

Attachment A

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ATTACHMENT A – DISCUSSION

I. INTRODUCTION

This document provides an overview of the East Garrison Specific Plan (“Previously Approved Project”) (PLN030204), history of subsequent approvals, and a description of the Proposed Project (PLN030204-AMD2). Section II provides an overview of the Previously Approved Project, location details, previous California Environmental Quality Act (“CEQA”) documentation prepared for the Previously Approved Project, and a procedural overview of prior approvals. Section III provides an overview of the Proposed Project, also referred as the Proposed Modification, including a description of the site location (specific to the Proposed Project area), proposed changes to the East Garrison Specific Plan (“EGSP”), Pattern Book, Combined Development Permit and Vesting Tentative Map. Section IV evaluates the Proposed Project’s consistency with the 1982 Monterey County General Plan, Successor Agency to the to the Redevelopment Agency of the County of Monterey (“Agency”) agreements, including the Disposition and Development Agreement or “DDA”, adequacy of available water supply, transportation related effects, affordable housing and other relevant land use considerations, including changes to parking requirements and updated building heights. Section V includes a discussion of CEQA compliance completed for the Proposed Project. Section VI discusses public outreach efforts by the developer, public comment received and addresses concerns of the community.

II. PROJECT BACKGROUND/PREVIOUSLY APPROVED PROJECT

a. Project Location

The Previously Approved Project is located approximately two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road. The Previously Approved Project is located on an approximately 244-acre site on the Former Fort Ord referred to as “Track Zero at East Garrison”. The U.S. Army previously used the site for military activities including housing troops and training grounds for infantry. The site was extensively disturbed in connection with previous use by the U.S. Army.¹ The Previously Approved Project is accessed via Reservation Road, Inter-Garrison Road, and the eastern portion of Watkins Gate Road. The site has been extensively developed in connection with previous phases of the Previously Approved Project. The Proposed Project, the “Final Phase”, would amend portions of Phases 2 and 3 and the Town Center) to facilitate build-out of the remainder of the site.

b. Previously Approved Project Overview

The Previously Approved Project (PLN030204) consisted of the adoption of the EGSP and Pattern Book (Resolution No. 05-266) to facilitate the development of a new community featuring a mix of residential, commercial, cultural, and open space land uses on a 244-acre site located on the former Fort Ord. The Previously Approved Project also included the approval of

¹ The U.S. Army transferred Track Zero at East Garrison to the Fort Ord Reuse Authority (“FORA”) in 1994. FORA subsequently transferred Track Zero to the County of Monterey Redevelopment Agency (Resolution #05-269) on October 4, 2005.

General Plan Amendments to adopt the EGSP (Resolution No. 05-265), an amendment to the Zoning Ordinance (Ordinance #05000), approval of a Combined Development Permit (“CDP”) (Resolution No. 05-267)², allocation of 470 acre-feet per year (“afy”) of potable water³ from the Fort Ord Reuse Authority’s (“FORA’s”) allocation to serve the Previously Approved Project, and land transfers and related approvals. The Previously Approved Project included the Board of Supervisors’ consent and agreement to the DDA between the Redevelopment Agency and East Garrison Partners I, LLC (Resolution No. 05-271). The Board of Supervisors unanimously approved all resolutions and ordinances related to the Previously Approved Project (5 to 0 vote). UCP East Garrison, LLC purchased the development rights for the Previously Approved Project on August 7, 2009.

The Previously Approved Project consisted of three phases consisting of residential neighborhoods and a centrally located mixed-use town center, with development intended to occur simultaneously with development of these phases. The Previously Approved Project consisted of up to 1,400 residential units (consisting of 780 single-family detached units, 227 townhouses, 280 condominium/loft/apartment units, and 113 live/work units) plus up to 70 Carriage Units (dependent on water availability), up to 75,000 square feet (“sf”) of commercial space, and 11,000 sf of institutional uses. The Previously Approved Project also included up to 100,000 sf of artist studio space in 25 renovated historical buildings and approximately 50 acres of open space, parks, and natural areas. **Table 1** shows the product types by phase under the Previously Approved Project and **Table 2** shows the summary of height limits by land use under the Previously Approved Project.

| Table 1 Product Types by Phase – Previously Approved Project | | | | | | | | |
|---|---------------------------|--------------|-----------|--------|---------------|---------------|---------------|---------------|
| Product Type | Description | Avg Lot Size | Type | Avg SF | Phase 1 Total | Phase 2 Total | Phase 3 Total | Project Total |
| Affordable Product Types* | | | | | | | | |
| Arts Space Affordable Live/Work | Live/Work Rent | N/A | 3-Story | 1,100 | 0 | 0 | 65 | 65 |
| Affordable Apts | Apartment for Rent | N/A | 2/3-Story | 902 | 49 | 49 | 0 | 98 |
| Affordable Apts (Townhomes) | Townhome for Rent | 22' x 70' | 3-Story | 1,300 | 16 | 16 | 0 | 32 |
| Affordable Townhomes (Sale) | Townhome for Sale | 22' x 70' | 2-Story | 1,300 | 7 | 30 | 35 | 82 |
| Condos/Lofts | Workforce II Inclusionary | N/A | 3-Story | 1,136 | 0 | 0 | 140 | 140 |
| Affordable Grove Lots | Moderate Inclusionary | 30' x 70' | 2-Story | 1,300 | 0 | 0 | 3 | 3 |
| Subtotal | | | | | 82 | 95 | 243 | 420 |
| Market Rate Product Types | | | | | | | | |
| Garden | Alley Loaded | 35' x 70' | 2-Story | 1,176 | 61 | 73 | 67 | 201 |

² The CDP consisted of a Vesting Tentative Subdivision Map (“VTM”), Use Permit for tree removal, General Development Plan, Use Permit for development on slopes greater than 30 percent, and a Design Approval.

³ Provided by Marina Coast Water District (“MCWD”).

| Product Type | Description | Avg Lot Size | Type | Avg SF | Phase 1 Total | Phase 2 Total | Phase 3 Total | Project Total |
|-------------------------|----------------|--------------|-----------|--------|---------------|---------------|---------------|---------------|
| Courtyard | 4 Pack Cluster | 65' x 70' | 2-Story | 2,004 | 50 | 0 | 0 | 50 |
| Bungalow | Alley Loaded | 40' x 100' | 2-Story | 2,411 | 82 | 72 | 22 | 176 |
| Groves | Small SF | 30' x 70' | 2-Story | 1,506 | 0 | 98 | 91 | 189 |
| Villages | Alley Loaded | 50' x 100' | 2-Story | 2,720 | 68 | 72 | 0 | 140 |
| Bluffs | Alley Loaded | 50' x 100' | 2-Story | 3,014 | 12 | 0 | 9 | 21 |
| Live/Work | Market MF | 22' x 70' | 3-Story | 1,955 | 9 | 7 | 33 | 49 |
| Condos/Lofts | Market MF | N/A | 3-Story | 1,136 | 0 | 0 | 10 | 10 |
| Market Townhome | Walk-Up TH | 22' x 70' | 2.5-Story | 1,793 | 43 | 61 | 0 | 104 |
| Condo/Apt (Town Center) | Condo/Apt | N/A | 2/3-Story | 813 | 0 | 0 | 40 | 40 |
| Subtotal | | | | | 325 | 383 | 272 | 980 |
| Total | | | | | 407 | 478 | 515 | 1,400 |

* 30% of total units
Source: County of Monterey, Development and Disposition Agreement, Page 162, May 2006

| Land Use Category | Description | Permitted # of Stories | Maximum Height Between Floors 1 & 2 | Maximum Height Between Floors 2 & 3 | Maximum Height Between Floors 3 & 4 | Maximum Height |
|------------------------------------|--------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------|
| RM (detached single-family) | Residential Medium | 2 stories plus a 3 rd floor tower ¹ | 12 ft | 11 ft | N/A | 35 ft |
| RM (attached townhouse) | Residential Medium | 3 stories | 12 ft | 11 ft | N/A | 45 ft |
| RH-1 | Residential High 1 | 3 stories | 12 ft | 11 ft | N/A | 45 ft |
| RH-2 | Residential High 2 | 4 stories | 12 ft | 11 ft | 11 ft | 50 ft ² |
| TC | Town Center | 3 stories | 16 ft | 11 ft | N/A | 45 ft ³ |
| LW | Live/Work | 3 stories | 12 ft | 11 ft | N/A | 35 ft |
| CL | Cultural Land Use | 2 stories | 12 ft | N/A | N/A | 35 ft |
| PU | Public Uses | 2 stories | 16 ft | N/A | N/A | 45 ft |
| P | Parks | 1 story | N/A | N/A | N/A | 25 ft |
| OS | Open Space | 1 story | N/A | N/A | N/A | 25 ft |

Notes:
¹ 3rd floor tower may not exceed 350 sf.
² Height limit includes special features, parapet walls and mechanical equipment.
³ Towers, special features, parapet walls, and mechanical equipment may extend up to 55 feet.
Source: Urban Design Associates, July 2004

Phase 1

Phase 1 comprised of 70 acres (see **Figure 1**) and included a mix of detached, single-family attached, and multi-family attached residential units. Phase 1, as approved, consisted of 398 residential units, though only 397 units were constructed. Phase 1 also included 3.8-acres of parks, 3.7-acres of open space, 21-acres of roadways, pathways, and bicycle systems, and 2 main entrances to East Garrison from Inter-Garrison Road and Reservation Road.



Figure 1. Existing Phase 1

Phase 2

Phase 2 consisted of 73 acres, see **Figure 2**. This phase also included a mix of detached, single-family attached, and multi-family attached residential units. Phase 2, as approved, included the development of 471 residential units, though only 470 units were constructed. Phase 2 also included 9.2-acres of open space, 23.1-acres of roadways, pathways, and bicycle systems and 4.1-acres of parks.



Figure 2. Existing Phase 2

Phase 3⁴

Phase 3 consisted of 82 acres (see **Figure 3**), referred to the Arts District, and included the Historic District. Phase 3 included residential uses, consisting of 65 deed-restricted residences adjacent to the Arts Park. Phase 3, as approved, included the development of 442 residential units, which included the Condo Site, though only 192 units have been constructed. Phase 3 also included the rehabilitation and reuse of 25 historic structures, 11.1-acres of open space, 3.8-acres of parks, and 18.5-acres of roadways, pathways, and bicycle systems.



Figure 3. Existing Phase 3

⁴ The Proposed Modification includes 16-acres of Phase 3 (see Section III for a discussion of changes to Phase 3 under the Proposed Modification).

Town Center⁵

The Town Center (see **Figure 4**) included the development of 16 acres and was intended to be the hub of the East Garrison community and included the development of up to 75,000 sf of commercial space. Build-out was intended to occur concurrently with the other phases of development. The Town Center also included 89 residential units, including lofts, condominiums, and apartments above retail spaces as well as live/work units. The Town Center was also intended to serve as a venue for hosting community events, including festivals and concerts. The Town Center included 0.2-acres of open space, a one-acre park, and 5.1-acres of roadways, pathways, and bicycle systems.



Figure 4. Existing Town Center Area

c. California Environmental Quality Act (CEQA)

The County evaluated the environmental effects associated with implementation of the Previously Approved Project. The County prepared a Notice of Preparation (“NOP”), EGSP Draft Subsequent Environmental Impact Report (“EIR”), and EGSP Final Subsequent EIR to analyze environmental impacts associated with the build out of the Previously Approved Project, which anticipated future development of the area proposed for development as part of the Proposed Project (discussed below). The County also adopted a Mitigation Monitoring and Reporting Plan (“MMRP”) that included 66 mitigation measures. The CEQA process for the Previously Approved Project is described below.

⁵ The Proposed Modification includes the entirety of the Town Center Phase (see Section III for discussion of changes to the Town Center Phase under the Proposed Modification).

