2.0 EXECUTIVE SUMMARY

2.1 PROPOSED PROJECT

The *East Garrison Specific Plan* (EGSP) project proposes the development of a 244-acre community (125-net acres of developed land) located in the East Garrison area on the eastern edge of the former Fort Ord. The community would be composed of a mixture of uses including single- and multi-family residential, commercial, office/professional, institutional, and recreational uses. The EGSP proposes the construction of up to 1,470 residences, 75,000 square feet (sq ft) of commercial uses, 11,000 sq ft of public and institutional uses, 100,000 sq ft of artist/cultural/educational uses, approximately 50 acres of open space (including 12 acres of improved parks and trails), and associated roadways, landscaping, and utility infrastructure.

The EGSP would include three neighborhoods and a Town Center constructed in three phases: the Phase 1 Neighborhood, the Phase 2 Neighborhood, and the Phase 3 Arts District. The Phase 1 Neighborhood would include single-family detached, single-family attached, multi-family residential uses, a community park, and a network of greenways and open space. The Phase 2 Neighborhood would include the same uses, although at a slightly higher density. The Phase 3 Arts District, located in the Historic District of the East Garrison, would feature the most diverse land uses including live-work lofts, single-family detached, single-family attached, multi-family residential uses, a Bluff Greenway, and open space areas. The Phase 3 Arts District includes up to 75,000 sq ft of commercial uses and 11,000 sq ft of public/institutional uses to serve the new community, in addition to apartment and condominium uses. Construction of the Town Center will be ongoing, with development occurring during all phases of project construction. Other project components include a library, fire station, and a sheriff's field office.

The project would require the adoption of the Specific Plan, a General Plan Amendment, and zoning changes. The County will also need to approve the Master Vesting Tentative Map, water allocation, and permits such as encroachment, grading, building, and demolition permits. The project will require approval of a take permit for Sand gilia habitat from California Department of Fish and Game (CDFG), a discharge permit from the Central Coast Regional Water Quality Control Board (CCRWQCB), and annexation of the project area into the Marina Coast Water District (MCWD) and Salinas Rural Fire Protection District (SRFPD) by the Local Agency Formation Commission (LAFCO) of Monterey County.

2.2 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

The potential areas of controversy and issues to be resolved through the EIR process are derived through analysis conducted during preparation of the Notice of Preparation (NOP) (Appendix A) and consideration of responses received from public agencies and the public during scoping meetings and circulation of the NOP. These areas are summarized as follows:

- The proposed project will convert approximately 244 acres of former military uses on the project site to a mixed-use community. This conversion will alter the existing landscape and land uses currently on-site, potentially resulting in incompatibilities with existing and proposed land uses in the project area or conflict with the plans and policies of the General Plan or other documents that guide land use in the project area (see Section 4.1, Land Use and Related Planning Programs).

- While some areas of the project site contain slopes 20 to 30 percent or greater, development will only occur in areas of the project site with slopes of 0 to 20 percent. However, the project site is subject to geologic constraints including, but not limited to, landslides and densification (see Section 4.2, Geology and Soils).

- Construction of the proposed project will result in erosion and sedimentation during earth moving activities and will result in changes in the amount of impervious surfaces on the project site (see Section 4.3, Hydrology and Water Quality).

- The proposed project will result in the addition of approximately 13,690 daily vehicle trips to the local and regional roadways and the addition and/or reconfiguration of roadways (see Section 4.4, Transportation and Circulation).

- The proposed project will have short-term air quality impacts during project construction and long-term air quality impacts from an increase in vehicle trips, and resulting increase in vehicle emissions (see Section 4.5, Air Quality).

- The proposed project will result in the short-term generation of noise during project construction and long-term noise from vehicular traffic increases along area roadways (see Section 4.6, Noise).

- Development of the project will remove 53 acres of oak woodland and 38 acres of oak savannah, thereby impacting other vegetation communities, including grassland, coastal scrub, and ruderal communities (see Section 4.7, Biological Resources).

- Construction of the project will result in the demolition of 11 buildings that are contributors to the East Garrison National Register of Historic Places (NRHP) Historic District and infill development within the district itself (see Section 4.8, Cultural Resources).

- The project will result in the construction of 1,470 residential units, 75,000 sq ft of commercial uses, 11,000 sq ft of public and institutional uses, 100,000 sq ft of artist/cultural/educational space, and the retention of 50 acres of open space (including approximately 12 aces of improved parks and trails) on the 244-acre project site and the overall intensification of development on the project site, which will alter existing views into and from the project area (see Section 4.9, Aesthetics).

- The proposed project will result in the construction of 1,470 residential units, an increase in population of approximately 4,337 persons in the project area, and the creation of approximately 380 employment opportunities on the project site (see Section 4.10, Population, Housing, and Employment).

- The project will require the replacement and expansion of public services and utilities to the project site. The project would require the provision of water supply, and construction of stormwater facilities, and would generate wastewater (see Section 4.11, Public Services and Utilities).

- Project construction activities could potentially unearth or release hazardous materials, such as asbestos or lead, to the environment through earth moving or demolition activities.

Additionally, project-related activities will involve the use of hazardous materials (see Section 4.12, Hazardous Materials).

2.3 SIGNIFICANT UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

STATE CEQA GUIDELINES REQUIREMENTS

Section 15126.2(b) of the State CEQA Guidelines requires an EIR to "describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described."

