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01-30-2024

EAST GARRISON SPECIFIC PLAN



Fort Ord
Monterey County, California

Prepared for Monterey County



ADOPTED 12 JULY 2004

AMENDED XX, JANUARY 2024

Note:
Blue boxes indicate a change in either a figure or table.
Blue underline text indicates new added text.
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Contents

INTRODUCTION

- 1.1 Vision 1
- 1.2 Plan Goals 2
 - 1.2.1 Economic Goals 2
 - 1.2.2 Environmental Goals 4
 - 1.2.3 Social Goals 4
- 1.3 Project Description 4
- 1.4 Specific Plan Authorization 5
 - 1.4.1 State Authority 5
 - 1.4.2 Monterey County Authority 6
- 1.5 Relationship to Other Plans 6
 - 1.5.1 Monterey County General Plan 6
 - 1.5.2 Greater Monterey Peninsula Area Plan 7
 - 1.5.3 Fort Ord Reuse Plan 7
- 1.6 Plan Adoption 8
- 1.7 CEQA Compliance 8
- 1.8 How to Use the Pattern Book and Specific Plan 9
- 1.9 Planning Process 9

SITE AND CONTEXT

- 2.1 Project Location 1
- 2.2 Existing Land Use 3
- 2.3 Historic Context 4
- 2.4 Jobs/Housing Balance 4
- 2.5 Description Of Site/Site Analysis 5
 - 2.5.1 Biological Considerations 5
 - 2.5.2 Cultural History 5
 - 2.5.3 Land Form 7
 - 2.5.4 Geology 7

LAND USE

- 3.1 Land Use Concept 1
- 3.2 Land Use Plan 4
 - 3.2.1 General Description 4
 - 3.2.2 Residential Land Use 5
 - 3.2.3 Mixed-Use Land Uses 8
 - 3.2.4 Cultural Land Use (CL) 10

- 3.2.5 Public Facilities/Open Space 10
- 3.3 DEVELOPMENT PROGRAM 12
- 3.4 Phasing 13
 - 3.4.1 Phasing Description 13
 - 3.4.2 Phase I Neighborhood 14
 - 3.4.3 Phase 2 Neighborhood 15
 - 3.4.4 Phase 3 Arts District 16
 - 3.4.5 ~~Town Center~~ [3.4.4 Final Phase](#) 17
 - 3.5.1 Purpose and Applicability 18
 - 3.5.2 Permitted Uses 19
 - 3.5.3 Height Limits 26
 - 3.5.4 Parking 28
 - 3.5.5 Live/Work Units 30
 - 3.5.6 Public Art 31
 - 3.5.7 Underground Utilities 31
 - 3.5.8 Water Conservation 31
 - 3.5.9 Sign Regulations 31

INFRASTRUCTURE

- 4.1 Vehicular Access 1
 - 4.1.1 Street Network and Hierarchy 3
 - 4.1.2 Entry Street 7
 - 4.1.3 Entry Street 8
 - 4.1.4 Community Street 9
 - 4.1.5 Community Street 10
 - 4.1.6 Community Street 11
 - 4.1.7 Community Street 12
 - 4.1.8 Community Street 13
 - 4.1.9 Town Center Street 14
 - 4.1.10 Town Center Street 15
 - 4.1.11 Town Center Street 16
 - 4.1.12 Neighborhood Street 17
 - 4.1.13 Neighborhood Street 18
 - 4.1.14 Neighborhood Street 19
 - 4.1.15 Neighborhood Street 20
 - 4.1.16 Neighborhood Street 21
 - 4.1.17 Lane 22
- 4.2 Pedestrian System Plan 23
- 4.3 Bicycle Systems Plan 25
- 4.4 Public Transportation 28
- 4.5 Parking Network 29

- 4.6 Parks And Open Space Network 31
 - 4.6.1 Community Park (A) 35
 - 4.6.2 Phase 1 Neighborhood Parks (B) 36
 - 4.6.3 Phase 2 Neighborhood Park (C) 37
 - 4.6.4 Town Square (D) 38
 - 4.6.5 Arts Park (E) 39
 - 4.6.6 Bluff Greenway and Park (F) 40
 - 4.6.7 Slope Greenway (G) 41
 - 4.6.8 Reservation Road Greenway (H) and West Camp Greenway and Park (I) 42
 - 4.6.9 Signs, Furnishings and Landscape Palettes 43
 - 4.6.10 Streetscape Types 46
 - 4.6.11 Materials and Imagery 47
- 4.7 Utilities 50
 - 4.7.1 Water Supply and Distribution 50
 - 4.7.2 Wastewater Collection, Storage, and Treatment 54
 - 4.7.3 Storm Drainage 55
 - 4.7.4 Solid Waste Collection and Disposal 61
 - 4.7.5 Recycling 61
 - [4.7.6 Organic Waste](#) 61
- 4.8 Energy 61
 - 4.8.1 Natural Gas 61
 - 4.8.2 Electricity 61
- 4.9 Communications 62
 - 4.9.1 Telephone 62
 - 4.9.2 Cable Television 62
 - 4.9.3 Wireless Communication 62
- 4.10 Community Services 62
 - 4.10.1 Schools 62

IMPLEMENTATION

- 5.1 Introduction 1
- 5.2 Public Facilities Funding Sources 2
- 5.3 Uses of Public Facilities Funds 2
- 5.4 Phasing 4
- 5.5 Maintenance and Operations 4
- 5.6 Implementation 4

PLAN REVIEW

- 6.1 Entitlement Process 1
- 6.2 Design Review 1
- 6.3 Amendments To The Specific Plan 2
- 6.4 Conformance Determinations 3
 - 6.4.1 Purpose 3
 - 6.4.2 Appropriate Authority 3
 - 6.4.3 Submittal Requirements 4
 - 6.4.4 Additional Requirements 4
 - 6.4.5 Required Findings 4
 - 6.4.6 Time Limit 4
 - 6.4.7 Public Hearings 4
 - 6.4.8 Appeals 5
- 6.5 Notice 5
- 6.6 Matters Of Interpretation 5
- 6.7 Specific Plan Compliance And Enforcement 5

GLOSSARY

APPENDICES

- A East Garrison Pattern Book: Urban Design Associates
- B East Garrison Historic District Design Guidelines: Architectural Resources Group
- C East Garrison Specific Plan Consistency Analysis
- D Fort Ord, East Garrison Historical Resource Assessment: Architectural Resources Group
- E Biological Survey: Zander Associates
- F Archaeological Survey Report: Michael Brandman Associates
- G Preliminary Geotechnical Exploration: ENGEO Incorporated
- H Noise Assessment: Giroux and Associates
- I Traffic Study: TJKM and Higgins and Associates
- J Air Quality Assessment: Giroux and Associates
- K Hydrology: Carlson, Barbee & Gibson, Inc.
- L Fiscal Impact: Economic Planning Systems

Section 1 Introduction



Introduction

1.1 VISION

The original vision for East Garrison is expressly stated in the goals and objectives from the Fort Ord Reuse Plan and the County of Monterey General and Redevelopment Plans: create a mixed-use urban village (housing, commercial uses, and public facilities) that is a pedestrian-friendly, compact, planned development. Furthermore, the development should also preserve the historic character of the site and adhere to the Fort Ord Habitat Management Plan.

The vision for East Garrison was further refined by stakeholders at a design workshop held in November 2001. This vision calls for creating a new community based on the principles of Smart Growth, Sustainable Development and Traditional Neighborhood Design. Local places such as Spreckels, Pacific Grove, and Salinas were identified as models for many of these principles. These places provide a diverse mix of quality homes of different sizes, shapes, materials, and colors. They have civic uses, churches, public places, open spaces, parks, and neighborhood shopping opportunities. Above all,



Figure 1.1 Aerial photograph of East Garrison and Parker Flats

these local precedents have character and a sense of community.

Stakeholders concluded a high-density, compact, and people-friendly place should be built at East Garrison. This abandoned military base site will be transformed into a vibrant, mixed-income, mixed-use community that includes the best qualities of traditional American towns – affordable housing, walkable streets, readily



Figure 1.2 Illustrative view of proposed Artists’ Housing [mixed-use building](#)

accessible amenities, character, and attractive neighborhoods. It will be a place where artists thrive and cultural heritage is celebrated. It will have shops and community services. It will be sensitive to the environment. Designed on a human scale, and with respect for the surrounding natural habitat, East Garrison will be a welcome new member of the Monterey County community.

