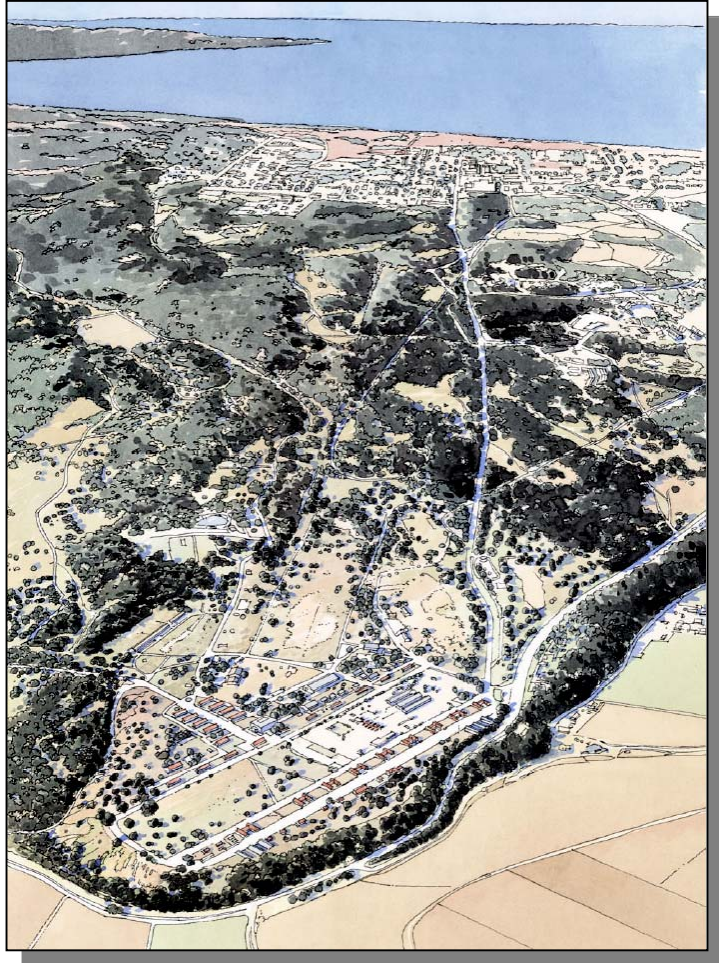


**Monterey County
East Garrison Specific Plan**

FORA Consistency Determination



Prepared by



July 29, 2005

Table of Contents

Executive Summary iv

1 Introduction 1

 1.1 Project Overview 1

 1.2 FORA Consistency Requirements 2

**2 FORA Master Resolution Sections 8.02.010 and 8.02.030 -
Legislative Land Use Decision and Development Entitlement
Consistency 4**

 2.1 Land Use and Development Consistency 4

 2.2 Jobs/Housing Balance 10

 2.3 EGSP Implementation of the 1997 Installation-Wide Multi-species
 Habitat Management Plan 11

 2.4 Implementation of the Development and Resource Management
 Plan 13

**3 FORA Master Resolution Section 8.02.020 and Section 8.02.040 –
Specific Programs and Mitigation Measures for Inclusion in
Legislative Land Use Decisions and Adoption of Required
Programs 17**

4 Conclusion 31

List of Tables

Table 1.2-1	Summary of FORA Consistency Analysis Requirements
Table 2.1-1	Land Use Capacity Comparison
Table 2.1-2	Planned Development Mixed Use District Allowed Range of Uses and EGSP Proposed Land Uses
Table 2.3-1	East Garrison Proposed Development and Habitat Area Acres Comparison
Table 3-1	EGSP Consistency with FORA Master Resolution Section 8.02.020

List of Attachments

(available on CD, if attached, or accessible at:

www.co.monterey.ca.us/pbi/major/eastgarrison/eg_main.htm#EG_Reports)

- A. *East Garrison Specific Plan*, July 2004.
- B. *Draft and Final Subsequent Environmental Impact Report for the East Garrison Specific Plan*, January 2005.
- C. Fort Ord General Plan Amendment to the County of Monterey General Plan, Board of Supervisors Resolution Nos. 01-457 and 01-458, 11/20/01
- D. Fort Ord Reuse Authority Resolution No. 02-3, Certifying that the Amendments to the General Plan of the County of Monterey are Consistent with the Fort Ord Reuse Plan
- E. Consistency Analysis of the EGSP to the 2001 Fort Ord General Plan Amendment, the Monterey County General Plan, and the Greater Monterey Peninsula Area Plan
- F. *Assessment East Garrison - Parker Flats Land Use Modifications Report* and Board of Supervisors Agreements No. A-09217, 10/22/02 and A-09555, 9/23/03
- G. Board of Supervisors Action Authorizing concurrence with the management requirements of the Installation-Wide Multi-species Habitat Management Plan for former Fort Ord, California
- H. Monterey County Project Staff Reports
- I. Monterey County Project Ordinances and Resolutions

1. Redevelopment Agency Adoption of the DDA
2. Board of Supervisors resolution allocating 470 acre-feet of water per year
3. Board of Supervisors resolution adopting two General Plan text amendments
4. Board of Supervisors Ordinance adopting the Development Agreement

Executive Summary

The Fort Ord Reuse Authority (FORA) Board of Directors, following the terms of Chapter 8 of the Fort Ord Reuse Authority Master Resolution and California state law, is required to review jurisdictional legislative planning level documents. This review culminates in a determination of consistency if the Board finds that there is substantial accord between the Base Reuse Plan (BRP) and the submittal documents. Common areas for review and their consistency are described below.

Land Uses and Density

The proposed project is located within the 751-acre East Garrison District, which is part of the Reservation Road Planning Area as defined in the BRP. This district is designated as a “Planned Development Mixed-Use District” providing pedestrian-oriented centers that support a wide variety of commercial, residential, retail, professional services, cultural and entertainment activities. The Reuse Plan allowed a maximum density of up to 20 units per acre. The EGSP has substantially incorporated these elements, including:

- ❑ An Arts District with live/work studios, gardens and galleries incorporated into the historic structures.
- ❑ A new residential neighborhood with convenience retail and services built within the historic district to augment the live/work resources.
- ❑ Overall net density for the Specific Plan area is just over 11 units per acre.
- ❑ Shared open space features within the Specific Plan area such as a common meeting room in the historic chapel, common exhibition space for the arts community, neighborhood recreation facilities, and open space areas.

As such the proposed East Garrison project is consistent with the BRP with respect to land uses and density.

Residential Cap and Affordability

The BRP and related Development Resource Management Plan (DRMP) include an overall cap of 6,610 new residential units within the former Fort Ord. This cap is not defined by individual jurisdiction or project. The proposed East Garrison project would not exceed this residential cap.

FORA housing policies are spelled out in the BRP and are summarized by the supplemental housing policy adopted by the Board (Master Resolution Section 8.02.020). FORA encourages housing affordability beyond the minimal 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. For the proposed East Garrison project, 20% of the housing (280 dwelling units) would be priced for very low, low, and

moderate-incomes. In addition, 10% of the housing (140 dwelling units) would be allocated as Workforce II units.

As such the proposed East Garrison project is consistent with the BRP with respect to housing limits and housing affordability.

Water Usage

The proposed East Garrison project conforms to the BRP, which in turn conforms strictly to the limitations on water usage set by the DRMP. The DRMP limits total residential development to ensure capacity for industrial/commercial land use and to prevent development from outstripping the existing 6,600 acre-feet per year (AFY) potable water supply for the former Fort Ord. As part of that program, the Fort Ord Reuse Authority has allocated water to each of the jurisdictions receiving water. Monterey County has been allocated 560 acre-feet per year of water use under the current 6,600 acre-foot per year limit.

The Marina Coast Water District will be providing water to East Garrison. As part of the environmental review process, the County requested a Water Supply Assessment (WSA) in conformance with the State of California Water Code. A WSA for the project was prepared and adopted by the MCWD Board on July 14, 2004. The Assessment demonstrates that the agency is capable of delivering water to the project, even in dry periods. The Assessment determined that the project water needs would be 470 acre-feet per year. Along with 52.5 acre-feet per year provided from the County's supply to MPC, County water use is below the 560 acre-feet per year allocation to the County.

Jobs/Housing Balance

The BRP emphasizes a jobs/housing balance by designating much of the land for job creation. According to the Reuse Plan, the mix of planned land uses at the former Fort Ord is expected to provide, at buildout, a total of approximately 45,000 to 46,000 jobs, and approximately 17,000 dwelling units. An additional 5,100 on-campus housing units is estimated within the core area of CSUMB. The UCMBEST site, which is part of the County's Reservation Road Planning Area, is projected for uses that will enable extensive job creation adjacent to East Garrison.

Additionally, the 186,000 square feet of non-residential uses and more than 100 live/work units within the project will allow for up to 380 jobs in the community, further supporting the FORA Plan policy.

As such the proposed East Garrison project is consistent with the BRP with respect to providing a jobs/housing balance for the former Fort Ord.