SIGNIFICANT UNAVOIDABLE IMPACTS OF THE PROPOSED PROJECT

Section 4, Environmental Impact Analysis, of this DSEIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level where feasible. Implementation of the EGSP project will include project related mitigation measures. All project related impacts, with the exception of impacts to traffic and circulation, air quality, and cultural resources can be feasibly mitigated to a level that is considered less than significant. The project-related significant unavoidable traffic and circulation, air quality, and cultural resources impacts are discussed in Sections 4.4, 4.5, and 4.8, and are summarized below:

- **Traffic and Circulation.** The project would generate approximately 13,690 daily vehicle trips with 1,290 trips occurring during the AM peak hour and 1,379 trips occurring during the PM peak hour. The addition of these trips to area intersections and roadways will create or add to existing unacceptable levels of service at some area intersections and roadways requiring improvements. Most of these improvements were foreseen and are approved and funded under the Fort Ord Reuse Authority Capital Improvement Plan (FORA CIP). However, three intersections and three roadway segments impacted by the project are not included on the FORA CIP. The County will work to include these improvements on the list. This impact will remain significant and unavoidable.

- **Air Quality.** The primary source of long-term emissions associated with the proposed project is motor vehicle trips to and from the project site. The project will result in the generation of approximately 13,690 daily vehicle trips and PM_{10} emissions from roadway dust, tire wear, and engine exhaust will be 80 percent greater than the established significance threshold. These PM_{10} impacts will be both local and regional. Roadway dust characteristics depend mainly upon vehicle-miles-traveled (VMT) and a 45 percent reduction in VMT would be required to reduce PM_{10} emissions from project-related traffic to less than significant. Measures such as encouraging walking, bicycles, or using multi-occupant vehicles can reduce emissions by 2 to 3 percent. However, because this reduction is not substantial, long-term operational PM_{10} impacts are considered significant and unavoidable.

  Development of roads, driveways, building pads, and structures will create temporary emissions of fugitive dust from soil disturbance and combustion emissions from onsite construction equipment and from offsite trucks moving dirt, delivering construction materials, and from worker travel to and from the site during construction. Emissions from construction equipment are accounted for by the Monterey Bay Unified Air Pollution Control District (MBUAPCD), in the *2000 Air Quality Management Plan* as a specific source category and

impacts from construction emissions are less than significant. However, MBUAPCD guidelines distinguish between projects with major earthwork versus those with minimal required grading. Implementation of the EGSP, because of its size, will be a "major grading" project. Even with implementation of the dust control mitigation measures, project grading would be greater than 8.1 acres per month; therefore, this impact would be significant and unavoidable.

- **Cultural Resources.** The East Garrison contains 34 concrete buildings considered significant historic resources under CEQA because they are eligible for the NRHP and, as a consequence, the California Register of Historic Resources (CRHR) by the State Historic Preservation Office. The historic district also appears to meet the requirements for classification as a Monterey County Historic District. The demolition of 11 of the 34 contributing structures will result in changes to the setting of the historic district, altering the relationship between many of the buildings. This demolition will contribute to an adverse change in the historic district.

  The proposed project would introduce numerous new buildings into the NRHP-eligible East Garrison Historic District. The construction of new structures between contributing historic district buildings will change the military character of the setting and increase the density of the built environment. Although building styles and materials as outlined in the project design guidelines attempt to complement the historic district, demolition of existing buildings and construction of new buildings as proposed by the project will result in a substantial and adverse change. Impacts to cultural resources would be significant and unavoidable.

- **Public Services and Utilities.** New water supply facilities must be constructed within and outside the project site in order to provide potable water service and water for fire protection. MCWD recently adopted an update to their Water Distribution System Master Plan, which includes plans to construct a new four-million gallon storage reservoir and booster pump stations adjacent to existing Storage Reservoir "F." However, construction of the reservoir is under the jurisdiction of MCWD and potential impacts to biological or archaeological resources could occur from construction of the water tank and any new pipelines. Specific plans for the storage reservoir do not exist at this time consequently precise impacts cannot be identified; therefore, this impact is significant and unavoidable.

2.4 CUMULATIVE IMPACTS

Cumulative impacts of the proposed project combined with past, present, and reasonably foreseeable future projects are evaluated in Section 5, Other CEQA Considerations, of this DSEIR. With the exception of impacts to traffic and circulation and air quality, no significant cumulative impacts were identified.

2.5 SUMMARY OF ALTERNATIVES

In accordance with Section 15126(d) of the CEQA Guidelines, Section 6, Alternatives to the Proposed Project of this DSEIR includes a comparative evaluation of the proposed project with alternatives to the project. Additionally, the alternatives are discussed in the terms of achieving the project objectives, as outlined in Section 3, Project Description of this DSEIR. This DSEIR includes an evaluation of the following alternatives to the proposed EGSP project:

- Offsite Alternative–Parker Flats
- No Project/No Development Alternative (No Development Alternative)

- No Project/Development Under the Existing General Plan Alternative (No Project Alternative)
- Avoidance of Historic Structures Alternative (Avoidance Alternative)
- Reduced Density Alternative

Section 6 of this DSEIR provides descriptions and analysis of each alternative. An Environmentally Superior Alternative was determined from among the five alternatives: the Reduced Density Alternative. However, while this alternative is determined to be environmentally superior to the proposed project, in relation to geology and soils, hydrology and water quality, transportation and circulation, air quality, noise, biological resources, aesthetics, public service and utilities, and hazards and hazardous materials impacts, it would not fully attain the objectives of the EGSP project. More specifically, due to the reduction in development it would not be feasible for this alternative to fully achieve many of the project objectives including the creation of a compact, efficient community with a minimal footprint and a diverse mixed-income community with a full spectrum of life-cycle housing opportunities.

