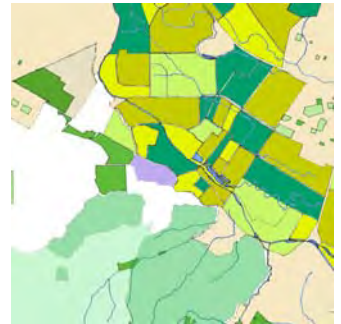


Section 2

Site and Context



Site and Context

2.1 PROJECT LOCATION

The home of a former military garrison, the EGSP area comprises 244 acres on a bluff along the northern edge of Fort Ord bounded by Reservation Road to the north and east, Watkins Gate Road to the south and a habitat corridor to the west. The 244 acres covered by the East Garrison Specific Plan are also referred to as “Track Zero at East Garrison.” Track Zero is the process by which certain parcels at Fort Ord are transferred from the U.S. Army to local jurisdictions.

Fort Ord is situated about 120 miles south of San Francisco near the cities of Salinas, Seaside, Sand City, Monterey, Del Rey Oaks, and Marina (Figure 2.1 Location Map). The Pacific coast and several cities form the western boundary of the fort, State Route 68 wraps around the east and south sides, and Reservation Road outlines the northern boundary.



FIGURE 2.1 Location Map

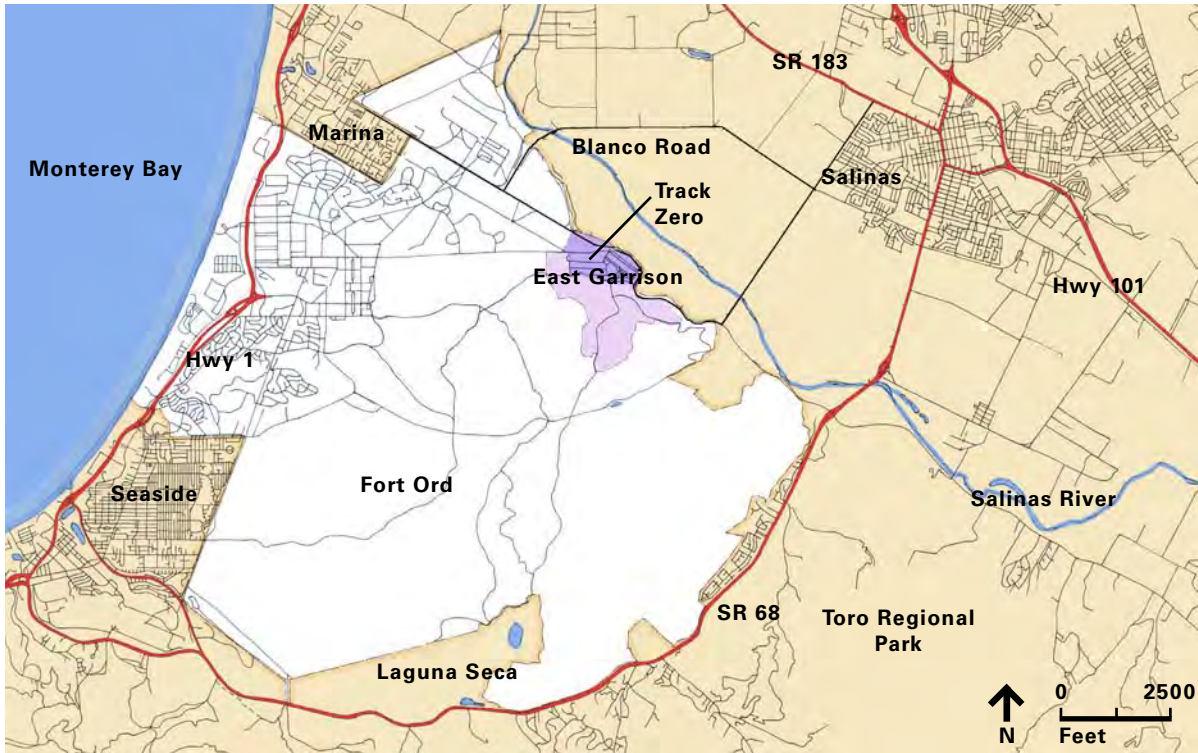


FIGURE 2.2 Regional Map

