</i></p>	<p>Consistent: A viewshed analysis has been completed for the EIR. The community, due to its density and location on a bluff top, will be visible from various locations in the Salinas Valley. The analysis in the EIR demonstrates that all viewshed impacts are less than significant.</p> <p>Consistent with proposed General Plan Amendment: The project will require a General Plan Amendment to this policy as follows:</p> <p><u>Proposed Amendment:</u> <i>“In order to preserve the County’s scenic and rural character, ridgeline development shall not be allowed unless a special permit is first obtained. Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process. <u>This policy shall not apply in areas governed by Specific Plans. Each Specific Plan shall address</u></i></p>

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		<u>viewshed issues as part of the plan's regulations.</u> "
104	<p><i>Policy 26.1.10 – “The County shall prohibit development on slopes greater than 30%. It is the general policy of the County to require dedication of scenic easement on a slope of 30% or greater. Upon application, an exception to allow development on slopes of 30% or greater may be granted at a noticed public hearing by the approving authority for discretionary permits or by the Planning Commission for building and grading permits. The exception may be granted if one or both of the following findings are made, based upon substantial evidence:</i></p> <p style="margin-left: 40px;"><i>A) there is no alternative which would allow development to occur on slopes of less than 30%; or,</i></p> <p style="margin-left: 40px;"><i>B) the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans and Land Use Plans, and all applicable master plans. (Ref. Policies)”</i></p>	<p>Consistent: Grading will occur on slopes greater than 30% over a small portion of the property to create development areas and proper drainage and slopes. No alternative is available to provide a community of 1400 housing units and a Town Center of the density proposed due to necessary infrastructure slopes and drainage. The density of the community also preserves more land by providing units on a smaller footprint within Fort Ord. The FORA Plan identifies resource areas for permanent protection. This project is consistent with the FORA Plan.</p>
105	<p><i>Policy 26.1.11 – “The County shall encourage clustering in all development projects, where appropriate.”</i></p> <p><i>Policy 26.1.13 – “The County shall encourage infilling on vacant non-agricultural lands within existing developed areas and shall encourage new development within designated urban service areas. Infilling development shall be compatible with surrounding existing development.”</i></p>	<p>Consistent: East Garrison is part of the planned redevelopment of the former Fort Ord. Much of the site is disturbed due to past intense development. It is an ideal site to create a mixed-use, mixed-income community because of its access to surrounding open space and its proximity to job centers in Fort Ord, Salinas and Monterey. UC MBEST’s East Campus, a major job center in the former Fort Ord, will be located across Reservation Road from the project.</p>
106	<p><i>Policy 26.1.14 – “The County shall encourage that development be annexed to existing cities where annexation will facilitate the logical and economical provision of</i></p>	<p>Consistent: The Fort Ord Reuse Plan designated the Parker Flats and East Garrison areas for development under the County’s jurisdiction. East Garrison is not located contiguous to either the City of Marina or Salinas</p>

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	<i>services, if annexation is feasible.”</i>	and will be developed as a stand-alone community, with services provided from the community or provided by the County.
107	<i>Policy 26.1.16 – “Accessibility needs of the handicapped shall be incorporated into all development proposals.”</i>	Consistent: The needs of the handicapped will be incorporated into the East Garrison community. All public buildings will be accessible and selected houses and apartments will be accessible. In addition, the parks and open spaces in East Garrison will be accessible for all residents of the community and visitors, from young to old, and from healthy to physically challenged. Pathways and sidewalks will be fully accessible with grades not exceeding 5% and will be paved with appropriate hard and soft surfaces. Park furnishings, play equipment, and other amenities will be fully accessible. Vehicular access and parking will be convenient and appropriately placed for ease of access.
108	<i>Policy 26.1.17 – “The placement of off-site advertising shall be discouraged due to visual clutter, scenic intrusion, and safety concerns, and may be considered only within the County’s retail, general commercial, and industrial zoning districts.”</i>	Consistent: There will be no billboards or similar off-site advertising allowed in East Garrison. All advertising will be in the Town Center and consist only of on-site signs.
109	<i>Policy 26.1.20 – “All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.”</i>	Consistent: Exterior lighting will be carefully located so as to serve its specific purpose and not create glare. Lighting fixtures are illustrated and specified in this Specific Plan. Lighting is designed to minimize visibility from the Salinas Valley.
110	Land Use: Residential <i>Objective 27.1 – “Designate adequate sites for a variety of residential development.”</i> <i>Policy 27.1.1 – “Sufficient areas for residential use shall be designated consistent with the County’s growth policies and projections.”</i>	Consistent: The development densities and intensities, location, and types proposed in East Garrison are consistent with the FORA Plan and have been designated in the Monterey County General Plan and Redevelopment Plan. A primary theme of the FORA plan and the Fort Ord Redevelopment Plan is to balance the location and quantity of jobs and housing across Fort Ord in an effort to rebalance the current jobs-to-housing mismatch that exists throughout the County.

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	<p><i>Policy 27.1.3 – “Residential development should be concentrated in growth areas.”</i></p> <p><i>Policy 27.1.4 – “If appropriate, high density residential areas shall be designated closest to urban areas or unincorporated communities.”</i></p>	
111	<p><i>Policy 27.1.2 - The County shall limit residential development in areas which are unsuited for more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and/or the lack of public services and facilities.</i></p>	<p>Consistent: The Fort Ord Reuse Plan identifies East Garrison as a site for mixed use development. The Plan provides mechanisms for regional infrastructure improvements needed for the development of the former Fort Ord. The area is suitable for growth.</p>
112	<p><i>Objective 27.2 - Provide for adequate access to and circulation within residential areas.</i></p> <p><i>Policy 27.2.1 – “Residential areas shall be located with convenient access to employment, shopping recreation, and transportation. High density residential areas should also be located with convenient access to public transit.”</i></p>	<p>Consistent: The approximately 1,470 residential units at East Garrison will be located within walking distance of commercial services in the Town Center. All housing will also be served by the regional transit system, thereby linking the community to the county’s two largest job centers: Salinas and Monterey, as well as the future jobs at Fort Ord. Furthermore, the community will be served by CSUMB shuttle, thereby connecting East Garrison to Fort Ord’s largest employer.</p>
113	<p><i>Policy 27.2.2 – “Adequate circulation rights-of-way shall be delineated within each residential area.”</i></p>	<p>Consistent: The Specific Plan lays out a pattern of roadways for the entire community. The Vesting Tentative Map implements the Specific Plan by designating rights-of-way to serve every residential unit.</p>
114	<p><i>Objective 27.3 – “Ensure compatibility between residential development and surrounding land uses.”</i></p> <p><i>Policy 27.3.1 – “The County shall discourage those new land use activities which are potential nuisances and/or</i></p>	<p>Consistent: The ‘land swap’ moving residential use from Parker Flats to East Garrison and moving academic and open space uses to Parker Flats eliminated potential land use conflicts. The new community at East Garrison will be adjacent to a Habitat Corridor, the planned Monterey</p>

