



MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION

2620 1ST AVENUE

MARINA, CA 93933

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NOTICE OF AVAILABILITY DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (DSEIR)

PROJECT TITLE: EAST GARRISON SPECIFIC PLAN AND VESTING TENTATIVE MAP

PROJECT LOCATION: RESERVATION ROAD AT INTERGARRISON ROAD, FORMER FORT ORD, BETWEEN APPROXIMATELY ONE MILE EAST OF BLANCO ROAD AND WATKINS GATE ROAD

Notice is hereby given that the County of Monterey is seeking written comment on the DRAFT Subsequent Environmental Impact Report (EIR) on the East Garrison project (PLN030204, SCH# 2003081086) in accordance with the California Environmental Quality Act. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the EIR together with other information relative to the environmental effect of the project.

PROJECT DESCRIPTION: The 244-acre East Garrison Specific Plan project site is located south of Reservation Road, in the northeastern area of the former Fort Ord. The project site is located in the Greater Monterey Peninsula Area Plan (GMPAP) area.

The project includes a Specific Plan that will govern the development of the project site, a Disposition and Development Agreement, Development Agreement, and a Vesting Tentative Map to construct 1470 residential units, 11,000 square feet of civic buildings, 75,000 square feet of commercial development, and up to 100,000 square feet of artist studio space. Twenty three of 34 historic buildings are proposed to be restored and reused as part of the community. The community will also include developed parks and open space areas. The application involves a Combined Development Permit consisting of a Specific Plan; two General Plan text amendments; Vesting Tentative Map to allow the subdivision of the property into parcels to accommodate 1470 single- and multi-family units, commercial and public/recreational uses; a Use Permit to allow the removal of approximately 44 acres of oak woodland and 41 acres of oak savanna; and a Use Permit to allow for development on slopes 30 percent or greater. The project does not involve any hazardous sites as listed under Section 65962.5 of the Government Code.

LEAD AGENCY: COUNTY OF MONTEREY

ADDRESS WHERE COPY OF DRAFT SEIR IS AVAILABLE FOR REVIEW:

County of Monterey
Planning/Building Inspection
2620 1st Avenue
Marina, CA 93933

Steinbeck Library
350 Lincoln Avenue
Salinas, CA 93901

Monterey County Library
Marina Branch
266 Reservation Road
Marina, CA 93933

Documents referenced in the DSEIR are available at the Monterey County Planning and Building Inspection Department at the address listed above.

PUBLIC REVIEW PERIOD: SEPTEMBER 16 THROUGH NOVEMBER 1, 2004

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS: GEOLOGY AND SOILS; TRANSPORTATION AND CIRCULATION; AIR QUALITY; BIOLOGICAL RESOURCES; CULTURAL RESOURCES; NOISE; AESTHETICS, PUBLIC SERVICES AND UTILITIES; HAZARDOUS MATERIALS.

Public hearings will be held before the Monterey County Subdivision Committee and Planning Commission, which serve as advisory bodies. A public hearing will be held before the Board of Supervisors to certify the Final SEIR as complete and adequate, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation.

For additional information contact:

Mike Novo
Monterey County Planning and Building Inspection Department
2620 First Avenue,
Marina, CA 93933
Phone (831) 883-7518

Written comments concerning the Draft SEIR should be sent to Mr. Novo at the above address.

The following documents are available for purchase from the Monterey County Planning and Building Inspection Department at the above address:

DSEIR hard copy, at a cost of \$100; CDs are available at a cost of \$6.

Technical Appendices hard copy, at a cost of \$75; CDs are available at a cost of \$6.

Specific Plan hard copy, at a cost of \$95; CDs are available at a cost of \$6.

The documents are also available on the County website at <http://www.co.monterey.ca.us/pbi/>