Moreover, the EGSP has been designed to include employment opportunities within the project site itself and to be in close proximity to larger employment centers on the former base, such as CSUMB and MBEST. To help offset the impact of the jobs lost as a result of the closure of Fort Ord, the *Fort Ord Reuse Plan* sets forth a policy establishing a jobs to housing balance at Fort Ord. This policy states that new housing will be constructed at Fort Ord to provide housing for workers filling employment opportunities created by the *Fort Ord Reuse Plan*. The Reduced Density Alternative eliminates 735 residential units adjacent to major employment centers, making it difficult to achieve such a goal. Additionally, the Reduced Density Alternative would impede the County's ability to meet the Association of Monterey Bay Area Governments Regional Housing Needs Allocation as envisioned under the County's Housing Element.

2.6 MITIGATION MONITORING PROGRAM

CEQA requires agencies to set up monitoring report programs for ensuring compliance with the mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental effects as identified in the DSEIR. A mitigation monitoring program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the DSEIR.

2.7 SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

Section 4, Environmental Impact Analysis, and Section 5, Cumulative Impacts, of this DSEIR describe in detail the environmental impacts that would result from the implementation of the proposed project. Table 2-1, Executive Summary, summarizes the impacts of the proposed project and mitigation measures for those impacts. Impacts found to be "significant" after mitigation will require the adoption of a statement of overriding considerations, if the project is approved as proposed (CEQA Section 15093).

In this table, impacts of the project are classified as: 1) Less than Significant (adverse effects that are not substantial, according to CEQA, but may include recommended mitigation) or 2) Significant and Unavoidable (substantial adverse changes in the environment that cannot be avoided even with feasible mitigation). Mitigation measures are listed, as applicable, for each impact.