Fair Share Contribution

The BRP requires each jurisdiction to enter into an agreement with FORA to pay a fair share contribution toward basewide mitigation and other basewide

improvement costs. These include transportation improvements, building demolition, and unexploded ordinance cleanup.

As part of the project, East Garrison will be paying more than \$50 million to FORA through payment of development fees. East Garrison will also provide additional revenues to FORA through shared land sales and tax increment revenue.

As such the proposed East Garrison project is consistent with the BRP with respect to providing a fair-share contribution toward basewide mitigation and other improvement costs.

1 Introduction

This report analyzes the consistency of the East Garrison Specific Plan (EGSP) project, a 244-acre mixed-use development proposed on the former Fort Ord military base, with the Fort Ord Reuse Authority (FORA) Fort Ord Base Reuse Plan (also referred to here as the Reuse Plan or BRP). This consistency analysis is required as part of FORA's Master Resolution Chapter 8 – Base Reuse Planning and Consistency Determinations, which was adopted by the FORA Board on March 14, 1997.

Based on this analysis, Monterey County concludes that the EGSP is in substantial conformance with the Reuse Plan and the FORA Master Resolution Chapter 8 Consistency Criteria.

1.1 Project Overview

The EGSP proposes the development of a new community with mixed uses, residential, cultural, and open space land uses at the East Garrison District of the former Fort Ord. The community will consist of three residential neighborhoods surrounding a mixed-use town center. The EGSP allows for the construction of up to 1,400 residential units plus up to 70 accessory (carriage house) units, 75,000 square feet of commercial space, 11,000 square feet of institutional uses, and 100,000 square feet of artist studio space. In addition, the Plan contains approximately 50 acres of open space, parks and natural areas.

On November 20, 2001, the Monterey County Board of Supervisors adopted the Fort Ord General Plan Amendment (GPA), to guide the preparation of future land uses proposed under County jurisdiction in the former Fort Ord (see Attachment C). The GPA was based on the Reuse Plan to ensure the consistency of future planning with both the Reuse Plan and the County General Plan. The FORA Board made a consistency determination of the County's GPA for the Fort Ord Redevelopment Project Area, and approved Resolution No. 02-3 (Attachment D), finding the GPA consistent with the Reuse Plan. For detailed analysis of the EGSP with the GPA and adopted County plans, see Attachment E - Consistency Analysis of the EGSP to the 2001 Fort Ord General Plan Amendment, the Monterey County General Plan, and the Greater Monterey Peninsula Area Plan.

Subsequently, the Monterey County Board of Supervisors approved the East Garrison Specific Plan and Pattern Book (EGSP), Final Environmental Impact Report for the EGSP, General Plan amendments, a Tentative Map, Zoning Ordinance Text and Map amendments, and Final Development Agreement for the East Garrison development project.

A Draft and Final Subsequent Environmental Impact Report (FEIR) for the EGSP has been prepared and certified by the Board of Supervisors. The Board of Supervisors found that the FEIR adequately addresses the potential environmental impacts of the project as defined under the California Environmental Quality Act (CEQA). The Board of Supervisors adopted a mitigation monitoring and

reporting program and mitigation measures called for in the FEIR have been incorporated as conditions of approval in the EGSP and Tentative Map.

1.2 FORA Consistency Requirements

The Fort Ord Reuse Authority (FORA) Board of Directors (the Board), according to Chapter 8 of the FORA Master Resolution and state law, is required to review jurisdictional planning level documents for consistency with the FORA Base Reuse Plan (Reuse Plan). This review culminates with a determination of consistency if the Board determines that there is “substantial accord” between the Reuse Plan and the submittal documents.

In addition to the submittal documents attached, the following documents were used in the preparation of this consistency analysis and are incorporated here by reference:

- ❑ Fort Ord Base Reuse Plan and Reuse Plan Final Environmental Impact Report
- ❑ FORA Master Resolution Chapter 8
- ❑ FORA Development and Resource Management Plan (DRMP)
- ❑ Monterey County General Plan
- ❑ Greater Monterey Peninsula Area Plan

FORA Master Resolution Chapter 8, Article 8.02 – Consistency Determination Criteria, describes the specific criteria by which all projects proposed by local jurisdictions on the former Fort Ord are analyzed. Table 1.2-1 below identifies each of the required Consistency Determination Criteria sections and a summary of the consistency analysis requirements.

Table 1.2-1: Summary of FORA Consistency Analysis Requirements

Section	Summary of Consistency Analysis Requirements
8.02.010 - Legislative Land Use Decision Consistency	<ul style="list-style-type: none"> ❑ Proposed land use designations and development densities as they relate to the BRP ❑ Potential conflict with open space, recreational or habitat management areas as they relate to the BRP ❑ Adequacy of infrastructure financing, installation, construction, and maintenance ❑ Implementation of the Fort Ord Habitat Management Plan
8.02.020 - Specific Programs and Mitigation Measures for Inclusion in Legislative Land Use Decisions (<i>a through t</i>)	<ul style="list-style-type: none"> ❑ Land use agency policies and programs from their respective applicable general, area, and specific plans as they relate to a broad array of regional, district, and neighborhood planning issues including but not limited to: land use, transportation, public services & utilities, historic resources, stormwater runoff, hazardous materials, biological resources, noise, air quality, jobs/housing balance, etc.
8.02.030 – Development Entitlement Consistency	<ul style="list-style-type: none"> ❑ Development entitlements as they pertain to items described in 8.02.010 (above) ❑ Jobs/housing balance requirements as provided in Section 8.02.020(t)
8.02.040 – Adoption of Required Programs	<ul style="list-style-type: none"> ❑ Requires adoption by the land use agency of programs identified in the following documents: ❑ Base Reuse Plan ❑ Base Reuse Plan Environmental Impact Report and associated Mitigation and Monitoring Plan ❑ Habitat Management Plan ❑ Development and Resource Management Plan ❑ FORA Master Resolution (as applicable to the proposed development).

2 FORA Master Resolution Sections 8.02.010 and 8.02.030 - Legislative Land Use Decision and Development Entitlement Consistency

In determining the consistency of East Garrison Specific Plan (EGSP) project with the Reuse Plan, several aspects are to be considered pursuant to Sections 8.02.010 Legislative Land Use Decision Consistency and 8.02.030 Development Entitlement Consistency of the FORA Master Resolution: 1) Land Use and Development Consistency, 2) Jobs/Housing Balance, 3) Compatibility of EGSP with the *Installation-Wide Multi-species Habitat Management Plan* (HMP), as amended, and 4) Consistency with the FORA *Development and Resource Management Plan* (DRMP) and adequacy of public services and capital improvement financing.

2.1 Land Use and Development Consistency

The Fort Ord Base Reuse Plan identified an overall development concept for the entire former Fort Ord and allocated specific land areas to the local jurisdictions for more detailed land use planning and future development. This section addresses the consistency of the East Garrison Specific Plan land uses and land use density and intensity with the Base Reuse Plan, including consistency with the Reuse Plan overall land use capacity, consistency with the East Garrison District land use concept, and consistency with the Planned Development Mixed Use (PDMUD) land use designation as it applies to the East Garrison District.

2.1.1 Base Reuse Plan Land Use Capacity

The Fort Ord Reuse Plan (Reuse Plan) was prepared by the Fort Ord Reuse Authority (FORA) pursuant to Senate Bill 899 to guide the development of the former Fort Ord. The closure of the base meant the loss of significant employment, both on the base and for surrounding communities. The Reuse Plan established a “Land Use Capacity,” a projected development yield based on anticipated market absorption, land characteristics, and community vision. The Reuse Plan provides “flexibility and diversity within planning areas or districts” (page 232). As such, the capacities provide a general guide to assist in land resource management and infrastructure commitments and financing. The land use designations set the “range of permissible housing types and an overall maximum development intensity averaged over entire planning areas...” (page 232). The aggregate totals provide a ‘not to exceed’ limit of development; they are not absolute. The exact mix of uses is expected to vary in response to market conditions and FORA actions.

The projected ultimate development under the Reuse Plan is planned to accommodate growth for a 40-60 year timeframe, with a not-to-exceed limit on total development. The Reuse Plan projected a need for 6,520 new homes on the former base by 2015, representing approximately 63% of the housing demand of the Peninsula cities. One of the primary tenets of the Reuse Plan is to provide the housing first, to support planned former Fort Ord job growth. The Reuse Plan

proposed that the County's share of new housing would be 3184 new units, with an average of 2.6 people per dwelling unit.

Private development is planned to occur on approximately 15% of the former base's land, with the rest reserved for public use. The Reuse Plan identifies East Garrison as one of the major development sites of the former military base. The Reuse Plan describes villages being created around the base and that these villages would be linked by transit routes and open space corridors. The villages were to be designed as compact, walkable communities, each developed with their own identity and character. The Reuse Plan points to key attributes for these village centers: mixed use, small-scale streets, and a vibrant mix of architectural styles. One of the defining elements for East Garrison was the Arts District and to have residential uses in a village setting as part of an East Garrison Historic District. The community was also to provide housing design that embraces the public street area, includes local conveniences, provides a mix of densities and style, and provide a generous amount of park and open space areas for day to day use. The East Garrison Specific Plan (EGSP) has been designed with all this in mind.