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	<i>hazards within and in close proximity to residential uses.”</i>	County Youth Camp, a potential future neighborhood, and existing housing and UCMBEST across Reservation Road.
115	<i>Policy 27.3.3 – “Residential subdivisions shall be sited with sufficient distance from normal agricultural activities to prevent these activities from becoming hazardous or attractive nuisances to the residents of the subdivisions.”</i>	Consistent: The East Garrison site is located on a bluff approximately 100 feet above the Salinas Valley and provides a physical separation so as to minimize the likelihood of agricultural activities becoming hazardous or attractive nuisances to the residents of the area.
116	<i>Policy 27.3.2 – “The County shall encourage that open space be provided within and on the fringes of residential areas.”</i>	Consistent: Open space is provided in the EGSP along all edges of the new community at East Garrison. The EGSP also provides internal park and open space uses as part of the community design. Future land uses surrounding East Garrison include the proposed Monterey County Youth Camp and a habitat corridor.
117	<p>Land Use: Commercial</p> <p><i>Objective 28.1 – “Designate centers of concentrated commercial use which accommodate a mix of commercial activities and serve the County’s needs.”</i></p> <p><i>Policy 28.1.2 – “Commercial uses shall be developed in a compact manner; no new areas of strip commercial development shall be allowed.”</i></p>	Consistent: Commercial uses in East Garrison will be compact and organized within the Town Center. The Town Center will be pedestrian-friendly with sidewalks and parking lots located behind and along side the commercial buildings. Mid block pedestrian paths will connect the parking lots to the sidewalks. The Town Center is designed around a central green. East Garrison will not have any strip development.
118	<p><i>Policy 28.1.1 - The County shall designate land for commercial activities sufficient to support and serve the projected population while attempting to minimize conflicts between commercial and other uses.</i></p> <p><i>Policy 28.1.3 - The County shall designate sufficient area for a variety of commercial centers, including</i></p>	Consistent: The East Garrison Town Center proposes up to 75,000 square feet of commercial space, which is adequate to serve a community of this size.

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	<i>services and supplies needed to maintain and operate residential and commercial structures.</i>	
119	<p><i>Policy 28.1.4 – “A mix of residential and commercial uses shall be allowed in instances where good site design and utilization of the property can be demonstrated.”</i></p> <p><i>Policy 28.1.5 – “Adequate provision shall be made for professional offices, where appropriate.”</i></p>	<p>Consistent: Housing will be located both adjacent to and above commercial uses. The commercial uses will all be low-impact, neighborhood-compatible, including professional offices. (See Table 3.8, showing permitted uses.)</p>
120	<p><i>Objective 28.2 – “Provide for adequate access to commercial developments.”</i></p> <p><i>Policy 28.2.1 – “In areas of anticipated commercial growth and expansion, provision shall be made for designation of access routes, street and road rights-of-way, off street parking and pedestrian walkways.”</i></p> <p><i>Policy 28.2.2 – “Commercial areas shall be designated in a manner which offers convenient access.”</i></p>	<p>Consistent: The Town Center is located at the confluence of most of East Garrison’s primary roads and at the community’s main entrance. Regionally, the Town Center will be accessed primarily from Reservation Road. The entry road from Reservation Road connects directly into the Town Center. The Town Center design includes provision for off-street parking, sidewalks, and roads have been designed.</p> <p>See discussion for policy 28.1.2.</p>
121	<p><i>Policy 28.2.3 – “Provision shall be made, wherever possible, for separate facilities adequate for the movement of pedestrians, transit vehicles, automobiles, and service vehicles.”</i></p>	<p>Consistent: The Town Center is designed to facilitate the movement of pedestrians, transit vehicles, automobiles, and service vehicles. Broad sidewalks, mid-block passages, landscaped paths, traffic calming, and carefully designed intersections are proposed to promote pedestrian circulation. Separate transit stops, appropriately designed intersections, and well-designed routes will facilitate transit circulation. Loading zone areas will be designated to ensure that vehicle circulation is not affected.</p>
122	<p><i>Policy 30.0.1 – “The County shall prevent non-agricultural uses which could interfere with the potential of normal agricultural operations on viable farmlands designated as prime, of statewide importance, unique, or of local</i></p>	<p>Consistent: The site is separated from adjacent agricultural uses by approximately a 100’ vertical separation and by Reservation Road thereby creating both a natural and man-made separation between the residential uses and the agricultural uses on the valley floor below. In addition, a bluff</p>

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	<p><i>importance.”</i></p> <p><i>Policy 30.0.2 – “The County shall require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals which are located adjacent to agricultural lands... These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate against the effects of agricultural operations on adjacent land uses, and shall be credited as open space.</i></p>	<p>top park and open space area provides additional separation between existing agricultural uses and the community. The bluff area cannot be developed due to its steep slopes and potential for geologic instability. As such, it will remain in open space.</p>
123	<p><i>Goal 31 – “To encourage future development only in those areas where there is provision for an adequate level of public services and facilities.”</i></p> <p><i>Objective 31.1 – “Ensure coordinated, on-going planning for public services and facilities.”</i></p> <p><i>Policy 31.1.1 – “The County shall designate for future development only those areas which have adequate public services and facilities capacity or will provide them prior to development”</i></p> <p>Land Use: Public/Quasi-Public</p> <p><i>Objective 32.1 – “Review and coordinate the planning of public lands.”</i></p> <p><i>Policy 32.1.3 – “The planning of adjacent public and private lands should be undertaken as a joint effort between all agencies involved.”</i></p>	<p>Consistent: The County adopted the 2001 General Plan Amendment, which designated Fort Ord as an area slated for development. There are specific capital improvements and other financing mechanisms which were established by FORA and adopted by the County in order to implement the public facilities which will be necessary to reuse the base. The 2001 GPA helps to implement the FORA Plan, which was a coordinated effort between federal, state and local agencies. The proposed Specific Plan has continued with the concept of coordination with other agencies and communities through public meetings and workshops, meetings with agency staff, and constant coordination with other agencies and districts providing services to the community.</p>
124	<p><i>Policy 31.1.2 - The County shall designate adequate</i></p>	<p>Consistent: The Specific Plan proposes sites for a fire station, library,</p>