East Garrison will serve as a model of successful pri-



Figure 1.3 Monterey Market

ivate/public partnership not only because the Redevelopment Agency (Agency), as the land seller, will receive a percentage of the net profits, but also because the County, as well as many other stakeholders, have been invited to participate in the design and the goals of the project as part of the cooperative and inclusive planning process.

Drawing on the stated goals of the stakeholders, the Development Team created a Smart Growth Checklist (Table 1.1) by which to measure the development of the plan for East Garrison.

1.2 PLAN GOALS

1.2.1 Economic Goals

- Create a public/private partnership that is financially feasible and fiscally responsible; one in which the Agency, as the land seller, receives a part of its compensation as a percentage of the net profits.
- Ensure new development pays for 100% of infrastructure and services needed to support the new community.
- Establish mechanisms for maintaining and operating private infrastructure.
- Design efficient infrastructure systems that minimize impacts on the environment.
- Create a mixed-income community with a range of housing opportunities across the economic spectrum (“affordable by design”).



Figure 1.4 Abandoned buildings at East Garrison

East Garrison Smart Growth Checklist

PROXIMITY TO EXISTING/FUTURE DEVELOPMENT AND INFRASTRUCTURE

- ✓ Adjacent to roads, power, water, and sewer service
- ✓ Walking distance to transit
- ✓ Adjacent to or includes food/convenience/retail/services
- ✓ Adjacent to or includes employment, entertainment, recreation
- ✓ Located within designated growth/redevelopment area

MIX AND BALANCE OF USES

- ✓ Include full spectrum housing opportunities
- ✓ Provide employment, housing, neighborhood-serving retail
- ✓ Provide civic, educational, cultural, recreational uses
- ✓ Provide street-level uses that generate pedestrian activity
- ✓ Provide a mix of uses

SITE OPTIMIZATION AND COMPACTNESS

- ✓ Maximize allowable floor-area ratio
- ✓ Maximize dwelling unit/acreage density
- ✓ Maximize usable open space for gathering and recreation
- ✓ Locate buildings at minimum setbacks or at “build-to” lines

ACCESSIBILITY AND MOBILITY CHOICES

- ✓ Provide pedestrian amenities for transit
- ✓ Build adequate sidewalks
- ✓ Provide direct street connections
- ✓ Locate parking facilities behind buildings
- ✓ Facilitate connections to existing or planned parks, open space
- ✓ Provide bike racks and paths

ENVIRONMENTAL QUALITY

- ✓ Recycle materials that result from deconstruction of existing infrastructure
- ✓ Maximize energy efficiency of buildings
- ✓ Use Green building materials when feasible
- ✓ Use energy conservation equipment, systems, and/or programs
- ✓ Use water conservation systems
- ✓ Consider solar access in site design
- ✓ Protect, preserve and/or restore natural features such as steep slopes, habitat
- ✓ Create and maintain buffers around natural areas
- ✓ Use native plant species
- ✓ Establish recycling program for residents

FINE-GRAINED BLOCK, PEDESTRIAN PARK NETWORK

- ✓ Construct street network on a grid system
- ✓ Use short block lengths
- ✓ Connect pedestrian system to civic, cultural, retail/service
- ✓ Develop a hierarchy of park types and sizes

COMMUNITY CONTEXT AND SITE DESIGN

- ✓ Preserve existing buildings/structures
- ✓ Have buildings reflect local historic building materials, styles, and/or design
- ✓ Relate scale and mass of buildings to neighborhood structures
- ✓ Include strong connections to adjacent natural features
- ✓ Design automobile access to have minimum impact on pedestrian experience
- ✓ Create or enhance community spaces such as plazas, squares, and parks
- ✓ Focus landscaping and lighting on the pedestrian experience

DIVERSITY

- ✓ Vary building types and styles
- ✓ Include locally owned businesses in project
- ✓ Provide a wide range in pricing structure of units sold or leased
- ✓ Price at least 20% of the units for very low and moderate incomes
- ✓ Vary densities in both residential and commercial employment units
- ✓ Vary setbacks
- ✓ Vary residential lot sizes
- ✓ Address need for civic facilities

PROCESS COLLABORATION AND PREDICTABILITY OF DECISIONS

- ✓ Conduct pre-design workshops/charrettes with stakeholders, agencies, and public
- ✓ Use public outreach to obtain input regarding project vision, goals, and timetable
- ✓ Provide project model
- ✓ Identify and incorporate community objectives
- ✓ Create public/private partnership in which the County and other stakeholders participated in the design and goals of the project
- ✓ Maintain contact with County staff in all key departments

Table 1.1 Smart Growth Checklist

1.2.2 Environmental Goals

- Target development to areas where impacts on the environment will be avoided or minimized.
- Create a compact, efficient community with a minimal footprint.
- Integrate the surrounding native habitats into the open spaces within the community.
- Create buffers around the community that help transition from a native habitat/ecosystem to an urban habitat/ecosystem.
- Encourage multi-modal transportation opportunities, especially bicycle, pedestrian, and transit by providing a compact mix of uses, small blocks, interconnected streets, sidewalks, and traffic-calming measures such as traffic circles and bulbouts.
- Reduce groundwater consumption with water reclamation programs, drought-tolerant landscaping, and groundwater recharge efforts.
- Support all provisions of the Habitat Management Plan (April 1997), as amended.
- Collaborate with Monterey-Salinas Transit (MST) and California State University at Monterey Bay (CSUMB) to assure the entire community is well served with transit.
- Minimize the amount of impervious surfaces by minimizing widths of streets.



Figure 1.5 Illustrative view of the Town Center



Figure 1.6 Illustrative view of a neighborhood street

1.2.3 Social Goals

- Create a diverse mixed-income community with a full spectrum of life cycle housing opportunities.
- Celebrate the history of the site by reusing existing buildings and structures where feasible.
- Create a destination for artists that imbues the entire community with a creative spirit.

1.3 PROJECT DESCRIPTION

The East Garrison Specific Plan (EGSP) proposes the development of a new community with mixed uses, residential, cultural, and open space land uses on 244 acres at Fort Ord. The community will consist of three residential neighborhoods surrounding a mixed-use town center. The EGSP allows for the construction of up to ~~1,400~~ 1,384 residential units plus up to 70 accessory (carriage house) units, ~~75,000~~ 30,000 square feet of commercial space, ~~11,000~~ 15,200 square feet of institutional uses, and up to 100,000 square feet of artist studio space. In addition, the Plan contains approximately 50 acres of open space, parks and natural areas.

Housing in the Phase 1 and 2 neighborhoods will consist of several different building types ranging from apartment residences to single-family detached houses. Houses in these neighborhoods will be constructed in one of four vernacular styles: Garrison Revival, Picturesque Camp, Mediterranean Revival, or Garrison Craftsman.



Figure 1.7 Illustrative view of attached housing

The Arts District, the third neighborhood, will consist of both new buildings and the renovation of 24 existing structures. The artist area within the Arts District will consist of up to 65 live/work units, a theater, studio spaces, performance space, and a park.

The Town Center will be responsive to market demands and built gradually over time. The Development Agreement (between East Garrison Partners I, LLC and The Redevelopment Agency of the County of Monterey) requires a minimum of 34,000 square feet of retail and civic space; however the Town Center is being designed to accommodate up to 75,000 square feet of commercial space if the market exists. The uses in the Town Center will include live/work units, community-scale institutional/ retail uses, apartments or condominiums, and public uses such as a post office and/or library/community center.

The community will be served by a variety of different type parks and open spaces: public parks, greenways, natural areas, and landscaped streets. Each neighborhood will have public parks. These parks will be maintained and irrigated. They will include tot lots, sports fields, and greens. Greenways and non-irrigated natural areas will surround the community and integrate the community with the surrounding open space. Recreational opportunities will include passive and active play in these areas, as well as bicycling, walking, and jogging through all the parks and streets in the community.