The Reuse Plan envisions mixed use areas located near commercial and employment centers and extensive non-residential development, with land use designations to accommodate more than 1,500 acres of Business Park, light industrial, office, research and development or retail uses. The East Garrison project site is within walking and biking distance of the UC MBEST jobs center and CSUMB. In addition, the EGSP proposes 75,000 square feet of commercial use and 100,000 square feet of artist/cultural/educational space in renovated historic structures. While this is a small portion of the total non-residential uses anticipated by the Reuse Plan, the EGSP implements several Reuse Plan East Garrison concepts: the Arts District, live/work and mixed use, and serves the major job centers of CSUMB and UC MBEST.

As shown in Table 2.1-1 below, the Reuse Plan anticipated over 22,000 new dwelling units. Monterey County was allocated 3,184 new residential units on 520 acres. The EGSP proposes 1,400 residential units plus up to 70 accessory (carriage house) units on 244 gross acres (94.2 net acres). The EGSP constitutes approximately 46% of Monterey County's housing share, on 18% of the net residential acreage. The remaining residential units can be accommodated in the remaining area of the East Garrison district and at UC MBEST.

The level of development planned by the EGSP is consistent with projected levels of development for the former Fort Ord under the Reuse Plan.

Table 2.1-1 –Land Use Capacity Comparison

Land Use	Former Fort Ord Total Capacity*		Monterey County BRP Capacity		East Garrison Specific Plan		EGSP % of Monterey County BRP Capacity	
	Acres	DUs/SF	Acres	DUs/SF	Acres	DUs/SF	Acres	DUs/SF
Residential	2,042	12,449	520	3,184	94.2	1,470	18.1%	46.2%
Business Park/ Light Industrial/ Office/ R&D (000's SF)	1,346	12,036	797	6,676	12.9	100	1.6%	1.5%
Retail (000's SF)	183	1,968	13	117	7.9	75	60.8%	64.1%
Public Facilities	1,072		340		1.3	11	0.4%	
Total Acres / DUs	4,643	22,232	1,670	6,277	244	1,470	14.6%	23.4%
Total SF		14,004		6,793		186		2.7%

* Includes additional lands allocated to the cities of Seaside and Marina.
**The Fort Ord Reuse Plan contains additional land uses (e.g. Open Space, Parks, Streets & ROW) not described here.
Sources: *Fort Ord BRP*, Table 3.3-1 Summary Land Use Capacity Ultimate Development, *EGSP Draft Supplemental EIR*, Table 3-2 Proposed Land Uses and Phasing.

2.1.2 East Garrison District Land Uses

With the adoption of the Reuse Plan and its incorporation into the county General Plan in 2001, much of the former Fort Ord now falls under the County's jurisdiction. Fort Ord lies within the Greater Monterey Peninsula Area Plan area of the County's General Plan. The Reuse Plan designated a series of planning areas for development and conservation. The East Garrison District is located in the Reuse Plan's Reservation Road Planning Area. East Garrison is one of five districts in the County's designated former Fort Ort territory that extends along Reservation Road:

- ❑ UC MBEST Center Cooperative Planning District
- ❑ UC Habitat Management District
- ❑ East Garrison District
- ❑ Youth Camp District, and
- ❑ County Habitat Management District

The East Garrison District consists of approximately 751 acres. Although the LSA modified the HMP to enable additional acreage for development at East Garrison, the EGSP has limited the urbanized area to 207 acres. Additional residential and other uses may occur in the remaining areas of the East Garrison District in the future, consistent with DRMP provisions.

Section 3.10.3 of the Reuse Plan describes the projected land uses for the Reservation Road Planning Area. The East Garrison District was designated as a "Planned Development Mixed Use District" in the Reuse Plan. This designation is planned for pedestrian-oriented community centers that support a wide variety

of commercial, residential, retail, professional services, cultural and entertainment activities. Land uses initially proposed at East Garrison under the Reuse Plan called for an East Garrison Village, an Employment Center and a Conservation Area. The EGSP has substantially incorporated these elements, including:

- ❑ An Arts District with live/work studios, gardens and galleries incorporated into the historic structures.
- ❑ A new residential neighborhood with convenience retail and services built within the historic district to augment the live/work resources.
- ❑ Shared open space features within the Specific Plan area such as a common meeting room in the historic chapel, common exhibition space for the arts community, neighborhood recreation facilities, and open space areas.

The EGSP covers 244 of the 751-acre East Garrison District. Future planning for other Reuse Plan facilities will be considered in planning for the rest of the East Garrison District, such as visitor serving and an agricultural showcase. Projected uses in the Reuse Plan that are not incorporated into the EGSP include the UCMBEST site, across Reservation Road from one of the project entrances, where a major job center is planned.

The project application includes the development of a new community with residential, commercial, public, cultural, and open space land uses at the East Garrison District of the former Fort Ord. The community will consist of three residential neighborhoods surrounding a mixed-use town center. The EGSP allows for the construction of up to 1,470 residential units, 75,000 square feet of commercial space, 11,000 square feet of institutional uses, and 100,000 square feet of artist studio space. In addition, the Plan contains approximately 50 acres of open space, parks and natural areas.

The EGSP proposes three neighborhoods (including the Arts District and a Town Center), a Bluff Greenway; multi-use paths and open space areas; and a main entrance. The three residential neighborhoods include a variety of proposed housing types. Forty-four percent of new dwelling units will be townhomes, condo/loft/apartments, live/work, or accessory units. Fifty-six percent of the new units will be single-family detached homes.

The Specific Plan will be constructed in three phases, with the commercial center able to be constructed during any of the phases, as demand occurs. The first phase is the northwest triangle of the property and will consist of a mix of residential units (single family, townhouses and apartments). During this phase, the Main entrance will be constructed from Reservation Road, as well as a new road connecting Intergarrison Road to Reservation Road. Stoplights will be installed at these two intersections. This phase consists of 398 housing units. Two parks and a portion of the community park will be constructed during this phase.

The second phase is located across Intergarrison Road from the first phase, between West Camp Road and the Town Center area. This phase will consist of approximately 470 units and will see the reopening of a portion of Watkins Gate Road. This phase includes a neighborhood park, a small park and greenway, and more construction within the community park. The first two phases will require the majority of on-site grading. Due to the density proposed and the need to accommodate gravity flow of water, sewer and storm drain lines, 1,400,000 cubic yards of grading will be conducted on the site and the removal of most trees except in the future open space areas.

The Town Center is located in the center of the community and will consist of up to 75,000 square feet of commercial buildings and residential units in a mixed-use setting. The Town Center is anticipated to provide neighborhood commercial uses, retail shops to serve visitors, and public buildings. A list of allowed uses is included in Section 3.5 of the Specific Plan. The Town Center will connect to the proposed Arts District through enhanced sidewalk treatments and other amenities. The Town Center includes 89 residential units, including up to 49 live/work units. Parking is provided in two parking lots, behind commercial buildings, and along streets.

One of the primary visions established by the Reuse Plan for this community is the proposed Arts District, which is included in the third phase. The Arts District will consist of the reuse of up to 100,000 square feet of the historic structures found at the site and will include a cluster of 65 new, affordable Live/Work artist's units fronting on a civic green area that can be used for art festivals, and a connection to, and building in, the Town Center. The plan is laid out to emulate the historic tent city that occupied the site during World War II preparations. The Live/Work artist area and its park will provide a connection between arts uses on Ord Avenue and Sherman Avenue. The Arts District has been one of the primary themes of the community since its initial planning. This theme, along with the walkable design, narrow streets, proximity to jobs at CSUMB and UCMBEST, and adjacent open space uses make the East Garrison Specific Plan more than just a subdivision. Off-site road improvements will include the rest of Watkins Gate Road and a stoplight at its intersection with Reservation Road. This third phase will also include completion of the parks system and substantial open space area on the bluff.

Preservation of the Historic District is also an important component of the plan. Along with the preservation and use of the majority of contributing structures, history related displays would be created. An interpretive display will be established first at the chapel and later at the Library. A history walk will also be created. The Arts District will be an integral part of the Historic District. The only portion of the property that will include the retention of old structures will be in the Historic District. Twenty-three of the concrete buildings (clay tile roofs) will be retained. The Chapel building will also remain. The Battle Simulation Building and Theater are proposed to remain if structurally and financially feasible.