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	<p><i>locations for future development of needed public services and facilities.</i></p>	<p>Sheriff office and the area has sufficient land available for a school site when the Monterey Peninsula Unified School District determines a school is necessary.</p>
125	<p>Land Use: Open Space <i>Objective 34.1 – “Ensure that open space needs are met through operation of the planning process.”</i></p> <p><i>Policy 34.1.1 – “The County shall encourage clustering of all types of development, where appropriate, in order to allow for a portion of each project site to be dedicated as permanent open space.”</i></p> <p><i>Policy 34.1.3 – “Wherever possible, open space lands provided as part of a developmental project should be integrated into an area-wide open space network.”</i></p> <p><i>Policy 34.1.4 – “Open space areas should be used as a buffer between land uses of different types and/or intensities.”</i></p> <p><i>Policy 34.1.5 – “Open space areas shall be designated, wherever possible, on the perimeter of all development undertaken by the County.”</i></p> <p><i>Policy 34.1.6 – The County, in coordinated efforts with other public agencies, shall urge that all development projects undertaken by public agencies include an open space buffer area on the perimeter of the project site.”</i></p>	<p>Consistent: The FORA Plan prepared a plan that looked holistically at the base and designated areas for development and areas for open space. Clustering was identified on a base-wide basis through that planning process. East Garrison is designated as a development area. Adjacent areas, the Youth Camp, habitat corridor, and BLM lands are designated for open space uses.</p> <p>The parks and public open spaces for East Garrison are evenly distributed throughout the community. The parks are programmed to address the recreation needs of children and families within walking distance of their homes. Parks will contain open grass areas of various sizes for a variety of active and passive recreational uses. In addition, trails are provided at convenient locations throughout the community connecting these neighborhood parks to the broader system of open spaces, including the BLM lands, regional trail system identified in the FORA Plan, and bicycle lanes.</p>
126	<p>Transportation: Safe, Effective and Economical Transportation System that will Service Existing and Future Land Uses <i>Objective 37.2 – “Promote optimum use of existing and future transportation facilities.”</i></p> <p><i>Policy 37.2.1 – “Transportation demands of proposed development shall not exceed an acceptable level of service</i></p>	<p>Consistent: The development at East Garrison is consistent with the Transportation Element of the FORA Plan. The transportation element identifies the transportation projects that will be required to be completed upon build-out of the entire Fort Ord. The FORA impact fee will be used to fund these improvements.</p> <p>A traffic study was prepared to identify traffic patterns and effects of the</p>

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	<p><i>for existing transportation facilities, unless appropriate increases in capacities are provided for.”</i></p> <p><i>Policy 37.2.3 – “Operation and construction of existing and proposed public transportation facilities shall be protected from encroachment by incompatible land uses.</i></p> <p><i>Objective 37.4 – “Reduce the number of miles traveled per person.”</i></p> <p><i>Policy 37.4.1 – “The County shall encourage overall land use patterns which reduce the need to travel.”</i></p>	<p>project on regional roads. All identified impacts are either mitigated through the existing fee or by improvements required for the project.</p> <p>The Town Center will help to reduce trips to adjoining cities for minor shopping needs.</p>
127	<p><i>Policy 37.4.2 – “The County shall encourage the provision, where feasible, of bicycle and automobile storage facilities to be used in conjunction with public transportation.”</i></p> <p><i>Objective 37.5 – “Achieve a comprehensive and diverse transportation system in the County.”</i></p> <p><i>Policy 37.5.1 – “The design and location of new development shall consider and incorporate provisions for appropriate transportation modes.”</i></p> <p><i>Policy 37.5.2 – “Public facilities shall be located and designed to allow for convenient access and efficient transport of all intended users.”</i></p> <p><i>Objective 38.1 – “Plan for transportation modes and strategies that ensure good air quality, reduce noise, reduce the consumption of fossil fuels, and reduce the need to devote additional lands to transportation use.”</i></p> <p><i>Policy 38.1.1 – “The County shall support the implementation of measures for reducing air pollution from transportation sources.”</i></p> <p><i>Policy 38.1.4 – “The County shall encourage transportation</i></p>	<p>Consistent: East Garrison will be a community of completely interconnected streets and blocks. Many of the main streets in the community will lead to the Town Center. East Garrison will be pedestrian-friendly through its network of pedestrian circulation consisting of small blocks with sidewalks on all streets, parks with walking paths, traffic calming, and proximity of all residents to the centralized commercial, retail, and institutional services. Most residents will live within a 15-minute walk of the Town Center. Transit routes as well as a CSUMB shuttle route will serve the East Garrison community with all residents living within ¼-mile of a transit stop, so automobile storage areas will not be needed. Bicycles will be accommodated on some streets with painted lanes and in some parks with dedicated pathways. Bicycle racks will be provided at the Town Square, near the main transit stop. Bicycle and pedestrian facilities will be developed concurrently as new housing, roads, and parks at East Garrison are constructed.</p> <p>A mix of land uses, including live/work units, pedestrian friendly urban design, and the provision of alternate means of travel (bike, transit) will contribute significantly to reducing the overall Vehicle Miles Traveled (VMT) of East Garrison.</p> <p>With approximately 1,470 residences and 186,000 square feet of commercial/public uses, East Garrison will provide the density, pedestrian environment, and mix of land uses to route MST Route 20 through East</p>

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	<p><i>alternatives such as bicycles, car pools, transit, and compact vehicles.”</i></p> <p><i>Policy 38.1.5 – “Adequate traffic capacity shall be a criterion for development consideration.”</i></p>	<p>Garrison, creating an efficient connection between Monterey, East Garrison, and Salinas. In addition, the CSUMB shuttle system will be extended into East Garrison’s Town Center in order to connect the campus to the community. The Town Center will contain a transit shelter with route information.</p>
128	<p><i>Policy 38.1.2 – “The effects of road noise on County road and highways shall be mitigated to comply with all noise control policies of this General Plan.”</i></p>	<p>Consistent: The only road that has traffic levels that cause noise impacts for community is Reservation Road. Mitigation measures to reduce the noise to acceptable levels will be applied to this corridor area.</p>
129	<p>Transportation: Road and Highway Transportation</p> <p><i>Objective 39.1 – “Provide an adequate road system that is within the County’s ability to finance and maintain.”</i></p> <p><i>Policy 39.1.1 – “All available public and private sources shall be used for the funding of road and highway development, improvement, and maintenance.”</i></p> <p><i>Policy 39.1.2 – “The cost of new roads shall be borne as equitably as possible among benefiting property owners and/or users.”</i></p>	<p>Consistent: With the exception of Inter-Garrison Road, West Camp and Watkins Gate Road, all roads within East Garrison will be privately owned. A Community Services District (CSD), Lighting and Landscaping District (LLD), or other appropriate financing management mechanisms approved by the County will be used. Public access will be provided on all roads and alleys. All new road construction will be financed by the developer, except regional roads paid for by the FORA fee. The developer will pay the FORA fee as their contribution to those improvements.</p>
130	<p><i>Policy 39.1.4 – “New development shall be located where there is existing road and highway capacity or where adequate road and highway capacity will be provided.”</i></p>	<p>Consistent: The Transportation Agency of Monterey County (TAMC) is also identifying regional improvements and funding sources for those improvements.</p>
131	<p><i>Objective 39.2 – “Provide an integrated system of roads and highways that serve land use needs.”</i></p> <p><i>Policy 39.2.2 – “The need of bicyclists, pedestrians,</i></p>	<p>Consistent: Perimeter roads (Reservation, Inter-Garrison, Watkins Gate, and West Camp) implement the road system identified in the FORA Plan. Public and private rights-of-way will accommodate the needs of drivers,</p>