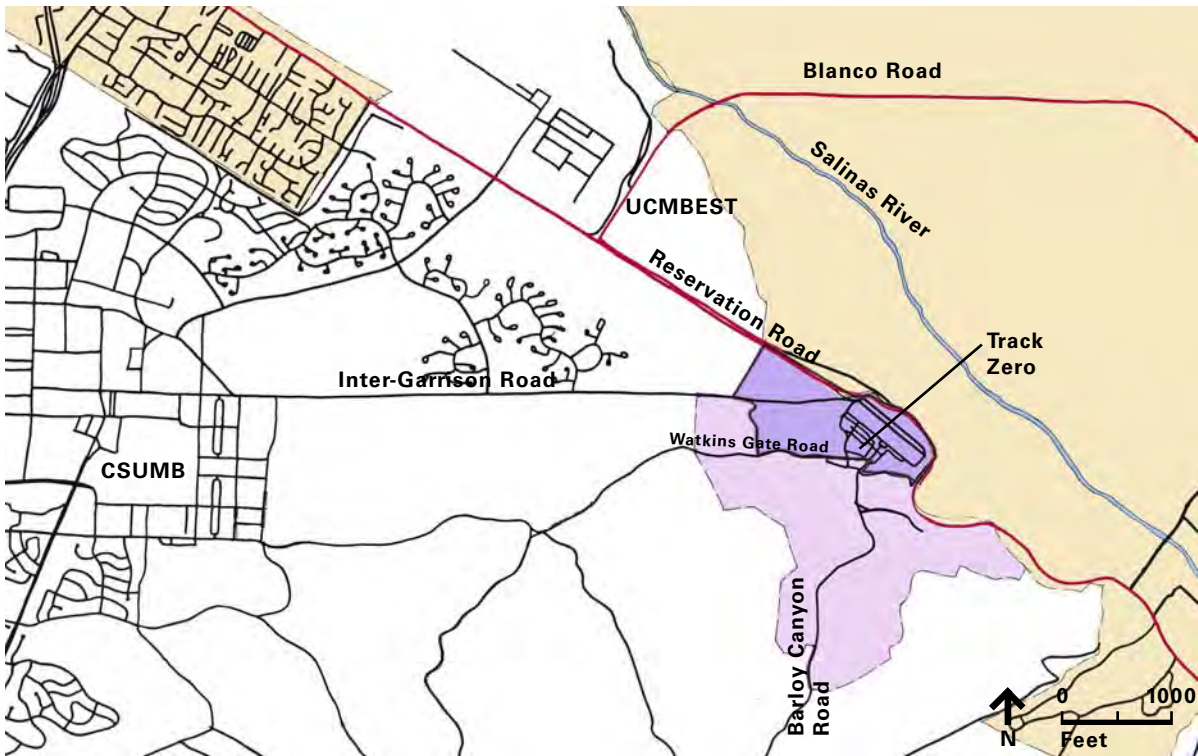


FIGURE 2.3 Vicinity Map

Fort Ord encompasses over 28,000 acres, most of which are dedicated to permanent open space. The Laguna Seca Recreation Area and the Toro Regional Park are located to the south (Figure 2.2 Regional Map). CSUMB, UCMBEST, and the Salinas agricultural valley are in immediate proximity to Track Zero at East Garrison. The site is connected to the balance of the land at Fort Ord by Inter-Garrison Road, Reservation Road, and Barloy Canyon Road (Figure 2.3 Vicinity Map).

2.2 EXISTING LAND USE

The Track Zero parcel is an abandoned military facility. The area is currently barricaded and signed as restricted. None of the existing buildings or infrastructure currently meet Building Code requirements. Interim use agreements are in place with the Army for the use of two existing buildings. Monterey Peninsula College’s Law Enforcement Training Center (MPC) uses the Battle Simulation Building on a part-time basis for training and East Garrison Partners I is using