As part of development of the community, planning was coordinated with the Sheriff's Office, Library, and Salinas Rural Fire District. The community will include a number of public buildings and uses. In addition to an enhanced transit stop in the Town Center, a civic building will be located at the head of the Town Square and will be used as a library. The project includes a site for a fire station in the Phase 1 area and opportunities for placement of a Sheriff's Field Office. The fire station site, at a location desired by the District, is located near the edge of the community to serve the former Fort Ord and surrounding areas. The chapel will be used as a Vision Center and house a historical interpretive exhibit while the community builds out and can be used as a non-denominational facility for the community. Two existing buildings, the Theater and the Battle Simulation Building may be preserved, if feasible, for public types of uses (e.g., meeting rooms, theater, sport center). The Sheriff's Office is expected to be located in the Town Center, possibly within the Library. As part of an agreement between the Redevelopment Agency and developer, financial contributions and timing have been negotiated between the parties to ensure that these facilities are constructed.

Table 2.1-2 below summarizes allowed uses under the PDMUD and the EGSP proposed land uses, acreage and percentage of planned area. The allowed land uses for the PDMUD are consistent with land use designations of the EGSP.

Table 2.1-2 Planned Development Mixed Use District Allowed Range of Uses and EGSP Proposed Land Uses

BRP PDMUD Allowed Uses	EGSP Proposed Land Uses	Total Acres	Percentage of Specific Plan area	
<ul style="list-style-type: none"> ▪ SFD detached & attached ▪ MFD ▪ Convenience Retail ▪ Neighborhood Retail ▪ Regional Retail ▪ Office/R&D ▪ Entertainment ▪ Commercial Recreation ▪ Parks ▪ Community Centers ▪ Public buildings & facilities ▪ Schools ▪ Day Care Centers ▪ Houses of Worship ▪ Business Parks ▪ Light Industrial ▪ Open Space/Recreation 	Residential Medium	79.5	32.5	
	Residential High 1	7.4	3.0	
	Residential High 2	7.3	3.0	
	Cultural	8.8	4.0	
	Town Center	7.9	3.0	
	Live/Work	4.1	2.0	
	Public Use	1.3	>0.5	
	Open Space	23.9	10.0	
	Parks	12.7	5.0	
	Natural	12.9	5.0	
	Streets	55.7	23.0	
	Lanes	12.0	5.0	
	Reservation Road	10.9	4.0	
		Total	244.4	100%
	Sources: <i>Fort Ord Base Reuse Plan</i> ; Urban Design Associates, July 2004.			

2.1.3 East Garrison Land Use Density and Intensity

The land use plan prepared for East Garrison consists of a walkable community with a Town Center and Arts District as its main features. The plan proposes 1,400 residential units, with 70 second, or carriage, units. The project will include 280 deed-restricted units affordable to very low, low and moderate-income households. The majority of residences will be located on narrow streets and will have garages at the rear of the lots, accessed by a rear lane. This design provides for narrow streets at the front of the units and a more walkable feel to the community. All units will be located within walking distance of the Town Center commercial area and transit stops. The community will be laced with a network of bike paths that will connect to future regional bike paths and trails.

The maximum residential density allowed is twenty (20) dwelling units per gross acre. As described in the EGSP, housing densities will be approximately 5.7 units per gross acre, or over 11 units per net developed acre, which is within the permitted density range of the Reuse Plan's land use designation for East Garrison. Lot sizes for single-family dwellings generally range from 1,500 to 5,000 square feet. For a complete project description, see Draft SEIR Chapter 3.0.

Commercial development in the PDMUD is allowed up to a Floor Area Ratio (FAR) of 0.35. The EGSP proposes 75,000 square feet of commercial space, 11,000 square feet of institutional uses, and 100,000 square feet of artist studio space. As the project is proposed to be consistent with Reuse Plan policies regarding density and walkable communities, the FAR exceeds that amount on some parcels, with an overall 0.25 FAR for the entire Town Center and Cultural land use designations. The EGSP proposes a General Plan amendment to eliminate the 0.2 FAR limitation on individual parcels for this portion of the East Garrison District as it is too restrictive to meet other Reuse Plan goals of a dense village setting.

2.2 Jobs/Housing Balance

The Fort Ord Reuse Plan emphasized a jobs/housing balance by designating much of the land for job creation. According to the Reuse Plan, the mix of planned land uses at the former Fort Ord is expected to provide, at buildout, a total of approximately 45,000 to 46,000 jobs and approximately 17,000 dwelling units plus an additional estimated 5,100 on-campus housing units within the core area of CSUMB. The UCMBEST site, which is part of the County's Reservation Road Planning Area, is projected for uses that will enable extensive job creation adjacent to East Garrison.

Jobs-to-housing ratios demonstrate to what degree a community is providing sufficient housing to meet the needs of a local work force or vice versa. A low ratio indicates that there are more housing units than jobs and residents must commute *out* of the area, and a high ratio indicates that there are more jobs than housing and employees must commute *into* the area. A jobs-to-housing balance is considered to be generally within the range of 0.75 to 1.25. The overall County of

Monterey jobs-to-housing ratio, including the cities within the County, is estimated at 0.88 in 2002 and projected at 0.72 in 2020. These countywide numbers do not reflect internal jobs-to-housing balance between regions within the County. For example, while outlying unincorporated areas have more housing than jobs, the Monterey Peninsula cities have more jobs than housing. New dwelling units at East Garrison will positively impacts the jobs/housing balance in the regional context, given shorter commute distances to jobs than from other unincorporated areas. In the long term, as Fort Ord job centers are built, East Garrison is expected to serve the large job centers projected for the former base.

The EGSP component of the Reuse Plan will include up to 186,000 square feet of non-residential uses (i.e. commercial, studio, and retail space) anticipated to support up to 380 jobs in the project area. The EGSP will also provide for 114 live/work units as part of the overall housing units. The overall balance of job creation to new dwelling units is low within the project area. However, in the area of East Garrison, two large job centers will exist—CSUMB and UC MBEST. Both of these areas will be within walking or biking distance of East Garrison and will also be served by busses and, possibly, shuttles. The East Garrison project is putting in a new intersection at a new connector road and Reservation Road. This intersection is expected to include direct access to UC MBEST, making pedestrian and bicycle access convenient from East Garrison. In addition, the EGSP is located between the two largest employment areas in Monterey County, Salinas and the Monterey Peninsula.

The EGSP implements the Monterey County Inclusionary Housing Ordinance. Provisions in the EGSP project for very low, low, and moderate-income housing will assist in lessening the countywide problem of affordable housing. The project would reserve 20 percent, or 280 out of the total 1,400 units, for very low income to moderate-income households. Deed restrictions will be recorded to maintain the affordability of the designated units. Non-profit housing developers are expected to construct the majority of the affordable units; market rate developers will provide some additional units. The Redevelopment Agency will contribute financially to the affordable units. Other aspects of the community will create additional affordable units, although they will not be deed restricted. For example, seventy of the lots will include the ability to construct a second (carriage) unit. In addition, the community will have market rate apartments, townhouses, and possibly condominiums.

2.3 EGSP Implementation of the 1997 Installation-Wide Multi-species Habitat Management Plan

The *1997 Fort Ord Installation-Wide Multi-species Habitat Management Plan* (HMP) outlines management requirements for all lands on the former Fort Ord. The HMP identifies four general categories of parcel-specific land uses: habitat reserve, habitat corridor, development with reserve areas and restrictions, and development with no restrictions. The HMP assumes a reuse development scenario for the entire base that will result in the removal of up to 6,300 acres of

existing vegetation and habitat. East Garrison is designated as an area of development with reserve area or restrictions.

The site was planned to take advantage of the disturbed areas of the site, with the Phase 2 and Phase 3 neighborhoods, as well as the Town Center, being located in the former tent city areas. The Phase 1 neighborhood, which is located along Reservation Road, running west from the current East Garrison gate, is an area of extensive oak woodlands. The vast majority of oaks in this area will need to be removed due to the density of the project and the need to grade the site for that type of density.

The Reuse Plan envisioned intensive development of the Parker Flats area and the HMP limited development in East Garrison to 200 acres. However, in 2002, FORA, the County of Monterey, and Monterey Peninsula College (MPC) submitted proposed modifications to the HMP to the U.S. Army and to the U.S. Fish and Wildlife Service for a Land Swap Agreement (LSA). The purpose was to exchange land identified for a Public Safety Training Center from East Garrison area to Parker Flats. The County would move residential development to East Garrison. The proposed modifications were based on an *Assessment of East Garrison – Parker Flats Land Use Modifications Fort Ord, California* (Attachment F).

The purpose of the LSA was to resolve land use conflicts stemming from a long history of ordnance and explosives use, competing conveyance requests for surplus property at the former base, and to address impacts associated with potential East Garrison development conflicts. The assessment proposed boundary changes and other modifications to the HMP; these changes increased the overall acreage of habitat reserve lands. The assessment found that the goals, objectives and overall intent of the HMP would not be altered and that protection of the HMP species would be expanded and enhanced. The LSA amended the HMP to allow an additional 210 acres to be developed at East Garrison in exchange for the preservation of approximately 447 more acres at Parker Flats. At the MOUT facility, a net 9.6 acres of habitat reserve is added. The result is that the protected habitat increases by 246.7 acres.

As shown in Table 2.3-1 below, the LSA set aside additional habitat in Parker Flats than would have been preserved in East Garrison.