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	<i>utilities, and drainage shall be considered and, where appropriate, provided for on all public rights-of-way.”</i>	pedestrians, bicyclists, drainage, utilities. Sidewalks, utilities and drainage are typically located in the right-of-way. Bike lanes are included on most main streets. (See Section 4.1).
132	<i>Policy 39.2.1 - All new road and interior circulation systems shall be designed, developed, and maintained according to adopted County standards.</i>	Consistent: The EGSP will establish standards for the County, which includes streets and rear lanes. These standards will be new for the county as the community is uniquely designed compared to other county projects.
133	<i>Policy 39.2.4 - Additional local and collector roads shall be located and designed so as to minimize disruption of existing development, discourage through auto traffic, and provide for bicycle and pedestrian traffic.</i>	Consistent: The traffic is accommodated along Reservation Road. A network of bicycle and pedestrian paths is programmed throughout East Garrison by the Specific Plan.
134	<i>Policy 39.2.5 – “Driveways, mid-block access points, intersections, and on-street parking shall be limited along major roads and highways, where possible.”</i>	Consistent: There will be no driveways or mid-block access points on any County roads. The community will have three access points to Reservation Road, the major road serving the area. Each of these access points will have a traffic signal. The entrance to the community from Inter-Garrison Road will be designed as a traffic circle. Driveways will not be located along any major road.
135	<i>Policy 39.2.6 – “Pedestrian and bicycle paths shall be separated from major roads and highways, where appropriate, and also shall be provided between adjacent communities, where appropriate.”</i>	Consistent: County roads within the community will have Class 2 bike lanes. Inter-Garrison Road will ultimately include Class 2 bike lanes to serve the interior of Fort Ord and circulation toward CSUMB and the City of Marina. Regional bicycle improvements toward Salinas will be planned and provided through TAMC, likely along Reservation and Davis Roads or along Highway 68.
136	Transportation: Scenic Highways <i>Objective 40.1 – “Incorporate the provisions of existing State Scenic Highway and County Scenic Route Corridor Plans into this General Plan. Where appropriate, local area plans may propose additional scenic routes to be officially designated as State Scenic Highways or County Scenic Routes.”</i>	Consistent: The bluffs north and east of East Garrison are designated in the General Plan and the Monterey Peninsula Area Plan as “highly sensitive;” Reservation Road is a “scenic road.” The Visual Impact Study, contained in the EIR illustrates the visual impact of development at East Garrison from public roads in the Salinas Valley. The bluff area will be placed in a scenic easement.

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	<p><i>Objective 40.2 – “Employ a cooperative planning effort among all public and private interests to implement appropriate land use techniques and controls for maintaining the scenic beauty and atmosphere of the scenic corridor.”</i></p> <p><i>Policy 40.2.1– “Additional sensitive treatment provisions shall be employed within the scenic corridor, including placement of utilities underground, where feasible; architectural and landscape controls; outdoor advertising restrictions; encouragement of area native plants, especially on public lands and dedicated open spaces; and cooperative landscape programs with adjoining public and private open space lands.</i></p> <p><i>Policy 40.2.2 – “Land use controls shall be applied or retained to protect the scenic corridor and to encourage sensitive selection of sites and open space preservation. Where land is designated for development at a density which, should maximum permissible development occur, would diminish scenic quality, the landowner shall be encouraged to voluntarily dedicate a scenic easement to protect the scenic corridor.”</i></p>	<p>See above regarding the cooperative planning effort employed for preparation of the Specific Plan.</p> <p>The Specific Plan includes the provisions reflected in this policy with underground utilities, architectural and landscape controls using native species, dedicated open space, and coordination with land uses. No outdoor advertising is allowed within the community.</p>
137	<p>Transportation: Public Transit Services</p> <p><i>Objective 41.1 – “Encourage a transit system capable of accommodating 5% of all commuter trips by the year 2000.”</i></p> <p><i>Policy 41.1.2 – “Developers of major traffic generating activities shall provide fixed transit facilities such as bus shelters and pullouts, consistent with the anticipated demand.”</i></p> <p><i>Policy 41.1.3 – “In accordance with land use policies, new</i></p>	<p>Consistent: The EGSP proposes four transit facilities (see Specific Plan Figure 4.47, Public Transportation). See also the response to Objectives 37.5 and 38.1 and their implementing policies. The FORA Plan located development in East Garrison along Reservation Road, a major transportation corridor. The proximity of East Garrison to CSUMB and future jobs center at UCMBEST will allow concentrations of employment and housing that can support transit use.</p> <p>Additionally, ample parking will be provided in the Town Center and carpool and van pool parking areas will be required.</p>