Notice of Preparation

The County distributed an NOP to agencies and other interested parties on August 12, 2003 and subsequently held a public scoping meeting on September 4, 2003. The County prepared and circulated the NOP in accordance with CEQA to provide the public an opportunity to inform the scope and content of the environmental analysis. The County received 11 comments on the NOP from public agencies and organizations. The comments primarily related to traffic, air quality emissions, schools, and cumulative impacts.

EGSP Draft Subsequent Environmental Impact Report

The County circulated the EGSP Draft Subsequent EIR for public review from September 15, 2004 to November 1, 2004. The EGSP Draft Subsequent EIR identified potentially significant impacts requiring mitigation in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services/Utilities, and Transportation. The County identified mitigation to reduce the majority of impacts to less than significant. However, the EGSP Draft Subsequent EIR found that significant and unavoidable impacts would occur due to construction and operational air quality emissions, substantial adverse changes to historic resources, incremental worsening of level of service (“LOS”) at project area intersections and roadways, and significant impacts associated with increases in water demand and construction of new water supply, storage, and distribution facilities.

EGSP Final Subsequent Environmental Impact Report

The County received 18 comment letters during the public review period for the EGSP Draft Subsequent EIR. The County responded to comments in the Response to Comments on the Draft Subsequent Environmental Impact Report (“Response to Comments”) (June 5, 2005). Comments primarily focused on cumulative environmental impacts from traffic, air quality, and noise, adequacy of the alternatives analysis, tiering of the EGSP Draft Subsequent EIR from the *Fort Ord Reuse Authority Reuse Plan FEIR*, traffic modeling and regional forecasts, impacts to schools and biological resources, consistency with land use policies (including the 1982 General Plan), and inclusionary housing. The County made several changes to the text of the EGSP Draft Subsequent EIR as a result of these comments. The EGSP Final Subsequent EIR consisted of the EGSP Draft Subsequent EIR as amended by the Response to Comments.

Certification of the EGSP Final Subsequent Environmental Impact Report

The Board of Supervisors certified the EGSP Final Subsequent EIR, adopted a Mitigation Monitoring and Reporting Program (“MMRP”), and also adopted a Statement of Overriding Considerations for the Previously Approved Project on October 4, 2005. The County subsequently filed a Notice of Determination (“NOD”) for the Previously Approved Project on October 7, 2005. The County applied 265 Conditions to the Previously Approved Project (see **Attachment E** and subsequent discussion under Section V below).

Addendum No. 1 to the EGSP Final Subsequent Environmental Impact Report

The County approved an Addendum to the EGSP Final Subsequent EIR (“Addendum No. 1”) on February 11, 2020. Addendum No. 1 modified mitigation measure MM 4.5-C-1, adopted as Condition 184 of the Previously Approved Project, related to project Reactive Organic Gas and Nitrogen Oxide air quality impacts. Condition 184 dictated that the Previously Approved Project

would pay fees to the Carl Moyer Memorial Air Quality Standards Air Quality program (“Carl Moyer Program”) to fund agricultural pump retrofits and the purchase of school buses. The specificity in funding allocation in the condition language prevented the Monterey Bay Air Resources District (“MBARD”) from using funds collected under Condition 184 to other efforts that would more substantially reduce Reactive Organic Gas and Nitrogen Oxide emissions. Addendum No. 1 modified the language of Condition 184 to remove the specificity of funding allocation and allow collected fees to be put to other emission reduction grant programs, including, but not limited to, installation of electric vehicle charging infrastructure and incentive programs promoting the purchase of school vehicles. Addendum No. 1 concluded that the change to Condition 184 did not present a substantial change to any previously identified environmental impacts described in the EGSP Final Subsequent EIR.

Addendum No. 2 to the EGSP Final Subsequent Environmental Impact Report

The County approved an Addendum to the EGSP Final Subsequent EIR (“Addendum No. 2”) on June 16, 2020. Addendum No. 2 analyzed an extension to the timeline for implementation of the Previously Approved Project and associated establishment of a fee to replace the Fort Ord Reuse Authority’s (“FORA”) Community Facilities District fees related to habitat management and traffic. Addendum No. 2 was needed to allow additional time to implement the Previously Approved Project due to economic conditions circa 2007-2010 resulting in the bankruptcy of the original developer and acquisition of the loan and property by the Developer, the COVID-19 pandemic circa 2020 resulting in market stressors and uncertainty, and the dissolution of the FORA on June 30, 2020. Addendum No. 2 concluded that the change to amend the Development Agreement did not present a substantial change to any previously identified environmental impacts described in the EGSP Final Subsequent EIR.

d. Procedural Overview – Prior Approvals

Prior approvals related to the Previously Approved Project are identified below (partial listing) and allowed development of the site:

1. Certification of a Final Subsequent Environmental Impact Report (“FSEIR”), including project-specific mitigation measures and a Statement of Overriding Considerations, adopted by the County Board of Supervisors (Resolution No. 05-264, adopted on October 4, 2005).
2. Mitigation Monitoring and Reporting Plan (“MMRP”) adopted by the County Board of Supervisors (Resolution No. 05-264, adopted on October 4, 2005).
3. The East Garrison Specific Plan (“Specific Plan”) approved by the County Board of Supervisors (Resolution No. 05-266, adopted on October 4, 2005).
4. General Plan text amendments approved by the County Board of Supervisors (Resolution No. 05-265 adopted on October 4, 2005).
5. Zoning Ordinance text and map amendments adopted by the County Board of Supervisors (Ordinance No. 05000 adopted on October 4, 2005).
6. Combined Development Permit, including Conditions of Approval, comprising a standard subdivision (“Vesting Tentative Map”) to create parcels for up to 1,400 dwelling units (plus up to 70 secondary (“Carriage”) units, each on the same lot as a residential unit), commercial uses, and public uses, use permit for tree removal, general

development plan, use permit to allow development on slopes over thirty percent (30%), and Design Approval, approved by County Board of Supervisors (Resolution No. 05-267, adopted on October 4, 2005).

7. Allocation by the County Board of Supervisors of 470 acre-feet annually of potable water (from the FORA allocation of water to the County) to serve the Previously Approved Project (Resolution No. 05-268, adopted on October 4, 2005).
8. The Development Agreement (the “Development Agreement”), approved by the County Board of Supervisors (Ordinance No. 05001, adopted on October 4, 2005, (the “Enacting Ordinance”)).
9. Adopted Resolution No. 20-037 (February 11, 2020) to consider an Addendum (Addendum No. 1) to the EGSP Final Subsequent EIR and amending Condition of Approval 184 to better allocate funds for the benefit of air quality in the region and local area.
10. Adopted Ordinance No. 5333 (June 16, 2020) to consider an Addendum to the EGSP Final Subsequent EIR and the First Amendment to the Development Agreement to extend agreement for 15 years and establish fees on remaining building permits for the Previously Approved Project to replace the Fort Ord Reuse Authority’s (“FORA”) Community Facilities District fees.

III. PROPOSED PROJECT

a. Overview

The Proposed Project (PLN030204-AMD2) revises the adopted EGSP, Combined Development Permit, and DDA, and includes a Vesting Tentative Map to facilitate construction of up to 325 total residential units. The Proposed Project would consist of up to 259 residential for-sale units (including 140 market rate single-family units and 119 rental live/work artist “rowhouses,” of which 33 will be affordable to moderate-income households, 70 will be affordable to Workforce II households, and 16 will be sold at market rate) and 66 affordable apartments, as well as 30,000 sf of commercial/institutional/retail uses (including a community courtyard), a one-acre Town Center Park, and a 4,000 sf library/sheriff’s office. Century Communities (“Project Applicant”) revised the Town Center development to be the Final Phase for the EGSP. The Proposed Project also includes some portions of Phases 2 and 3 that were not developed as part of the Previously Approved Project. The Proposed Project would result in the development of approximately 20.25 acres. The Proposed Project also includes modifications to the maximum building heights for the Live/Work, Town Center, and Residential High-2 development types, as well as changes to the parking requirements, as discussed in further detail below. However, the proposed building height modifications would not exceed the maximum allowable building height under the Previously Approved Project.

Overall, implementation of the Proposed Project would decrease the amount of development associated with buildout of the EGSP by reducing the total residential development by 16 total units and the maximum allowable commercial square footage would be reduced from 75,000 sf to 30,000 sf. **Table 3** shows the comparison of total development between the Previously Approved Project and the Proposed Project.

| Table 3 Comparison of Total Development under the Previously Approved Project and Proposed Project | | | |
|--|-------------------------------------|----------------------------|------------------------------|
| Proposed Use | Previously Approved Project* | Proposed Project ** | Difference |
| Residential (dwelling units) | | | |
| Single-Family | 780 [^] | 919 | Increase of 139 units |
| Townhouse | 227 ^{^^} | 150 | Decrease of 77 units |
| Live/Work Rowhouse | 197 ^{^^^} | 119 | Decrease of 78 units |
| Affordable Apartments | 196 | 196 | N/A |
| Total | 1,400 | 1,384 | Decrease of 16 units |
| Carriage Units (dependent on water availability) | 70 | 70 | N/A |
| Total (including Carriage Units) | 1,470 | 1,454 | Decrease of 16 units |
| Non-Residential (square feet) | | | |
| Commercial (incl. Community Courtyard) | 75,000 | 30,000 | Decrease of 45,000 sf |
| Library/Sheriff | 4,000 | 4,000 | N/A |
| Fire Station | 7,000 | 11,200 | Increase of 4,200 sf*** |
| Arts/ Cultural/ Education (incl. Chapel) | 100,000 | 100,000 | N/A |
| Total | 186,000 | 145,200 | Decrease of 40,800 sf |
| Notes: * As described in the Adopted EGSP ** As described in the application materials provided by the Applicant *** Already constructed – not included in the Proposed Modification ^ Included 140 Workforce II units and three (3) moderate income units. ^^ Included 114 affordable housing units. ^^ Included 65 affordable housing units. (Sources: County of Monterey, Development and Disposition Agreement, Page 162, May 2006, and Century Communities, November 2023) | | | |

The Proposed Project would revise the type of units developed as part of the Final Phase. However, the Proposed Modification would reduce the overall residential development compared to the Previously Approved Project. The Previously Approved Project included 442 total residential units for Phase 3 – however, only 192 residential units were actually developed as part of this phase. **Table 4** shows the comparison of unit types for the Final Phase.

| Proposed Use | Previously Approved Project* | Proposed Project** | Difference |
|---|---|---------------------------|------------------------------------|
| Residential Units – Market Rate | 40 Single-family units | 140 Single-family units | Increase of 100 units [^] |
| Residential Units - Market Rate/Moderate/Workforce II | 49 Live/Work Rowhouses | 119 Live/Work Rowhouse*** | Increase of 70 units [^] |
| Affordable Apartments | N/A | 66 units | Increase of 66 units [^] |
| Commercial | Up to 75,000 sf Minimum of 34,000 sf | Maximum of 30,000 sf**** | Maximum reduction of 45,000 sf |
| Public/Institutional | 4,000 sf | 4,000 sf | |
| Town Center/Parks | 1 acre | 1 acre | N/A |
| Adaptive Historic Reuse | 100,000 sf | 100,000 sf | N/A |
| Notes: * As described in the Adopted EGSP ** As described in the application materials provided by the Applicant *** Consists of 16 market-rate units, 33 Moderate-Income units, and 70 Workforce II units **** Includes community courtyard ^ Includes units carried over from Phases 3 and 2 of development (442 total units were approved as part of Phase 3 but 250 of the approved units were not constructed, and one (1) unit was carried over from Phase 2) (Source: Century Communities, January 2024) | | | |

As identified above in **Tables 3 and 4**, the Proposed Project includes 119 Live/Work Rowhouses located around East Garrison Drive, Sherman Boulevard, Ord Avenue, and Meade Way, 66 Town Center Apartments (below market-rate units) on the upper floors of a mixed-use building (consisting of 32 one-bedroom 700 sf units, 17 two-bedroom 950 sf units, and 17 three-bedroom 1,100 sf units), and 140 single-family units with attached parking garages (in a mix of attached and detached unit types). The single-family units would consist of 61 units on 30 by 70-foot lots, located around the Arts Park, Sherman Boulevard and Ord Avenue, and 79 units on 30 by 55-foot lots located north of the former Battle Simulation Building on Ord Avenue, Sherman Boulevard, and Sloat Avenue. These areas were previously approved for commercial and residential uses as part of the Previously Approved Project. The Proposed Project would increase the number of single-family residences by 139 units, but would decrease the number of Townhomes and Live/Work Rowhouses by 77 units and 78 units, respectively, compared to the Previously Approved Project. Overall, the Proposed Project would reduce the total number of residential units by 16, with a total of 1,384 residential units under the Proposed Project compared to 1,400 residential units under the Previously Approved Project. The Proposed Project would also carry over the 70 Carriage Units from the Previously Approved Project, with construction dependent on water availability.