A large, 7.6 acre community park will be located in the middle of the community, accessible to all neighborhoods. This park will contain ball fields, a soccer field, basketball courts, and a tot lot.

The streets are designed to be pedestrian-friendly and all will have sidewalks on one or both sides. Main streets will have Class 2 bike lanes. The pedestrian and bike systems will link to the surrounding Fort Ord and Monterey County network.

Water will be provided by the Marina Coast Water District (MCWD). The MCWD water supply comes primarily from groundwater wells. Reclaimed water will be used if it becomes available. Necessary infrastructure will be built or easements will be established to accommodate reclaimed water. Storm water will be collected on site and distributed to several detention ponds where it will be allowed to percolate back into the aquifer.

1.4 SPECIFIC PLAN AUTHORIZATION

1.4.1 State Authority

The EGSP is authorized by Section 65450 et seq. of the California Government Code. The EGSP is also a condition of the Option Agreement signed by and between the Redevelopment Agency of Monterey County and East Garrison Partners I, LLC in January 2003, and consented to by the County of Monterey in February 2003.

As set forth in the Government Code, Specific Plans must contain the information outlined below. The location of this information in the EGSP is shown in bold following each item.

- The distribution, location and extent of the uses of land including open space within the area covered by the EGSP (Section 3: Land Use and Section 4: Infrastructure).
- The proposed distribution, location, and extent of major components of public and private transportation, sewage, water drainage, waste disposal, energy, and other essential facilities needed to support the land uses proposed in the EGSP. (Section 4: Infrastructure).

- Standards and Criteria by which development will proceed and standards of conservation, development, and utilization of natural resources (Section 3: Land Use and Appendix A: East Garrison Pattern Book).
- A program of implementation measures including development regulation, capital improvements, public works projects, and financing measures (Section 3: Land Use and Section 5: Implementation).
- A statement of the relationship of the Specific Plan to the General Plan. (Section 1: Introduction and Appendix C: Consistency Analysis).

Technical Appendices of the East Garrison Specific Plan and the EIR are as follows:

Appendix A

East Garrison Pattern Book: Urban Design Associates

Appendix B

East Garrison Historic District Design Guidelines: Architectural Resources Group

Appendix C

East Garrison Specific Plan Consistency Analysis

Appendix D

Fort Ord, East Garrison Historical Resource Assessment: Architectural Resources Group

Appendix E

Biological Survey: Zander Associates

Appendix F

Archaeological Survey Report: Michael Brandman Associates

Appendix G

Preliminary Geotechnical Exploration: ENGEIO Incorporated

Appendix H

Noise Assessment: Giroux and Associates

Appendix I

Traffic Study: TJKM and Higgins and Associates

Appendix J

Air Quality Assessment: Giroux and Associates

Appendix K

Hydrology: Carlson, Barbee & Gibson, Inc.

Appendix L

Fiscal Impact: Economic Planning Systems

1.4.2 Monterey County Authority

The East Garrison Specific Plan is required by the General Plan as stated below:

“Program E-1.2: The County of Monterey shall prepare one or more Specific Plans for the East Garrison District...”

1.5 RELATIONSHIP TO OTHER PLANS

This Specific Plan seeks to fulfill the goals, objectives, and policies of the 1982 Monterey General Plan, the Greater Monterey Peninsula Area Plan, and all related Plans. The EGSP contains considerable detail related to the regulations, standards, and guidelines required to implement the vision of a new community at East Garrison.

1.5.1 Monterey County General Plan

The Monterey County General Plan was adopted by the Board of Supervisors in 1982. The General Plan provides a general direction for future growth throughout the unincorporated areas of Monterey County. The general theme of the Monterey County General Plan is to promote balanced growth throughout the County in a manner that protects the County’s exquisite but fragile natural resources.

Adopted in 1982, the Monterey County General Plan did not consider or foresee the eventuality of deactivating Fort Ord. However, in 1994, the state legislature created the Fort Ord Reuse Authority (FORA) to guide development of all lands within the former Fort Ord. The statutory scheme for FORA requires that all jurisdictions developing on Fort Ord be consistent with FORA’s Base Reuse Plan, which was adopted in June 1997. In 2001, the County of Monterey adopted a 2001 General Plan Amendment (GPA) and the County Redevelopment Agency adopted a Redevelopment Plan for the Fort Ord area. The Board of Supervisors

found the Redevelopment Plan was consistent and in conformance with the GPA. The FORA Board found the County’s GPA and the Redevelopment Plan were consistent with FORA’s Base Reuse Plan. In addition to the policies in the 2001 GPA, the FORA Plan contains numerous general policies, objectives, and programs related to natural resources, housing, circulation, human services, and economic development that apply to all development in the County, and to the extent they do not conflict with the GPA policies, objectives, and programs, apply to the proposed development at East Garrison.

A consistency analysis of the EGSP and Monterey County General Plan is provided as Appendix C to this document. This analysis explains how the Specific Plan

implements the goals, objectives, and programs of the General Plan.

1.5.2 Greater Monterey Peninsula Area Plan

The Monterey County General Plan designated eight separate non-coastal areas of the County for which “Area Plans” were required to be created. The Greater Monterey Peninsula is one such area. The Greater Monterey Peninsula Area Plan extends from the Salinas Valley on the north and east to the Carmel Valley on the south. East Garrison defines a portion of the Area Plan’s northern boundary. The Greater Monterey Peninsula Area Plan was adopted in 1984. The Greater Monterey Peninsula Area Plan did not anticipate the closure of Fort Ord.

A consistency analysis of the East Garrison Specific Plan and the Greater Monterey Peninsula Area Plan is provided as Appendix C to this document. This analysis explains how the Specific Plan implements the goals, objectives, and programs of the Area Plan.

1.5.3 Fort Ord Reuse Plan

The Fort Ord Reuse Plan (FORA Plan), adopted June 1997, describes the broad concepts for redevelopment of the Fort Ord military reservation. One of the primary efforts of the Reuse Plan is to assure that redevelopment of the Fort results in a balance of jobs and housing. As such, the FORA Plan establishes the basis for redevelopment, including build-out and phasing of approximately 3.6 million square feet of office and industrial space, 11,000 new households, 0.75 million square feet of retail, and approximately 800 hotel rooms. Much of the office and industrial space is designated for the UCMBEST property across Reservation Road. The Plan establishes thirteen separate planning areas and distributes the above development projections into these planning areas. The Plan also establishes an infrastructure and open space framework necessary to serve the significant redevelopment on the site. Monterey County has jurisdiction over only a portion of Fort Ord. As required by state law, Monterey County is required to

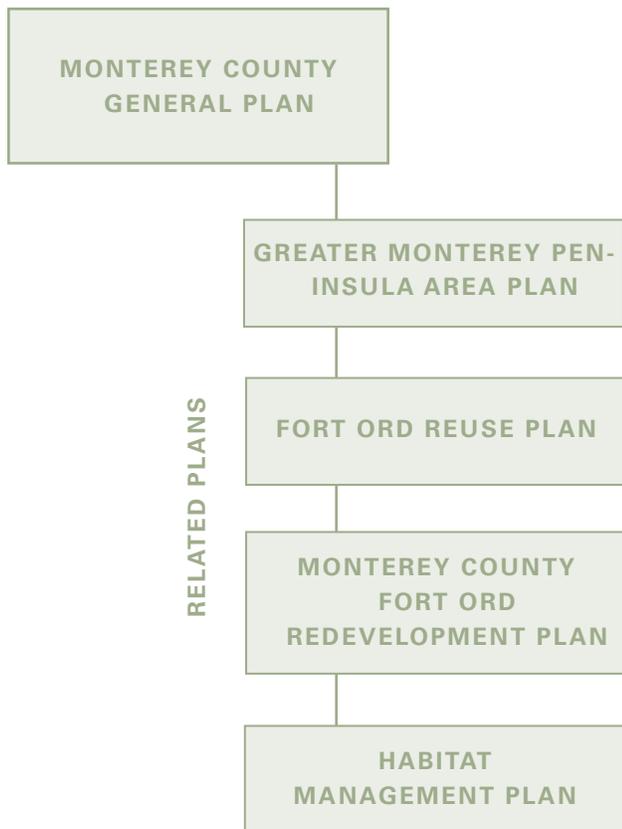


Figure 1.8 Monterey County General Plan and related plans

develop its Fort Ord lands in a manner which is consistent with the FORA Plan. The County's 2001 General Plan Amendment and 2001 Redevelopment Plan have been found consistent with the FORA Plan.