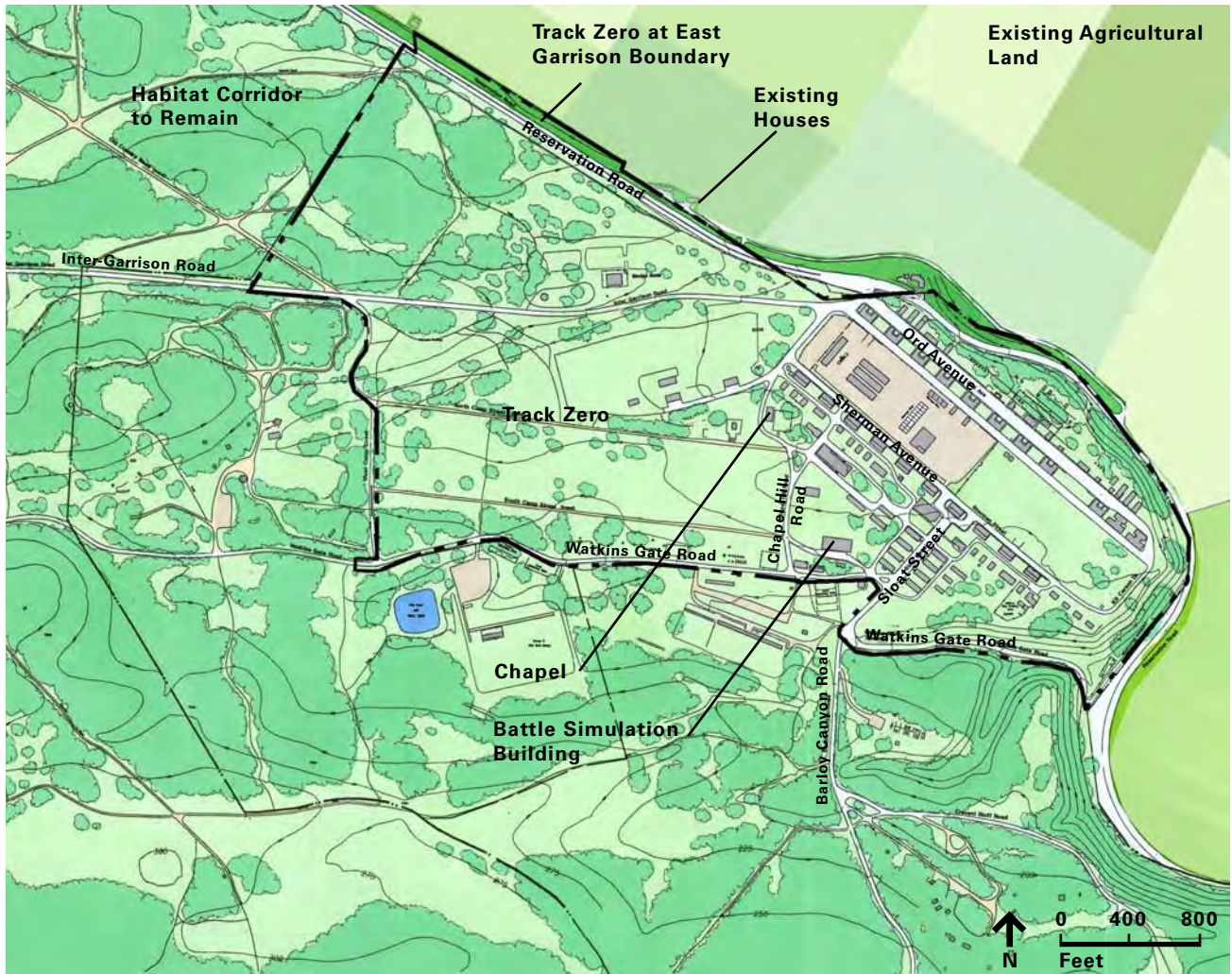


FIGURE 2.4: Track Zero at East Garrison

the Chapel as a project Vision Center. Informal uses include hiking and recreational cycling. Representatives from the Army, Monterey Peninsula College (MPC), the Bureau of Land Management (BLM), and the cyclists all participated in the planning process.

East Garrison is adjacent to the planned Monterey Bay Youth Camp and the proposed University of California MBEST mixed-use site. Five houses are located in a wooded area across Reservation Road. Agricultural uses are also adjacent to the site across Reservation Road. The balance of Track Zero is surrounded by undeveloped land and habitat preserve. The California State University Monterey Bay (CSUMB) campus is located approximately two miles to the west, along Inter-Garrison Road.