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	<p><i>development shall be encouraged to concentrate along major transportation corridors and near cities to make transit services to these areas more feasible.”</i></p> <p><i>Objective 41.2 – “Promote opportunities for shopping, employment, education, health care, and enjoyment of recreational resources through public and/or private transit use.”</i></p> <p><i>Policy 41.2.1 – “Transit use shall be encouraged through land use designations and zoning which cluster areas of employment, areas of parking, areas of commercial use, and recreation areas, where appropriate. Car pool parking areas shall also be encouraged in land use planning and subsequent subdivision/commercial development review.”</i></p>	
138	<p>Transportation: Bicycle Transportation</p> <p><i>Objective 45.1 – “Map an integrated system of suggested bicycle routes for Monterey County as part of each area plan, and use the map as an initial step for establishing a comprehensive bicycle plan.”</i></p> <p><i>Policy 45.1.1 – “The comprehensive bicycle plan shall be coordinated among all appropriate private and public interests and agencies.”</i></p> <p><i>Policy 45.1.2 - Primary emphasis for establishing bicycle routes shall be within urban areas.</i></p> <p><i>Policy 45.1.4 – “Bicycle routes in transportation corridors shall be improved, where feasible.”</i></p> <p><i>Policy 45.1.5 – “Construction or expansion of all major arterials shall consider separate bike paths.”</i></p> <p><i>Objective 45.2 – “Promote a bicycle system integrated with other transportation modes.”</i></p>	<p>Consistent: The FORA Plan, which was a coordinated planning effort, established bicycle routes for Fort Ord. Bicycle circulation will be both accommodated and promoted throughout East Garrison. Dedicated bike lanes and paths (Class 1, 2, and 3 facilities) will connect the bike lanes on Inter-Garrison Road to both the Town Center and to Barloy Canyon Road. All neighborhood streets in East Garrison will be bicycle-friendly with automobile speeds below 25 miles per hour. These facilities will connect East Garrison into the vast network of roads and trails throughout the former Fort Ord as well as to other offsite destinations such as CSUMB. Bicycle racks will be provided in the Town Center to promote bicycles as a means of travel for basic neighborhood errands. Bicycle racks will also be provided proximate to transit stops to promote bicycle park-and-ride usage.</p>

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	<p><i>Policy 45.2.1 - All visitor-serving locations shall be encouraged to provide adequate and secure bicycle parking facilities.</i></p> <p><i>Policy 45.2.2 – “Multi-modal transfer facilities, such as park-and-ride lots, should provide adequate and secure bicycle parking facilities.”</i></p>	
139	<p>Public Services and Facilities: Emergency Services <i>Goal 46 – “To encourage . . . organizational structures which would maintain emergency services at levels adequate for the protection of life and property.”</i></p> <p><i>Policy 46.1.1 - The County, in cooperation with LAFCO and other appropriate special districts, shall study and encourage the most cost-effective alternative of providing fire protection services while maintaining or improving fire protection service levels in the County.</i></p> <p><i>Policy 46.2 - Reduce crime through greater application of neighborhood, rural and industrial crime prevention techniques.</i></p> <p><i>Policy 46.3 - Consider adequate levels of police and crime investigations for the protection of life and property in reviewing new development proposals.</i></p>	<p>Consistent: An Emergency Preparedness Plan will be completed by the county and include East Garrison. A fire station and sheriff office will be located within the community to ensure emergency services can be provided.</p> <p>The County has worked with the SRFD and Monterey County Sheriff Department to ensure that adequate levels of protection, as well as a presence in the community, accommodated in the Specific Plan and that funding is identified to staff the service at the proper level. A CSD will be formed to ensure funding is available for the community’s service needs.</p>
140	<p><i>Goal 47 – “To promote a broad range of educational opportunities within existing and future population centers.”</i></p>	<p>Consistent: East Garrison will be served by the Monterey Peninsula Unified School District. The County has consulted with the district’s site planner. The district does not need a school for the EGSP. The District is currently studying locations for future school needs. The CSUMB campus</p>

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	<p><i>Policy 47.1.1 - The County Planning Department with the cooperation of other appropriate agencies shall provide, at the earliest possible occasion, its best estimate of increased enrollment generated by new housing development to the affected school districts.</i></p> <p><i>Policy 47.1.2 - The County shall assist school districts, where appropriate, in reserving sites for future schools in or near areas of development.</i></p>	<p>is readily accessible from East Garrison and provides post-secondary educational opportunities for residents of East Garrison. The University of California extension also provides educational opportunities for residents of East Garrison. The County has sufficient space within East Garrison, outside of Track 0, if the school district later determines a need for a school.</p>
141	<p>Public Services and Facilities: Library Services</p> <p><i>Objective 50.1 - Reserve sites for future library facilities in major growth areas by 1985.</i></p>	<p>Consistent: The EGSP has reserved a library site within the Town Center phase. A library is planned to be built as part of the public facilities obligation of the Master Developer.</p>
142	<p><i>Policy 50.1.1 – “In areas of major development concentration, the County shall designate locations for library facilities in accordance with current standards.”</i></p> <p><i>Policy 50.2.1 - “The County shall encourage the delivery of library services to all areas and residents of the County.”</i></p> <p><i>Objective 50.3 – “Expand library facilities and services as needed.”</i></p>	<p>Consistent: The Specific Plan identifies a library/community building as a focal point of the Town Center. The option agreement between East Garrison Partners I, LLC and Monterey County requires \$3.5 million be dedicated to the construction of public facilities in East Garrison. The County may decide to utilize those funds for the construction of library services, fire station, and sheriff’s office.</p>
143	<p>Public Services and Facilities: Park and Recreation Facilities</p> <p><i>Policy 51.1.2 – “Park development shall be based on a parkland classification system developed by the Parks and Planning Department staffs which will specify resources management guidelines, principles, and park development standards for each park category and will be contained in a Comprehensive Parks Department Policy Statement.”</i></p> <p><i>Policy 51.1.1 - Parks planning shall occur in accordance with the County General Plan. Proposed park development shall be evaluated for short- and long-term impacts on land use, natural resources, circulation, noise, and overall</i></p>	<p>Consistent: The East Garrison designers have worked closely with County Parks Department to implement a program of active parks and open space to serve the community. The EIR analyzes development of the community, including the proposed parks. The parks will be maintained by a CSD. If a school is needed in the East Garrison area, the County will work with the school district on joint use potential.</p>

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	<p><i>county growth patterns. Impact evaluation shall consider tourist attendance at park sites.</i></p> <p><i>Policy 51.4.1 - While the County does not include small (less than 50 acres) urban type community parks in its park lands classification system, it shall be the policy of the county to facilitate the acquisition, development, and operation of such facilities by other agencies, special districts, and community groups serving these areas of the county. Joint use of school site areas for community parks and the possibility of obtaining grant monies for development and maintenance shall be explored.</i></p>	
144	<p><i>Policy 52.1.3 - The County shall work with property owners to mitigate the destruction or alteration of historic resources by zoning identified historic sites as “HR” or Historic Resource zones. The “HR” reclassification would be implemented as follows:</i></p> <ul style="list-style-type: none"> <i>• Either at the time of requests for demolition or alteration of the resource, or</i> <p><i>At the time of mutual agreement between the county and the property owner to preserve the historic resource.</i></p>	<p>Consistent: The County and developers have worked with the State Historic Preservation Office on reuse of many of East Garrison’s historic buildings and on development of a program to ensure protection of the buildings while being renovated and reused. The County Redevelopment Agency is participating (financially) with the developer to ensure the buildings will be rehabilitated consistent with historic guidelines.</p>
145	<p>Public Services and Facilities: Water Service <i>Objective 53.1 – “Achieve a sustained level of adequate water services.”</i></p> <p><i>Policy 53.1.3 - The County shall not allow water consuming development in areas which do not have proven adequate water supplies.</i></p> <p><i>Policy 53.1.4 – “New development shall be required to connect to existing water service providers which are public</i></p>	<p>Consistent: East Garrison will be served by the Marina Coast Water District. MCWD already provides potable water service and is currently investigating the potential to provide non-potable irrigation water service, and wastewater collection service to East Garrison, Marina and the Fort Ord Community.</p> <p>The MCWD potable water supply comes mainly from groundwater wells. Water is pumped from the Salinas Valley groundwater basin and disinfected with chlorine. The water supply for Fort Ord was analyzed as part of the FORA Plan and its EIR. Water has been allocated to the different</p>