East Garrison is located in the FORA Plan's Reservation Road Planning Area. The Fort Ord Reuse Plan originally proposed several uses for the East Garrison District: a Mixed-Use Urban Village and Employment Center as well as a Police Officer Training Center that would include an emergency vehicle operations course, a leadership reaction course, and a practice shooting range. However, the Fort Ord Reuse Plan is implemented through the 2001 County General Plan Amendment, which provides for a Mixed-Use Urban Village and Employment Center and other public and institutional uses. The Police Officer Training Center has been relocated to the Parker Flats area of Fort Ord.

The EGSP implements the Fort Ord Reuse Plan by:

- Accommodating the proposed 2015 Transportation Network by improving Reservation Road and creating a connection between Inter-Garrison Road and Watkins Gate Road,
- Creating a mixed-use village,
- Implementing the Habitat Management Plan, as amended,
- Limiting water use/demand to 470 acre-feet/year,
- Providing park space in accordance with the Quimby Act,
- Providing trail heads connecting the East Garrison to the regional trail system,
- Providing a Pedestrian and Bicycle Systems Plan,
- Assuring a broad multimodal transit network is accommodated,
- and
- Providing housing near jobs.

1.6 PLAN ADOPTION

The EGSP has been adopted by the Monterey County Board of Supervisors by resolution. The Specific Plan and Pattern Book establish the regulations, design standards, and requirements for construction of the infrastructure required to support this new Urban Village.

1.7 CEQA COMPLIANCE

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). Environmental Impact Report (EIR) SCH2003081086 was prepared in accordance with CEQA (Section 15146 and 15180) to analyze the potential environmental impacts of the proposed East Garrison development. The EIR was prepared in conjunction with the development of the Specific Plan and mitigation measures were incorporated into the Plan as potential impacts were identified.

The EIR addresses the environmental impacts associated with the EGSP, Development Agreement, Tentative Subdivision Map, Disposition and Development Agreement, the transfer to the project of 470 acre-feet per year of water from the County's Fort Ord water allocation, formation of a Community Facilities District, annexation to the ~~Salinas Rural Fire District~~, all associated County land use and regulatory approvals, construction of the project, and the impacts of the built-out community. The project site, its background, and details of the project are described within the body of this Specific Plan.

1.8 HOW TO USE THE PATTERN BOOK AND SPECIFIC PLAN

Upon adoption, the Specific Plan will serve as a regulatory tool in the development of East Garrison. The Specific Plan is a document to be used by designers, developers, builders, planners, and regulators.

The Pattern Book portion of the Specific Plan illustrates and defines the basic parameters of all private development in East Garrison – from the scale of the commercial uses to the scale of the community. The Pattern Book defines appropriate architectural styles as well as traditional zoning criteria for height, setbacks, and parking. The Pattern Book also establishes development standards and land use designations for East Garrison and is part of the administrative document governing the development.

Development standards set forth in the Pattern Book are intentionally clear and direct. As a design tool, it is flexible. Developers are expected to use the Pattern Book for design guidance pointing them in a direction that helps assure that the necessary approvals and entitlements are granted.



Figure 1.9 Page from the East Garrison Pattern Book



Figure 1.10 From House to Community

1.9 PLANNING PROCESS

The planning process for East Garrison began in 1990 with formation of the Fort Ord Community Task Force. The Task Force was established by Congressman Leon Panetta in anticipation of the deactivation of Fort Ord by the Secretary of Defense. In 1994 Fort Ord was officially deactivated. In June 1997, FORA adopted the Fort Ord Reuse Plan and Environmental Impact Report,



Figure 1.11 November 2001 Stakeholder Workshop 1

which designates the East Garrison property for future development activities. Highlights of the planning process have included:

October 2001 Public Presentation

An informational presentation was made to the Monterey County Board of Supervisors on Smart Growth, Sustainable Development and Traditional Neighborhood Design Principles as they relate to proposed development on County land within Fort Ord.

November 2001 Stakeholder Workshop 1

A three-day stakeholder workshop was held at the Battle Simulation Building at East Garrison. The goal of this workshop was to have stakeholders work collaboratively on a land swap that amicably resolved overlapping stakeholder claims. An additional goal was to create a conceptual master plan for all stakeholders and habitat preserve at both the East Garrison and Parker Flats sites. Participants included: Arts Habitat, Monterey Equestrian Park, Monterey Peninsula College and the State Parks District-Regional Law Enforcement Training Center (MPC), Monterey County Youth Camp, Essalen Indian Nation, and Akicita Luta Intertribal Society. Representatives from Monterey County, California State University Monterey Bay (CSUMB), and numerous state and local agencies also participated. A summary presentation of this workshop was made to the Planning Commission and Board of Supervisors.

Fall 2002 Town Paper

The editor of *The Town Paper* created a 12-page project overview that featured the proposed East Garrison community. The Town Paper is a publication dedicated to educating the public about planning traditional neighborhoods. The East Garrison edition featured articles on the vision, affordable housing, the public process, the concept plan, stakeholder missions, the pattern book tradition, and the proposed land swap. Copies were distributed in the Sunday edition of the *Monterey County Herald* and *Coast Weekly* on the one-year anniversary of the first stakeholder workshop.

January 2003

A presentation of the updated Concept Plan was made to the Board of Supervisors.



Figure 1.12 Cover of the Town Paper

April 2003 Stakeholder Workshop 2

A second week-long stakeholder workshop was held at the Battle Simulation Building. The goal of this workshop was to transform the Concept Plan into a Master Plan. Stakeholders were divided into six groups, each with a particular area of focus. Working topics included: Affordable Housing; Transportation; Youth Camp/Parks, Open Space, and Habitat; Neighborhoods and Town Center Plan; Pattern Book/Product Development; Arts Habitat/Historic Resources. A 20 by 30-foot model of the site was built to give participants a sense of the scale of the community. A presentation of consensus decisions was made to the approximately 200 participants at the end of the third day.

May 2003 Stakeholder Pattern Book Workshop

A three-day stakeholder workshop was held at the Monterey Hilton Garden Hotel. Participants included representatives from Arts Habitat, Art Space, Monterey County, and other interested stakeholders. The workshop goal was to set the image and character for East Garrison. The Pattern Book, Appendix A of this Plan, is based on the results of this workshop.

June 2003 Public Radio Interview

Local public radio aired a four-part series on the plans for East Garrison based on stakeholder and consultant interviews.

FORT ORD REDEVELOPMENT TIMELINE

- January 1990 – Secretary of Defense announces military installments will be reduced
- February 1990 – Congressmen Panetta appoints Fort Ord Community Task Force
- May 1991 – Base Realignment and Closure Commission (BRAC) recommends closing Fort Ord
- October 1992 – Fort Ord Reuse Group (FORG) is established
- April 1993 – California Senate Bill 899 establishes Fort Ord Reuse Authority (FORA)
- May 1994 – California Senate Bill 899 Fort Ord Reuse Authority Act, is signed by Governor Pete Wilson
- September 1994 – Fort Ord is deactivated
- June 1995 – Fort Ord Reuse Infrastructure Study is released
- June 1997 – Fort Ord Reuse Plan is adopted
- October 2001 – Monterey County Board of Supervisors grants exclusive rights to negotiate housing development
- November 2001 – Monterey County Board of Supervisors adopts General Plan Amendment
- November 2001 – East Garrison/Parker Flats Concept Plan Charrette establishes framework for land swap and vision for East Garrison
- March 2002 – Fort Ord Redevelopment Plan is adopted
- February 2003 – Option Agreement between East Garrison Partners I, LLC and the Monterey County Redevelopment Agency is approved
- April 2003 – Stakeholder Workshop is held in the Battle Simulation Building to transform the Concept Plan into a Master Plan
- May 2003 – Pattern Book Workshop is held to define East Garrison building and lot types

Table 1.2 Fort Ord Redevelopment Timeline



Figure 1.13 April 2003 Stakeholder Workshop 2

September 2003 Documentary

Highlights of the planning process were documented by a film crew and edited into a documentary. This documentary is available to the public on CD and videocassette.