The Proposed Project would also reduce the extent of commercial development as compared to the Previously Approved Project. The Previously Approved Project allowed a total development (inclusive of all originally defined development phases) of up to 186,000 sf of non-residential development, including a maximum of 75,000 sf of commercial, a 4,000 sf library/sheriff's office (located at the intersection of East Garrison Drive and Sherman Boulevard), a 7,000 sf fire station, and 100,000 sf of adaptive reuse of historical for arts and education (including the

existing 3,400 sf chapel located south of the Town Center at the intersection of East Garrison Drive and Chapel Hill Road). The Proposed Project, however, would reduce the maximum extent of non-residential development under the Final Phase by 45,000 sf, for a net decrease of 40,800 sf across all phases of development (accounting for the 11,200 sf as-built fire station). Implementation of the Proposed Project would result in approximately 34,000 sf of non-residential development (including the 4,000 sf library/sheriff's station) under the Final Phase (see **Table 3**). The remaining 30,000 sf of non-residential space is anticipated to consist of 14,800 sf of cultural art use (art galleries, studio workspaces, etc.) and 15,200 sf of commercial use (food and beverage stores, clothing stores, general stores, restaurants, etc.).

The Proposed Project includes a one-acre Town Square park bounded by Meade Way, Sherman Boulevard, Ord Avenue, and East Garrison Drive, consistent with the Previously Approved Project. The Proposed Project also includes the development of new internal streets and sidewalks and would abandon some of the existing utility easements that were previously recorded as part of the Previously Approved Project and would dedicate new utility easements.



Figure 5. Proposed Project Area

b. Project Location

The site is entirely within the boundaries of the EGSP in an area previously planned for residential and non-residential development under the Previously Approved Project. More specifically, the Proposed Project is located on Assessor Parcel Numbers (“APNs”) 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-

000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000. The site has been previously disturbed, including site preparation, grading, and completion of roadway infrastructure, during previous phases of development associated with the Previously Approved Project.

The surrounding land uses consist of existing residential, and community uses associated with the East Garrison community to the east, west, and south. Other surrounding land uses include agricultural cultivation and the Salinas River to the north and east, former Fort Ord to the south and west, and residential uses to the north and west. In addition, the California State University Monterey Bay (“CSUMB”) campus is located approximately one mile west of the site. Marina Municipal Airport is located approximately 2.3 miles to the northwest.

c. East Garrison Specific Plan Amendment

The Proposed Project would amend the EGSP to: 1) update descriptions of development phases, 2) revise residential unit counts and maximum non-residential development, 3) update permitted land uses, 4) modify the parking network, and, 5) other changes as described below. The Proposed Project would amend Section 1 – Introduction, Section 3 - Land Use, Section 4 – Infrastructure, Section 5 – Phasing, and Section 6 – Plan Review. The following discussion briefly describes the proposed amendments to the EGSP. For a complete description of the modifications, please refer to **Attachment D**.

Section 1– Introduction Modifications

The changes to Section 1 – Introduction, include a brief summary of the changes in units and square footages of non-residential development consistent with Section 3 – Land Use, and an update to Section 1.9 – Planning Process, to reflect additional public outreach efforts conducted by the Applicant.

Section 3 – Land Use Modifications

The changes to Section 3 – Land Use, include revised unit counts and descriptions, changes to the total acreage of residential and non-residential development land use categories, changes to the land use plan, and changes to the development phases of the Previously Approved Project. **Table 5** provides a summary of Final Phase land use categories.

| Table 5 Summary of Final Phase Land Uses | | | | |
|---|--|----------------|-----------------|----------------------------------|
| Land Use | Description | Acreage | Units/SF | Density (residential) |
| Residential Land Uses | | | | |
| Residential Medium (RM) | Mix of single-family detached and attached units. One- and two-story houses and two- and three-story townhouses. | 3.6 | 61 | 17 DU/AC |
| Residential High (RH-2) | Mix of single- and multi-family attached units. | 3.7 | 79 | 21 DU/AC |

| Table 5 Summary of Final Phase Land Uses | | | | |
|---|--|---------|--------------------------------------|--------------------------|
| Land Use | Description | Acreage | Units/SF | Density (residential) |
| Mixed-Use Land Uses | | | | |
| Town Center (TC) | Mix of commercial/retail, existing chapel, and inclusionary housing units. | 4 | Up to 30,000 sf of commercial space* | 17 DU/AC |
| | | | 66 inclusionary units | |
| | | | 3,400 sf chapel | |
| Live/Work (LW) | Live/Work Rowhouse units designed to accommodate residential space above ground floor home office or residential uses. | 4.3 | 119 units | 28 DU/AC |
| Institutional/Community Land Uses | | | | |
| Public Uses (PU) | Library/sheriff's office within the Town Center | 0.1 | 4,000 sf library/sheriff's office | N/A |
| Parks (P) and Open Space (OS) | Green area to serve as multi-use space for Town Center (space for community gatherings and festivals). | 4.6 | N/A | N/A |
| Notes: * Includes community courtyard (Source: Century Communities, January 2024) | | | | |

Changes to the land use plan include changed unit counts as described above, increasing the Residential Medium acreage from 80 to 82 acres, decreasing the minimum density of Residential High units from 18 to 10 dwelling units per acre, and updated tables and figures reflecting the Proposed Modification. Other changes include revisions to the permitted land uses, building height limits, signage restrictions, and changes to the parking network.

Table 6 provides a summary of height limits by Land Use category under the Proposed Project, and **Table 7** provides a comparison of height limits between the Previously Approved Project and the Proposed Project. The Live/Work units have increased in maximum height from 35 feet under the Previously Approved Project to 45 feet under the Proposed Project; however, this height increase is due to changes in the design of the roofs from a flat to a slanted roof type for these units. Additionally, the modified building height would not change the maximum allowable number of stories permitted for this product type - these units would remain three 3 stories units under the Proposed Project. Moreover, the Proposed Project does not increase the maximum height of the Live/Work units beyond the maximum approved building height in the EGSP. In addition, the RH-2 has decreased from 50 feet under the Previously Approved Project to 45 feet under the Proposed Project, while the maximum building height for the Town Center has increased from 45 feet under the Previously Approved Project to 50 feet under the Proposed Project, with the potential for special features, towers, and parapets to extend to 55 feet. **Table 8** shows the minimum and maximum sizes of each unit type.

| Land Use Category | Description | Permitted # of Stories | Maximum Height Between Floors 1 & 2 | Maximum Height Between Floors 2 & 3 | Maximum Height Between Floors 3 & 4 | Maximum Height |
|-----------------------------|--------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| RM (detached single-family) | Residential Medium | 2 stories plus a 3 rd floor tower ¹ | 12 ft | 11 ft | N/A | 35 ft |
| RM (attached townhouse) | Residential Medium | 3 stories | 12 ft | 11 ft | N/A | 45 ft |
| RH-1 | Residential High 1 | 3 stories | 12 ft | 11 ft | N/A | 45 ft |
| RH-2 | Residential High 2 | 3 stories | 12 ft | 11 ft | 11 ft | 45 ft |
| TC | Town Center | 4 stories ² | 16 ft | 11 ft | 11 ft | 50 ft³ |
| LW | Live/Work | 3 stories | 12 ft | 11 ft | N/A | 45 ft |
| CL | Cultural Land Use | 2 stories | 12 ft | N/A | N/A | 35 ft |
| PU | Public Uses | 2 stories | 16 ft | N/A | N/A | 45 ft |
| P | Parks | 1 story | N/A | N/A | N/A | 25 ft |
| OS | Open Space | 1 story | N/A | N/A | N/A | 25 ft |

Notes:
 Height changes indicated in **bold**.
¹ 3rd floor tower may not exceed 350 sf.
² 4th floor limited to southeastern half of the mixed-use building.
³ Towers, special features, and parapet walls may extend up to 55 ft.
 Source: Century Communities, January 2024

| Land Use Category | Description | Maximum Allowable Stories for Previously Approved Project | Maximum Allowable Stories for Proposed Project | Maximum Height for Previously Approved Project | Maximum Height for Proposed Project |
|-----------------------------|--------------------|---|---|--|-------------------------------------|
| RM (detached single-family) | Residential Medium | 2 stories plus a 3 rd floor tower ¹ | 2 stories plus a 3 rd floor tower ¹ | 35 ft | 35 ft |
| RM (attached townhouse) | Residential Medium | 3 stories | 3 stories | 45 ft | 45 ft |
| RH-1 | Residential High 1 | 3 stories | 3 stories | 45 ft | 45 ft |
| RH-2 | Residential High 2 | 4 stories | 3 stories | 50 ft ⁴ | 45 ft |
| TC | Town Center | 3 stories | 4 stories ² | 45 ft ³ | 50 ft ³ |
| LW | Live/Work | 3 stories | 3 stories | 35 ft | 45 ft |
| CL | Cultural Land Use | 2 stories | 2 stories | 35 ft | 35 ft |

| PU | Public Uses | 2 stories | 2 stories | 45 ft | 45 ft |
|-----------|-------------|-----------|-----------|-------|-------|
| P | Parks | 1 story | 1 story | 25 ft | 25 ft |
| OS | Open Space | 1 story | 1 story | 25 ft | 25 ft |

Notes:
¹ 3rd floor tower may not exceed 350 sf.
² 4th floor limited to southeastern half of the mixed-use building.
³ Towers, special features, and parapet walls may extend up to 55 ft.
⁴ Height limit includes special features, parapet walls and mechanical equipment.
Source: Century Communities, January 2024

| Unit Type | Minimum Size (sf) | Maximum Size (sf) |
|---------------------------------------|-------------------------|-------------------------|
| Live/Work Rowhouses | 1,000 | 2,100 |
| 30-ft by 55-ft Single-Family Dwelling | 1,900 | 2,100 |
| 30-ft by 70-ft Single-Family Dwelling | 1,200 | 2,300 |
| Affordable Rental Unit | As required for funding | As required for funding |

Source: Century Communities, 2024

The Proposed Project also includes modifications to the parking requirements established in the EGSP as part of the Previously Approved Project. **Table 9** provides a comparison of changes to the parking network and **Table 10** shows the unit and parking count for the Final Phase of development. The Proposed Project increases the minimum ratio of parking spaces per unit for the Town Center residential uses from 1.25 per unit to 1.5 per unit and decreases the minimum parking ratio for RH-2 from 2.25 to 2. However, driveway lengths have been increased to allow an addition uncovered parking space without affecting vehicle access through allies. In addition, the Proposed Project also includes additional parking for a future fast casual restaurant use of 1 space per 80 sf of restaurant. **Figure 6** shows the existing and proposed parking areas associated with the Final Phase of development. All other parking standards included in the EGSP are unchanged.