Table 2.3-1 Habitat Losses/Gains in Land Swap Agreement

	Maritime Chaparral	Oak Woodlands	Grassland	Total
East Garrison				
Loss	(5.6)	(189.9)	(14.5)	(210)
Parker Flats				
Gain	195.8	249.5	17.9	463.2
Loss	(16.1)	0	0	(16.1)
Net	179.7	249.5	17.9	447.1
Military Operations/Urban Terrain Facility				
Gain	5.2	8.2	0	13.4
Loss	(1.7)	(1.5)	(0.6)	(3.8)
Net	3.5	6.7	(0.6)	9.6
Overall Net	177.6	66.3	2.8	246.7

Source: *Assessment East Garrison-Parker Flats Land Use Modifications* (Zander Associates, May 2002)

2.4 Implementation of the Development and Resource Management Plan

The Fort Ord Reuse Plan developed a Development and Resource Management Plan (DRMP) as a tool to manage buildout of the base. The purpose was to restrict growth so that it did not outpace resources and services. The DRMP established Level of Service standards for transportation, water, public services, and capital planning. One of the components of the DRMP is that development will be allowed on a first-come, first serve basis up to the limitations.

The DRMP objectives are:

- ❑ Development on former Fort Ord lands will be limited by the availability of services;
- ❑ Service availability is measured by compliance with Level of Service Standards;
- ❑ Services are limited by resource and financial constraints. Resource limitations describe holding capacity limitations. Financial limitations are expressed in the Capital Improvement Program (CIP), and its periodic updates for Base Reuse; and
- ❑ Services will be extended to development on a first come first served basis, up to the financial and resource limitations.

The following discussion focuses on the DRMP requirements for management of transportation improvements and water supply.

2.4.1 Management of Transportation Improvements

The Fort Ord Reuse Plan identified a long list of road improvements needed for buildout of the base. Recognizing that widening of Highway 1 was unlikely to occur, a new Eastside Road was proposed to serve as an alternate traffic route to Highway 1. Part of the Reuse Plan's focus was to provide an additional strong connection between the base and Salinas along Reservation and Davis Roads, thereby relieving pressure from the Blanco Road corridor. As explained below, these improvements are a critical component of East Garrison development, and

for development of the former base. The long-term strategy is to provide jobs within the former base to reduce the need to commute on these regional roadways.

As part of the Fort Ord Reuse Authority's (FORA) oversight over base reuse, they have adopted an impact fee applicable to all residential development within the former Fort Ord. A significant portion of that impact fee is dedicated to regional road infrastructure needs related to base reuse. By paying the impact fee for the residential construction proposed at East Garrison, this project will be paying over 50 million dollars in impact fees, approximately half of which are used for regional transportation improvements.

The FORA Capital Improvement Plan (CIP) enumerates the financial obligation required of FORA on a series of on-site, off-site and regional transportation improvements. Off-site and regional improvements are coordinated in conjunction with the Transportation Agency for Monterey County (TAMC), which prepared a regional transportation study during the development of the Reuse Plan to define financial contributions required of FORA. The contributions are for FORA transportation improvements, and also pay a percentage of financial obligations for roadways outside Fort Ord based upon the projected traffic demands of the proposed development under the Reuse Plan and all other jurisdiction's General Plans. A revised (updated) transportation allocation study is currently being prepared by TAMC in coordination with FORA to more accurately reflect current development proposals, including the proposed East Garrison project.

The project applicant, in consultation with the Monterey County Public Works Department (PW), will be responsible for contributing their fair share fees for transportation improvements associated with the project's transportation impacts. The fees will go towards the following intersection improvements:

- ❑ Davis Road/Blanco Road
- ❑ Highway 1/Reservation Road
- ❑ General Jim Moore Blvd/Canyon Del Rey
- ❑ Highway 1/Canyon Del Rey

The following roadway segment improvements, which the project will pay their fair share fee toward, are identified in the CIP:

- ❑ Blanco between Reservation and Davis (2 segments)
- ❑ Davis between Ambrose and Central
- ❑ Davis between Reservation and Salinas River
- ❑ Reservation between Watkins Gate and Davis

The East Garrison DSEIR also identified one intersection and two roadway segments that are not included in the FORA CIP and that will be impacted as a result of the proposed project:

- ❑ Intersection: Reservation Road/Davis Road
- ❑ Segments: Reservation Road between Portola Drive and SR 68; and SR 183 between Cooper Road and Espinosa Road

The mitigation measures require Monterey County to work with FORA to include these improvements in the next revision to the FORA CIP, as the need derives from Fort Ord growth.

The project applicant (in consultation with PW) is expected to make payments during project construction except for improvements at Reservation Road/Davis Road. For this intersection, the project applicant expects to pay the entire improvement costs (~\$750K). As part of a reimbursement agreement program with the applicant, PW will reimburse the improvement costs that are not attributable to the project after future development projects make their fair-share payments.

In addition to automobile and road projects, the Reuse Plan identifies a strong desire to provide pedestrian and bicycle friendly infrastructure, as well as transit systems. The Reuse Plan encourages the development of villages near job centers and states that densities of 7-15 units per acre can generally support bus service. The application includes an entire system of bike and pedestrian paths and sidewalks to provide both internal circulation and to connect to future external paths and trails. See Specific Plan Sections 4.2 and 4.3 for details on the pedestrian and bicycle plans. The application also proposes bus stops around the site that will be served by Monterey-Salinas Transit and a shuttle from CSUMB. The Town Center will include a more substantial transit stop. See Specific Plan Section 4.4.

2.4.2 Management of Water Supply

The Reuse Plan proposed a level of buildout for Fort Ord that would require 9,000 acre-feet of water use per year. Section 3.11.5 of the Reuse Plan identifies a constrained development scenario based on available water, called the Development and Resource Management Plan (DRMP). The DRMP limits total residential development to ensure capacity for industrial/commercial land use and to prevent development from outstripping the existing 6,600 AFY potable water supply for the former Fort Ord. As part of that program, the Fort Ord Reuse Authority has allocated water to each of the jurisdictions receiving water. Monterey County has been allocated 560 acre-feet per year of water use under the current 6,600 acre-foot per year limits. The EGSP is consistent with the DRMP, as explained below.

The Marina Coast Water District will be providing water to East Garrison. As part of the environmental review process, the County requested a Water Supply Assessment (WSA) in conformance with the State of California Water Code. A WSA for the project was prepared and adopted by the MCWD Board on July 14, 2004. The Assessment demonstrates that the agency is capable of delivering water to the project, even in dry periods. The Assessment determined that the

project water needs would be 470 acre-feet per year. Along with 52.5 acre-feet per year provided from the County's supply to MPC, County water use is below the 560 acre-feet per year allocation to the County.

2.4.3 Other Public Services

In addition to the above, the DRMP requires monitoring of the availability of wastewater and fire protection services at the time of project review, as well as habitat management (see discussion under 2.3 above).

The site will be served by typical urban level services. The Marina Coast Water District (MCWD) will provide water and sewer service. The Monterey Regional Water Pollution Control Agency (MRWPCA) and the MCWD are the agencies responsible for wastewater transmission and treatment for the project. New wastewater collection facilities will need to be constructed to serve the EGSP and are addressed by the Draft SEIR. The developer will install infrastructure to tie to the regional system, including main lines along Reservation Road and pump station upgrades within the project. The existing MRWPCA Regional Treatment Plant can accommodate the increased wastewater that will be generated from the EGSP within its current permitted capacity. The Monterey Regional Water Pollution Control Agency wastewater treatment plant has a treatment capacity (permitted) of 27 million gallons per day (mgd). The plant currently has an unused capacity of 8.6 mgd of wastewater; this project will result in 0.68 mgd during wet conditions.

The developers will install all infrastructure within the site, as the existing infrastructure cannot be used, except some recent wastewater facility improvements. Phone, gas, electricity, and cable will be provided by underground utility connections. Storm drains will flow to three retention or detention ponds. MCWD already serves the East Garrison site with water and will continue to serve the project with sufficient water for the community's build out. MCWD recently adopted a Master Plan and identified needed upgrades to their system. The East Garrison development will be responsible for replacing all on-site infrastructure and installing off-site pipelines to tie to the existing MCWD system. The developers will work with the water district to build needed system upgrades.

The Salinas Rural Fire Protection District (SRFD) will provide fire protection services to the EGSP project site. Design of a new fire station, as identified in the EGSP, will meet adopted national, state and local regulations and standards. Until a fire station is built within the community, the community will be served from Toro Fire Station. However, several mitigation measures are identified by the EGSP SEIR to ensure adequate levels of fire protection services, including annexation of the project area to the SRFD and a financial analysis to determine adequate financing for the ongoing staffing and operational costs of the fire station. The establishment of a Community Services District will collect sufficient funds for operations.