Summer 2004 Town Paper

The editor of *The Town Paper* created a second project overview that featured a summary of the East Garrison Specific Plan and Pattern Book. This edition featured articles on the value of the Pattern Book, community services included in the project, ArtSpace, maintaining the value of historic buildings, affordable housing options at East Garrison, and smart growth. Copies were distributed in the Sunday edition of the *Monterey County Herald and Coast Weekly*.

2022 Community Outreach and Input

Century Communities worked with the East Garrison residents and incorporated many of their suggestions into the Specific Plan Amendment #1. The list of community meetings included:

- HOA Board Presentation (Zoom)
 - Town Hall Presentation (Zoom)
- East Garrison Community Services District Presentation (Zoom)
- Resident Discussion/Input about overall Proposal (In person at EG Fire Station)
- Resident Discussion/Input about Commercial Town Center (in person) which included presentations by commercial broker.

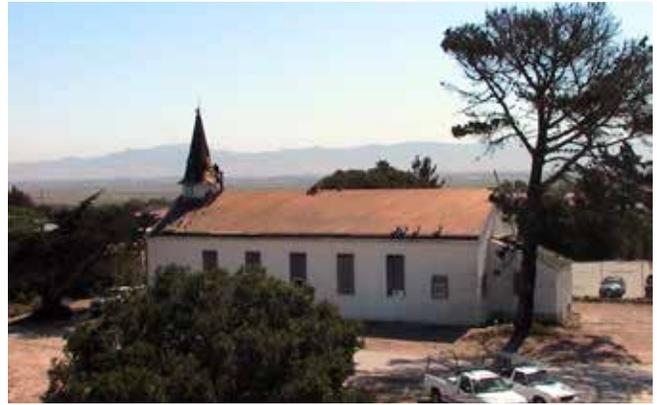


Figure 1.14 East Garrison Vision Center

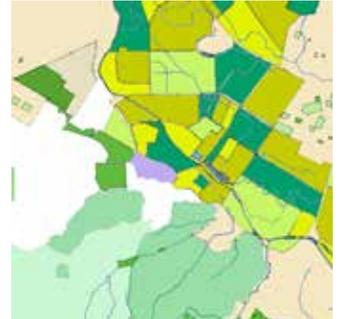
- Resident Discussion/Input about Artspace/Arts Habitat mixed-use building (in person at EG Fire Station)
- Town Hall (Zoom) to update the community on the proposed plan changes and answered questions
- January 21, 2023 — Open House
 - Q&A (in person at EG Fire Station)
- Board of Supervisors Presentation and vote to expedite Final Phase Plans
 - Presentation of traffic study and recommendations (Zoom)



