

## 4.1 LAND USE AND RELATED PLANNING PROGRAMS

The *FORA Reuse Plan Final Environmental Impact Report* (FORA FEIR) identified on a program level potentially significant environmental impacts for land use as related to incompatible land uses development in the coastal zone, incompatibility of expanding a regional park with the proposed State Route (SR) 68 transportation corridor, and incompatibility of land uses within the historic East Garrison District. Additionally, the FORA FEIR identified several less than significant impacts for land use incompatibility.

Site specific details and project-level information for the EGSP project was not known and not analyzed at the time of the FORA FEIR. New information between the time the FORA FEIR was certified and the release of the Notice of Preparation (NOP) for the currently proposed EGSP project includes changes in the type and intensity of land uses previously proposed for the site, the preparation of a project site plan and site plan elevations, and changes in land use designations for the site.

This section provides additional analysis of potential impacts not previously analyzed in the FORA FEIR. This section also analyzes the consistency between the EGSP and the 1982 *Monterey County General Plan* (MCGP), the *November 2001 County of Monterey Fort Ord General Plan Amendment* (GPA) to the MCGP, the *Greater Monterey Peninsula Area Plan* (GMPAP), the *Fort Ord Redevelopment Plan* (Redevelopment Plan), and other relevant plans and policies.

### 4.1.1 Environmental Setting

#### ONSITE LAND USES

The project site was previously developed as a military installation. The EGSP area is located on a bluff overlooking the Salinas Valley (see Exhibit 3-1). The EGSP site is generally bounded by Reservation Road to the north and east, Watkins Gate Road to the south, a habitat corridor to the west, a site designated for a youth camp, and West Camp Street to the south and west (see Exhibit 3-7).

The area is currently barricaded to vehicular traffic, but open to bicyclists and pedestrians for hiking purposes. The project site contains a number of abandoned structures. The majority of these buildings are located in the eastern portion of the project site. With the exception of two buildings, the Battle Simulation Building and the Chapel, all existing structures are vacant and boarded up. Currently, the Monterey Peninsula College's Law Enforcement Training Center uses the Battle Simulation Building, while the Chapel is used as a project Vision Center by the project applicant under an agreement between the Army and FORA. The project site is traversed by a number of roads: Inter-Garrison Road, West Camp Street, North Camp Street, South Camp Street, Chapel Hill Road, Ord Avenue, Sherman Avenue, and Sloat Street.

#### SURROUNDING LAND USES

The EGSP site is located in an area within the larger East Garrison parcel of the FFO. As shown on Exhibit 3-4, land uses to the north and east of the project site consist primarily of agricultural lands with a few existing residences located along Reservation Road. The site and surrounding land use designations are shown in Exhibit 4.1-1. The Salinas River flows through this agricultural area, which includes fields cultivated with different types of row crops. The Marina Municipal Airport is located approximately three miles northwest of the project site, north of Reservation Road and west of Blanco Road. The University of California Monterey Bay Education, Science, and Technology

Center (UCMBEST) is also located in this area, approximately one mile north of the project site. Adjacent lands to the northwest are planned to become part of UCMBEST's campus. Areas to the immediate south of the project site consist of vacant lands, scattered with abandoned buildings. Lands further south are in undeveloped open space and owned by the Bureau of Land Management.

A habitat corridor is located in an area immediately west of the project site, north of Inter-Garrison Road (see Exhibit 3-4). On the west side of the habitat corridor is an area that contains several small neighborhoods consisting of housing formerly occupied by military personnel, which is now being utilized by the public. As shown on Exhibit 3-7, the Monterey Bay Youth Camp is also proposed for the area to the west of the project site, south of Inter-Garrison Road. The California State University Monterey Bay campus is located approximately two miles to the west of the site, along Inter-Garrison Road.

## **RELATED PLANS AND POLICIES**

The EGSP has been developed in the context of several land use planning documents, which were adopted previously for the project site and would regulate development in this geographic area. The MCGP is the overarching planning document for the entire County of Monterey. The County has eight area plans adopted under the MCGP, one of which, the GMPAP, covers the planning area.