Table 2-1: Executive Summary

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
LAND USE AND RELATED PLANNING PROGRAMS		
Impact 4.1-A. Implementation of the EGSP will not physically divide an established community.	**4.1-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.1-B. Implementation of the EGSP will not conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding an environmental effect, but amendments to the MCGP would be required.	**4.1-B-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.1-C. Implementation of the EGSP will not conflict with an applicable habitat conservation plan or natural community conservation plan.	**4.1-C-1.** No mitigation measures are necessary.	Less than significant.
GEOLOGY AND SOILS		
Impact 4.2-A. Implementation of the EGSP will result in the development of structures and the introduction of new populations into an area that is subject to seismic hazards, such as ground shaking, densification, landsliding, etc.	**4.2-A-1.** Appropriate setbacks shall be maintained from the existing top of slope for the perimeter bluff areas as recommended by a licensed geotechnical engineer for permanent improvements and structures. The setback area shall be placed in a conservation easement. Proposed fill slopes shall also be adequately keyed into competent older dune deposits and subdrained. **4.2-A-2.** Final plans shall include establishment of setbacks for structures and other improvements from the natural bluff in the eastern portion of the site, based upon slope stability analysis (static and pseudo-static) of existing materials. For interior slopes to remain and proposed new slopes, additional stability analysis shall be performed and stabilizing techniques	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	shall be developed based upon the results of the analysis. This analysis shall be performed by a licensed geotechnical engineer during review of 40-scale grading plans; the final setbacks shall be depicted on the 40-scale grading plans.	
Impact 4.2-B. Earth moving activities associated with implementation of the EGSP may result in triggering or accelerating landslides and erosion on the project site.	**4.2-B-1.** Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff: • Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchment areas and subdrainage as appropriate. • The project engineer shall submit a plan to control stormwater runoff during design phase of the project. This plan shall describe required maintenance by the CSD for the debris bench catchment areas including the removal of soil accumulation from and observation of all subdrain outlets and cleanouts to confirm proper function on an annual basis. During maintenance activities, the need for maintenance including possible regrading, shoring and backfilling shall be assessed. This plan shall be reviewed and approved by the Monterey County Water Resources Agency.	Less than significant.
Impact 4.2-C. Project implementation may result in the damage, endangerment or creation of hazards to people and/or structures as a result of ground or soil failure from existing fill materials, expansive soils, cut and/or fill activities, differential thickness, densification, and compressible materials on the EGSP site.	**4.2-C-1.** The Geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the Geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in Guide Contract Specifications. **4.2-C-2.** A layer of site strippings, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint. These materials shall be stockpiled in an approved area that is unaffected by grading operations until their future use. The location of stockpile areas shall be shown on grading plans for the project. **4.2-C-3.** During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas. **4.2-C-4.** Building damage due to volume changes associated with expansive soils shall be reduced by deepening the foundations to below the zone of significant moisture fluctuation, or by using structural mat foundations which are designed to resist the deflections associated with the expansive soils. The foundations shall be designed to address this potential deflection. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided to the County during grading. Additionally, local sub-excavation of soil material and replacement with engineered fill as directed by the Geotechnical Engineer may be necessary. **4.2-C-5.** The upper 12 inches (1 foot) of building pad subgrade soils shall be scarified, mixed, and recompacted as engineered fill. If a highly variable subgrade material is	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	encountered at the time of cutting, the depth of subexcavation may be increased to 24 inches (2 feet) if recommended by a geotechnical engineer. This increase shall depend upon review and approval of grading plans at the time of grading by an engineer or geologist based on the swell potential of the surface materials. **4.2-C-6.** Graded cut and fill slopes up to 20 feet in height, shall be no steeper than 2:1 (horizontal:vertical). For slopes between 20 and 30 feet in height, a 2.5:1 or flatter slope gradient shall be provided, while for slopes exceeding these height guidelines, a maximum slope gradient of 3:1 shall be provided. If steeper and/or higher slopes are desired, guidelines for geotextile slope reinforcement shall be developed. **4.2-C-7.** Cut slopes shall be observed by an Engineering Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope. If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required. Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan development. These supplemental recommendations could include measures such as use of flatter slope gradients, modification of the orientation of the slope face, or provisions for a debris bench. **4.2-C-8.** Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	testing on remolded samples of engineered fill materials shall be provided during grading. **4.2-C-9.** The exposed soils shall be compacted and moisture conditioned as directed by the Geotechnical Engineer. In general, they shall be kept moist by occasional sprinkling. If the re-moisturizing of silty soils is required, it shall be done through excavation, moisture conditioning, and recompaction. **4.2-C-10.** The Geotechnical Engineer shall prepare a remedial grading plan that will depict all the anticipated area of remedial grading, including areas of sub-excavation, keyways, subdrainage, etc. The extent of the localized existing fills shall be evaluated during grading operations, and the existing fills shall be removed and replaced with engineered fill. All soft/compressible materials (such as residual soil, colluvium, and undocumented fill) shall be removed and replaced with engineered fill to provide a more stable base material for the proposed overlying fill. The general depth of removal of unsuitable materials in developable areas may be around 2 to 3 feet in thickness, with isolated identified areas that may require up to an additional 3 to 6 feet of additional sub-excavation to achieve a competent base. Anticipated areas of mitigation for compressible materials that extend beyond common grading activities shall be refined during the 40-scale plan review. Actual depths shall be determined in the field by the Geotechnical Engineer at the time of grading.	
Impact 4.2-D. Existing or future fabricated slopes within the project area may be subject to instability, soil creep, and erosion, which could affect development of the EGSP site.	**4.2-D-1.** Additional slope stability analysis shall be performed once 40-scale grading plans are developed. The additional analysis will be performed for selected major cut and fill slopes as well as additional slopes along the existing bluff. Remolded samples for additional shear tests shall be performed if deemed	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	appropriate by the Geotechnical Engineer. Based on the slope stability analyses, the required size of keyways and the extent of slide excavation will be determined to obtain a static factor of safety of 1.5 and a seismic factor of safety of 1.1. **4.2-D-2.** Geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered. **4.2-D-3.** Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures. **4.2-D-4.** Cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes. **4.2-D-5.** Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control protection by means of jute matting or other synthetic products until mature vegetation occurs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Impact 4.2-E. Onsite soils may have the potential to corrode building materials associated with the development of the EGSP.	**4.2-E-1.** Prior to the issuance of building permits, corrosivity tests shall be conducted on subgrade soils following grading and prior to foundation and utility construction. One of the primary purposes for corrosion testing is to establish concrete design parameters for construction, based on the criteria presented in the 1997 Uniform Building Code (UBC). This information is also used to establish cathodic protection requirements for buried steel pipelines. This testing is typically performed after rough grading has been completed. If corrosive soils are found on the project site, concrete mixtures resistant to corrosion shall be used in the construction of the project.	Less than significant.
HYDROLOGY AND WATER QUALITY		
Impact 4.3-A. Implementation of the EGSP will increase the impervious surface area on the project site, thereby altering the existing drainage pattern and amount of surface runoff resulting in a potential increase in peak storm water flows (i.e., 10- and 100 year storm events).	**4.3-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.3-B. Implementation of the EGSP may affect or interfere with groundwater recharge, thereby depleting groundwater supplies to the underlying aquifer.	**4.3-B-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.3-C. Construction-related activities resulting from implementation of the EGSP may result in the degradation of surface water quality.	**4.3-C-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.3-D. In the long-term, implementation of the EGSP may result in aggravating existing	**4.3-D-1.** No mitigation measures are necessary.	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
seawater intrusion, in addition to potentially exposing persons to drinking water that has low levels of TCE, and increasing urban pollutants in surface runoff.		
TRANSPORTATION AND CIRCULATION		
Impact 4.4-1. Implementation of the EGSP will result in an incremental worsening to (i.e., deficient) existing unacceptable LOS at some project area intersections.	**4.4-1-A.** The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement. • Reservation Road/Davis Road/"The Bluffs" Install a traffic signal.	Since it is unsure at this time that the Reservation/Davis Road intersection improvement will be approved and funded, this impact is significant and unavoidable.
Impact 4.4-2. Implementation of the EGSP will result in an incremental increase to existing unacceptable (i.e., deficient) LOS and directly cause an exceedance of acceptable LOS at some project area roadway segments.	**4.4-2-A.** The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement. • Reservation Road between Portola Drive and SR 68. • SR 183 between Cooper Road and Espinosa Road.	Since it is unsure at this time that these roadway segment improvements will be approved and funded, this impact is significant and unavoidable.
AIR QUALITY		
Impact 4.5-A. Implementation of the EGSP is considered consistent with applicable air quality plans and policies.	**4.5-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.5-B. Implementation of the EGSP will result in the generation of temporary air emissions from earth moving activities (i.e., excavation, grading, demolition, and	**4.5-B-1.** The use of best available control measures (BACMs) shall be required during grading operations. BACMs that shall be incorporated into the project, as approved by the MCPBID, are described below. The MCPBID is responsible for	Even with implementation of the above mitigation measures, project grading would be greater than 8.1 acres per month; therefore, this