| Land Use Categories | Land Use Description | Minimum Off-Street Parking Requirements for the Previously Approved Project | Minimum Off-Street Parking Requirements for the Proposed Project | Changes |
|----------------------|----------------------|---|--|--------------------------------|
| RM | Residential Medium | 2 per unit ¹ | 2 per unit ¹ | N/A |
| RH-1 | Residential High 1 | 2 per unit | 2 per unit | N/A |
| RH-2 | Residential High 2 | 2.25 per unit | 2 per unit ⁴ | Decrease of 0.25 spaces |
| TC (non-residential, | Town Center | 1 per 250 sf of building space | 1 per 250 sf of building space ³ | Now excludes truck bays |

| Land Use Categories | Land Use Description | Minimum Off-Street Parking Requirements for the Previously Approved Project | Minimum Off-Street Parking Requirements for the Proposed Project | Changes |
|--|-----------------------------|--|---|--|
| including Chapel) | | | | |
| TC (residential) | Town Center | 1.25 per unit | 1.5 per unit ³ | Increase of 0.25 spaces per unit |
| TC (Fast Casual Restaurant) | Town Center | N/A | 1 per 80 sf of building space ³ | 1 new space per 80 sf of building space |
| LW | Live/Work | 2 per unit | 2 per unit | N/A |
| CL (concrete buildings) | Cultural Land Use | 1 per 1,000 sf of building space | 1 per 1,000 sf of building space | N/A |
| CL (Theater and Battle Simulation Building, or their replacements) | Cultural Land Use | 2 per 250 sf of building space ² | 2 per 250 sf of building space ² | N/A |
| PU | Public Use | 1 per 250 sf of building space ³ | 1 per 250 sf of building space ³ | N/A |
| P | Parks | None | None | N/A |
| OS | Open Space | None | None | N/A |
| Notes: | | | | |
| ¹ Carriage units require a minimum of 1 additional parking space. | | | | |
| ² On-street parking along Ord Avenue and Sloat Street may be counted towards the parking requirement. | | | | |
| ³ Excluding truck bays. | | | | |
| ⁴ Most RH-2 units to have a third off-street surface space. | | | | |
| (Sources: Urban Design Associates, July 2004, Kimley-Horn, December 2023) | | | | |

| Unit/Lot Type | Unit Count | Garage Parking Spaces (2 per lot) | Driveway Parking Spaces | Dedicated Guest Parking (Off-Street) | Public Parking Spaces Within Planning Area (On-Street) | Parking Total (By Unit Type) |
|--|-------------------|--|--------------------------------|---|---|-------------------------------------|
| 30' x 70' Lots | 61 | 122 | 36 | 0 | - | 158 |
| 30' x 55' Lots | 79 | 158 | 68 | 3 | - | 229 |
| Row House | 119 | 238 | 110 | 41* | - | 389 |
| Artspace | 66 | - | - | 66 | 35 | 101 |
| Commercial | - | - | - | - | 260 | 260 |
| Chapel | - | - | - | 42* | - | 42 |
| Library | - | - | - | 19* | - | 19 |
| Total | 325 | 518 | 220 | 206* | 260 | 1,198 |
| * Off-street parking lot stall totals are subject to change based on Electric Vehicle and ADA requirements. Source: Kimley-Horn, December 2023. | | | | | | |

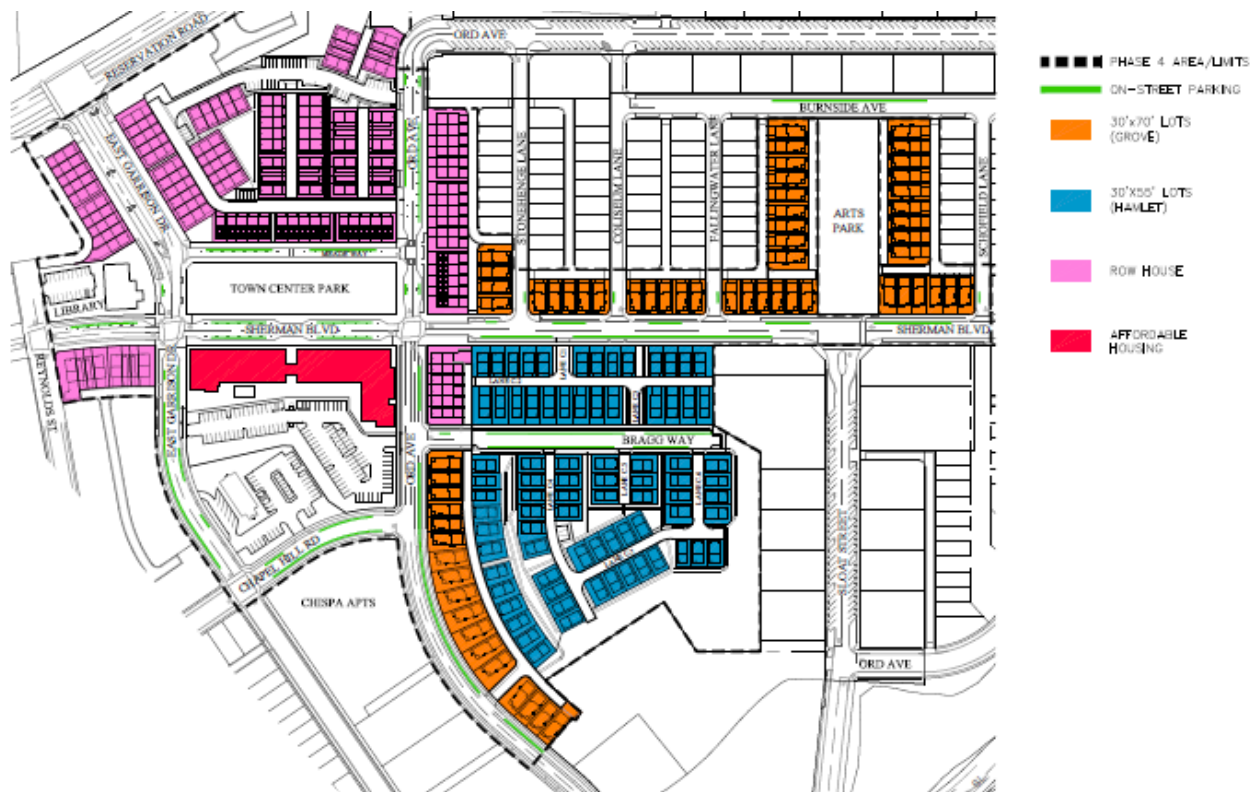


Figure 6. Existing and Proposed Parking Areas

Kimley-Horn & Associates, Inc. prepared a Final Phase Shared Parking Analysis, updated May 21, 2024 (see **Attachment G**), to evaluate potential parking-related impacts associated with the Proposed Project. The Parking Analysis evaluated the peak projected demand for the Proposed Project against the total existing and proposed on-street and off-street parking spaces to determine whether the Proposed Project would result in peak parking demand in exceedance of the proposed parking space count. Kimley-Horn & Associates prepared the parking analysis relying on established parking methodologies developed by the Urban Land Institute and the Institute of Traffic Engineers, as well as the standards established in the adopted EGSP. Peak parking demands were determined under both weekday and weekend conditions. Kimley-Horn determined that the proposed residential parking supply under the Final Phase of development would exceed the parking requirements for the single-family detached units and the rowhouses identified in the adopted East Garrison Specific Plan by 50 percent, as shown in **Table 11**. The parking for the Town Center would also exceed the recommended best practices methodologies (Urban Land Institute and Institute of Traffic Engineers) and the adopted East Garrison Specific Plan by 25 percent or greater as shown in **Figure 7**. In addition, the County has included a Condition of Approval (No. 117) to require that the Applicant provide 66 dedicated off-street parking spaces for the affordable units located at the Town Center.

| Table 11 Residential Parking Demand Summary | | | | | |
|--|------|------|--------------------|---------------------|----------------------------|
| Land Use | Size | Unit | EGSP Parking Ratio | EGSP Parking Demand | Final Phase Parking Supply |
| 30' x 55' Lots | 79 | DU | 2 spaces per unit | 158 | 229 |
| 30' x 70' Lots | 61 | DU | | 122 | 158 |
| Row Houses | 119 | DU | | 238 | 389 |
| Total Minimum Parking Requirement | | | | 518 | 776 |
| Source: Kimley-Horn, December 2023. | | | | | |

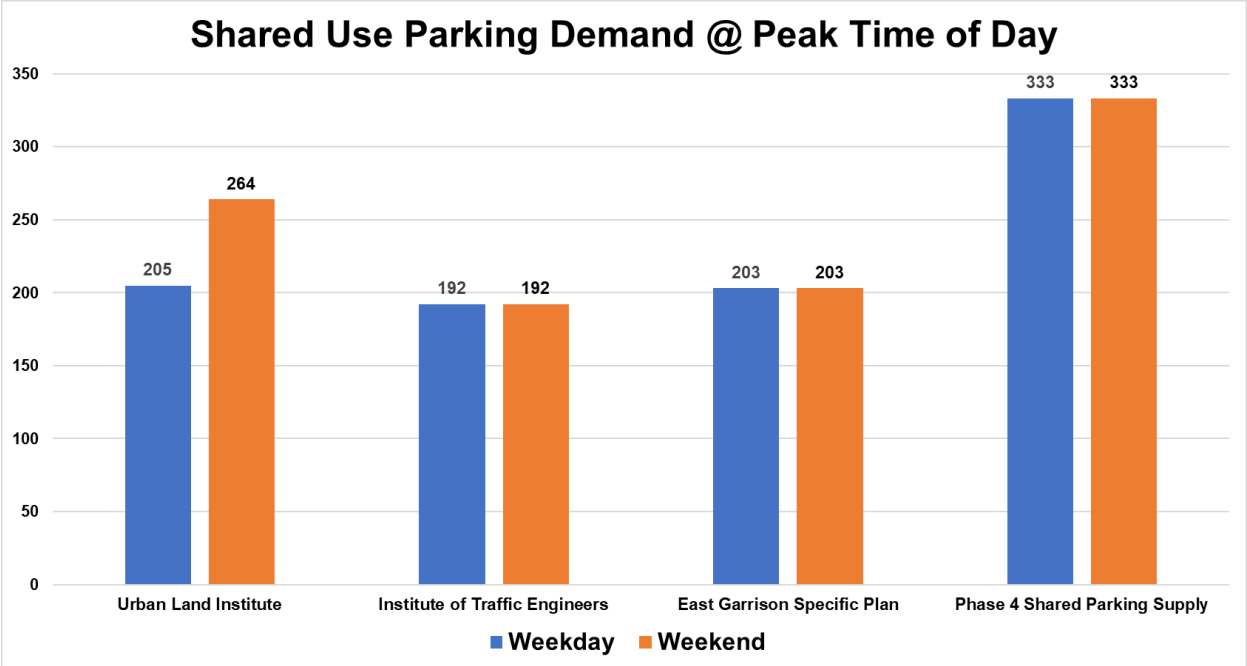


Figure 7. Comparison of Demand Estimates for Town Center

The Proposed Project did not originally include dedicated off-street parking spaces for the affordable apartments located in the Town Center. The County has introduced a new Condition of Approval (No. 117) to require that the Applicant provide 66 designated off-street parking spaces for the affordable apartments located in the Town Center based on public comments and recommendation from the Planning Commission at the April 10, 2024 hearing (see **Attachment F**). The Applicant will work with CHISPA, the affordable housing developer, to determine and finalize a dedicated off-street parking plan for the affordable apartments. **Figure 8** shows a conceptual illustration of where the dedicated parking could be located.