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	<i>utilities, where feasible.”</i>	<p>jurisdictions receiving land within Fort Ord. The MCWD has completed a Water Supply Assessment as required by the California Water Code, determining its ability to provide the necessary long-term water supply.</p> <p>The County of Monterey has reserved 470 acre-feet/year of their 560 acre-feet/year allocation from FORA, for the East Garrison project. The projected water demand for East Garrison at build-out is shown in Table 4.11. For additional details, refer to the Utilities discussion in Chapter 4: Infrastructure of the Specific Plan.</p>
146	<i>Objective 54.1 - Ensure provision of adequate sewage treatment plant facilities for high density development.</i>	Consistent: The regional plant has sufficient capacity to accommodate East Garrison growth and other planned growth in the region.
147	<p>Public Services and Facilities: Wastewater Treatment Plant Facilities</p> <p><i>Objective 54.2 – “Improve groundwater recharge through the use of reclaimed wastewater in accordance with health and safety standards.”</i></p> <p><i>Policy 54.2.2 – “The County shall expeditiously implement the proper application of reclaimed wastewater when proven safe to do so.”</i></p> <p><i>Policy 54.2.3 – “The County shall be attentive to the state of the art in reclamation technology and, where applicable and cost-effective, shall encourage implementation thereof.”</i></p>	<p>Consistent: When available, East Garrison may use augmented water from MCWD (reclaimed or desalinated) to irrigate public parks and certain open space areas. 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 2,400 acre-feet per year of Potable Water Augmentation as defined in the Fort Ord Base Reuse Plan and accompanying EIR. The potable Water Augmentation Supply will be provided either by 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 (RURWDP), which is a joint investigation, by the MCWD and the MRWPCA.</p> <p>Additionally, stormwater runoff will be collected and distributed to several detention ponds where the water will be allowed to percolate back into the ground.</p>
148	<p>Public Services and Facilities: Public Utilities</p> <p><i>Objective 56.1 – “Provide for adequate public utilities to planned growth areas.”</i></p>	Consistent: All utilities will be located underground either beneath the street or the rear lane. The “wet” utilities (stormwater, sewer, water service) will be located in the streets. “Dry” utilities (electric, cable, and communications) will be located beneath the rear lanes.

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	<p><i>Policy 56.1.1 – “The County shall, when planning for development, provide for utility corridor rights-of-way.”</i></p> <p><i>Objective 56.2 – “Ensure the aesthetic placement of utility lines.”</i></p> <p><i>Policy 56.2.1 – “The County shall, in accordance with the Monterey County Subdivision Ordinance, require that all new utility lines be placed underground.”</i></p> <p><i>Policy 56.2.2 – “The County shall seek to place existing utility lines underground whenever feasible.”</i></p>	<p>The project will include requirements, through conditions of approval, to reserve adequate right-of-way for future utility needs for adjacent planned development.</p>

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149	<p>Natural Resources: Open Space Conservation <i>1.1.3 (GMP) – “The County shall take comprehensive measures to ensure protection of sensitive and highly sensitive scenic areas as shown on the Greater Monterey Peninsula Visual Sensitivity Map. Implementing policies are located in the transportation section of this plan.”</i></p>	<p>Consistent: East Garrison is located directly adjacent to a “Sensitive Scenic Area.” The majority of development in East Garrison will not be visible from this area. However, some homes at the perimeter of the bluff will be visible from the Reservation Road area between Davis Road and the project site. Long views of the community will be visible from around Salinas. The new community’s edge will be located where existing buildings are located at East Garrison. The EIR identifies that Lighting and landscaping will be controlled to protect views.</p>
150	<p>Natural Resources: Geology, Minerals and Soils <i>3.1.1.1 (GMP) – “Erosion control procedures shall be established and enforced for all private and public land clearing projects.”</i></p>	<p>Consistent: Erosion and siltation from new land use activities at East Garrison will be controlled through positive site grading and drainage control incorporated into the project design. A Site Grading and Drainage Plan and a Geotechnical Report prepared as part of this specific planning process will be submitted prior to construction. A grading permit will be required for the proposed project. The grading plans will include erosion control procedures required by the County Code.</p>
151	<p>Natural Resources: Water Resources <i>5.1.3 (GMP) – “Monterey County will encourage development projects to be served by water from public utilities or mutual water companies. ...”</i></p>	<p>Consistent: East Garrison will be served by the Marina Coast Water District, a public system.</p>
152	<p>Natural Resources: Vegetation and Wildlife Habitats <i>7.2.3 (GMP) – “Plant materials shall be used to integrate the manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.”</i></p>	<p>Consistent: The East Garrison Specific Plan proposes transitional landscape edges at the perimeter of the community that will allow for softening of the built landscapes to the natural landscape beyond. These areas include the top of the bluff area and landscaped roadways. In these areas, a mix of native and drought-tolerant plant materials will be used that respond to the plant material species and natural habitats to which they are adjacent.</p>