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
vehicle travel) and vehicle and equipment exhaust.	monitoring the following BACMs, associated with this measure: • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. • Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets. • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc. • Limit traffic speeds on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.	impact would be significant and avoidable.
Impact 4.5-C. Implementation of the EGSP will result in an increase in air emissions (i.e., vehicle and operational) within the project area, which will contribute to an exceedance in Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for four of the five "criteria pollutants."	**4.5-C-1.** There are no mitigation measures that will create sufficient emissions reductions to achieve a less-than-significant impact. Impacts should nevertheless be mitigated to the maximum extent feasible. The following measures are recommended: • Encourage future site access by transit or para-transit systems, • Incorporate bicycle connections between amenities in the EGSP area,	Significant and unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	• Wire homes with 220 volts for electrical vehicle charging, • Wire homes with multiple data channel access to assist in in home employment.	
Impact 4.5-D. Implementation of the EGSP will result in generating carbon monoxide (CO) emissions above established thresholds, but ambient CO levels will not exceed standards.	**4.5-D-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.5-E. Implementation of the EGSP may emit odor or other emissions, such as toxic air contaminants (TAC).	**4.5-E-1.** No mitigation measures are necessary.	Less than significant.
NOISE		
Impact 4.6-A. Implementation of the EGSP will result in construction-related noise and vibration that may be considered substantial or extensive temporarily affecting nearby sensitive receptors.	**4.6-A-1.** Under geometrical spreading losses, the combined noise level reduces to 85 dB at 118 feet from the center of the activities. The off-site residences may be marginally at the outer limits of the noise impact zone during brief periods. Noise mitigation is recommended during heavy equipment operations within 118 feet of any occupied residence as follows. a) Construction activities shall be limited to avoid nighttime construction to the hours between 7:00 a.m. and 6:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction shall not be allowed on Sundays or national holidays. b) The contractor shall locate all stationary noise-generating equipment, such as pumps and generators, as far as possible form nearby noise-sensitive shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul truck trailers. Stationary	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	noise sources located less than 500 feet from noise-sensitive receptors would be equipped with noise-reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm up areas would be located as far from noise-sensitive receptors as possible. The location of staging and storage areas shall be shown on all improvement and grading plans. c) The contractor shall assure that all construction equipment powered by gasoline or diesel engines has sound-control devices at lest as effective as those originally provided by the manufacturer, no equipment shall be permitted to have an unmuffled exhaust. d) The contractor shall assure that any impact tools used during demolition of existing infrastructure are shrouded or shielded. e) The contractor shall assure that mobile noise-generating equipment and machinery are shut off when not in use for more than five (5) minutes. f) Throughout the construction period, the contractor shall implement additional noise mitigation measures at the request of Monterey County as needed to comply with the County's noise ordinance. Additional measures may include changing the location of stationary noise-generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, temporarily relocating residents were practicable, using	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate.	
Impact 4.6-B. Implementation of the EGSP will generate additional vehicular traffic on the surrounding roadway network, which will result in permanent increases in traffic-related noise that would exceed established noise standards.	**4.6-B-1.** Prior to filing of the final tract map or submittal of subdivision improvement plans, whichever occurs first, a preliminary acoustical report shall be prepared by the project applicant to determine requirements for walls, berms, or other barriers to meet the 65 dB CNEL minimum acceptable exterior standard for residential or other noise-sensitive uses. The Monterey County Environmental Health Division (MCEHD) shall review the acoustical report and approve its recommendations. The MCEHD will be responsible for monitoring this mitigation measure. **4.6-B-2.** If exterior façade levels are predicted to exceed 60 dB CNEL at area buildout, at plan check for each tract, a final acoustical report shall be submitted by the project application to verify structural attenuation capability to achieve 45 dB CNEL. The MCEHD shall review the final acoustical report and approve its recommendations. The MCEHD will be responsible for monitoring this mitigation measure.	Less than significant.
Impact 4.6-C. Implementation of the EGSP will result in the generation of onsite noise associated with the development of three residential neighborhoods, and Town Center noises (such as commercial activities, including, but not limited to, loading/unloading activities, mechanical equipment, and activities occurring in parking lots).	**4.6-C-1.** Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The MCPBID is responsible for monitoring the following procedures associated with this mitigation measure: • Mechanical equipment shall include specifications of quiet equipment;	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	• Mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages; and • To the extent possible, mechanical equipment shall be oriented away from the nearest noise sensitive receptor.	
BIOLOGICAL RESOURCES **Impact 4.7-A.** Implementation of the EGSP is considered consistent with the HMP.	**4.7-A-1.** The County shall ensure compliance with the General Conditions and East Garrison Conditions as outlined in the Land Swap Assessment and listed below. The conditions and compliance status are listed below. ***General Conditions*** 1. The County of Monterey shall sign the April 1997 HMP. *Compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP.* 2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOUT facility as described in this report. *Compliance status: On September 23, 2003, the Board of Supervisors of the County of Monterey approved and authorized the Chair to sign a Memorandum of Understanding on behalf of the County with FORA, BLM, MPC and the Army. All parties, with the exception of the Army, have signed the MOU. The MOU is currently under review for signature by the Army.* 3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements. *Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.* ***East Garrison Conditions*** 1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint. *Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap Assessment for the East Garrison polygon and that the interface between development and habitat meets standards acceptable to USFWS, BLM and CDFG. A meeting was held November 19, 2003 with the USFWS and BLM to preview the development siting and boundary adjustments for the EGSP. Ongoing coordination with these agencies and with CDFG and the Army will continue prior to final approval of the project by Monterey County. 