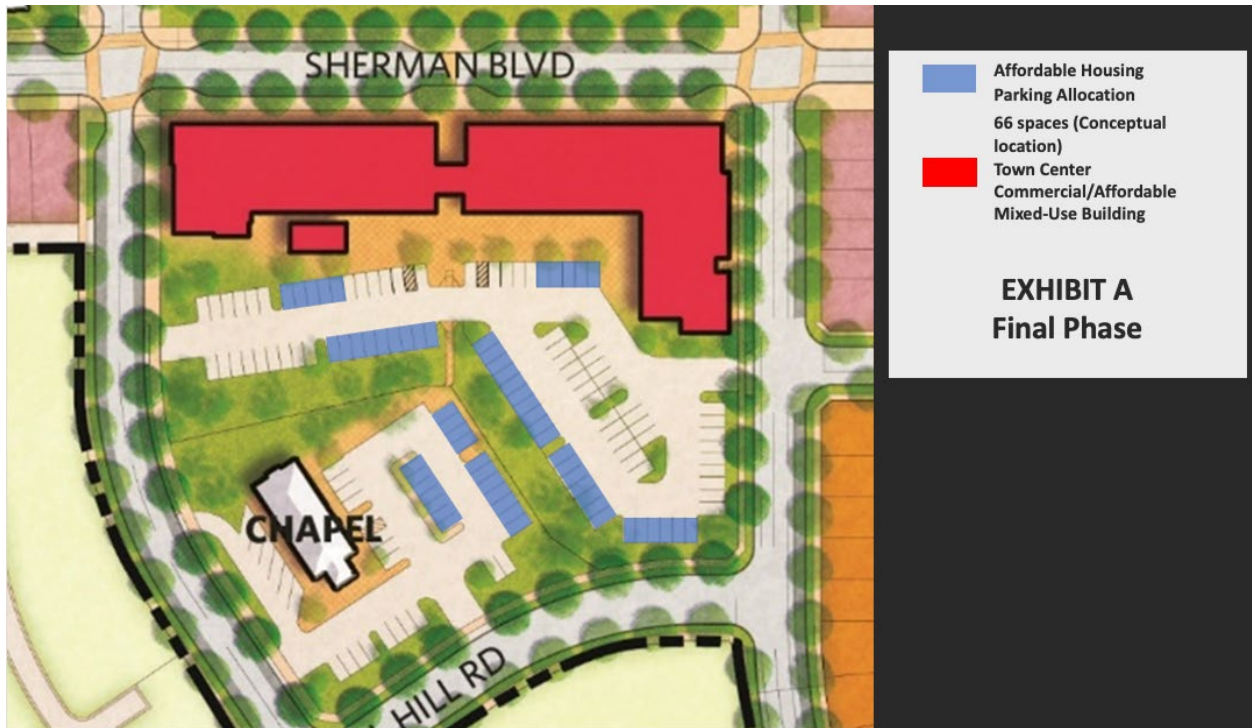


Figure 8. Conceptual Illustration of Dedicated Parking

In addition, Kimley-Horn identified several existing parking constraints not directly related to the Proposed Project. Kimley-Horn identified the following recommendations as future considerations for dealing with parking issues within the East Garrison Community:⁶

- Providing parking alternatives to accommodate hikers and cyclists accessing the Fort Ord National Monument by converting the Small Arms Range to a dedicated parking area;
- Providing dedicated parking for oversized vehicles at the vacant Battle Simulation site;
- Preparing an events management plan to address parking, security, and related issues for events at the Town Center; and
- Facilitating collaboration between the East Garrison Community Association and the County to ensure that there is sufficient parking to accommodate planned future development and/or reuse of historic buildings.

Section 4 - Infrastructure Modifications

The changes to Section 4 – Infrastructure, include modifications to the proposed network of streets, bicycle systems plan, and parking network. Changes to the proposed network of streets consist of updated diagrams of primary and internal street networks. Changes to the bicycle systems plan consist of updated diagrams of bicycle lane details and lane networks. Changes to the parking network included removal of two designated off-street parking lots for the Town Center and Town Center Park, increasing the minimum required parking spaces in the Town Center-Residential from 1.25 to 1.5 designated off-street spaces per unit, replacing dedicated lots or event parking and adaptive building reuse with angled parking along Ord Avenue, and

⁶ These recommendations are not encompassed in the Proposed Project and would be undertaken separately, if pursued.

updated diagrams of parking networks. Other changes include updated utility information (including increasing the diameter of water pipelines and noting that not all residential units would require natural gas service) and revisions to the proposed open space component of the Town Center.

Section 5 – Implementation Modifications

The changes to Section 5 – Implementation consist of revised descriptions and graphics on as-built, current, and future development phases. The changes also include modification to the illustrative phasing diagram and text to reflect the revised development phases under the Proposed Project.

Section 6 – Plan Review

The changes to Section 6 – Plan Review include noting that the East Garrison Design Review Committee is governed by the East Garrison Homeowners Association, as well as revised unit counts and descriptions under the as-built development phase and the Proposed Modification.

d. Pattern Book Amendment

The Proposed Project includes changes to the EGSP Appendix A – Pattern Book. Changes to the EGSP Pattern Book include the removal of the “Artist Lofts” unit type, addition of new “Live/Work Rowhouses” unit type, replacement of “Live/Work Townhouse” lot type with “Live/Work Rowhouse” lot type, and addition of new “Hamlet” lot type. Other changes to the EGSP Pattern Book include modifications to previously defined lot types (including “Townhouse lots” and “Town Center”), changes to materials, revised setback requirements, introduction of new “modern” architectural styles for town center structures, and modifications to building designs.

The proposed designs included in the EGSP Pattern Book for the Final Phase, including the Town Center buildings, are considered preliminary and are intended to illustrate the anticipated future architectural styles to be developed as part of the Final Phase. The final design of future residential and commercial uses would be subject to further review by the East Garrison Design Review Committee, consistent with the East Garrison Specific Plan (see Section 6.2 of **Attachment B, Exhibit 1**), prior to construction of any future use associated with the Proposed Project. The East Garrison Design Review Committee is administered and governed by the East Garrison HOA. Construction of all structures under the Final Phase of development would be subject to final approval by the East Garrison Design Review committee, with written approval of any proposed structure submitted to the County as part of the building permit application. The County will then review the proposed design to ensure that the proposed structures are in conformance with the EGSP design standards prior to the issuance of building permits. This process shall ensure that the development of new structures under the Final Phase, including the Town Center buildings, are consistent with the design guidelines of the amended East Garrison Pattern Book (**Attachment B, Exhibit 2**).

e. Combined Development Permit Amendment

The Proposed Project includes the amendment of Combined Development Permit PLN030204 to modify the development types defined under the Previously Approved Project. More specifically, the Proposed Project consists of the following revisions to PLN030204: 1) relocate 66 affordable housing units from the Arts Park to the upper floors of a mixed-use building in the Town Center; 2) develop 140 new compact two-story single-family homes on the former Arts Park parcels and Condo site, and 3) develop 119 two- to three-story compact homes and rowhouses within the Town Center. These amendments to the Combined Development Permit are necessary to implement modifications described above.

f. Vesting Tentative Map

The Proposed Project includes the re-subdivision of existing lots of record to facilitate individual sale and/or lease of each of the proposed residential and live/work units and the remaining non-residential development under the Final Phase of development (see **Attachment C, Exhibit 2**). The affected lots are Lots 740-788, Lots M2.10, M2.11, M3.1 - M3.5, T1.1 - T1.6, T1.8, Z1.6, and Z1.8 as shown on the Final Maps for the Previously Approved Project. The Proposed Project would result in the creation of 61 Residential-Medium Lots (Lots 1135-1151 and 1231-1274) and 79 Residential-High-2 Lots (Lots 1152-1230), for a total of 140 single-family lots on 7.29 acres. The Proposed Modification would also result in the creation of 119 live/work lots (Lots 1016-1134 over 4.26 total acres), two Town Center Parcels (Parcels T4.1 and T4.2 over 2.5 total acres), 15 Open Space Parcels (Parcels Z4.1-Z4.15 over 2.85 total acres), one Street Right-of-Way (Parcel S4.1 over 0.64 total acres), and 11 Lane Right-of-Ways (Parcels A4.1-A4.11 over 2.71 total acres). The subdivision of existing lots and parcels is provided below in **Table 12**.

| Table 12 | |
|---|--|
| Summary of Subdivision of Existing and Proposed Lots | |
| Existing Lot/Parcel | Proposed Lot/Parcel |
| Lots 740-748, Parcel Z1.6 | Lots 1016-1025 |
| Lots 756-762 | Lots 1026-1033 |
| Lots 749-755, 763-772, Parcels T1.1-T1.3, Z1.8 | Lots 1034-1111, Parcels Z4.1-Z4.9, A4.1-A4.4 |
| Parcels T1.4-T1.6 | Parcels T4.1-T4.2 |
| Lots 773-782, Parcel T1.8 | Lots 1112-1128, 1231-1234 |
| Parcel M3.1 | Lots 1235-1239 |
| Parcel M3.2 | Lots 1240-1244 |
| Parcel M3.3 | Lots 1245-1259, Parcels A4.10, Z4.14 |
| Parcel M3.4 | Lots 1260-1274, Parcels A4.11, Z4.15 |
| Lots 783-788, Parcels M2.10-M2.11, M3.5, A2.21 | Lots 1129-1230, Parcels S4.1, A4.5-A4.6, A4.8, Z.10-Z.12 |

Source: Whitson Engineers, August 2023.

The Proposed Project would also abandon some of the existing utility easements that were previously recorded as part of the Previously Approved Project and would dedicate new utility easements as part of the Proposed Project to serve the new lots.

IV. CONSISTENCY, SUCCESSOR AGENCY AGREEMENTS, WATER SUPPLY, TRANSPORTATION/PARKING, AFFORDABLE HOUSING, DESIGN & HEIGHT

a. General Plan Consistency

The County previously evaluated the Previously Approved Project's consistency with the 1982 General Plan, as amended. The County determined that the Previously Approved Project, which included amendments to the 1982 General Plan, would ensure that implementation of the EGSP would be consistent with the 1982 General Plan. Specifically, the County concluded that "[t]he amendments to the Monterey County General Plan ...ensure the Specific Plan and the Combined Development Permit are consistent with the General Plan" (Resolution No. 05-267). Similarly, the County also previously determined that development at the residential densities proposed in connection with the Previously Approved Project would be consistent with applicable zoning of the site and would be consistent with the densities contemplated in the EGSP.

The Final EGSP Subsequent EIR evaluated the Previously Approved Project for consistency with the 1982 General Plan. The County found that the Previously Approved Project was consistent with the 1982 General Plan. The Previously Approved Project included two amendments to the 1982 General Plan. The first amendment provides for the policies and regulations of an adopted specific plan to supersede the policies of the 1982 General Plan on development of slopes of 30 percent or greater. The second amendment provides for the policies and regulations of an adopted specific plan to supersede the policies of the 1982 General Plan related to limitations on square footage for convenience/specialty retail. These amendments ensured that the EGSP and the Combined Development Permit would be consistent with the 1982 General Plan.

As noted above, the Previously Approved Project anticipated future development of the Proposed Project site with commercial, residential, and other related uses. The County previously determined that the Previously Approved Project was consistent with the 1982 General Plan, as amended. The Proposed Project would reduce the amount of development associated with implementation of the EGSP, as modified. In fact, the Proposed Project would reduce the number of overall residential units by 16 units and would also reduce the maximum amount of commercial space by 45,000 sf. The reduction of anticipated development at buildout of the EGSP would not result in any potential conflicts with the 1982 General Plan. In addition, the Proposed Project includes amendments to the EGSP to ensure that the modifications are consistent with the EGSP. The proposed commercial, residential, and community uses included in the Proposed Project are consistent with those previously considered as part of the Previously Approved Project, although the specific unit type and configuration has been revised to account for a more refined site design and layout. These modifications would ensure that the EGSP includes a cohesive town center with surrounding commercial, residential, and open spaces uses consistent with the intent of the Previously Approved Project. For these reasons, the Proposed Project would be consistent with the 1982 General Plan.

b. Analysis of EGSP Amendments

Government Code Section 65450 authorizes California jurisdictions to “prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan”. The EGSP identifies the following specific findings that must be made prior to approval of any major amendments:

1. The Specific Plan amendment is consistent with the goals, objectives, policies and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan.
2. The uses proposed in the Specific Plan amendment are compatible with adjacent uses and properties.
3. The Specific Plan amendment will not adversely affect the public health, safety or welfare.
4. The proposed Specific Plan amendment will not create internal inconsistencies in the Specific Plan.