The Reuse Plan, adopted by FORA in June 1997, was the first planning document for the project site which described the broad concepts for redevelopment of the Fort Ord military reservation, including East Garrison. Under state law, Monterey County is required to develop the lands within FFO under its jurisdiction consistent with the Reuse Plan. In 2001, the County amended the County General Plan to allow the uses outlined in the Reuse Plan.

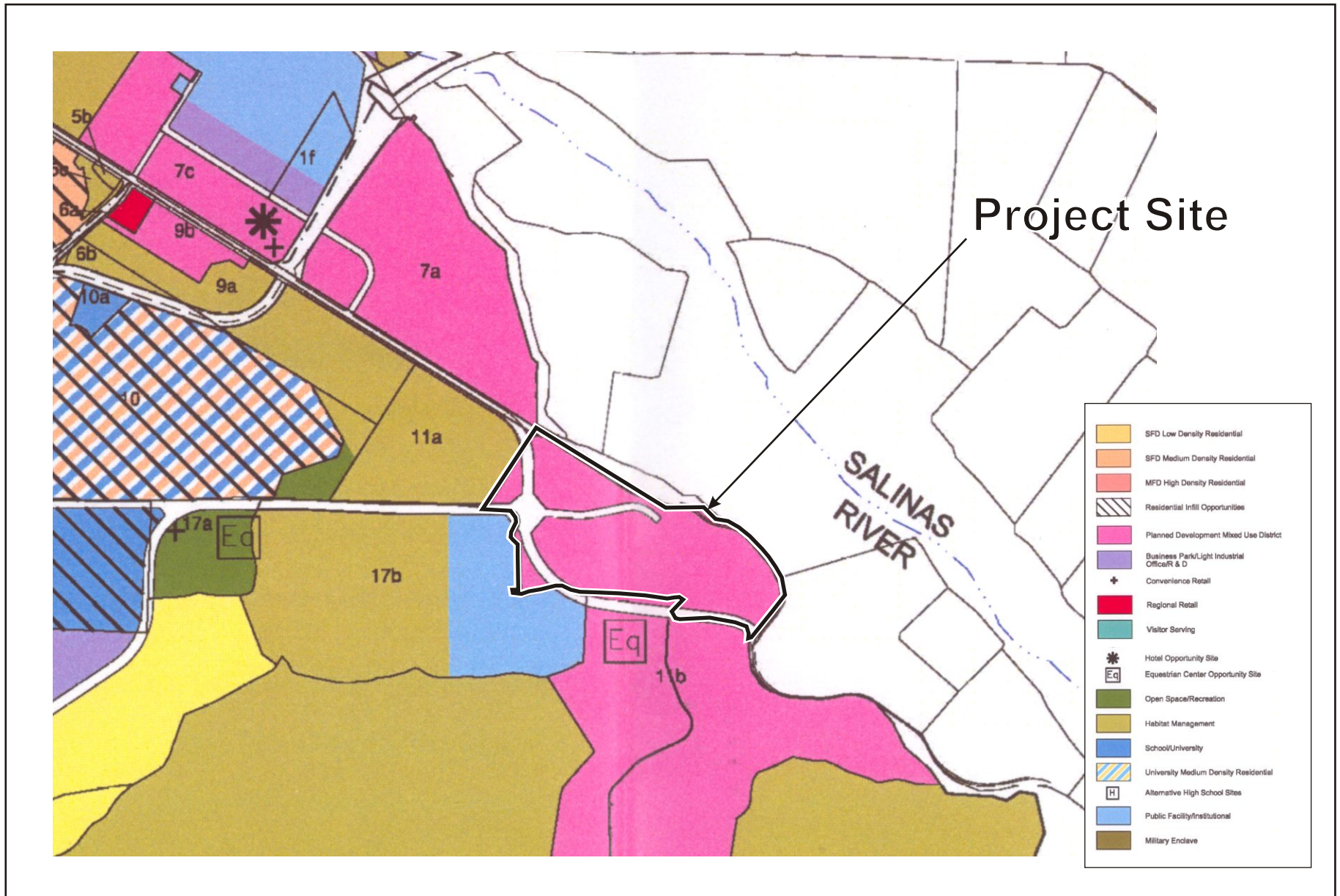
Additionally, the project site is included in a County redevelopment area. In 2002, the County Board of Supervisors adopted the Redevelopment Plan for the redevelopment of portions of Fort Ord within the jurisdiction of the County, including the East Garrison project area.