Figure 1.15 Cover of the Town Paper

Section 2

Site and Context



Site and Context

2.1 PROJECT LOCATION

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

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

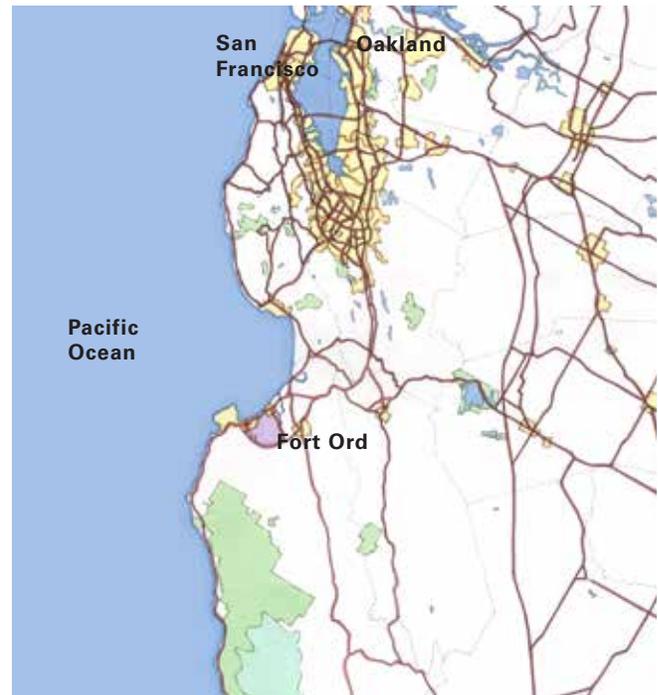


Figure 2.16 Location Map

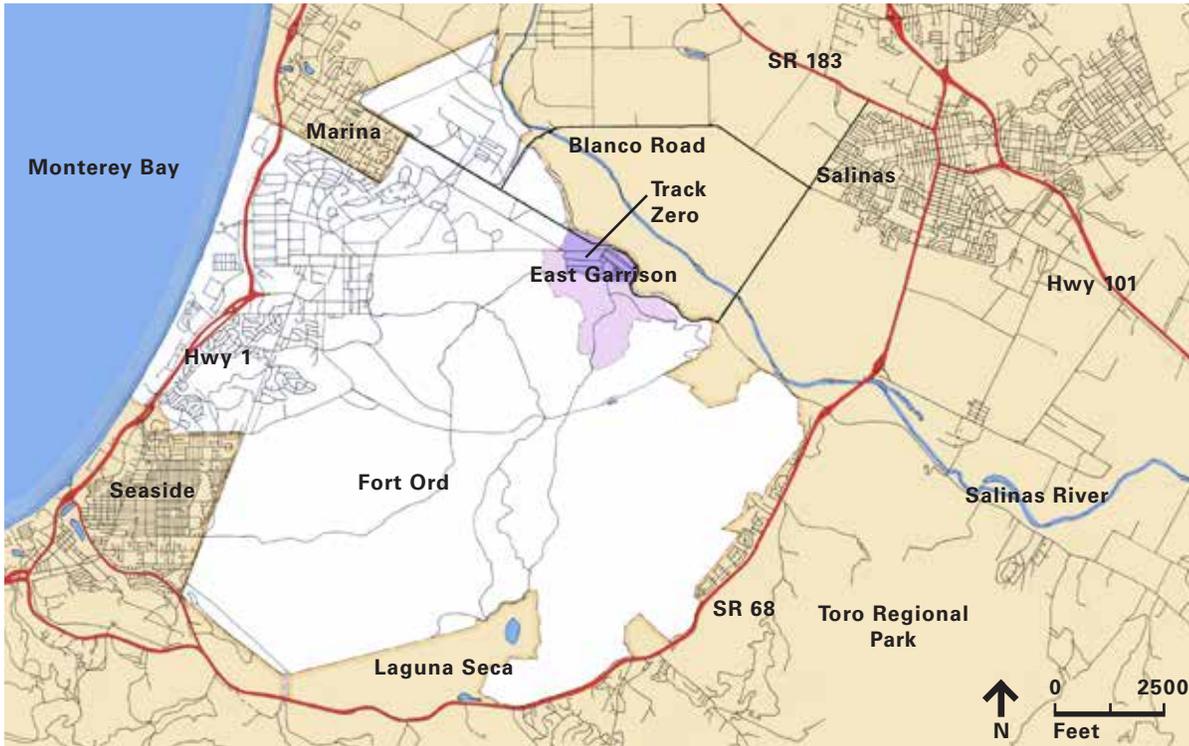


Figure 2.17 Regional Map

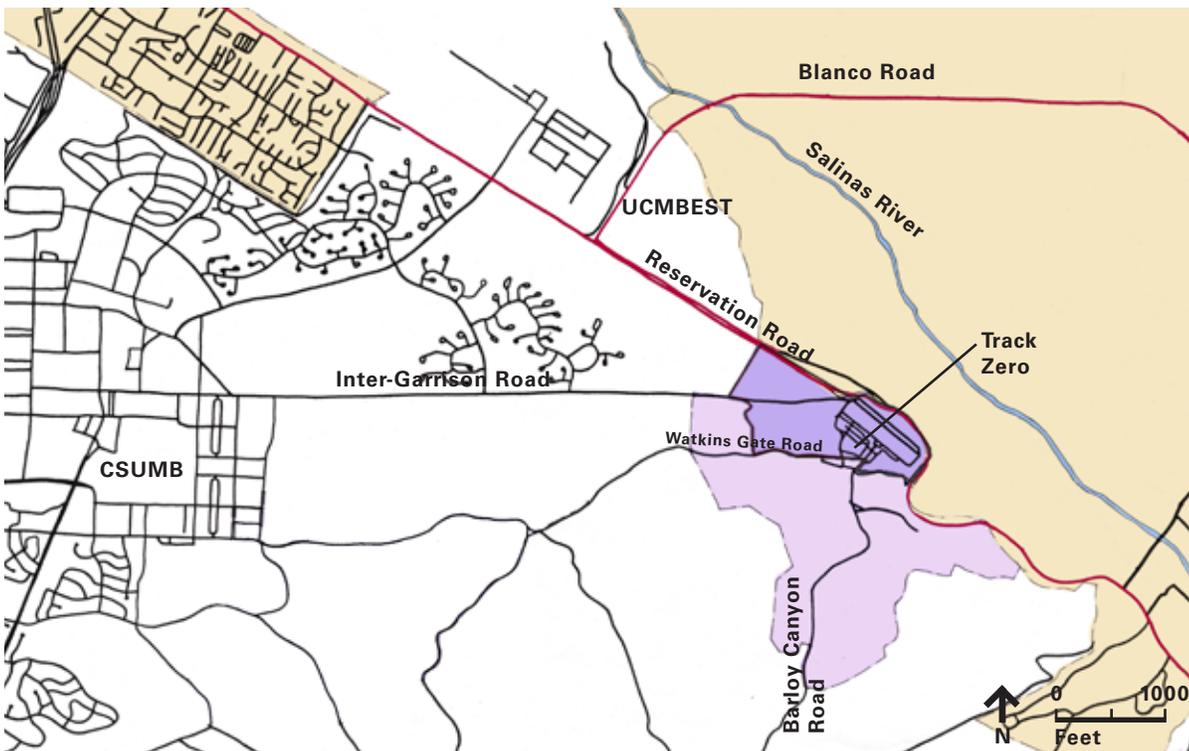


Figure 2.18 Vicinity Map

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

2.2 EXISTING LAND USE

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

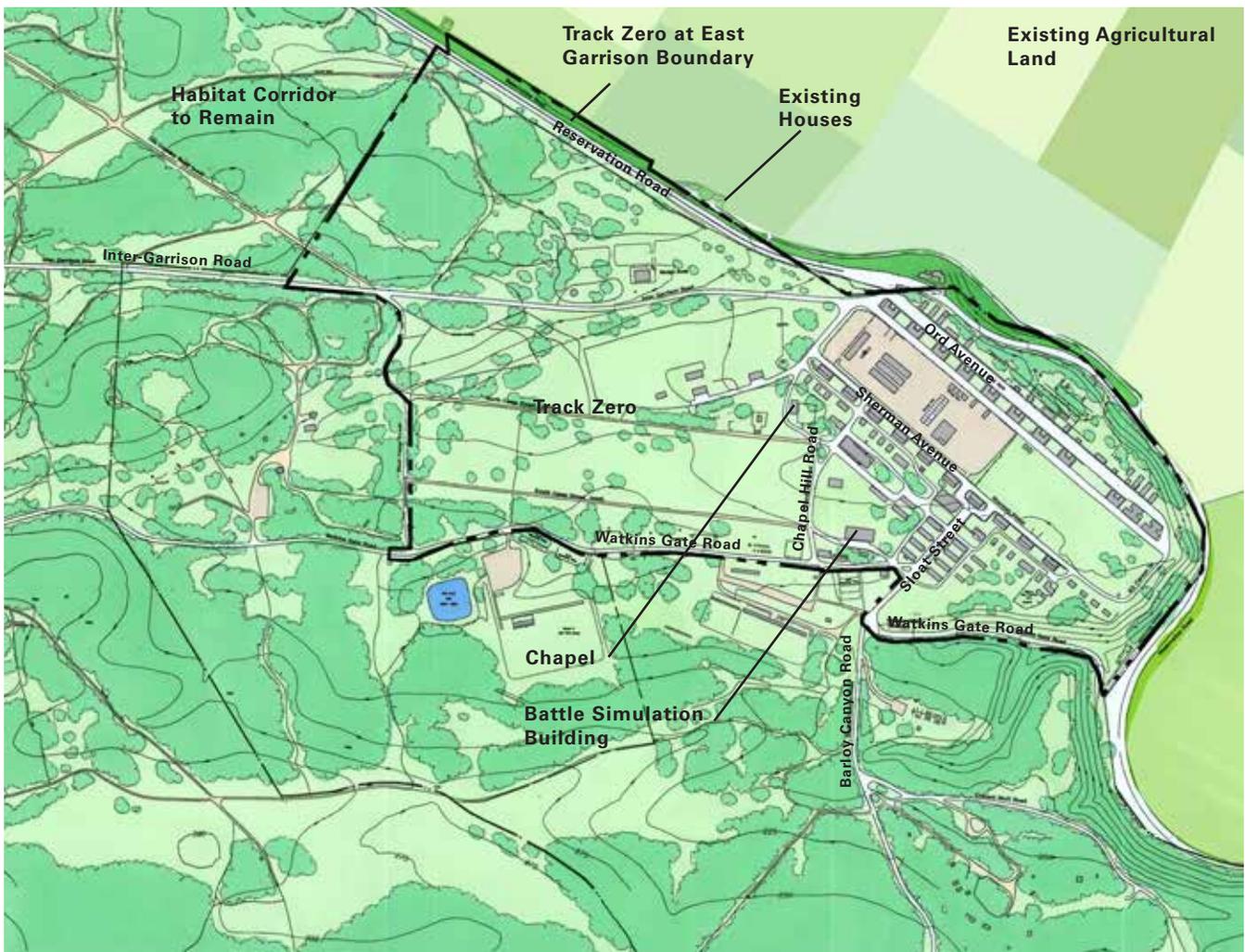


Figure 2.19 Track Zero at East Garrison

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

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



Figure 2.20 WW II era aerial photo

2.3 HISTORIC CONTEXT

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

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

2.4 JOBS/HOUSING BALANCE

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

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

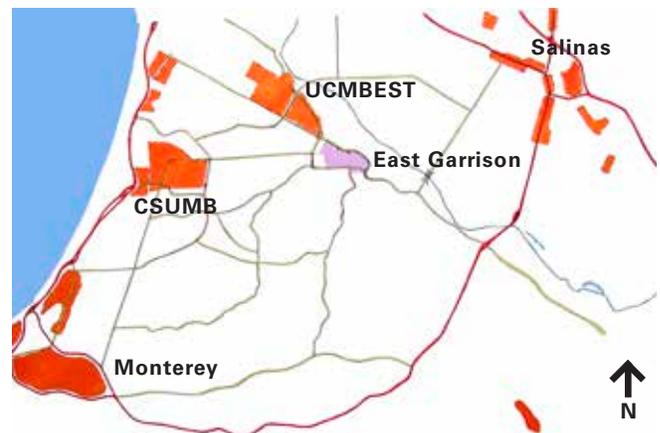


Figure 2.21 Proximity of jobs to housing

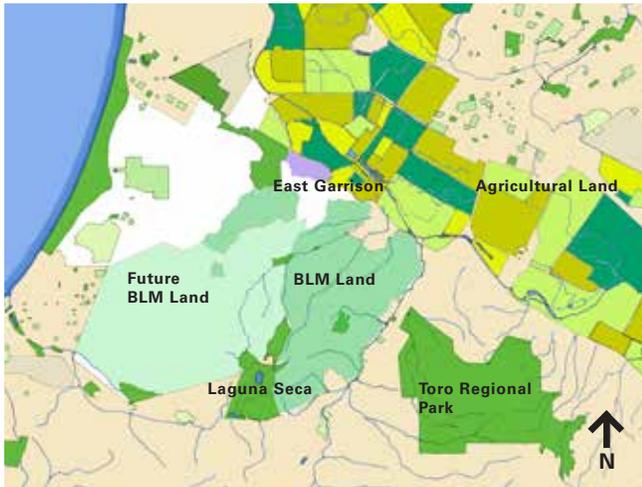


Figure 2.22 Regional Open Space

2.5 DESCRIPTION OF SITE/SITE ANALYSIS

2.5.1 Biological Considerations

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

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

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

2.5.2 Cultural History

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

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

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

Table 2.3 Contexts of East Garrison

to others, such as the Whitcher family who established a family cemetery just south of what would become the East Garrison. This small cemetery is located near the northern bluff overlooking Watkins Gate Road (Figure 2.8).