3 FORA Master Resolution Section 8.02.020 and Section 8.02.040 – Specific Programs and Mitigation Measures for Inclusion in Legislative Land Use Decisions and Adoption of Required Programs

The EGSP has been analyzed for consistency with the Monterey County 2001 General Plan Amendment, which incorporated the Base Reuse Plan provisions for the County's former Fort Ord territory and for consistency with other applicable policies of the 1982 Monterey County General Plan and the Greater Monterey Peninsula Area Plan. These policy documents guided the preparation of the East Garrison Specific Plan, and Attachment E analyzes the consistency of the EGSP with the General Plan, the Area Plan, and the General Plan Amendment.

In addition to consistency with the County's adopted planning documents, the EGSP was analyzed for consistency with FORA Master Resolution Section 8.02.020, Specific Programs and Mitigation Measures for Inclusion in Legislative Land Use Decisions. The consistency of the EGSP with items (a) through (t) under Section 8.02.020 is discussed in Table 3-1, below.

Chapter 8 Section 8.02.040 states that development entitlements shall not be approved unless the local land use agency has taken appropriate action to adopt the programs specified in the Reuse Plan, the Reuse Plan Environmental Impact Report (EIR) & Mitigation Monitoring Program, the Habitat Management Plan (HMP), the Development and Resource Management Plan (DRMP), and the FORA Master Resolution. As previously discussed, by adopting the Fort Ord General Plan Amendment, the County incorporated the relevant programs of the Reuse Plan and its accompanying EIR and Mitigation Monitoring Program. On January 18, 2002, the FORA Board found substantial accord between the GPA and the Reuse Plan. Sections 2.3 and 2.4 of this consistency analysis discuss the actions taken to implement the programs of the HMP and the DRMP. Table 3-1 below identifies how the EGSP incorporates the programs identified in the FORA Master Resolution.

Table 3-1 EGSP Consistency with FOR A Master Resolution Section 8.02.020

<p>FORA Master Resolution Sections 8.02.020(a) to (t)</p>	<p>East Garrison Specific Plan</p>
<p>(a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.</p> <p>(1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.</p> <p>(2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.</p>	<ul style="list-style-type: none"> ▪ Most of the development on East Garrison will be on already significantly denuded land where the natural landscape of the area has been altered extensively by former military uses. ▪ The East Garrison Specific Plan (EGSP) focuses its development on 207 acres (including proposed parks) of the 244 acres in East Garrison, consistent with a Land Swap Agreement (LSA), which preserves more habitat in the Parker Flats area. The Fort Ord Reuse Plan had envisioned intensive development of the Parker Flats area. The LSA is designed to mitigate impacts associated with the specific development at the East Garrison site by setting aside more habitat in Parker Flats than would have been preserved in East Garrison under the Reuse Plan. ▪ Environmentally sensitive lands surrounding the community are preserved as part of this Specific Plan and the base-wide Habitat Management Plan. ▪ The EGSP connects the open space and natural resources areas to the community with a planned network of pedestrian and bicycle facilities. Linear open space is provided along the entire bluff area overlooking the Salinas Valley, and public open space is provided within the community through both active parks and passive open space areas. ▪ Perimeter transitional landscape buffers and greenways are intended to blend and integrate the manmade landscapes of the neighborhoods with the adjacent natural habitats. The main residential areas will be separated from open space uses by roads and buffer areas. The buffer areas, which are also intended as firebreaks, will utilize a mix of native and drought-tolerant plant materials. ▪ Open spaces extend from the edges of the community into the neighborhoods, linking open spaces to the smaller parks and public spaces in the community. A large open space will stretch from the Habitat Corridor on the western edge of the community to the Town Center. Paths from the neighborhoods and parks will connect into this large open space, and in turn to the Habitat Corridor of Fort Ord. ▪ Trails are provided at convenient locations throughout the community connecting these neighborhood parks to the broader system of open spaces. ▪ The Fort Ord Reuse Plan shows a road traversing the habitat corridor west of the project site. This road is being replaced with the Inter-Garrison Road/Reservation Road connector. The planned road covers the same amount of area as was identified in the Fort Ord Reuse Plan for

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	<p>the road.</p> <ul style="list-style-type: none"> ▪ The northeast and east bluff slopes, and the south slopes above the Watkins Gate Road east of Barloy Canyon Road, will be maintained as undeveloped open spaces. ▪ Conservation easements will be required for areas to be preserved due to scenic qualities or hazards. The bluff area will be placed in a scenic easement.
<p>(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.</p>	<p>Not Applicable to EGSP area; project area not in the coastal zone.</p>
<p>(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.</p>	<ul style="list-style-type: none"> ▪ The 2001 General Plan Amendment incorporated all applicable policies from the Reuse Plan and designated the East Garrison Specific Plan area as <i>Planned Development Mixed Use with an Historic District Overlay</i>. ▪ The <i>Guidelines for Rehabilitating Buildings at the East Garrison, Fort Ord, Monterey County, California</i> was developed as an appendix to the <i>East Garrison Specific Plan</i> in order to create a management strategy that recognizes the historic value of East Garrison, in accordance with the 1994 Memorandum of Agreement (MOA) developed by the US Army, the Advisory Council on Historic Preservation, and the California State Office of Historic Preservation (SHPO). ▪ Thirty-four concrete buildings constructed by the Works Progress Administration were determined to be eligible for the National Register of Historic Places as a district. The project includes a plan for rehabilitation and reuse of 23 of the 34 historic buildings located on the site. This proposal complies with the deed restriction and prior agreements of the Army, SHPO and FORA. ▪ Prior to transfer of the East Garrison property, the Army, the Fort Ord Reuse Authority and SHPO will finalize agreements to guide reuse of and limitations on potentially historic resources on the East Garrison site. An existing covenant limits the disposal, reuse and

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	<p>rehabilitation of historic buildings at East Garrison. The project’s design is consistent with the covenant.</p> <ul style="list-style-type: none"> ▪ East Garrison was used as a remote bivouac site, surrounded by acres of brush-covered training areas. The EGSP maintains the configuration of the Loop Road and Sloat Street. The project proposes regularly spaced streets that run perpendicular to Sherman Street and Ord Avenue, reminiscent of the cantonment area between the one-story concrete mess halls and latrines that were once filled with tent rows divided by dirt alleys.
<p>(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.</p>	<ul style="list-style-type: none"> ▪ The 2001 General Plan Amendment incorporated all applicable policies from the Reuse Plan, which included both recreation and biological policies. ▪ Environmentally sensitive lands surrounding the community are preserved as part of the EGSP and the base-wide Habitat Management Plan. Perimeter transitional landscape buffers and greenways are designed to blend and integrate the manmade landscapes of the East Garrison neighborhoods with the adjacent natural habitats. ▪ The EGSP connects the open space and natural resources areas to the community with a planned network of pedestrian and bicycle facilities. Linear open space along the entire bluff area overlooking the Salinas Valley, as well as active parks and passive open space areas within the community, are proposed. ▪ Areas of preserved native vegetation will be maintained and enhanced.
<p>(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.</p>	<ul style="list-style-type: none"> ▪ The 2001 General Plan Amendment incorporated all applicable policies from the Reuse Plan. ▪ Proposed land uses are compatible with surrounding area and adjacent land uses. Most of the development on East Garrison will be on already significantly denuded land and the natural landscape of the area has been altered extensively due to former military uses. ▪ To the west and south, East Garrison is bounded by open space. The community will have transitional buffers along these edges to assure the community blends into and does not negatively impact these open space areas. A few residential units are situated to the north of the proposed East Garrison community, across Reservation Road. The plan proposes to provide improved access from Reservation Road to these parcels. The Salinas River agricultural valley is located to the east of the Specific Plan Area, but is below the bluff upon which the community is situated, approximately 100 feet above the valley. ▪ The Specific Plan provides zoning regulations for the Town Center, including permitted and

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	<p>conditional uses. The Specific Plan also defines the location and limits of the Town Center.</p> <ul style="list-style-type: none"> ▪ The Specific Plan requires that all businesses that utilize or store significant quantities of hazardous materials, or that will generate excessive noise, will be required to obtain a discretionary permit from the County to ensure proposed uses are compatible with adjacent land uses.
<p>(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.</p>	<p>See discussion in (c) above.</p>
<p>(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.</p>	<ul style="list-style-type: none"> ▪ The November 20, 2001 General Plan Amendment (GPA) designated the East Garrison project area as a <i>Planned Development Mixed Use with an Historic District Overlay</i>. ▪ The 2001 GPA and proposed Specific Plan combines historic preservation with new mixed use development, based on the policies of the Fort Ord Reuse Plan.
<p>(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.</p>	<ul style="list-style-type: none"> ▪ Marina Coast Water District (MCWD), regulated by the Region 3 Regional Water Quality Control Board, will provide wastewater service to the project. The district will provide a “will serve” letter for water and wastewater upon adoption of the water supply assessment, ensuring compliance with the MCWD’s waste discharge permit(s). The regional plant serving the project has a permit from the Regional Water Quality Control Board for operations of 27 million gallons per day. The plant has sufficient capacity to serve East Garrison and other planned projects. ▪ A Mello-Roos District is in place to implement the Fort Ord Reuse Authority’s (FORA) Public Services and Capital Improvement Program as described by the Fort Ord Reuse Plan. Fees to