The EGSP is a specific plan proposed pursuant to Government Code § 65450 et seq. As required by state law, the specific plan must be consistent with the MCGP, which includes the GMPAP. In addition, the Monterey County Zoning Ordinance, Monterey County Inclusionary Housing Ordinance, and Monterey County Water Resources Agency Ordinance No. 3932 are applicable to the project, as further described below.

### **Monterey County General Plan**

The MCGP is the broad, comprehensive planning document for the unincorporated areas of the County. The MCGP contains goals, objectives, and policies to maintain and enhance the County's rural character, natural resources, and economic base. Policies contained within the MCGP are intended to allow for adequate residential, commercial, and industrial growth in areas best suited for development, while restricting urban sprawl and indiscriminate development.

The current MCGP was adopted in 1982, and has been amended subsequently on several occasions. At the countywide level, the MCGP designates all proposed major land uses by one of seven basic designations: Residential, Commercial, Industrial, Agricultural, Resource Conservation, Public/Quasi-Public, and Transportation. Under the 1982 MCGP, the EGSP site was designated as Public/Quasi-Public.



Project Site

Source: County of Monterey Fort Ord General Plan Amendment, November 2001.

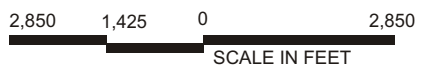


Exhibit 4.1-1  
Site and Surrounding Land Use Designations



## County of Monterey Fort Ord General Plan Amendment

In November 2001, Monterey County amended the MCGP in order to update the existing MCGP and to incorporate policies relative to the Fort Ord area as contained in the Reuse Plan. The General Plan Amendment (GPA) policies strongly encourage appropriate development of the FFO, and coordination with the FORA to create development consisting of dense communities with urban infrastructure, diverse housing types, and pricing to meet the needs of the local workforce. The policies encouraged the development of neighborhoods, schools, parks, retail establishments and workplaces in communities that are walkable, with trails and pedestrian amenities, and that are accessible to transit. The GPA also contained additional Design Objectives and land use descriptions to further the Design Principles contained in the Reuse Plan.

Under the GPA, the project site, including the immediately surrounding area was designated as Planned Development Mixed-Use District, which allows for a variety of land uses intended to create pedestrian-oriented communities. A variety of residential uses are allowed under this designation at a density of up to 20 units per gross acre. Residential types may include both detached and attached, multi-family units as well as residential units integrated into other allowed uses. A variety of commercial and civic land uses are allowed and encouraged including retail, commercial, professional office and studios, entertainment, cultural and civic, transit centers, schools, churches, and day care centers. Development intensity may be up to 0.35 floor area ratio (FAR).<sup>1</sup>

Areas surrounding the Planned Development Mixed-Use District are designated as Habitat Management to the south and west, and Public Facility/Institutional to the west. The Habitat Management designation allows habitat management, ecological restoration, environmental education activities and facilities, and passive recreational activities, such as hiking, bike riding, horse riding, and picnicking in accordance with adopted habitat plans.

## County of Monterey Housing Element

The *Housing Element* is one of seven elements required of the MCGP. State law identifies the subjects that must be addressed in a *Housing Element*. These guidelines are identified in Article 10.6 of the State of California Government Code (Sections 65580 et seq.). State law specifies that the *Housing Element* must assess housing needs, evaluate the current housing market in the County, and then identify programs that will meet housing needs. The *Housing Element* includes a review of housing stock characteristics as well as housing cost, household incomes, special need households, availability of land and infrastructure and various other factors. Also included in is the County strategy for achieving County's Regional Housing Needs Allocation. The County's Regional Housing Needs Allocation, as determined by the Association of Monterey Bay Area Governments (AMBAG) and adjusted for the 2003-2008 planning period, is 2511 units. The Housing Element strategy for meeting that housing need is to encourage new residential development by ensuring that appropriate zoning, land use designations, and infrastructure are available (Goal H-6.a of the *Housing Element*). The proposed means of implementing this goal includes passage of a specific plan for the East Garrison area that would allow approximately 1390 units. The planning period for this *Housing Element* document is 2002 to June 30, 2008.