Consistency with the Goals, Objectives, and Policies of the General Plan

The EGSP identified minimum and maximum square footage thresholds for development of commercial space and total unit count based on economic projections at the time of approval. The Town Center component of the Previously Approved Project was designed with a flexible zoning overlay in order to respond to changes in market demand over the course of build-out under the EGSP. The Proposed Project would reduce the required commercial space compared to the Previously Approved Project due to changes in consumer spending away from in-person retail since the time the EGSP was approved.

The changes under the Proposed Project ensure that the major goals and objectives of the Previously Approved Project would be met while accounting for changes in economic circumstances since the time the EGSP was adopted. The County determined that the Previously Approved Project was consistent with the 1982 General Plan, as amended. The Proposed Project would not result in any new land uses or increases in development that would be inconsistent with the 1982 General Plan or the EGSP. The proposed amendment to the EGSP would be consistent with the goals, objectives, and policies of the 1982 General Plan. See also discussion above regarding consistency with the 1982 General Plan.

Compatibility with Adjacent Uses and Properties

The Proposed Project site is adjacent to previous development phases under the EGSP, consisting mainly of residential uses. The Proposed Project consists of residential, commercial, and recreational/open space uses. The Proposed Project does not introduce new land uses (such as industrial, manufacturing, hazardous materials processing, etc.) that would be incompatible with existing adjacent uses. The proposed amendment to the EGSP would be consistent with would be compatible with adjacent land uses and residential properties. Moreover, the Proposed Project includes commercial, residential, and other related uses consistent with the uses contemplated under the Previously Approved Project, although the extent of development would be reduced as part of the Proposed Project.

Adverse Impacts to Public Health, Safety, or Welfare

The Proposed Project would result in new development on a site previously approved for development under the Previously Approved Project. The Previously Approved Project analyzed development of these areas with respect to potential adverse impacts to public health, safety, or welfare. The Proposed Project would reduce the maximum residential units and non-residential space compared to the Previously Approved Project. The Proposed Project does not introduce new land uses (such as industrial, manufacturing, hazardous materials processing, etc.) that would result in adverse impacts to public health, safety, or welfare. The proposed amendment to the EGSP would not result in any new or increased adverse impacts to public health, safety, or welfare. Moreover, the Final Phase of construction also includes public facilities (i.e., sheriff substation) and other public safety facilities (i.e., fire station) were developed in prior phases of development.

Internal Consistency with the Adopted Specific Plan

The Proposed Project would reduce the minimum and maximum amounts of commercial space to be developed under the EGSP compared to the Previously Approved Project, as described above. The changes under the Proposed Project ensure that the major goals and objectives of the Previously Approved Project would be met while accounting for changes in economic circumstances since the time the EGSP was adopted. The Proposed Project would be consistent with the stated goals of the adopted EGSP, including, but not limited to, creating a compact pedestrian-friendly planned development, designing efficient, self-funded infrastructure systems, and minimizing effects on the environment. The Proposed Project does not introduce new land use types that would be inconsistent with the adopted EGSP. Moreover, the Proposed Project includes amendments to the EGSP to ensure that there would not be any internal inconsistencies with the adopted EGSP.

c. Successor Agency Agreements

East Garrison Partners, LLC (“EGP”) and the Redevelopment Agency of the County of Monterey with the consent and agreement of the County of Monterey (“County”) entered into a DDA dated as of October 4, 2005. The DDA provides, among other things, for the construction and rental of affordable housing, in three phases, on a portion of the real property located on the former Fort Ord Army Base within the East Garrison area. On September 8, 2009, UCP East Garrison, LLC (“the Developer”) acquired fee title to the Previously Approved Project that was subject to the DDA, and consequently, as successor-in-interest to EGP, assumed certain rights, interests and requirements under the DDA. The Redevelopment Agency of the County of Monterey has been succeeded by the Successor Agency to the Redevelopment Agency of the County of Monterey (“Agency”). On August 30, 2016, the Developer and Agency entered into an Amended and Restated First Implementation Agreement to the Disposition and Development Agreement (“First Implementation Agreement”) assigning the obligations of the DDA to the Developer and amending certain DDA terms.

The Proposed Project includes changes the Phase 3 and Town Center layout to relocate the Phase 3 Affordable Rental Housing Project to be included in the Town Center. Relocating the affordable rental housing to the Town Center helps reduce construction costs by eliminating the need for parking garage and enhancing competitiveness for low-income housing tax credit

program funding. The Proposed Project also changes the implementation terms for the location and minimum size of the Moderate-Income units and Workforce II units. These changes modify the implementation procedures to ensure the terms and conditions of the DDA are implemented by assuring the units are built consistent with the goals and objectives of the development approvals. See **Attachment H, Exhibit 1**.

The Proposed Project amends the DDA to reduce the number of overall residential units by 16 units and includes new residential unit types and sizes. In June 2024, the Developer submitted a Tax Increment Analysis which indicates that the total new incremental ad valorem property tax generated by the Proposed Project and the amount available (tax increment) to fund the Agency’s enforceable obligations is greater than the tax increment generated by the Previously Approved Project. This increase in property tax generated results in an increase in net revenues to the taxing entities and demonstrates that the Proposed Project will provide the Agency sufficient revenue, thereby ensuring consistency with state law related to amending enforceable obligations.

The Proposed Project changes the construction timing triggers in the DDA associated with the Town Center development. These changes tie the triggers to issuance of building permits for Final Phase market rate units. In addition, these changes amend the Schedule of Performance for the Final Phase to include a phasing plan that ensures the public amenities and affordable rental housing units are constructed concurrently with the remaining market-rate units. In addition, by accepting the First Amendment to the Completion Guaranty, the Agency further ensures that the affordable rental units (and Town Center) will be completed by or before March 31, 2030 (see **Attachment H, Exhibit 2**).

d. Long-term Reliable Water Supply

The County previously considered adequacy of water supply for the Previously Approved Project as part of the EGSP Final Subsequent EIR. The County requested that the Marina Coast Water District (“MCWD”) prepare a Water Supply Assessment and Written Verification of Supply (“WSA”) for normal, single dry, and multiple dry water years, in compliance with Water Code Sections 10910 and 10912 and Government Code Sections 65867.5 and 66473.7, to evaluate and determine whether sufficient potable water will be available to serve water demand for the Previously Approved Project. MCWD concluded that they had available capacity to serve the Previously Approved Project and the County of Monterey subsequently allocated 470 acre-feet per year (“afy”) to the Previously Approved Project. The Proposed Project would lower the total water demand to 454.50 afy due to the reduction of 45,000 sf of commercial space; this represents a total reduction in water demand of 15.5 afy compared to the Previously Approved Project (see Addendum No. 3, page A1-56). **Table 13** presents the revised water demand projections under the Proposed Project.

| Table 13 Revised Projected East Garrison Water Demand at Full Buildout | | | | | |
|---|----------------|--------------------|---------|----------------------------------|---------------------|
| Land Use | Dwelling Units | Building Area (sf) | Acreage | Demand Factor ¹ (afy) | Annual Demand (afy) |
| Residential | | | | | |

| Table 13 | | | | | |
|--|-----------------------|---------------------------|----------------|--|----------------------------|
| Revised Projected East Garrison Water Demand at Full Buildout | | | | | |
| Land Use | Dwelling Units | Building Area (sf) | Acreage | Demand Factor¹ (afy) | Annual Demand (afy) |
| Single-Family Detached | 919 | N/A | N/A | 0.25 | 229.75 |
| Townhouse | 150 | | | 0.25 | 37.50 |
| Live/Work Rowhouse | 119 | | | 0.25 | 29.75 |
| Affordable Apartments | 196 | | | 0.25 | 49.00 |
| Carriage Units | 70 | | | 0.25 | 17.50 |
| Commercial (Town Center) | | | | | |
| Retail | N/A | 20,100 | N/A | 0.00021 | 4.22 |
| Market/Grocery | | 3,000 | | 0.00021 | 0.63 |
| Restaurant & Community Courtyard | | 6,900 | | 0.00145 | 10.01 |
| Institutional/Cultural/Parks/Open Space | | | | | |
| Cultural/Educational | N/A | 100,000 | N/A | 0.0003 | 30.0 |
| Library/Sheriff | | 4,000 | | 0.0003 | 1.20 |
| Fire Station | | 11,200 | | 0.0003 | 3.36 |
| Parks | | N/A | 13.27 | 2.5 | 33.18 |
| Special Landscape Features | | | 4.00 | 2.1 | 8.40 |
| Total | 1,454 | 145,200 | 17.27 | | 454.5 |
| ¹ From Table 4.4 in MCWD 2020 Urban Water Management Plan SF = square feet AFY = acre feet per year (Source: Kimley-Horn, August 2023) | | | | | |

The Proposed Project would not exceed the existing water allocation for the Previously Approved Project and there would be adequate available water supplies to serve the Proposed Project. The Proposed Project has an adequate source of water as identified in the WSA prepared by MCWD. The Proposed Project would be consistent with previous County determinations on the adequacy of available water supplies for the Previously Approved Project.

e. Transportation/Traffic/Parking

The County previously considered impacts to transportation and traffic as a result of the Previously Approved Project as part of the EGSP Final Subsequent EIR. The Proposed Project would not result in any additional traffic-related effects beyond those identified in the EGSP Final Subsequent EIR. However, a number of public comments on the Proposed Project, as well as comments made by Planning Commission members, identified concerns related to parking. These comments generally expressed concerns that there is inadequate parking available due to use by the general public accessing adjacent public lands, as well as lack of dedicated parking to serve anticipated future residential uses, specifically the affordable housing units relocated to the Town Center.

The Project Applicant retained Kimley-Horn to prepare a Final Phase Shared Parking Analysis (December 2023 and updated May 21, 2024), see **Attachment G**, to ensure that the existing

available parking supply would be sufficient for the Proposed Project and evaluate potential parking-related impacts associated with the Proposed Project. The Parking Analysis evaluated the peak projected demand for the Proposed Project against the total existing and proposed on-street and off-street parking spaces to determine whether the Proposed Project would result in peak parking demand in exceedance of the proposed parking space count. Kimley-Horn & Associates prepared the parking analysis relying on established parking methodologies developed by the Urban Land Institute and the Institute of Traffic Engineers, as well as the standards established in the adopted EGSP. Peak parking demands were determined under both weekday and weekend conditions. The Proposed Project would modify the parking ratios for the Town Center Residential, the Town Center Fast Casual Restaurant, and the Residential High-2 (30 feet x 55 feet Hamlet lots) as shown in **Table 9**, above. Overall, the Proposed Project would increase available parking by increasing the minimum required parking ratio for the Town Center Residential from 1.25 per unit to 1.5 spaces per unit and establishing a new ratio for the restaurant use of 1 space per 80 sf of restaurant. Kimley-Horn's analysis was based on the results of a virtual town hall meeting with residents of the East Garrison community on March 14, 2023 and the revised land uses under the Proposed Project.

Kimley-Horn further determined that the Town Center would have an available parking supply of 422 shared spaces⁷ (consisting of 260 on-street spaces and 162 off-street spaces). Kimley-Horn identified a peak parking demand of 232 spaces using the methodology discussed in the EGSP for each land use type (see **Table 9**). As a result, Kimley-Horn determined that the Proposed Project would not result in insufficient parking for the Town Center uses and that the available parking would exceed the peak parking demand (Kimley-Horn, 2024). It is important to note that the study was prepared prior to HCD-Planning staff recommending incorporation of Condition No. 117, which requires the applicant to provide and maintain 66 parking spaces dedicated to residents of the affordable apartments located in the mixed use building.

The residential portion of the Final Phase would have an available parking supply of 776 spaces, inclusive of garage parking (518 spaces), driveway parking (214 spaces), and dedicated off-street guest parking spaces (44 spaces). Kimley-Horn identified a peak parking demand of 232 spaces (see **Table 9**). As a result, Kimley-Horn determined that the Proposed Project would have sufficient available parking for future residential uses at buildout of the Final Phase and that the available parking would exceed the peak parking demand (see **Figure 7**). County HCD-Engineering Services staff independently reviewed Kimley-Horn's Shared Parking Analysis and determined that it appropriately considered potential parking related implications associated with the Proposed Project.