FIGURE 2.5 WW II era aerial photo

2.3 HISTORIC CONTEXT

A programmatic agreement exists between the Department of the Army Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding existing areas and buildings in East Garrison. The Army has agreed to attach covenants to the deeds of those East Garrison buildings that would potentially contribute to a National Historic Register District. In general, these buildings are the concrete structures with red tile roofs constructed by the WPA during the nationwide World War II mobilization period. The agreed upon covenant will dictate that the buildings be maintained in accor-

dance with the guidelines of the U.S. Department of Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. All construction in the Historic District will comply with the East Garrison Historic District Design Guidelines (Appendix B).

2.4 JOBS/HOUSING BALANCE

To help offset the impact of the jobs lost as a result of the base closure, the FORA Plan established a policy of creating a “jobs/housing” balance at Fort Ord. New housing is to first serve new jobs created. The greatest new employment concentration at Fort Ord is related to the CSUMB Campus and the UC MBEST mixed-use district. The new community at East Garrison was designed with job centers in mind. It is adjacent to the MBEST area and only two miles from the CSUMB campus. Homes at East Garrison will be “affordable by design,” and are intended to be within financial reach of employees at both sites. An added advantage will be that the location of the community will encourage residents to walk and bicycle to work rather than drive their personal vehicles.

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

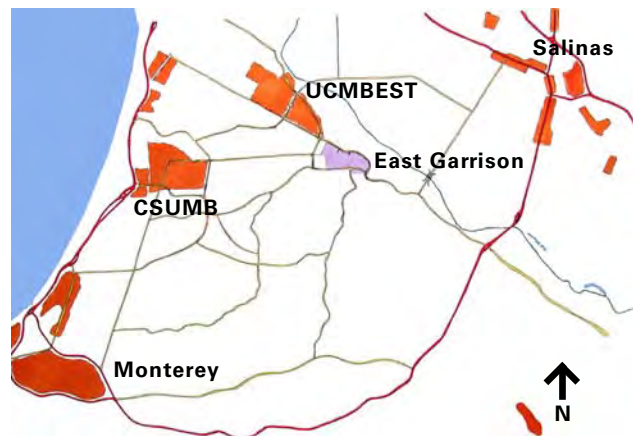


FIGURE 2.6 Proximity of jobs to housing

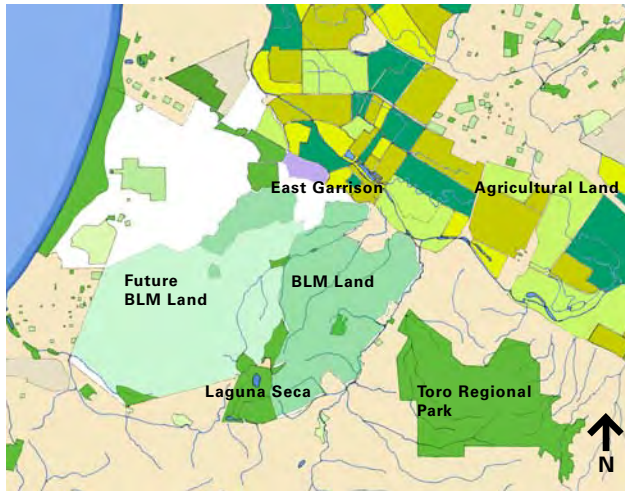


FIGURE 2.7 Regional Open Space

2.5 DESCRIPTION OF SITE/SITE ANALYSIS

2.5.1 Biological Considerations

Past military operations at East Garrison altered the native plant communities on much of the site. Approximately 106 acres of the site consist of buildings, foundations, infrastructure, and other facilities associated with these past military activities. Outside of the developed sites there are grasslands and oak woodlands that have been subjected to varying degrees of disturbance. The areas north of Inter-Garrison Road contain relatively intact oak woodland and oak savanna habitat, but south of Inter-Garrison the vegetation is primarily non-native grassland with shrubs and oak savanna habitat. Beyond the boundary of Track Zero, the habitat is less disturbed and consists of oak woodland and dense stands of central maritime chaparral. There are no ponds or drainages within Track Zero.

The Flora and Fauna Baseline Study of Fort Ord (ACOE 1992) identifies two special-status plant species and nine special status animals within the Specific Plan area. More recent investigations resulted in the identification of two additional special-status plant species. Of the nine special status animals and four special status plant species, the Sand Gilia and Monterey Spine Flower are Federally listed, and the Sand Gilia is State listed (See Appendix E: Biological Survey).