## Greater Monterey Peninsula Area Plan (GMPAP)

The GMPAP, adopted in 1984, is one of eight area plans under the MCGP. The GMPAP addresses local issues with policies specifically devised to protect natural resources, consider environmental

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<sup>1</sup> Floor area ratio is defined as the ratio between building floor area and building lot.

constraints, and recommend land use patterns specific to the greater Monterey Peninsula. At the time the GMPAP was adopted, the closure of Fort Ord was unforeseen. With the exception of policies related to highly sensitive visual resource areas (Figure 10 of the GMPAP), the GMPAP does not contain specific policies regulating development of the project site.

### **Fort Ord Redevelopment Plan**

The *Fort Ord Redevelopment Plan* (Redevelopment Plan) was adopted by Monterey County on February 12, 2002. The primary objectives of the Redevelopment Plan are to eliminate blighted conditions at Fort Ord, modernize or rehabilitate existing buildings where economically feasible, and assemble land into parcels suitable for residential, commercial, office, retail, and visitor-serving uses. Other objectives of the Redevelopment Plan are to increase the supply of affordable housing, improve the housing-jobs balance through the provision of housing, upgrade inadequate utility infrastructure, implement habitat management programs, and preserve scenic areas. The Redevelopment Plan includes specific land use objectives, and spells out redevelopment actions and permitted uses, and development considerations.

### **Monterey County Zoning Ordinance**

The Monterey County Zoning Ordinance (Title 21) is the zoning ordinance that governs the unincorporated areas of the County outside of the coastal zone. The Monterey County Zoning Ordinance implements land use designations established in the General and Area Plans, and has created various zoning districts, in addition to regulations and permit processes that set standards for land uses, including the allowed type of land uses and intensity of development, setbacks. The current zoning of the EGSP project site is Public/Quasi-Public. The Specific Plan is legally superior to the Zoning Ordinance. The EGSP will describe the relationship of the Specific Plan to the County Zoning Ordinance (see discussion under Impact 4.1-B).

### **Monterey County Water Resources Agency Ordinance No. 3932**

County of Monterey Water Resources Agency Ordinance No. 3932 updated water conservation regulations that seek to permanently reduce or eliminate waste of water in all areas of Monterey County. Monterey County Water Resources Agency Ordinance No. 3932 defines water conservation regulations for public, commercial, residential, utility, and agricultural uses. Requirements that are applicable to the EGSP site include:

- Prompt repair of plumbing, sprinkler or irrigation systems;
- No vehicle washing or exterior building cleaning without automatic shutoff nozzle;
- No use of a hose to clean sidewalks, driveways, parking lots or other outdoor paved areas;
- No spilling of water into streets;
- Fountains must recycle water;
- Visitor-serving uses must promote water conservation;
- Construction watering must use reclaimed water when available; and
- New construction must use water conserving plumbing fixtures.

### **Monterey County Inclusionary Housing Ordinance**

In order to ensure the availability of housing for low- and moderate-income households, the County has an Inclusionary Housing Ordinance, codified at Chapter 18.40 of the Monterey County Code. The ordinance requires that all residential development consisting of five or more units or lots in Monterey County shall provide inclusionary units onsite or offsite, or pay a fee in-lieu pursuant to

§18.40.90. The size, design, and location of inclusionary units must be consistent with the County General Plan, Local Coastal Plan as applicable, Zoning Ordinances, and other County ordinances and building standards. Compliance may be accomplished by the developer alone or in combination with others, such as a non-profit housing corporation.

The ordinance requires the provision of very low-, low- and moderate-income deed restricted units, within the project, in an amount equal to or greater than 20 percent of the total number of units approved for the development project. On-site compliance is required; however, other forms of contributions may be allowed if specifically approved by the Board of Supervisors upon a showing by the developer with clear and convincing evidence that onsite contribution is not appropriate for the particular development. A residential development application will not be considered complete for consideration until the applicant has submitted plans and proposals that demonstrate the manner in which the requirements of the ordinance will be achieved.