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	the Mello-Roos District pay for regional infrastructure, such as roads, water lines, and sewer lines.
<p>(i) Each land use agency shall adopt the following policies and programs:</p> <p>(1) A solid waste reduction and recycling program applicable to Fort Ord territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 <i>et seq.</i></p>	<ul style="list-style-type: none"> ▪ Solid waste generated within the project area will be hauled to the Monterey Regional Environmental Park where the Monterey Regional Waste Management District (MRWMD) operates a Materials Recovery facility as well as a Landfill and Recycling Facility, resulting in a 1.7 percent increase over existing daily demand.¹ ▪ The project area will be in adherence with the Waste Management Act of 1989 (AB 939), and will participate in recycling programs that follow the guidelines set forth by the MRWMD and Monterey County.
<p>(2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department; and</p>	Not Applicable, no new wells proposed in the East Garrison Specific Plan area. The County has regulations for wells and water systems that require compliance with state regulations.
<p>(3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.</p>	<ul style="list-style-type: none"> ▪ MCWD will provide potable water service to project area. ▪ MCWD, as a water purveyor, must meet State Health Department regulations. The State has oversight over large water systems. The County Health Department also ensures the safety of water systems through the project conditions of approval. ▪ The MCWD Board adopted a Water Supply Assessment, in conformance with Water Code Section 10910 <i>et seq.</i> to identify long-term sources of water for the EGSP.
<p>(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:</p> <p>(1 Identification of, with the assistance of the Monterey</p>	<ul style="list-style-type: none"> ▪ MCWD is to provide potable water service for the project. The MCWD potable water supply comes mainly from groundwater wells. Water is pumped from the Salinas Valley groundwater basin and disinfected with chlorine. ▪ The water supply for Fort Ord was analyzed as part of the FORA Plan and its EIR. Water has been allocated to the different jurisdictions receiving land within Fort Ord. The County of

¹ See EGSP Draft EIR Section 4.11.15, Solid Waste.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development	Monterey has reserved 470 acre-feet/year (AFY) for the project out of the County's 560 AFY allocation from FORA.
(2) Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;	<ul style="list-style-type: none"> ▪ The MCWD has prepared a Regional Urban Water Augmentation Project and draft EIR with the explicit purpose of identifying additional water supplies. The County is also pursuing desalinization water supply options.
(3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.	<ul style="list-style-type: none"> ▪ The Monterey County Water Resources Agency (MCWRA) has adopted a Water Conservation ordinance (MCWRA Ordinance No. 3932), which would apply to the project area.
(4) Active participation in the support of the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.	<ul style="list-style-type: none"> ▪ Ongoing - Investigations by MCWD, in collaboration with Monterey Regional Water Pollution Control Agency (MRWPCA), will determine the availability of recycled water to the Fort Ord Community, including East Garrison, based on the final decision on the proposed Regional Urban Water Augmentation Project. ▪ There are no existing potable water augmentation facilities for irrigation needs in East Garrison. ▪ The wastewater from this project will go the regional facility where it is recycled and reused north of Fort Ord. The reuse of this water results in less groundwater pumping in the region, allowing limited resources to be used with the jurisdiction of the Authority. ▪ When available, East Garrison may use augmented water from MCWD (reclaimed or desalinated) to irrigate public parks and certain open space areas.
(5) Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.	<ul style="list-style-type: none"> ▪ The proposed method to reduce runoff and encourage infiltration is the use of multi-purpose stormwater basins. The two largest basins include bioswales and large infiltration areas with percolation capacities in excess of the existing site conditions. These systems improve water quality prior to discharge.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	<ul style="list-style-type: none"> ▪ The overall project goal is to treat 85 percent of annual runoff using established best management practices (BMPs), consistent with the goals of the RWQCB. ▪ The westernmost drainage pond is configured as a retention pond, which will allow aquifer recharge. ▪ The easternmost drainage basin will not allow percolation due to its proximity to the bluff area, which could destabilize if water was introduced in the area.
(6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development at territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.	<ul style="list-style-type: none"> ▪ 470 AFY of the 560 AFY FORA allocation to Monterey County are reserved for the East Garrison project. ▪ The projected water demand for East Garrison at build-out is shown in the EGSP DSEIR, Table 4.11-3. For additional details, refer to the Utilities discussion in Chapter 4: Infrastructure of the Specific Plan. ▪ The project was analyzed for compliance with the DRMP, as explained in the staff report to the Monterey County Planning Commission and Board of Supervisors.
(7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.	<ul style="list-style-type: none"> ▪ The water supply for Fort Ord was analyzed as part of the FORA Plan and its EIR. Water has been allocated to the different jurisdictions receiving land within Fort Ord. ▪ The MCWD will serve East Garrison with potable water. The MCWD has completed a Water Supply Assessment as required by the California Water Code, determining its ability to provide the necessary long-term water supply.
(8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	<ul style="list-style-type: none"> ▪ The Monterey County Water Resources Agency is implementing the Salinas Valley Water Project to address seawater intrusion issues. ▪ The recycled water project from the regional wastewater plant provides water to substitute for groundwater pumping near the coast that contributes to seawater intrusion problems.
(9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including: dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of	<ul style="list-style-type: none"> ▪ East Garrison will employ water conservation practices, as proposed in the Specific Plan and as required by County ordinances, including the County's water conservation ordinance. ▪ No wells are proposed to be drilled on the site. ▪ A drought-resistant landscape palette per State requirements of Water Conservation in Landscaping Act will be utilized on both private and public property.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
<p>potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.</p>	<ul style="list-style-type: none"> ▪ See item (j)(3).
<p>(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:</p> <p>(1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.</p>	<ul style="list-style-type: none"> ▪ The 2001 General Plan Amendment incorporated all applicable policies from the Reuse Plan and the 1982 General Plan includes policies to utilize runoff for groundwater recharge purposes. ▪ See discussion under (j)(5) above. ▪ The project generally preserves existing watershed boundaries and does not impact stream corridors. Existing recharge areas are preserved and overall recharge is enhanced by the use of stormwater basins that are designed to infiltrate stormwater runoff. ▪ The stormwater basins have been designed so that the runoff rate from the site is similar to existing conditions, although peak runoff rates during large storms will be significantly reduced. Duration of runoff to off-site property would be lengthened. ▪ The plan proposes drainage detention and retention ponds. The bluff area will have drainage controlled by an impervious detention pond with the outlet to an area below the bluff, as it exists now.
<p>(2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.</p>	<ul style="list-style-type: none"> ▪ A Site Grading and Drainage Plan and a Geotechnical Report prepared as part of this specific planning process will be submitted prior to construction. ▪ County standards will be implemented through project conditions of approval to control site runoff and provide opportunities for groundwater recharge. County standards include controlling runoff such that water quality is not adversely affected. ▪ Best management practices are required during construction phases of the project through conditions of project approval.
<p>(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.</p>	<ul style="list-style-type: none"> ▪ The EGSP area includes older structures, which will require remediation for lead paint and asbestos. A Finding of Suitability for Transfer (FOST) document was prepared, which identified structures and areas of concern for all Track 0 parcels, including the proposed Specific Plan area of East Garrison. The FOST did not identify any ordnance or explosives use on the project site. No ordnance or explosives have been found during site investigations.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
	<ul style="list-style-type: none"> ▪ The Army, State of California Department of Toxic Substances Control, and California EPA have standardized procedures and requirements for clean up of lead paint and asbestos. The Monterey Bay Unified Air Pollution Control District also controls demolition of buildings that contain asbestos. The remediation plans will be required for all demolition permits required by the County.
<p>(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control (DTSC) to control and restrict excavation or any soil movement on those parcels of the Fort Ord territory, which were contaminated with unexploded ordnance and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.</p>	<ul style="list-style-type: none"> ▪ Prior to property transfer from the Army, the U.S. Environmental Protection Agency (EPA), the California Department of Toxic Substance Control (DTSC) and the California Regional Water Quality Control Board (RWQCB) will be required to make a determination that all remediation of hazardous materials has been completed. ▪ A FOST, accompanied by supporting environmental documents, have identified and addressed hazardous materials issues at the project site. ▪ See (l), above.
<p>(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:</p> <ol style="list-style-type: none"> (1) Establishment and provision of a dedicated funding mechanism to pay for the fair share of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and (2) Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort 	<ul style="list-style-type: none"> ▪ EGSP is located within the FORA Mello-Roos Community District, which is designed to address regional and base-wide transportation systems. ▪ FORA, the Transportation Agency of Monterey County (TAMC), the County, and other jurisdictions have been working together to ensure that FORA fees and a proposed TAMC fee will fund regional traffic improvements to accommodate projected growth in the FORA plan and in the area. ▪ The SEIR for East Garrison identifies all traffic impacts from development of the project site. The traffic impacts were categorized as either funded through the FORA fee, responsibility of the project, or funded through fair share contributions by developers causing the need for the improvement. These funding mechanisms are guaranteed by either the Mello-Roos Community District discussed above or by the project conditions of approval.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
Ord territory.	
<p>(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:</p> <p>(1) Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities;</p>	<ul style="list-style-type: none"> ▪ Policies and programs adopted in the 2001 Fort Ord General Plan Amendment. See the DEIR Consistency Analysis between the GPA and the Specific Plan, Streets and Roads Policy A-1 and Programs A-1.1 through A-1.4. ▪ The Specific Plan has been designed to accommodate the road network shown in the Reuse Plan. ▪ The project was analyzed for compliance with the DRMP, as explained in the staff report to the Monterey County Planning Commission and Board of Supervisors. The project is consistent with the DRMP limitations. ▪ See (o)(2), below.
<p>(2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and</p>	<ul style="list-style-type: none"> ▪ The Town Center is located at the confluence of most of East Garrison's primary roads and will have a direct connection to Reservation Road – a part of the regional roadway system. ▪ The East Garrison Specific Plan implements elements of the Circulation Plan component of the Fort Ord Reuse Plan. The Reuse Plan <i>identifies improvements and alignments to Reservation Road and to Inter-Garrison Road.</i> ▪ The Specific Plan proposes two modifications to the alignments yet maintains the connectivity and integrity of the Circulation Plan ▪ In lieu of the Reservation Road Couplet, the Specific Plan proposes improving Reservation Road along the bluff to connect West Camp and Watkins Gates Roads along the southern and western edge of the proposed East Garrison Community as a substitute for the Reservation Road Couplet. ▪ In lieu of creating a four-lane connection of Inter Garrison to the proposed Reservation Road Couplet, the Specific Plan proposes creating a connection of Inter-Garrison Road to Reservation Road on the western edge of the Zero Track Boundary.
<p>(3) Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the</p>	<ul style="list-style-type: none"> ▪ No local truck routes are designated by the proposed project. However, Reservation Road serves both regional and local truck trips, and TAMC proposed regional improvements are