The Installation-Wide Multispecies Habitat Management Plan (April, 1997) for Former Fort Ord (HMP) and amendments proposed by the County of Monterey in May 2002 anticipate the loss of existing vegetation and wildlife habitat, including special-status species, on over 400 acres at East Garrison (not all within the 244 acres of Track Zero). This loss is mitigated through the designation of 450 acres of habitat reserve at Parker Flats previously designated for development.

2.5.2 Cultural History

East Garrison was settled and used by a number of different groups prior to becoming an encampment for the US Army. These historical eras can be categorized as early settlement, Whitcher family presence, early military use and WWI, the New Deal period, mobilization for WWII, WWII period, and post-WWII period.

At its earliest, the escarpment rising high above the Salinas Valley was settled by a plethora of groups including Native Americans, Mexicans, Spaniards, and other Europeans. Subsequent to this early settlement, the City of Monterey took ownership of the land and used it for grazing cattle. Around 1870, the Jacks, a local family,

THE CONTEXT: PAST, PRESENT, AND FUTURE	
pre-1870	Early Settlements
1870–1935	Whitcher Family Presence
1917–1930	Early Military
1930–1936	New Deal Programs
1936–1941	Mobilization for World War II
1941–1945	World War II
1946–1990	Post World War II Training
1990–Current	Base Closure and Redevelopment
2005–Future	East Garrison Mixed-Use Community

TABLE 2.1 Contexts of East Garrison

purchased the land from the City for a ranch to graze their own livestock. The Jacks released some of their land to others, such as the Whitcher family who established a family cemetery just south of what would become the East Garrison. This small cemetery is located near the northern bluff overlooking Watkins Gate Road (Figure 2.8).

In 1917, the Jacks family sold the land to the United States Government for military use by the Army. At this time, the site also took on its first official name, referred to as Gigling Reservation after a local German ranching family. In 1937, under reservation status, the Civilian Conservation Corps (CCC) constructed many temporary buildings on the site. None of these structures stand today.

In 1939, the US Army upgraded the base to Fort Ord. The Army increased intensity of use again in 1940 when the Works Progress Administration

(WPA) built a number of structures on East Garrison (Figure 2.9). The East Garrison currently consists of over seventy-five buildings and structures. The majority of buildings are either wood-framed or concrete structures (Figure 2.11); both types were built in the early 1940s. In addition to the buildings there are numerous concrete foundations, sidewalks, tent pads, and rock retaining walls. Most of the buildings are arranged around a long rectangular field that functioned as a tent city (Figure 2.10).

During the WW II and post-WW II era, Fort Ord and the East Garrison housed troops and provided grounds for light-fighter training in Cold War activities and training. Fort Ord was deactivated in 1994. (Expanded description of the history of East Garrison can be found in Appendix D: Fort Ord, East Garrison Historical Resource Assessment.)



FIGURE 2.8 Whitcher family cemetery



FIGURE 2.10 Tents on the East Cantonment area



FIGURE 2.9 Construction at East Garrison circa 1940



FIGURE 2.11 WPA-built mess hall

2.5.3 Land Form

The site is situated atop a steeply sloping bluff on its eastern portion and at the base of a depression for the western portion. Elevations on site range from 25 feet above mean sea level at the base of the bluff slope along the eastern boundary to 225 feet above mean sea level along the western and southwestern boundaries of the site. The interior portions of the site form three gently rolling sloping plateaus at elevations of roughly 150 feet, 175 feet, and 200 feet above mean sea level within the eastern, southern, and western portions respectively. Moderate steep interior slopes create the transitions between these plateaus. (Expanded description of Site Geology can be found in Appendix G: Preliminary Geotechnical Exploration.)

2.5.4 Geology

The general land form of the East Garrison was shaped by uplift and erosion of the earth's crust. Uplift from faulting and compressional folding of the earth's crust occurred over the last few million years, forming the California coast ranges and the Salinas Valley. The elevated marine terraces along the Monterey shelf are evidence of the uplift.

The area between Marina and Seaside was uplifted above sea level during the Pleistocene age and sediments along the coastal area were reworked by the wind and deposited as sand dunes. The bluff along the north and east sides of East Garrison appears to have formed as an erosional valley margin as rivers and streams meandered across the Salinas Valley during the last 10,000 years.