As part of the approval for the project, the developer will be required to enter into an inclusionary housing agreement with the County that addresses specific details related to compliance with the ordinance. The agreement will address issues such as the number of inclusionary units to be provided, where the units are to be located, the type of unit, number of bedrooms, physical appearance, affordability level, selection of occupants, and phasing of construction. Subsequent agreements may be required for individual inclusionary components.

## **4.1.2 Project Impacts and Mitigation Measures**

### **THRESHOLDS OF SIGNIFICANCE**

The EGSP project is considered to have a significant impact upon land use if it will:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

### **METHODOLOGY**

All land use, planning and policy documents were reviewed for the project area including the MCGP, the GPA, the GMPAP, the Redevelopment Plan, the proposed EGSP, and other County ordinances and buildings standards, in addition to relevant the Reuse Plan and environmental documentation related to the reuse of FFO. Existing land uses in the project area and surrounding vicinity were also surveyed and documented during a reconnaissance of the site.

Regional planning programs and policies are discussed within their respective topical sections of this DSEIR (e.g., National Pollution Discharge Elimination System is discussed in Section 4.3, Hydrology and Water Quality; the Regional Transportation Plan is discussed in Section 4.4, Transportation and Circulation; Monterey Bay Unified Air Pollution Control District Air Quality Management Plan is discussed in Section 4.5, Air Quality, etc.). Please refer to these sections for a detailed analysis of other relevant environmental effects associated with the project's consistency with these regional planning programs.

## IMPACT ANALYSIS AND MITIGATION MEASURES

### Established Communities

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**Impact 4.1-A**            **Implementation of the EGSP will not physically divide an established community. (Less Than Significant)**

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The proposed project would not divide an established community. In general, projects that introduce physical barriers that divide an existing community into separate areas or districts have the potential to result in adverse effects on communities. An example of this type of project would be the construction of a freeway or highway through an established residential neighborhood. The proposed project would not involve the construction of any physical barriers through an existing community. Implementation of the EGSP would create a planned community in an area previously developed as a military installation, which was previously closed to public access. This project site is primarily surrounded by abandoned military facilities, agricultural uses, and undeveloped open space. No established communities exist near the project site. Therefore, no adverse effects associated with physically dividing an established community would occur under implementation of the EGSP.

#### **Mitigation Measures**

**4.1-A-1**            No mitigation measures are necessary.

#### **Significance After Mitigation**

Less than significant.

### Land Use Plans, Policies, and Regulations

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**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. (Less Than Significant)**

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As required by state law, the specific plan must be consistent with the MCGP, which includes the GMPAP. In addition, the Monterey County Zoning Ordinance, Monterey County Inclusionary Housing Ordinance, and Monterey County Water Resources Agency Ordinance No. 3932 are applicable to the project to the extent described in the analysis below.

The EGSP proposes residential, commercial, and open space development that must be tested against the adopted goals and policies of relevant General Plan and Area Plan documents and ordinances. The purpose of the review is to determine whether the EGSP will conflict with relevant environmental plans and policies for the area. The EGSP, with the exception of two policies (described in detail below), is consistent with all relevant County of Monterey plans and policies. Any plan and policy inconsistencies will be temporary in nature and will be resolved upon proposed adoption of amendments to the applicable plans and policies by the County of Monterey as part of the approval of the EGSP. A detailed consistency analysis for the MCGP, the GPA, and the GMPAP is located in Appendix B. A brief overview of the GPAs required for the project under the MCGP, in addition to a discussion of the EGSP's consistency with other relevant County ordinances and building standards previously identified, is provided below.

#### **Monterey County General Plan**

Overall, the EGSP incorporates the intent of the MCGP policies. The EGSP will preserve open space areas to protect scenic vistas and biological resources; incorporate design and construction practices to conserve soil resources, water quality, and environmentally sensitive areas; conserve energy through building and site design; protect human life and structures from seismic and fire hazards;



ensure compatible land uses; provide for adequate, safe, and effective transportation facilities; and allow for the adequate provision of public services.