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

In 1939, the US Army upgraded the base to Fort Ord. The Army increased intensity of use again in 1940 when the Works Progress Administration (WPA) built a number of structures on East Garrison (Figure 2.9). The East Garrison currently consists of over seventy-five

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

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



Figure 2.23 Whitcher family cemetery

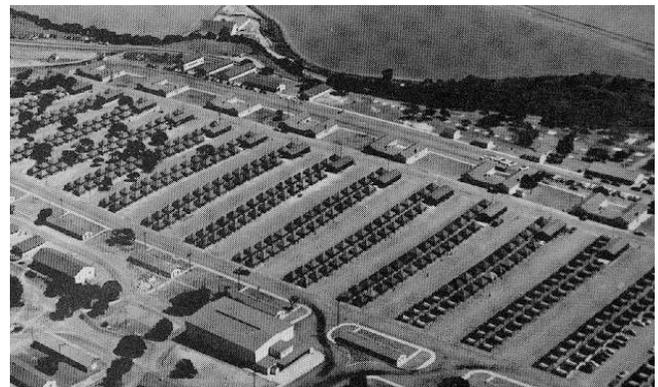


Figure 2.25 Tents on the East Cantonment area



Figure 2.24 Construction at East Garrison circa 1940



Figure 2.26 WPA-built mess hall

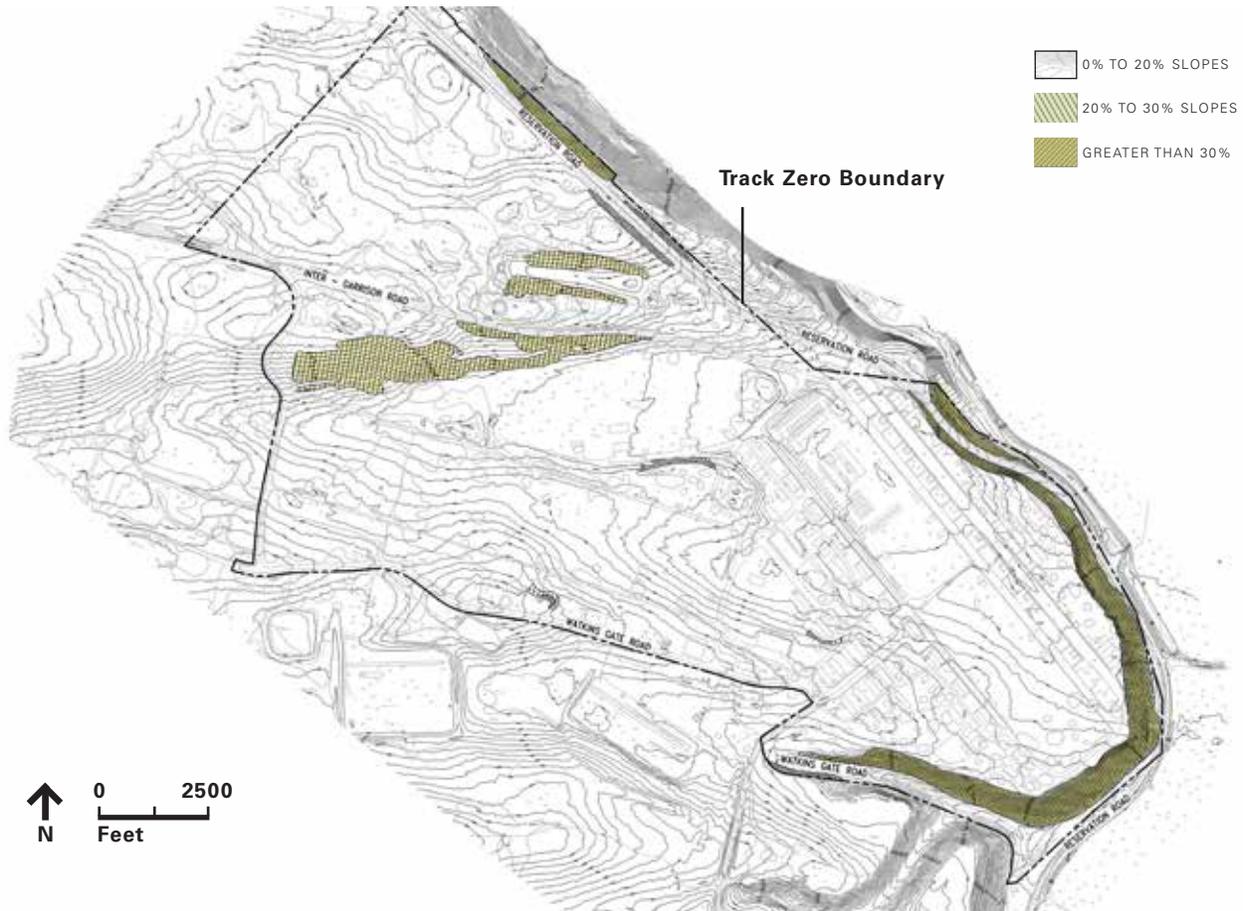
2.5.3 Land Form

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

2.5.4 Geology

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

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



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

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

Section 3 Land Use



Land Use

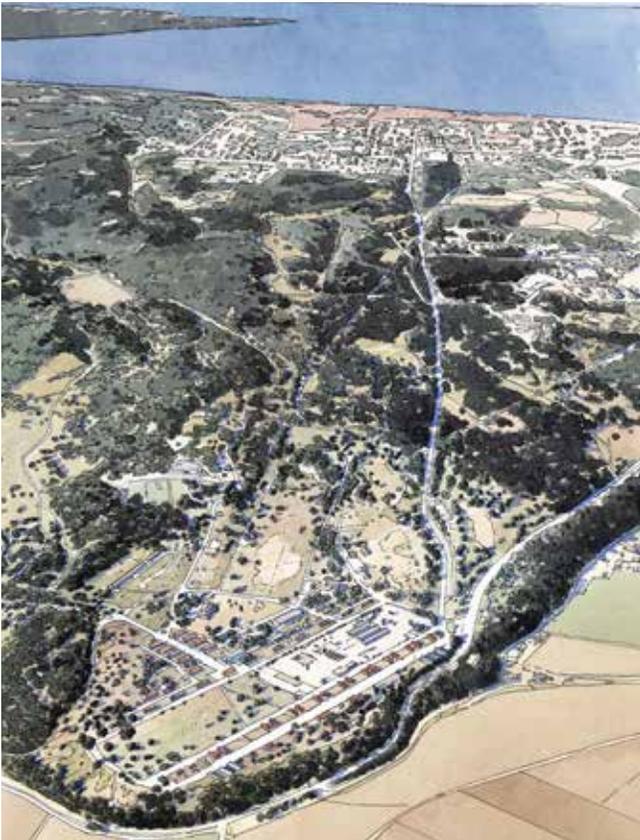


Figure 3.1 Artist rendering of East Garrison today

3.1 LAND USE CONCEPT

The proposed project is a comprehensive land use plan (Specific Plan per Government Code Section 65450 et seq.) for the development of approximately 244 acres defined by the Track Zero boundary (Figure 3.2). The East Garrison development plan includes a mix of residential, commercial, office/professional, institutional, and recreational uses. The plan will accommodate ~~1,400~~ 1,384 residential units plus up to 70 accessory (carriage house) units (water permitting), ~~75,000~~ 30,000 square feet of commercial use (inclusive of community courtyard), ~~11,000~~ 15,200 square feet of ~~public and~~ institutional uses (library, sheriff's community field office, and fire station/community room), up to 100,000 square feet of artist/cultural/educational space in new construction and renovated historic structures (including the Chapel), and approximately 50 acres of open space (including approximately 12 acres of improved parks and trails).

The EGSP includes up to ~~1,470~~ 1,454 residences (as noted above) to be built on 244 gross acres (125 net acres). The housing will be developed at a gross density of approximately 5.7 units/acre or 11 per net developed acre.