2. FORA and the County shall make all reasonable efforts to realign the HMP-designated Future Road Corridor (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands. If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve. *Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	3. FORA and the County recognize the potential impacts to California tiger salamander and other HMP Species that could result from increased use of minor roads leading out of East Garrison into habitat reserve areas. The disposition and use of these roads shall be addressed through the CRMP program, and appropriate habitat protection measures shall be incorporated into the HCP prepared through CRMP. *Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate Road) are proposed for improvement or active use as part of the EGSP. Inter-Garrison Road and Reservation Road are expected to be the primary travel routes servicing East Garrison. Barloy Canyon Road provides access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. BLM manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of the East Garrison polygon when development occurs there. The ultimate disposition and use of minor roads leading out of East Garrison into habitat reserve areas will be addressed through CRMP as the HCP is revised.* 4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when development occurs in that area. Such a barrier is intended to discourage movement of California tiger salamanders into developed areas, thereby reducing the potential for harm to the species.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	Compliance status: This condition applies to development that would occur in subsequent phases beyond the project site (outside Track Zero at East Garrison). The subject vernal pool is located to the southwest of the EGSP development area.	
Impact 4.7-B. Transition of the study area from a vacated military facility to land uses identified under the EGSP, will disturb plant communities and result in the loss of wildlife habitats.	**4.7-B-1.** As outlined in the FMP, project implementation shall include the following: • To maximize tree retention and protection, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. • Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. • Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. • No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. • No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. • Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. • Before commencement of construction, a qualified arborist or other tree professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree. • Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. • The Monterey County Agricultural Commissioners office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. • Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4.7-2) shall be eradicated.	
Impact 4.7-C. Transition of the study area from a vacated military facility to land uses identified under the EGSP, will disturb vegetation communities and result in the loss of special-status plant species.	**4.7-C-1.** The loss of sand gilia would require a project-specific incidental take authorization from CDFG (i.e., Section 2081 Permit) if basewide authorization is not granted prior to initiation of construction for the proposed project. The incidental take authorization would likely require mitigation beyond that provided by the HMP for the loss of at least 70	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	sand gilia plants and approximately 1.1 acre of potential habitat. In order to seek incidental take authorization, mitigation will need to be provided. This mitigation can be accomplished through seed and seedbank salvage and restoration or creation of habitat of an appropriate size and character at a suitable location at Fort Ord. Two areas where restoration could occur are within the County's East Garrison Reserve Parcel (Parcel 11 a) or at Parker Flats. The East Garrison Reserve Parcel is immediately adjacent to where the sand gilia plants will be removed for the project and it contains suitable conditions for transplanting/replanting these gilia. The specifics of how the plants will be salvaged and who will be responsible for implementation and monitoring will be included in the mitigation plan for the Section 2081 Permit. Monitoring will be required for a minimum of five years following transplantation and/or seeding. **4.7C-2.** Independent take authorization from the Service would not be required for the removal of the Monterey spineflower plants in the EGSP area. However, if there is a federal nexus (e.g. Army granting of Right of Entry in areas occupied by spineflower) to actions that might affect spineflower or critical habitat for spineflower, the federal entity involved would likely need to consult (Section 7) with the Service to comply with the federal Endangered Species Act (ESA). In similar situations on development parcels at Fort Ord in the past, the consultation process is a formality that does not result in additional mitigation requirements.	
Impact 4.7-D. The transition of the study area from a vacated military facility to land uses	**4.7-D-1.** To comply with the Fish and Game Code and the Migratory Bird Treaty Act, pre-construction surveys for active bird nests are recommended as follows:	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
identified under the EGSP will result in loss of special-status animals.	*California horned lark and northern harrier:* Both of these species are ground nesters and if active nests are present they shall be avoided. To avoid disturbance of an active nest, ground-disturbing activities shall be initiated between August and January. If these activities are initiated after January and before August, a qualified biologist shall conduct a survey for active nests within a certain radius around the area that will be disturbed. The survey area shall be determined by the biologist considering the nature of the activity and the site characteristics. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest. Once the young have fledged, construction activities can resume in the vicinity *Migratory birds:* This survey is focused on the trees that are to be removed and is intended to determine if any active nests are present in the trees at the time they are being proposed for removal. If construction activities are initiated after August 1 and before January 15 (outside of the typical nesting season for the birds-of-prey and migratory birds that may nest in the study area), then pre-construction surveys for active nests shall not be necessary. If activities are initiated before August or after January, then pre-construction surveys for active nests within a certain radius of proposed activities are recommended. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest. Once the young have fledged, construction activities can resume in the vicinity.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	4.7-D-2. Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for presence of roosting bats. If special-status bat species are present, the following measures should be implemented: • Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree. Maternity roosts are typically present between April 15 and August 1. • No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged—as determined by a qualified biologist. • If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. **4.7-D-3.** Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for active bird nests and survey the buildings and trees	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	for presence of roosting bats. If special-status bat species are present, the following measures should be implemented: • Building removal and/or tree removal shall not occur if maternity bat roosts are present (between April 15 and August 1) in the building or tree. • No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged—as determined by a qualified biologist. • If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat in adjacent open space land managed by Monterey County shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. **4.7-D-4.** Prior to initiation of construction, a qualified biologist shall be designated to monitor construction activities and advise construction personnel of the potential biological issues associated with development of the site. The biological monitor shall attend weekly construction meeting and provide onsite direction for addressing habitat- or species-specific issues as they are encountered during construction. If as a	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	result of pre-construction surveys the biologist establishes exclusion zones around trees or buildings to protect nesting birds or roosting bats, the biological monitor should advise the construction crews of those areas and of the importance of respecting and maintaining those zones. **4.7-D-5.** This mitigation measure could be achieved through completion of the HCP/IA for former Fort Ord, issuance of incidental take authorization specific to the project, or other activities demonstrated to comply with the ESA. Because of the potential for the project area to provide upland habitat for CTS, compliance with the ESA will be required. Alternatively, protocol-level surveys for CTS could be conducted to demonstrate that CTS are not present in the project area. Assuming that the surveys show no CTS using the project area, take authorization may not be required.	