With the exception of Policy 26.1.9, which serves to preserve the County's scenic and rural character, the EGSP is consistent with MCGP policies. Policy 26.1.9 relates to substantially adverse visual impacts resulting from ridgeline development. As part of approval of the EGSP, the County will approve a GPA for this policy which states that areas covered by Specific Plans shall address viewshed issues as part of the plan's regulations. Policy 26.1.9 of the MCGP is proposed to be amended as follows:

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. **This policy shall not apply in areas governed by Specific Plans. Each Specific Plan shall address viewshed issues as part of the plan's design and regulations.**

With approval of the GPA, the project will be consistent with the MCGP. Therefore, no adverse effects associated with the project's inconsistency with the MCGP would occur under implementation of the EGSP.

#### ***Fort Ord Reuse Plan and County of Monterey General Plan Amendment***

The Reuse Plan, adopted in June 1997, describes the broad concepts for redevelopment of the Fort Ord military reservation. One of the primary efforts of the Reuse Plan is to assure that redevelopment of Fort Ord results in a balance of jobs and housing. Under state law, Monterey County is required to develop the lands within Fort Ord under its jurisdiction consistent with the Reuse Plan. The Reuse Plan is implemented through the 2001 GPA.

Land uses proposed by the Reuse Plan for the East Garrison area differ from those proposed in the EGSP. However, the Reuse Plan allows for flexibility in the redevelopment of the FFO, and land uses proposed under the EGSP would be allowed under the Reuse Plan. Similar to the Reuse Plan, the EGSP would provide a range of housing densities and commercial land uses, encourage compatible land uses and land use buffers, protect natural resources and native habitats, provide public services and adequate access to all, and link the hiking and biking trails in the planning area with the system surrounding the FFO area. In addition, the EGSP would implement the Reuse Plan by improving Reservation Road and connecting Inter-Garrison Road and Watkins Gate Road, implementing the Habitat Management Plan for the area, improving the jobs/housing ratio, and complying with water demand amounts allocated to the area.

With the exception of Commercial Land Use Policy A-1 of the MCGP as amended in 2001 which serves to allocate land uses and commercial and office categories for FFO jurisdictions, the EGSP is consistent with the policies proposed under the GPA, and which are now a part of the MCGP. Commercial Land Use Policy A-1 relates to providing goods and services for the needs of County citizens and FFO jurisdictions through the allocation of commercial land uses on the EGSP site. In comparison to the 1,470 residential units and 186,000 square feet (sq ft) of non-residential uses

proposed under the EGSP, the current policy allows for a much larger amount of non-residential uses including, 609,840 sq ft of Business Park/Light Industrial, 217,800 sq ft of Office/R&D and 54,461 sq ft of Convenience/Specialty Retail. The County proposes to amend Commercial Land Use Policy A-1 to eliminate the provisions outlined above and reflect the mixed-use development project being considered under the EGSP.

Commercial Land Use Policy A-1 of the MCGP is proposed to be amended as follows:

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. **In the absence of a Specific Plan,** Commercial Land Uses shall be designated not to exceed the following: ~~as follows.~~

Business Park/Light Industrial

East Garrison District (Polygon 11b): 70 acres, 0.2 FAR, 609,840 feet<sup>2</sup>

**Office/R&D:**

East Garrison District (Polygon 11b): 25 acres, 0.20 FAR, 217,800 feet<sup>2</sup>

**Convenience/Specialty Retail:**

East Garrison District (polygon 11b:) ~~5 acres, 54,461 sq. ft.~~ **75,000 square feet of specialty retail and 100,000 square feet of artists' studio space. The groundfloor of live/work units can also be utilized for commercial use.**

**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 Center, Artists studios, or Mixed Use designations.**

**County of Monterey Housing Element**

The EGSP project is consistent with the County's *Housing Element* of the MCGP. The *Housing Element* identifies East Garrison as an area for which the County will undertake appropriate planning in order to accommodate the County's Regional Housing Needs Allocation (RHNA). The strategy for meeting the RHNA includes adoption of a specific plan for the East Garrison area that would allow development of approximately 1390 units, a portion of which would be affordable to very low, low, or moderate income households. The EGSP is consistent with the *Housing Element* in that the plan accommodates 1,400 residential units and up to 70 accessory (carriage units), and 20 percent will be dedicated to affordable housing.