Kimley-Horn identified potential future recommendations for parking demand management in Final Phase Shared Parking Analysis related to use of East Garrison parking spaces by the public to access adjacent recreational resources such as the Fort Ord National Monument. These recommendations include parking of oversized vehicles at the vacant Battle Simulation Building site, preparing an Events Management Plan to address parking, security, and other related issues during future events, and future consideration of improving the small arms range west of Barloy Canyon Road to provide dedicated parking for users of the Fort Ord National Monument (see discussion below under "Public Comment").

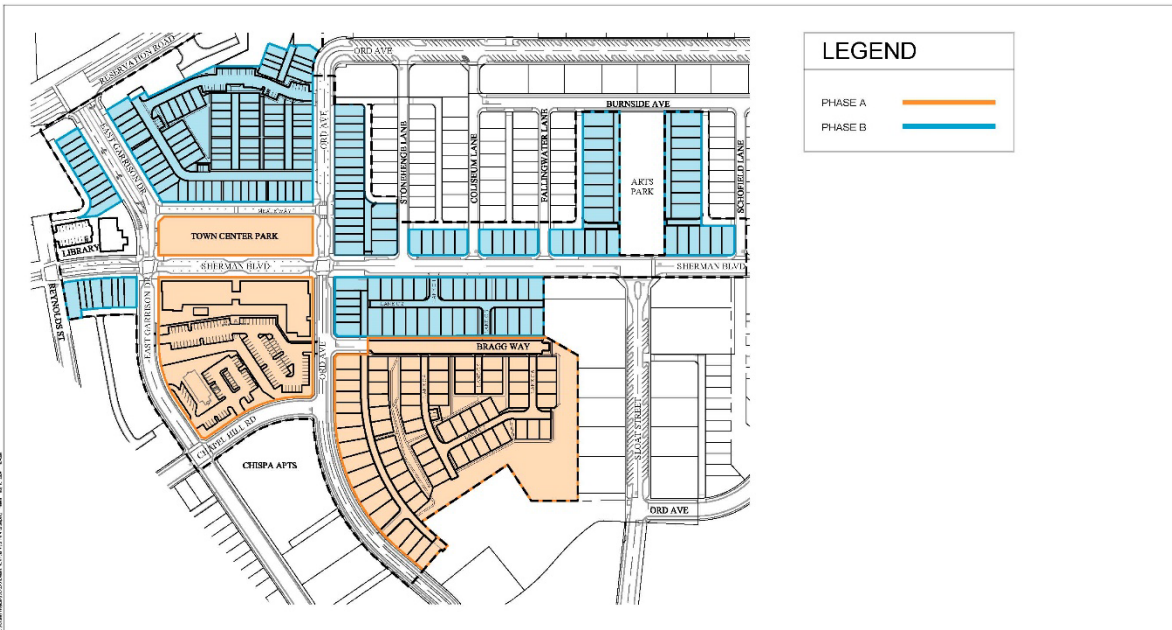
⁷ These parking spaces are shared with the Town Center residential uses.

While Kimley-Horn determined that the Proposed Project would not result in inadequate available parking to accommodate planned future uses associated with the Proposed Project, public commenters, as well as Monterey County Planning Commissioners, identified potential concerns related the lack of dedicated parking for the proposed 66 unit affordable housing project to be developed by CHISPA. In response to these comments HCD – Planning recommends incorporating Condition of Approval (No. 117) to ensure that there is dedicated off-street parking for the affordable housing units located at the Town Center. Implementation of this condition will require the Applicant submit a parking plan to HCD-Planning for review and approval demonstrating sufficient dedication of 66 off-street parking spaces in the parking area, immediately adjacent east of the Town Center mixed-use building, between Sherman Boulevard and Chapel Hill Road.

f. Affordable Housing

The DDA provides, in part, that the Previously Approved Project must include at least: a) 6% of the total of the 1,400 permitted residential units (exclusive of accessory or carriage units) developed under the EGSP must be affordable to and occupied by Very Low Income Households ("Very Low Income Units"); b) 8% must be affordable to and occupied by Low Income Households ("Low Income Units"); and c) 6% must be affordable to and occupied by Moderate Income Households ("Moderate Income Units"). The EGSP and the DDA provide that the Very Low Income and Low-Income Units in each phase shall be affordable rental units developed by one or more qualified tax credit entities (each a "Rental Affordable Housing Developer") selected by the Developer, subject to the reasonable approval of the Agency.

A total of 33 Moderate Income Units and 66 affordable units (Very Low and Low Income) required by the Previously Approved Project remains to be built. An additional 70 Workforce II Units of the Previously Approved Project remains to be built. The Proposed Project includes 66 Very Low and Low Income rental units, 33 for sale deed restricted Moderate Income Units and 70 for sale deed restricted Workforce II Units. The Proposed Project would not result in any changes to the number of affordable housing units required to be developed as part of the Previously Approved Project. The Proposed Project would comply with the minimum required number of affordable housing required under the Previously Approved Project. The Proposed Project includes considering and agreeing to an amendment to the DDA, and as conditioned, to ensure the Proposed Project meets the EGSP inclusionary housing obligations prior to build out. Therefore, the Proposed Project is consistent with the County's inclusionary housing requirements and the Proposed Project would meet the inclusionary housing requirements associated with the buildout of the EGSP. See **Figure 7** below for the draft Final Phase Phasing Plan and **Figure 8** Final Phase Affordable Housing Plan.

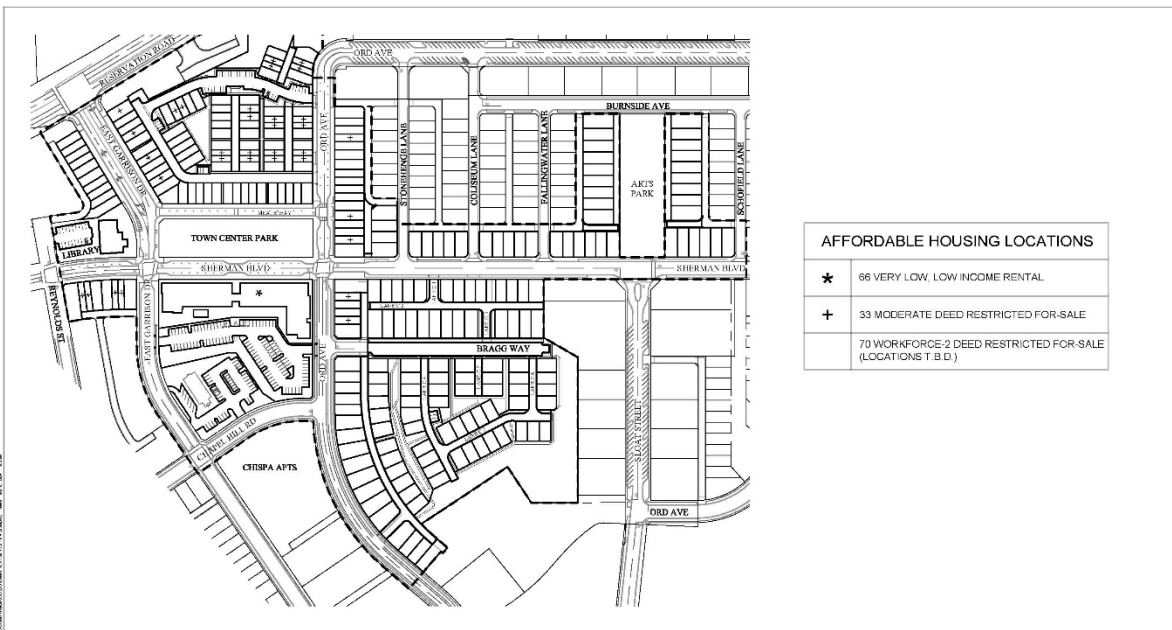


LEGEND

PHASE A —

PHASE B —

Figure 7. Final Phase Phasing Plan



AFFORDABLE HOUSING LOCATIONS

| | |
|---|--|
| * | 66 VERY LOW / LOW INCOME RENTAL |
| + | 33 MODERATE DEED RESTRICTED FOR-SALE |
| | 70 WORKFORCE 2 DEED RESTRICTED FOR-SALE (LOCATIONS T.B.D.) |

Figure 8. Affordable Housing Plan

g. Design – Revised Pattern Book

The adopted EGSP Appendix A – Pattern Book includes development standards for residential and commercial development. The EGSP amendment modifies the Pattern Book to add a new “modern Spanish Revival” architectural style for the Town Center; replace “Live/Work Townhouse” lot type with “Live/Work Rowhouse” lot type; add a new “Hamlet” lot type; remove the “Artist Lofts” unit type; and add a new “Live/Work Rowhouse” unit type.

Future development would be subject to the design review process identified in the EGSP. Specifically, development would be subject to review and approval by the East Garrison Design Review Committee prior to issuance of an approval, permit, and/or conformance determination.

h. Height

The Proposed Project modifies the maximum building heights for several land use types, specifically the Live/Work Units, the Town Center, and Residential High-2. Public comments received during the Planning Commission hearing on April 10, 2024 identified potential concerns related to the proposed building height modifications. These comments generally identified concerns that the Proposed Project would exceed the maximum building heights identified under the existing EGSP Specific Plan. The modification included as part of the Proposed Project would not, however, exceed the maximum allowable building heights identified under the existing EGSP. The modified building heights for the Live/Work units are necessary to accommodate a different style roof design (flat roof vs. slanted roof). Overall, the height limitations proposed as part of the Proposed Project are consistent with the maximum allowable building heights identified in the existing EGSP. Also see the discussion below under “Public Comment”.

V. CEQA COMPLIANCE – PROPOSED PROJECT

a. Addendum to the Certified Final Subsequent Environmental Impact Report

The County prepared Addendum No. 3 (see **Attachment D**) to the EGSP Final Subsequent EIR for the Proposed Modification (see **Attachment E**). CEQA Guidelines Section 15164 states that “[a] lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” CEQA Guidelines Section 15162 establishes the following criteria for the preparation of a subsequent EIR:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Addendum No. 3 evaluated the potential environmental effects associated with implementation of the Proposed Project and concluded that it would not result in new significant impacts or increase the severity of a previously identified impact. The Proposed Project would reduce the number of residential units by 16 residential units. Similarly, the Proposed Project would reduce the maximum amount of non-residential development by 45,000 sf as compared to the Previously Approved Project. As a result, the Proposed Project would reduce the magnitude of potential impacts as compared to the Previously Approved Project. However, the Proposed Project would not reduce the overall level of significance (i.e., less than significant, less than significant with mitigation, or significant and unavoidable) of any of the impacts identified in the EGSP Final Subsequent EIR. The development of the EGSP, as modified by the Proposed Project, would still result in significant and unavoidable impacts related to construction and operational air quality emissions, substantial adverse changes to historic resources, incremental worsening of level of service (“LOS”) at project area intersection and roadways, and increases in water demand and construction of new water supply, storage, and distribution facilities as identified for the Previously Approved Project. Implementation of the Proposed Project would not, however, increase the severity of any of these impacts. In fact, the Proposed Project would slightly reduce the magnitude of these effects, except for wastewater, due to the reduction in proposed development. However, the increase in wastewater production is minimal (additional .014MGD for dry weather flows and .032MGD for wet weather flows) and is within the existing

capacity of the service provider. The Proposed Project would not result in any additional environmental effects beyond those previously identified in the EGSP Final Subsequent EIR.