CULTURAL RESOURCES **Impact 4.8.1.** Implementation of the EGSP will result in the demolition of eleven NRHP-eligible buildings and alter the integrity of the East Garrison National Register Historic District.	**4.8.1-A.** No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2. **4.8.1-B.** Prior to demolition of any buildings by the landowner, all buildings shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings. **4.8.1-C.** Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District	Significant and unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison. **4.8.1-D.** Prior to the issuance of demolition permits for any contributing structures for Phase 1 and 2 construction, HABS/HAER Level I (drawings, photographs, written data) documentation of 1 of each of the major Historic District contributor types (Mess Halls, Latrines, and Warehouses) as well as other types of Historic District contributors shall be prepared by a qualified architectural historian in consultation with the local preservation agencies and the Army. The remaining types of concrete buildings shall be documented to HABS/HAER Level III. • Oral histories should be included as part of written data. • Distribution of complete HABS/HAER report to local repositories such as: - East Garrison Library - Monterey County Free Library - Salinas Public Library - Monterey Public Library - Monterey County Parks and Recreation Department - Northwest Information Center **4.8.1-E.** Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA) involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the MCPBID. **4.8.1-F.** Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	by the project applicant and donated to a repository with professional archival staff and storage. **4.8.1-G.** Prior to demolition, An East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created and implemented by the project applicant. The walk shall include signs that are self-guided and durable. Said Plan shall be reviewed and approved by the MCPBID in conjunction with the Parks and Public Works Department. Said Plan shall include a phasing schedule for development of the walk in conjunction with project specific development of the Specific Plan to ensure public health, welfare, and safety, during construction. **4.8.1-H.** Prior to issuance of grading permits for Phases 1 and 2, the subdivider/developer shall submit, to MCPBID and the State Historic Preservation Officer (SHPO), a historic preservation plan. The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.* The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments. **4.8.1-I.** Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote. **4.8.1-J.** Wherever feasible, materials from said demolitions shall be store for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies.	
Impact 4.8.2. During construction on the EGSP site, there is the potential for buried archaeological resources, including human remains, to be disturbed during earth moving activities.	**4.8.2-A.** A qualified archaeologist shall monitor the site during all potential ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 5 meters of the discovery until it is evaluated by a qualified cultural resource specialist and/or County coroner, as applicable. **4.8.2-B.** Prior to the issuance of grading permits, the applicant shall obtain current status of Letters of Intent to Petition from the Bureau of Indian Affairs, for federal recognition by the following entities: Costanoan Band of Carmel Mission Indians, Ohlone/Costanoan Muwekma Tribe, Indian Canyon Band of Costanoan/Mutsun Indians, Salinan Nation, Amah Band of Ohlone/Costanoan Indians, Esselen Tribe of Monterey County, Ohlone/Costanoan-Esselen Nation, the Ensen Tribe, Salinan	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	Tribe of Monterey County, Costanoan-Rumsen Carmel Tribe, and Costanoan Ohlone Rumsen-Mutsun Tribe. **4.8.2-C.** A Memorandum of Agreement shall be prepared between the County, recognized local Native American descendants, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation regarding the presence/absence of Traditional Cultural Properties (TCP) at East Garrison. If TCPs are found to exist therein, ensure that the protection covenants, discussed under Program A-2.2 of the FORA EIR, are in place prior to project commencement. **4.8.2-D.** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The MCPBID and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **4.8.2-E.** Prior to the commencement of project excavations, all construction personnel shall read and sign an agreement that describes and protects Native American remains and any/all potential, subsurface cultural resources. **4.8.2-F.** An archaeological sensitivity map of East Garrison shall be prepared. The map shall incorporate former, current, and future theoretical information regarding potential prehistoric deposits. Existing conditions (i.e. buildings, roads)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	and future plans (i.e. trenching for residential projects) and potential impacts to archaeological resources shall be taken into consideration when developing the map. **4.8.2-G.** The expertise of local archaeological specialists shall be utilized for the preparation of subsequent cultural resources reports at East Garrison. **4.8.2-H.** All future Army documents and related material regarding cultural resources at Fort Ord shall be provided to the California Historical Resources Information System, Northwest Information Center at 1303 Maurice Avenue in Rohnert Park, California 94928-3609. **4.8.2-I.** If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: • The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and • If the coroner determines the remains to be Native American: - The coroner shall contact the Native American Heritage Commission and MCPBID within 24 hours. - The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	associated grave goods as provided in Public Resources Code Section 5097.98, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. • The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. • The descendent identified fails to make a recommendation; or • The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.	
AESTHETICS		
Impact 4.9-1. Implementation of the EGSP will alter views of the site from surrounding areas, including roadways, adjacent residential properties, and public accessible locations.	**4.9-1-A.** No mitigation measures are necessary.	Less than significant.
Impact 4.9-2. Implementation of the EGSP project would alter the existing visual characteristics of the project site and surrounding area.	**4.9-2-A.** A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (MCPBID) for approval.	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Impact 4.9-3. Implementation of the EGSP will introduce new sources of light and glare into the project area.	**4.9-3-A.** Project design features shall be incorporated by the builder to reduce ridgeline visibility including restrictions on skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare and decrease the visibility of structures.	Less than significant.
POPULATION, HOUSING, AND EMPLOYMENT		
Impact 4.10-A. Implementation of the EGSP will directly induce population growth within the project area.	**4.10-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.10-B. Implementation of the EGSP will result in the development of 1,470 residential units on the project site.	**4.10-B-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.10-C. Implementation of the EGSP will alter the jobs-to-housing balance through the addition of 1,470 dwelling units and 186,000 square feet of non-residential (i.e., commercial and retail) uses within the project site.	**4.10-C-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.10-D. Implementation of the EGSP will include affordable housing units to serve very low to moderate income households.	**4.10-D-1.** No mitigation measures are necessary.	Less than significant.