**Greater Monterey Peninsula Area Plan**

The GMPAP is the planning document adopted for the Greater Monterey Peninsula, including the project area. As indicated previously, at the time the GMPAP was adopted, the closure of Fort Ord was unforeseen. However, the EGSP incorporates and implements policies of the GMPAP relevant to the planning area. The EGSP would be consistent with all other policies contained in the GMPAP by incorporating project design features and policies in the EGSP that protect sensitive cultural and natural resources and habitats, control erosion, connect to existing public services, and protect people and structures from fire and geological hazards. The EGSP would also incorporate policies related to open space and visual resources, roadway connections, parks and recreation, low and moderate income housing, and the provision of commercial land uses, which do not conflict with policies contained within the GMPAP. Therefore, no adverse consistency effects would occur to the GMPAP.

**Fort Ord Redevelopment Plan**

One of the primary objectives of the *Fort Ord Redevelopment Plan* (Redevelopment Plan) is to eliminate blighted conditions at Fort Ord by facilitating redevelopment of the FFO. Another objective is to assemble land into parcels suitable for redevelopment. The EGSP project would accomplish these objectives by rehabilitating existing buildings where economically feasible, increasing the supply of affordable housing, improving the housing-jobs balance through the provision of housing, and upgrading inadequate utility infrastructure.

The Redevelopment Plan also contains specific objectives for recreation and open space, transit, circulation, and pedestrian and bicycles. The EGSP project would be consistent with these objectives by providing recreation and open space facilities, and providing transit, transportation and circulation improvements, and pedestrian and bicycle facilities. The proposed project is consistent with the allowable land uses specified in the Redevelopment Plan. The allowable land uses specified in the Redevelopment Plan for the “Reservation Road” area, which includes the East Garrison project site, includes Planned Development Mixed Use.

**Monterey County Zoning Ordinance**

The EGSP would implement the Monterey County Zoning Ordinance regulations for the project site. The EGSP area is located within the Public/Quasi-Public zoning district. The purpose of the Public/Quasi-Public district is to allow uses such as schools, parks, regional parks, recreational areas and uses which serve the public at large. Allowed uses in the Public/Quasi-Public districts include crop and tree farming, the grazing of sheep, cattle and goats, water system facilities, including wells and storage tanks serving four or fewer connections, home occupations, and similar uses. Additional uses may be allowed with a permit, including caretaker facilities for providing onsite security, accessory structures, public recreational uses, golf courses and country clubs, airports, hospital, churches and similar facilities.

As indicated previously, the Monterey County Zoning Ordinance guides, controls, and regulates development within the County consistent with the MCGP land use designations and any Area Plans, specific plans and/or policies and standards adopted by the County. However, in cases where a specific plan is used to implement the MCGP, the specific plan may contain its own development standards to regulate land uses within the plan area. Those development standards may replace the standards contained in the Monterey County Zoning Ordinance. The EGSP takes this approach.

The EGSP contains development regulations that would be applied within the project area. These regulations are proposed because the EGSP includes land uses and infrastructure elements that have no implementing regulations in the Monterey County Zoning Ordinance and/or because modifications

of existing zoning standards are required to implement design aspects of the EGSP. In cases where the Monterey County Zoning Ordinance and the EGSP development standards are in conflict, the standards in the EGSP shall prevail. In cases where the EGSP does not provide specific development standards, the regulations and procedures of the Monterey County Zoning Ordinance apply.

The EGSP includes development standards that regulate proposed land uses, such as signage, lighting, parking, and height and yard regulations, in addition to including standards in the East Garrison Pattern Book. The East Garrison Pattern Book provides specific development standards for each building type proposed under the EGSP. Chapters on design standards and landscape architecture design are also provided. In total, the development regulations, East Garrison Pattern Book, design standards, landscape standards, and roadway design standards address all of the major development components of the proposed project. Since these standards are similar to those in the Monterey County Zoning Ordinance, no conflicts would occur between the EGSP and the Monterey County Zoning Ordinance.