<p align="center">FORA Master Resolution Sections 8.02.020(a) to (t)</p>	<p align="center">East Garrison Specific Plan</p>
<p>territory under the jurisdiction of the Authority.</p>	<p>intended to facilitate truck traffic.</p>
<p>(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.</p>	<ul style="list-style-type: none"> ▪ The EGSP designs the community with an interconnected grid of streets that balance the needs of automobiles with alternative transportation methods such as walking, bicycling and transit. ▪ The Specific Plan proposes a direct connection to the MST Transit system and the CSUMB shuttle system. ▪ The Specific Plan was designed to locate all residences within ¼-mile of a transit stop ▪ All residences within the three planned neighborhoods will be within a short walk to the Town Center. ▪ Bicycle racks will be provided at the Town Square, near the main transit stop.
<p>(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<ul style="list-style-type: none"> ▪ The County Sheriff, with a Community Field Office in the Town Center, will provide police services. ▪ A Mello-Roos District is in place that implements the FORA’s Public Services and Capital Improvement Program as described in the Fort Ord Reuse Plan. ▪ Parking enforcement will be handled by contract with law enforcement agencies on the private roads. ▪ A Community Services District will fund public safety operations, including Sheriff operations.
<p>(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.</p>	<ul style="list-style-type: none"> ▪ A Mello-Roos District is in place that implements the FORA’s Public Services and Capital Improvement Program as described in the Fort Ord Reuse Plan. ▪ The Salinas Rural Fire District (SRFD) will provide fire protection services, and SRFD reviewed the project design of streets, location of an on-site fire station, and infrastructure. ▪ Until the fire station is constructed, the SRFD will be located within a 15-minute response time from the EGSP project area from their Toro station. ▪ An East Garrison Hazards and Emergency Preparedness Plan will be prepared prior to building permit approval for each phase of the project. ▪ The EGSP project area will be protected from the spread of wildland fire in adjacent areas by streets and landscaped buffers surrounding all sides of the community.

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
<p>(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord territory.</p>	<ul style="list-style-type: none"> ▪ A Community Services District will fund public safety operations, including fire operations. ▪ The 2001 General Plan Amendment incorporated all applicable policies from the Reuse Plan. ▪ East Garrison proposes transitional landscape edges at the perimeter of the community that will both buffer and link the community to the surrounding open spaces. ▪ Existing ecological habitats proposed to be maintained in public open space, with selected areas of native vegetation, will be preserved or enhanced. ▪ Planting palettes in landscaped transitional areas include native, native-compatible and drought-resistant species to further reinforce the relationship between the open spaces within the development and those of its immediate surrounding environs.
<p>(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which would result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.</p>	<ul style="list-style-type: none"> ▪ Provisions in the EGSP project for very low-, low- and moderate-income housing will assist in lessening the countywide problem of affordable housing. ▪ The project would reserve twenty (20) percent, or 280 of the units, for very low-income to moderate-income families. ▪ Deed restrictions will be recorded to maintain the affordability of the designated units. ▪ Seventy additional second units will provide additional affordable housing. ▪ Forty-four percent of the units are attached residences, providing a comparatively affordable component to the market rate units. ▪ The staff report presented to the Planning Commission and Board of Supervisors discusses the jobs/housing balance provisions of the Reuse Plan and the implementation by the project.
<p>(1) Agencies submitting consistency determination requests to FORA should identify and describe, where applicable, any factors that impact the production of housing. These factors may include, without limitation, public financing, water resources, land use regulations, and environmental conditions. Each jurisdiction should consider, but not be limited to, the following in establishing its Reuse Plan</p>	<ul style="list-style-type: none"> ▪ The EGSP component of the Reuse Plan will include up to 186,000 square feet of non-residential (i.e. commercial and retail space) uses anticipated to support up to 380 jobs in the project area. The EGSP will also provide for 114 live/work units as part of the overall housing units. ▪ While the overall balance of job creation to new dwelling units is low within the project area, the EGSP is located between the two largest employment areas in Monterey County; greater Salinas and the Monterey Peninsula. More importantly, the EGSP is located between two of the

FORA Master Resolution Sections 8.02.020(a) to (t)	East Garrison Specific Plan
<p>jobs/housing balance policies and programs:</p> <ul style="list-style-type: none"> (a) Earmarking of tax increment housing set aside funds for housing programs, production, and/or preservation linked to jobs; (b) Development and/or preservation of ownership or rental housing linked to jobs; (c) Incorporation of job creation targets in projects specifications; (d) Linkage of existing housing resources with jobs created; (e) Development of agreements with such jurisdictions for Reuse Plan-enhancing job creation or housing programs, production, and/or preservation; and (f) Granting of incentives to increase additional below-market housing production to meet job creation needs. 	<p>largest employers planned for the former Fort Ord—CSUMB and UC MBEST.</p> <ul style="list-style-type: none"> ▪ Within the former Fort Ord, the EGSP is adjacent to the CSUMB Campus and the UCMBEST mixed use district. The UCMBEST site, which is part of the County’s Reservation Road Planning Area but not covered by the EGSP, is projected for uses that will enable extensive job creation in the Reuse Plan Reservation Road Planning Area which includes the East Garrison District. The EGSP has been designed to meet the housing needs of these job centers on the former Fort Ord. ▪ Affordability levels are consistent with the Monterey County Inclusionary Housing Ordinance and FORA targets. ▪ Live/work units are provided by the project, which encourage a 1:1 jobs-to-housing ratio, providing a unique development opportunity to demonstrate on-site jobs-to-housing balance. ▪ The Redevelopment Agency of Monterey County is providing tax increment funds to subsidize the development costs of the inclusionary units.
<p>(2) As a reference and guide for determining income limits and housing affordability levels, each land use agency should use measures established by the U.S. Department of Housing and Urban Development, the California Department of Housing and Community Development, and/or the Association of Monterey Bay Area Governments when determining compliance for very low, low, median, moderate affordability and comparable affordability factors for below-market housing up to 180% of median as approved as FORA policy guidelines at the January 9, 2004 FORA Board meeting.</p>	<ul style="list-style-type: none"> ▪ The EGSP includes a variety of housing types to meet the inclusionary housing requirements. Forty-four percent of the units proposed are townhomes, condo/loft/apartments, live/work units and accessory units. Fifty-six percent of the units are detached single family homes. ▪ The EGSP reserves 280 dwelling units, or twenty percent of new residential development, for very low-, low-, and moderate-income levels, as required by FORA and the County.

4 Conclusion

Based on the above consistency analysis, the County of Monterey finds there is substantial accord between the East Garrison Specific Plan and the Fort Ord Base Reuse Plan. The overall land use intensity and density, transportation improvements, water supply allocation, public services, and programs incorporated into the East Garrison Specific Plan are within the limitations and constraints imposed by the Reuse Plan and its Development and Resource Management Plan, and within the County of Monterey allocations designated by the Reuse Plan for its former Fort Ord land.