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153	<p><i>9.1.1.1 (GMP) – “Open space areas should include a diversity of habitats with special protection given to ecologically important zones such as areas where one habitat grades into another and areas used by wildlife for access routes to water or feeding grounds.”</i></p>	<p>Consistent: The Fort Ord Reuse Plan establishes concentrated development and large continuous open space areas. The open space network of East Garrison will connect to the broader open space system surrounding the community.</p>
154	<p>Natural Resources: Environmentally Sensitive Areas <i>11.1.6 (GMP) – “Environmentally sensitive areas as shown on the Greater Monterey Peninsula Environmentally Sensitive Areas Map should be preserved as open space. When an entire parcel cannot be developed because of this policy a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant.”</i></p>	<p>Consistent: The community of East Garrison occupies a site where the natural landscape of the majority of the site has been altered extensively by former military uses. Environmentally sensitive lands surround the community as identified in the Fort Ord Reuse Plan and are preserved by a Habitat Management Plan (HMP). Perimeter transitional landscape buffers and greenways are intended to blend and integrate the manmade landscaped edges and corridors of the neighborhoods with the adjacent natural habitats.</p>
155	<p>Natural Resources: Archaeological Resources <i>12.1.4.1 (GMP) – “The Greater Monterey Peninsula Archaeological / Historical Sites Map shall be used in interpreting General Plan policies which address the requirement for field inspections in moderate and high archaeological sensitivity zones.”</i></p>	<p>Consistent: The site is identified as being in a moderate archaeological sensitivity zone. A moderate zone triggers the need for further study regarding cultural resources. An archaeological report was prepared for the EGSP as part of the EIR. A historic analysis was also prepared and was peer reviewed by the County’s EIR consultant. The analysis identified historically significant features of the site.</p>
156	<p>Environmental Constraints: Seismic and Other Geologic Hazards <i>15.1.1.1 (GMP) – “The Greater Monterey Peninsula Seismic Hazards Map and Landslide and Erosion Susceptibility Map shall be used to delineate high hazard areas addressed by the countywide General Plan and this area plan. Hazard categories IV, V, and VI from these maps shall be considered to be ‘high hazard’ areas for the purpose of applying General Plan and/or area plan policies</i></p>	<p>Consistent: The project site is identified as being in a high seismic hazard zone and a high landslide and erosion susceptibility zone. Following adoption of this Specific Plan, the attached geotechnical report will provide information for updating the County’s Seismic Hazards map, particularly as it pertains to East Garrison.</p>

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	<i>in the Greater Monterey Peninsula Planning Area. These maps may be revised as new, accepted investigations dictate.”</i>	
157	<i>15.1.11.1 (GMP) – “For high hazard areas, the County shall require, as a condition of development approval, a detailed geological investigation and soils report and shall further require, as a condition of approval, that the recommendations of that report be followed.”</i>	Consistent: A geotechnical report, prepared by ENGEO, analyzed the potential site hazards. Recommended techniques for construction contained in the ENGEO report will be followed in the development of East Garrison. A bluff setback area was established for habitable and non-habitable structures based on the geotechnical investigation.
158	<i>17.3.1.1 (GMP) – “All new development shall be required to provide an adequate road for fire protection which meets or exceeds the following standards: a) For all roads and driveways serving more than two habitable structures, the road width shall be a minimum of 20 feet. Where it is environmentally infeasible to meet this requirement (due to excessive grading or tree removal), a 12-foot wide road with a 12-foot wide by 30-foot long turnout located approximately every 500 feet may be provided with the approval of the local fire protection agency. . . . c) The road shall be all weather and shall be surfaced with a granular material having a weight bearing capability to support the loads of fire-fighting equipment used by the local fire protection agency. . . .”</i>	Consistent: The standards included in this policy were established for a rural density situation and prior to the 2001 General Plan Amendment regarding Fort Ord, which designates the East Garrison area as an area of densities of 8 to 20 units to the acre. Streets within East Garrison vary in width (see Section 4.1 Vehicular Access). Lanes behind houses, which provide access to each lot’s parking area, will have a travel lane width of 14 feet. However, all streets in East Garrison, including the lanes, will have a 20-foot clear zone designed for emergency vehicles. On two street types, the clear zone will include portions of a reinforced sidewalk and a rolled curb (see Section 4.1, Street Cross-sections of the Specific Plan).
159	<i>17.3.1.2 (GMP) – “Alternate routes of escape that will safely handle evacuations and emergency equipment should be established. In areas of high and extreme wildland fire hazard as designated by the California Department of Forestry, no dead-end road or cul-de-sac should be over 1,000 feet in length...”</i>	Consistent: East Garrison (and much of Fort Ord) is designated as high wildland fire hazard. The grid pattern of streets throughout East Garrison assures multiple evacuation routes from all parts of the community. There are no lengthy dead end roads or cul-de-sacs. As a community, East Garrison will likely be removed from the high fire hazard category.

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160	<p><i>17.3.1.3 (GMP) – “In high and extreme wildland fire hazard areas, roof construction of fire retardant materials shall be required as per Section 3203 (e) (excluding 11) of the Uniform Building Code, or as approved by the fire protection agency. For existing wood roof replacement and new exterior wall construction, use of fire resistant materials is recommended but not required.”</i></p>	<p>Consistent: All development in East Garrison will comply with both the Uniform Building Code and the Salinas Rural Fire District Regulations.</p>
161	<p><i>17.4.1.1 (GMP) – “In high and extreme fire hazard areas, where practical, development should be clustered and should be separated from the wildland by fuel modification zones in order to facilitate fire protection and prevention.”</i></p> <p><i>17.4.13 (GMP) – “If a fuel modification zone is to be established, provision must be made for its permanent maintenance.”</i></p>	<p>Consistent: All structures and development will be separated from the wildlands by roads. These roads will provide access to emergency vehicles to fight fires. A Community Facilities District will maintain the roads.</p>
162	<p><i>Policy 22.2.1.1 (GMP) - Development in the vicinity of the Monterey Peninsula Airport, Fritzsche Army Airfield and areas adjacent to the Fort Ord boundary should be sited, designed and/or constructed to minimize noise hazards from aircraft and other sources...</i></p>	<p>Consistent: The project is not located close enough to the former Fritzsche Army Airfield to be subjected to significant noise levels generated by aircraft.</p>
163	<p>Area Development: Land Use</p> <p><i>26.1.6.1 (GMP) – “Development proposals should include compatible open space uses located between other developed areas in order to maintain a rural atmosphere and to protect scenic resources.”</i></p> <p><i>Policy 26.1.6.2 (GMP) - Open space, low intensity educational and recreational uses should be considered to</i></p>	<p>Consistent: The 2001 General Plan Amendment creates a more urban atmosphere in the East Garrison area by allowing a density of 8 to 20 units to the acre. With BLM lands to the south, the proposed Monterey County Youth Camp and Habitat corridor to the west, and the Salinas Valley to the north, East Garrison will be mostly surrounded by compatible open space. The edges of Track Zero at East Garrison will be maintained as a transitional open space where the native habitat of oak woodlands and</p>