PUBLIC SERVICES AND UTILITIES		
Impact 4.11.1-A. Implementation of the EGSP will result in an increased demand for fire protection and emergency medical services in the project area.	**4.11.1-A-1.** The project proponent shall pursue the application and fulfill the mandated requirements for annexation into the SRFD. **4.11.1-A-2.** Staffing for the new station shall consist of a minimum of two firefighters on duty at all times by the end of	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	Phase II of the EGSP and a minimum of three firefighters at all times by the end of Phase III of the EGSP. **4.11.1-A-3.** The apparatus serving the EGSP area shall be a fully equipped 75-foot Quint fire apparatus. **4.11.1-A-4.** The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book). The details of the construction pertaining to impacts to the environment shall follow the general guidelines of the entire project. **4.11.1-A-5.** On duty crews from the East Garrison Fire Station shall conduct Fire Prevention Safety Inspections at the commercial facilities and Public Education Safety Programs for the community. **4.11.1-A-6.** A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax. This analysis shall address the ongoing costs verses the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference. This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the *Development Agreement* between the County and the project proponents. This shall also be outlined in detail in a *Development and Stipulation Agreement* between the EGSP project proponents and SRFD.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Impact 4.11.2-A. Implementation of the EGSP will result in an increased demand for law enforcement services in the project area.	**4.11.2-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.3-A. The introduction of 1,470 residential units under the EGSP will result in an increased demand for educational services and the need for new school facilities.	**4.11.3-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.4-A. The introduction of 1,470 residential units under the EGSP will result in an increased demand for library services and the need for new facilities.	**4.11.4-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.5-A. Implementation of the EGSP will result in an increase in solid waste generation in the project area during both the short-term construction period and long-term operation of the project.	**4.11.5-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.6-A. Implementation of the EGSP project will result in an increase demand for water and the construction of new water supply, storage and distribution facilities.	**4.11.6-A-1.** Based on MCWD's *Water Distribution System Master Plan, Capital Improvement Program*, Table 7-1, MCWD will be required to construct a new 4.0 mg reservoir by Year 2004 based on water demands modeled within their system. Prior to issuance of the first building permit for commercial development within the EGSP, the project applicant shall be required to obtain written verification from MCWD that sufficient fire flow/fire suppression capacity is available in the Existing Reservoir "F", or excess storage in Zone C or that the capacity in the new reservoir is available to accommodate the commercial fire flow suppression requirements associated with commercial development of the	Significant and Unavoidable.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	EGSP. If any portion of the commercial development is accelerated within the EGSP area to occur in earlier phases of project implementation, the project applicant shall be required to coordinate with MCWD to determine whether a portion of the existing excess storage in Zone C could be reserved for commercial fire flow. Such reservation would need to be confirmed and validated in writing by MCWD, and would need to be balanced against any remaining capacity for residential development.	
Impact 4.11.7-A. The EGSP will result in an increased generation of wastewater and an increased demand for wastewater transmission and treatment services.	**4.11.7-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.8-A. The proposed project will introduce 4,337 persons into the project area, which will create an increased demand for parkland and recreational opportunities.	**4.11.8-A-1.** No mitigation measures are necessary.	Less than significant.
Impact 4.11.9-A. Implementation of the EGSP will create an increased demand for energy (i.e., electricity and natural gas) and result in the construction of new electric and natural gas distribution systems.	**4.11.9-A-1.** No mitigation measures are necessary.	Less than significant.
HAZARDOUS MATERIALS		
Impact 4.12-A. Past storage, release, and disposal of hazardous materials and substances at the project site may have the potential to expose future residents and/or visitors of the EGSP area to toxic conditions.	**4.12-A-1.** No mitigation measures are necessary.	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Impact 4.12-B. There is the potential for construction personnel and populations within the proximity of the project site to be exposed to hazardous materials (lead-based paint and asbestos) as a result of the demolition of onsite structures and the offsite transportation of debris and demolition materials during the construction phase.	**4.12-B-1.** The applicant shall hire a certified hazardous materials consultant to conduct pre-demolition soil removal at one building, perform post demolition soil sampling, and remove hot spots identified in the post-demolition sampling. The applicant shall prepare a Demolition Plan for the abatement and disposal of materials impacted by LBP and asbestos, and for the disposal of building debris. This Demolition Plan will meet permitting and regulatory notification requirements (i.e. Monterey Bay Unified Air Pollution Control District [MBUAPCD], U.S. Army, DTSC, California Department of Health Services [CDHS], and California Division of Occupational Safety and Health [DOSH]). Further, safe demolition of existing structures at the EGSP area will be reviewed and approved by the Monterey County Planning & Building Inspection Department prior to the issuance of demolition permits. **4.12-B-2.** The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants that addresses dust control and suspension of work during dry windy days. **4.12-B-3.** Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBUAPCD. **4.12-B-4.** All transportation of hazardous or contaminated materials from the project site shall be performed in accordance with a *Demolition Plan and Removal Action Workplan* approved by the Environmental Health Division of the Monterey County Health Department. The Demolition Plan shall be prepared by a qualified environmental professional and shall address both on-site worker protection	Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	and off-site resident protection from both chemical and physical hazards. **4.12-B-5.** All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills. Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, §1532.1 must be followed. These include, but are not limited to, the following: • Loose and peeling LBP shall be removed prior to building demolition. Workers conducting removal of must receive training in accordance with the regulations. • The LBP removal project shall be designed by CDHS certified project designer, project monitor or supervisor. • Workers conducting removal of LBP must be certified by a CDHS certified lead project designer. • Workers that may be exposed above the DOSH action level for lead must have their blood lead levels tested prior to commencement of lead work and at least quarterly thereafter for the duration of the project. Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination. • A written exposure assessment must be prepared in accordance with the regulations. • Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261.24.	