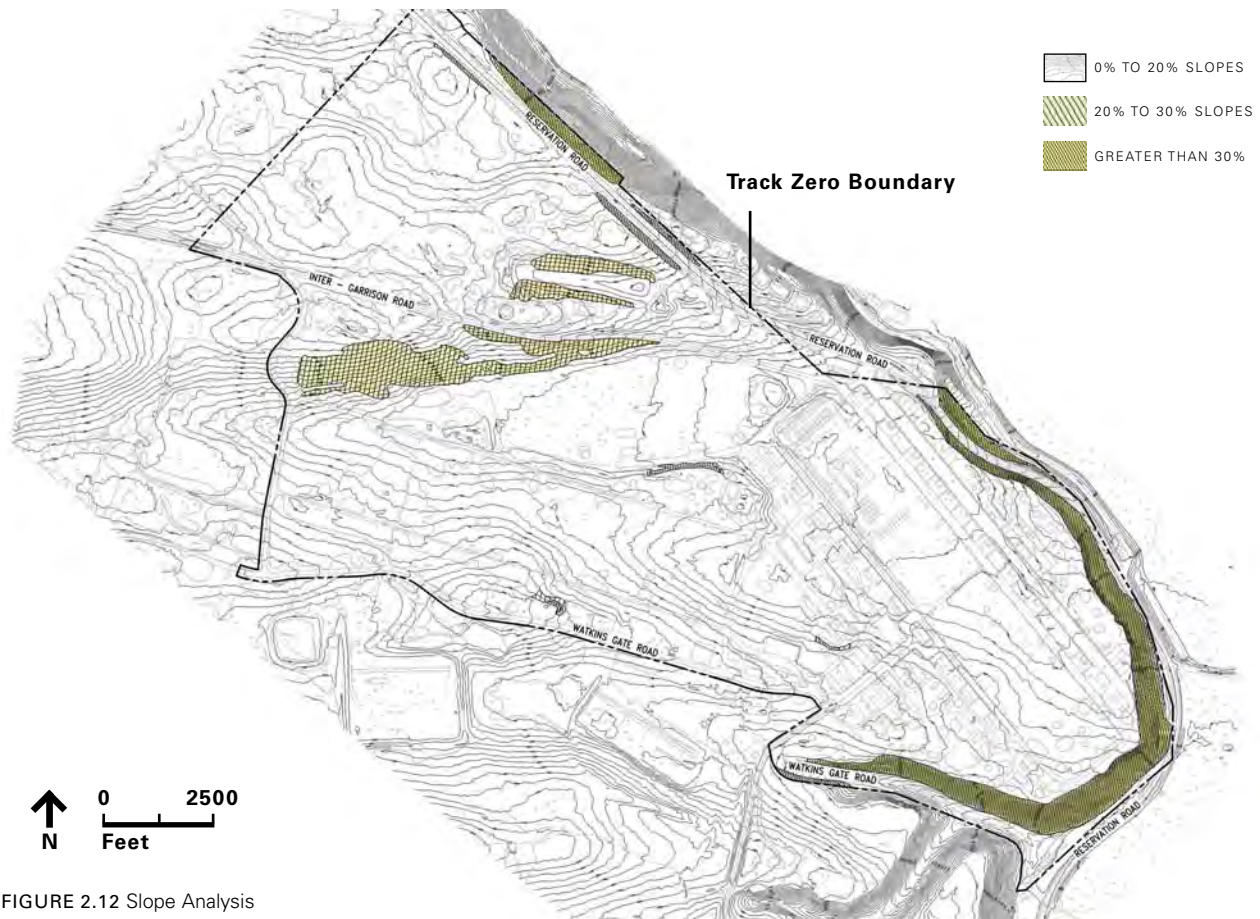


FIGURE 2.12 Slope Analysis

Within the last 10,000 years, soil has developed on the sand dune deposits from weathering of the older soils as well as biological processes. The typical younger soil profile on the East Garrison site varies from about one to four feet thick, and is underlain by the older dune deposits.

The site is not located within a State of California Earthquake Fault Zone and no active faults are mapped on the site. Of the major active faults in the surrounding area, the San Andreas and Calaveras Faults are located approximately 17 and 23 miles, respectively, to the northeast of the site; the Palo Colorado Fault is located 15 miles to the southwest. A lesser fault, considered potentially active, the Rinconada Fault, is located approximately ½ mile to the northeast of the site. (Expanded description of Site Geology can be found in Appendix G: Preliminary Geotechnical Exploration.)