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	<i>be appropriate and compatible land uses in environmentally sensitive areas and areas of high visual sensitivity.</i>	grasslands will buffer the development. The bluff area is designated visually sensitive and will remain in open space.
164	<p>Area Development: Transportation 39.1.1.1 (GMP) – “The County shall prepare an overall financial plan in order to expedite funding and construction of road and highway improvements in the Planning Area.”</p>	<p>Consistent: The Plan will include the financing mechanisms and requirements to construct and maintain all subdivision facilities. The FORA impact fee assessed for every residential unit in East Garrison will contribute to the off-site regional road improvements that have been planned in and around the former Fort Ord. The East Garrison development will construct the following public roads: Inter-Garrison Road connector to Reservation Road, West Camp Road, Watkins Gate Road and three traffic signals. The project will help fund the following transportation projects: improvements to the Marina-Salinas corridor, including Blanco, Reservation, and Davis Roads, as well as other projects identified in the FORA CIP.</p>
165	<p>39.1.1.4 (GMP) – “The County shall promote the use of Blanco and Reservation Roads as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.”</p>	<p>Consistent: The new community at East Garrison will open three new access points to the former Fort Ord (Inter-Garrison Road, Entry Road, and Watkins Gate Road). These access points will allow the existing streets through the site (Gigling Road/Watkins Gate Road, and Inter-Garrison Road) to be utilized as a part of the regional network. In addition, payment of the FORA fee will contribute funding to many regional road improvements. These roads will draw traffic that would otherwise use CA Rt. 68 between Salinas and Monterey.</p>
166	<p>Policy 40.2.7 (GMP) - New development would not be sited on those portions of property which have been mapped as “highly sensitive.” Where exceptions are appropriate to maximize the goals, objectives and policies of this plan, development shall be sited in a manner which minimizes visible effects of proposed structures and roads to the greatest extent possible and</p>	<p>Consistent: The high sensitivity area is the bluff area, which is not proposed for development. The bluff area will be preserved as open space and park, providing a landscaped edge between the houses and the valley below.</p>

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	<i>shall utilize landscape screening and other techniques to achieve maximum protection of the visual resource.</i>	
167	<p>40.2.9 (GMP) – “New development to be located in areas mapped as ‘sensitive’ or ‘highly sensitive’ and which will be visible from the scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required:</p> <ul style="list-style-type: none"> a) Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials and landscaping; b) Development shall maintain no less than a 100’ setback from the scenic route right-of-way; c) The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created; d) Tree removal shall be minimized; e) Landscape screening and restoration shall consist of plant and tree species consistent with surrounding native vegetation; f) Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and g) New development in open grassland areas shown as “sensitive” or “highly sensitive” on the Visual Sensitivity Map should minimize its impact on the uninterrupted viewshed. h) Exceptions to the above may be considered if compelling circumstances are demonstrated.” 	<p>Consistent: The Specific Plan and Pattern Book contains siting, design, materials and landscaping provisions for the development of East Garrison to ensure that it is compatible with the visual character of the area. The Plan includes a mandatory architectural review process that will ensure visual compatibility of the development with the surrounding area. The Pattern Book will become part of the zoning ordinance for East Garrison.</p> <p>As discussed previously, landscaping at East Garrison will utilize, native, native-compatible, and drought-resistant species from a palette developed by a registered California landscape architect. The slope area that runs east-west between the Phase 1 and Phase 2 Neighborhoods and the slopes beyond the outer edge of the Phase 3 Arts District will be maintained as undeveloped open space.</p> <p>Where tree removal is unavoidable, it will be offset by plantings elsewhere in the development. Tree removal has been offset through the Fort Ord Reuse Plan, FORA Plan EIR, and the HMP.</p> <p>The Biological Assessment for East Garrison identified certain species which were listed in the HMP. The impacts of the EGSP development on these species is addressed through a Land Swap Agreement amending the HMP, which will preserve portions of the Parker Flats area of the former Fort Ord.</p>
168	<p>41.1.2.1 (GMP) – “If new sites for office employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs and be located to allow use of alternate modes of transportation such as public transit buses, bicycles and walking.</p>	<p>Consistent: The Town Center will contain employment, services, and local conveniences. The Town Center will be served by transit (MST and CSUMB), will be served directly with Class 2 bicycle facilities and is a walkable distance from all neighborhoods. Broad sidewalks will encircle all blocks. Mid-block pedestrian passages will connect parking lots to the</p>

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	<i>Features to encourage the use of public transit should include a road system sufficient to allow reasonable access by transit buses and should also include provision for bus pullouts, bus stops, pedestrian access, wheel chair access, transit information signs and passenger shelters.”</i>	fronts of Town Center buildings. Transit information will be located at a transit facility in the Town Center. All sidewalks and public areas will be handicap accessible.
169	<i>45.1.6 (GMP) – “Construction and expansion of all highways and major arterials should provide for bike paths. It is desirable that bike paths be physically separate from motorized traffic.”</i>	Consistent: The proposed realignment of Inter-Garrison Road will have a Class 2 bike facility designed to connect East Garrison to the UC MBEST property northwest of East Garrison, and to planned bike facilities on Inter-Garrison Road. See discussion, above, regarding major arterials.
170	<i>Policy 51.1.1.4 (GMP) - Riding and hiking trails should be acquired and developed with the intent of creating a coordinated, areawide trails system. All motorized vehicles shall be prohibited from using these trails...</i>	Consistent: The Fort Ord Reuse Plan establishes links to potential regional trail systems. The East Garrison Specific Plan implements the trails envisioned in the Reuse Plan.
171	Area Development: Public Services and Facilities <i>51.2.4.1 (GMP) – “Each development proposal shall be evaluated to determine the extent to which such development may help further the County’s park and recreation facility goals, objectives and policies.”</i>	Consistent: See the previous discussion of Monterey County General Plan Objective 34.1 and Policies 34.1.1, 34.1.3, and 34.1.5.
172	<i>52.1.1.1 (GMP) – “The County Parks Department shall evaluate the various historic sites located in the unincorporated portion of the Planning Area shall determine which sites are significant and warrant protective efforts. Once these sites have been evaluated, the County shall take necessary steps to protect these historic resources.”</i>	Consistent: The Historical Resource Assessment prepared by Architectural Resources Group evaluates the historic status of buildings and other features of the site with respect to their potential for listing in the National Register of Historic Places and the California Register of Historic Resources. The Parks Department has worked with the developers and State Office of Historic Preservation to ensure that the historic structures that are proposed to be served and reused will be protected.

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173	<i>56.2.2.1 (GMP) – “Placement of existing utility lines underground shall be encouraged, particularly along Carmel Valley Road, Laureles Grade and Highway 68.”</i>	Consistent: Utility lines will be located underground.
174	<p>Area Development: Housing</p> <p><i>62.1.14 (GMP) – “All development proposals shall make provision for low or moderate income housing in accordance with the Inclusionary Housing Ordinance.”</i></p>	Consistent: In accordance with the option agreement between the County of Monterey and East Garrison Partners I, LLC, 20% of the homes in East Garrison will be Inclusionary units.