**Monterey County Water Resources Agency Ordinance No. 3932**

As indicated previously, the Monterey County Water Resources Agency Ordinance No. 3932 requires water conservation and a reduction in water wasting practices. Water conservation and water waste reduction would be achieved in the EGSP site in several ways. Commonly used plumbing fixtures, which are currently available including low-flow showerheads and toilets, would be utilized in addition to water-conserving irrigation equipment and the use of drought-tolerant landscaping (i.e., native species). The introduction of these physical techniques combined with education of new residents and businesses on the importance of water conservation through a proactive outreach information program would serve to restrict water wasting practices for public, commercial, residential, and utility uses. Such measures would meet or exceed the requirements of the Monterey County Water Resource Agency Ordinance No. 3932.

**Monterey County Inclusionary Housing Ordinance**

The EGSP includes an affordable housing program and is consistent with the Monterey County Inclusionary Housing Ordinance. More specifically, when complete, the three neighborhoods proposed under the EGSP will include a full spectrum of housing, including 20 percent dedication to affordable housing. Therefore, implementation of the EGSP would meet the requirements of the Monterey Inclusionary Housing Ordinance by requiring 20 percent of all units be affordable housing.

**Mitigation Measures**

**4.1-B-1** No mitigation measures are necessary.

**Significance After Mitigation**

Less than significant.

**Conservation Plan Considerations**

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**Impact 4.1-C** Implementation of the EGSP will not conflict with an applicable habitat conservation plan or natural community conservation plan. (Less Than Significant)

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The *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord* (HMP) was established between the Army and the U.S. Fish and Wildlife Service for the FFO. This HMP outlines a habitat conservation area, corridor system, and parcel-specific land use categories, in addition to providing management requirements for all lands on the FFO. The HMP identifies four general categories of parcel-specific land uses: habitat reserve, habitat corridor, development with reserve areas or restrictions, and development with no restrictions.

A general goal of the HMP is to promote preservation, enhancement, and restoration of habitat while allowing implementation of a community-based reuse plan that supports economic recovery after the closure of Fort Ord. The HMP assumes a reuse development scenario for the entire base resulting in the removal of up to 6,300 acres of existing vegetation and wildlife habitat. The HMP also identifies the loss of 18 special-status species (HMP species). To minimize the impacts of reuse on HMP species, the HMP establishes approximately 16,000 acres of habitat reserves with about 400 additional acres of connecting habitat corridors. In addition, the HMP places further conditions on development of approximately 1,800 additional acres by requiring reserve areas or restrictions on those lands. The HMP designates the EGSP area as development with reserve areas or restrictions and allows for up to 200 acres of total development in addition to 41 acres of development allowed on the former sewage treatment plant and the development of a roadway corridor through the area.

The FORA and the County of Monterey submitted modifications to the original HMP to the Army and the U.S. Fish and Wildlife Service (USFWS) for approval. The Army and USFWS approved the boundary changes and other HMP modifications. The approved modifications allow residential and commercial development at East Garrison on an additional 210 acres of oak woodland, maritime chaparral, and grassland communities that would have been preserved under the original HMP. In exchange, the amendments to the habitat reserve set aside over 450 acres of land to support biotic communities at Parker Flats that were previously designated for development. Thus, 240 more acres of habitat will be preserved under the plan as modified than under the original HMP.

The modifications were described in the Land Swap Agreement document prepared by Zander Associates (May 2002) and were submitted to the Army for review and consideration. The Army determined that the goals and objectives of the HMP would be met through implementation of the modifications and requested concurrence from the USFWS on that finding (USDOA 2002). The USFWS agreed that the proposed modifications were consistent with the resource protection goals of the HMP and concluded that the level of effects on HMP species would not exceed those already addressed in biological opinion 1-8-99-F/C-39R (USFWS 2002). An expanded discussion of the HMP is provided in Section 4.7, Biological Resources.

#### ***Mitigation Measures***

**4.1-C-1** No mitigation measures are necessary.

#### ***Significance After Mitigation***

Less than significant.