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the Proposed Modification, no changes to circumstances under which the Previously Approved Project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the EGSP Final Subsequent EIR due to the introduction of new environmental effects or substantial increase in the severity of previously identified environmental effects as a result of the Proposed Project. The Proposed Project would not result in any new significant environmental effects that cannot be mitigated with existing, previously identified mitigation measures in the EGSP Final Subsequent EIR. In addition, the Proposed Project would not substantially increase the severity of environmental effects identified in the EGSP Final Subsequent EIR. As described above, CEQA Guidelines Section 15164 states that a lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The Proposed Project does not present a substantial change to identified environmental impacts previously discussed and addressed in the EGSP Final Subsequent EIR (SCH#2003081086). Therefore, a subsequent or supplemental EIR, pursuant to CEQA Guidelines Section 15162, is not required in connection with approvals for the Proposed Project.

b. Conditions of Approval/Mitigation Monitoring & Reporting Program

The Board of Supervisors previously certified the EGSP Final Subsequent EIR (SCH#2003081086), adopted a Mitigation Monitoring and Reporting Plan (“MMRP”), and adopted a Statement of Overriding Considerations for the Previously Approved Project (Resolution No. 05-264) on October 4, 2005. Nineteen mitigation measures would be applicable to the Proposed Modification as identified in Appendix F of Addendum No. 3 (**Attachment D**). The County previously adopted 265 conditions of approval for the Previously Approved Project. Condition compliance for the Previously Approved Project is considered ongoing as buildout of the EGSP is ongoing. All applicable conditions from the Previously Approved Project would be carried over to the Proposed Project, with the exception of Condition No 184, which was modified as part of Addendum No. 1. The Proposed Project would not require additional mitigation measures beyond those identified for the Previously Approved Project. The County has identified that 5 additional conditions of approval would be applicable. See **Attachment C, Exhibit 1**.

VI. PUBLIC OUTREACH AND PUBLIC COMMENT

a. Public Outreach

The Applicant has conducted extensive public outreach to solicit community feedback from residents. Century communities organized a presentation at an HOA Board meeting, an East Garrison CSD meeting (conducted virtually via Zoom), and an in-person discussion with residents about the commercial town center (including presentations by a commercial broker).

Century Communities also conducted an in-person discussion with residents at the East Garrison Fire Station about the art space and arts habitat mixed-use building, an Open House Question and Answer Session at the East Garrison Fire Station on January 21, 2023, and a Board of Supervisors presentation. Community concerns at these events included parking availability, open space, and traffic.

b. Public Comment

Staff received public comment relative to parking, structure height, the reduction in commercial square footage, the Town Square park, the Battle Simulation and Theater buildings, and allowed uses at the Town Center. The discussion below summarized the concerns and how they were addressed.

Parking

Overall, parking concerns were related to an existing issue with the general public parking in the community to access adjacent outdoor recreation areas as well as community residents with multiple vehicles, some of which being too large to park within their garage. Specific to the Final Phase development, the public expressed concerns with the limited amount of dedicated off-street parking and if/how on-street parking would be sufficient to serve residents as well as the general public.

In summary, the Final Phase Shared Parking Analysis prepared by Kimley-Horn & Associates, Inc. and updated May 21, 2024 (see **Attachment G**), concludes that with decrease in residential lots/units and maximum allowed commercial development, the Proposed Project includes a plan that provides parking in excess of what would be required. This is accommodated through a shared parking concept. Typically, this concept is achieved by utilizing off-street parking lots dedicated to specific uses; uses by which their nature does not need to accommodate their parking spaces during the same hours and/or days of the week (e.g a church and a medical clinic).

The shared parking concept in East Garrison that is proposed shares parking between the off-street parking lot adjacent to the Town Center mixed use building and the off-street parking lot adjacent to the existing old church building. In addition, the concept identifies on-street parking in the Final Phase area that could be utilized by the mixed use building residents, their visitors, visitors of the commercial space and the Town Square park, and could provide additional parking for residents of the Final Phase area. Additional overflow parking (150 spaces) is located along Ord Avenue that could be utilized during times and events when there's a large influx of vehicles in the Town Center area.

The adopted EGSP (see Board of Supervisors' Resolution 05-266) provides a conceptual illustration for the Town Center that assumes the potential of 4 commercial and/or mixed use buildings flanking the north and south sides of the Town Square park. This illustration includes off-street parking lots adjacent to these buildings. Although the Proposed Project would replace the northern parking lot with Live/Work Rowhouses, these units include attached 2-car garages, 110 units will have an access driveway with sufficient length to provide a parking space and a parking area with 41 spaces to accommodate off-street guest parking. In addition, the maximum

allowed commercial square footage has been reduced resulting in a single mixed use building with 30,000 sf of commercial space, as opposed to multiple buildings to accommodate up to 75,000 sf of commercial space.

Based on this information, there is evidence supporting that the Proposed Project would provide sufficient parking spaces accommodate the Final Phase development. However, based on the comments relative to the parking supply being in adequate to address multiple vehicles and/or the general public parking in the community to access the outdoor recreation areas south of East Garrison, there is a need to explore future parking areas and concepts. This could include taking advantage of underutilized areas within the community or providing parking areas in the outdoor recreation areas outside of the community. These potential solutions would an amendment to the EGSP beyond what is planned for the Proposed Project as well as amendments to Successor Agency agreements that could involved California's Department of Finance.

Height

Correspondence identified concerns with the increased height of structures within the Final Phase. Relative to safety, there was a concern with the existing fire apparatus at East Garrison and its inability to access a 4-story structure thereby necessitating a reliance on mutual aid for ladder truck. The commentor also mentioned that a 4-story structure not approved by Fire Marshal and that the change in height would result in allowing a 5-story structure.

As discussed above, the (see Table 7), the height limit for the Residential High-2 land use (30 feet x 55 feet Hamlet lots) would decrease from 4-stories with a 50-foot height limit to 3-stories with a 45-foot height limit. Initially, the Previously Approved Project identified this development area as the "Garrison Apartment Homes", also referred to as the "condo" site, necessitating taller structures to account for the allocated density. The change from multiple-family structures containing 150 apartment/condo units to 79 residential lots with detached single family dwellings ceases the need for taller structures.

Also discussed above, the (see Table 7), the height limit for the Town Center land use would increase from 3-stories with a 45-foot height limit to 4-stories with a 50-foot height limit. As adopted, the EGSP allowed an exception to the 45-foot height limit for towers, special features, parapet walls and mechanical equipment which were allowed to extent up to 55-feet. The Proposed Project also provide for this exception with no change. The Previously Approved Project anticipated development of the Town Center to include mixed use buildings (flanking the north and south sides of the Town Square park) with commercial uses on the bottom floor and up to 40 residential units as well as 49 Live/Work Townhouse units surrounding the mixed use buildings. The Proposed Project consolidates the mixed use concept into a single building while increasing the residential units from 40 to 66 affordable apartments. Due to the compact nature of the proposed development, the height of the Town Center mixed use building would increase from 3-stories with a 45-foot height limit to 4-stories with a 50-foot height limit. The Proposed Project replaces the 49 Live/Work Townhouse units with 119 Live/Work Rowhouse units. Development of these units generally occur in the previous location, with the additional units located in the parking lot north of the mixed use buildings. Although these structures would maintain a maximum of 3-stories, the height limit would increase from 35-feet to 45-foot. The modified building heights for the Live/Work units result in a change to the design. Initially, these

units incorporated more of an industrial look (similar to adaptive reuse of warehouses) with flat roofs; whereas, the Proposed Project includes a design similar to the existing townhomes found in Phases 1 and 2. Accordingly, the height limit is proposed to be consistent with that product type (45-feet).

As demonstrated in the discussion above, the draft amendment to the EGSP (see Table 3.9 – Height Limits), would not result in an overall increase of height and story limits already approved in the adopted EGSP. The Monterey County Regional Fire District (formerly the Salinas Rural Fire District) anticipated a maximum of 4-stories and respective 50-foot height limit with adoption of the EGSP. As such, a mutual aid agreement between the fire district and the City of Marina Fire Department is currently in place should there be a need for use of their ladder truck. The Proposed Project modification would be accommodated through this existing agreement. Further, the Proposed Project was provided to the fire district for review and HCD-Planning staff received no comment relative to potential fire response conflicts or issues.

Reduction of Commercial Square Footage

One comment included a concern with the Final Phase resulting in a reduction to the maximum allowed square footage of commercial/retail space. The commenter made specific reference to the potential for nearby future development of 1,000 units. Although unclear, it appears this reference relates to one of the property's included in the County's Sites Inventory Analysis prepared as part of the draft 6th Cycle Update to the Housing Element.

The applicant submitted an East Garrison Town Center Retail Feasibility Analysis, prepared by Willdan Financial Services. This analysis supports a reduction of the maximum commercial square footage to 30,000 sf based on 2 primary factors.

As adopted, the EGSP accommodated up 75,000 sf of commercial space to meet the demand and capacity resulting from 3,000 residential units, which would eventually be planned and built within the East Garrison Track Zero area and on lands just south of Watkins Gate Road and along Barloy Canyon Road. Since adoption of the EGSP, the Parker Flats (East Garrison II) area has been replaced with open space and habitat conservation area, to remain in perpetuity, thereby reducing the number of households that could support the Town Center retail by half, approximately 1500 residential units.

The analysis also found there has been a significant shift in retail over the past decade resulting from an increased utilization of “ecommerce”, or online shopping, and an uptick towards “experiential retail”, such as food and entertainment, rather than durable goods. The analysis also notes that as a result of COVID-19, this trend in retail has accelerated and anticipates it to continue on long term basis.

In order to address this trend and ensure a successful commercial aspect of the Town Center, the analysis supports the concept of providing smaller convenience retail resources to serve local residents (e.g. a convenience store, casual dining and neighborhood services. Nearby larger scale retail exists and is already provided by significant large format shopping centers such as the Dunes on Monterey Bay in Marina and the complex of strip centers along North Davis Road in Salinas, along with online sources such as Amazon. As proposed, the Town Center would

supplement these uses representing a relatively small portion of retail spending by East Garrison residents and draw few customers from outside the community. Recommended Condition of Approval No. 33 has been incorporated requiring the applicant to submit a Town Center Commercial/Retail Leasing Plan with the goal of optimizing the commercial viability. This plan shall also include details relative to the operation and maintenance of the Town Center and common areas.

County permit records were researched and there is no current development application for 1,000 residential units in proximity to the East Garrison planning area. However, should one occur in the future, the development would be analyzed to ensure the needs resulting from the development are properly anticipated and planned for.

Town Square Park

This commenter suggested that with the change in residential density in the Final Phase, there should be a change to the park at the Town Center as outdoor space is an important element for the community residents.

As adopted, the EGSP provides for park and recreational activities, in sufficient size, to meet the requirements of the community. The Parks and Open Space network, comprising of 7 parks and 2 distinct greenway areas, allow for passive and active uses equitably distributed so that each resident is with a 1/4th mile of a park. Although the Final Phase would result in a modification of the approved residential development, the overall residential density would decrease by 16 units and maintains consistency with the planned network.

Battle Simulation & Theater Buildings

It was suggested the areas where the Battle Simulation and Theater building were located should be reused as an area for overflow parking, turned into bike/skate park or become a right-of-way area to extend Bragg Way so that it would connect to Sloat Street.

Ownership of both the Battle Simulation and Theater parcels are retained by the Successor Agency and the reuse, development and maintenance of these lands are not under the control of the developer. Although the suggestion by the public is sensible, the Proposed Project does not incorporate the necessary changes in the EGSP and Successor Agency agreements for this to occur.

Town Center Allowed Uses

It was suggested that in order to better serve the residents of the community, the allowed uses at the Town Center commercial building should include a bar/brewery and the limitation of a grocery store to 10,000 sf. should be explored.

The proposed amendment to the EGSP specifies that night clubs, bars, taverns, lounges and restaurants with bars or cocktail lounges are permitted uses within the Town Center (see Table 3.8, lines I.160, 163 and 164). These uses do not specifically prohibit a bar/brewery. As discussed above, the reduction in square footage, including limiting a grocery store to 10,000 sf, is supported by the retail analysis.

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