Two residential neighborhoods will be located west of the Town Center (Figure 3.3 Town Center at the heart of three neighborhoods), separated from each other by a community street and open space. A third neighborhood, the Arts District, is planned for the original cantonment site. All three neighborhoods will have a grid of pedestrian-scale streets. A system of neighborhood parks and open spaces will be integrated into the street grid (Figure 3.4 Land Use Concept).

Blocks are sized to support a mix of housing types – compact single-family houses, ~~two- and three-story~~ townhouses, carriage houses, apartments, and live/work rowhouse units, ~~and condominiums~~ – designed to meet a wide range of income and family needs. When completed, the three neighborhoods will include a full spectrum of housing opportunities that are affordable by design, including 20% dedicated to Inclusionary Housing and 6% Workforce II housing. Each of the three residential

neighborhoods will feature a neighborhood-scale park that will serve as a village green.

The community will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. Garages, in most cases, will be kept off the street, accessed by way of rear driving lanes. Building setbacks will range from approximately 0 to 25 feet from the property line. The architecture of all buildings will represent a number of residential styles popular to the Monterey region.

The Phase 3 neighborhood, the Arts District, is unique in that it is characterized by the historic East Garrison concrete buildings, the only contributors to the National Historic Register District on the site. Of the 34 existing buildings, 23 will be renovated for arts-related uses. Adaptive reuse of these buildings will be governed by the East Garrison Historic District Design Guidelines (Appendix B).

In addition to preserving a majority of the concrete buildings, other elements from the 1940s will also be retained and enhanced. These elements include the park at the edge of the bluff, most existing rock walls, one wood building (the Chapel), and WPA sidewalks where feasible. The Battle Simulation Building and the Theater will also be rehabilitated if economically feasible, or replaced with new buildings of similar size. Although not considered historic district contributors, these elements complement the design of both the concrete buildings and the new community.

An interpretive center documenting the history of the site will be housed in the Library. An interpretive walk, marked by sidewalk monuments, will link the Library to the historic elements of the site.

The existing alignment of Ord Avenue, Sherman Avenue, and Sloat Street will be preserved. These streets are the address for 22 of the 23 historic buildings. Both Ord Avenue and Sloat Street are very wide by modern standards. Rather than narrowing the pavement, the plan calls for utilizing this cross section for 45 degree angled parking in each direction.



Figure 3.2 Track Zero Boundary: 244 Acres



Figure 3.3 Town Center at the heart of three neighborhoods

A series of one-way streets links Sherman and Ord Avenues, subdividing the former tent area into a system of blocks. The orientation and layout of these blocks and streets is designed to reflect the 1940s layout of this area. Each block will be subdivided into small house sites, similar in scale to the tent sites, further reflecting the former plan.

A Pattern Book (architectural and site design guidelines) is included in the EGSP to guide the design of

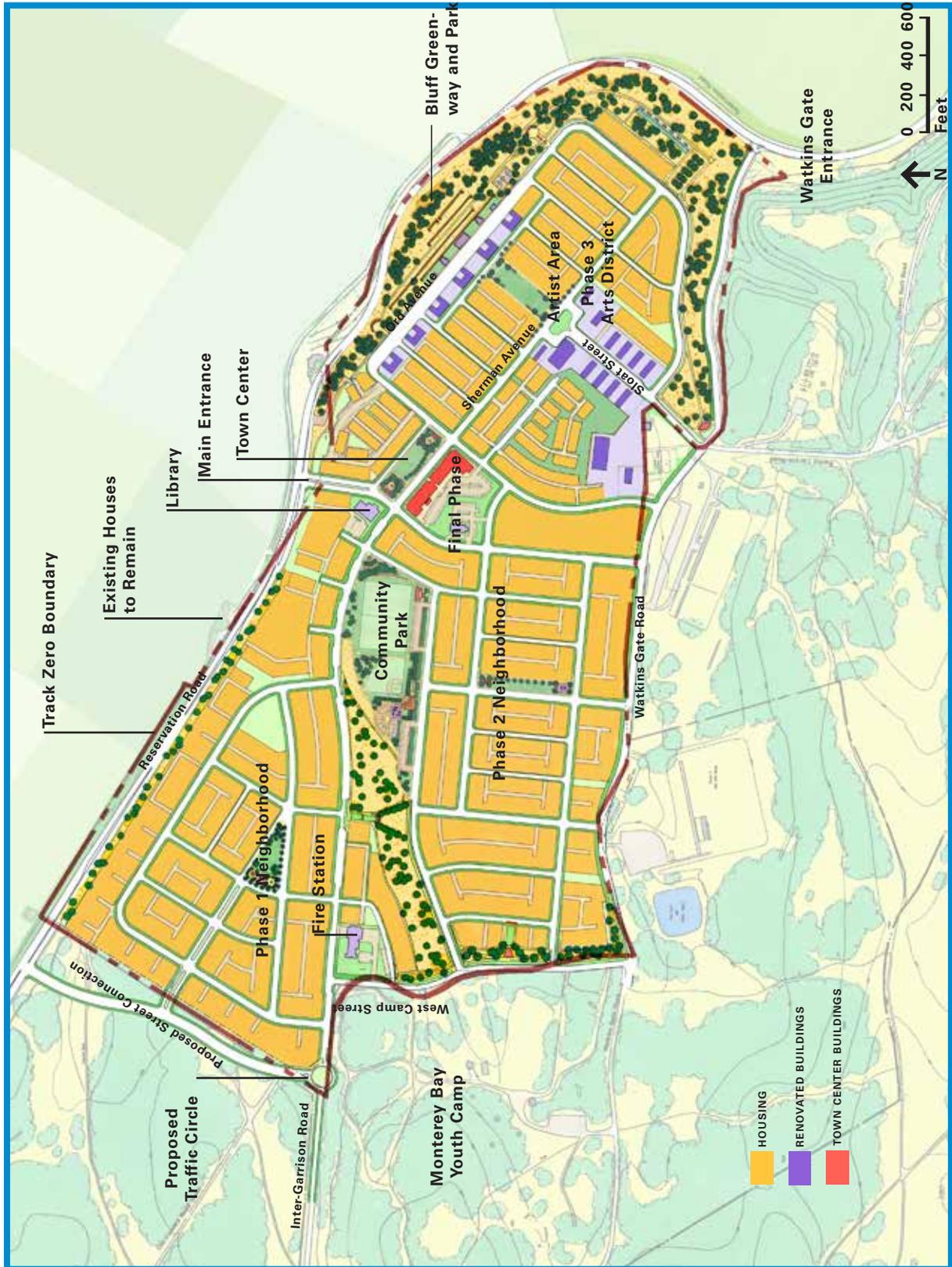


Figure 3.4 Land Use Concept

all infill buildings in the Arts District (refer to Appendix A). This document calls for a mix of four vernacular architectural styles: Garrison Craftsman, Picturesque Camp, Mediterranean Revival, and Garrison Revival. These styles were chosen to respect rather than mimic the historic concrete buildings. The adaptive reuse of any wood buildings will also be governed by this document.

A number of public facilities will be constructed in East Garrison, including a fire station, sheriff's community field office, and library. These locations will be accessible to the community. The Monterey Unified School District has jurisdiction over the existing and proposed schools at Fort Ord. The schools currently anticipated to be used for students from East Garrison include: Seaside High School, Los Arboles Junior High, and Crumpton Elementary. Additional schools or facilities, such as a new High School in Marina ~~along Reservation Road, are anticipated to be~~ have been constructed to meet future demands. If the district determines that an additional elementary school is needed at East Garrison, the County of Monterey will reserve the necessary land.

A system of parks, open space, and habitat preserve will provide the community with both active and passive recreational opportunities. As previously noted, the EGSP includes provision for the revitalization of an abandoned military park at the bluff edge of the Phase 3 Arts District. This linear greenway will link the Town Center to the adjacent neighborhoods, open space network, and views of the Salinas River Valley. A multi-use path will be integrated into the greenway as an amenity for residents, connecting directly to the trail and bike network.

Natural slopes will be preserved along the edge of the site and in other areas of grade transition between neighborhoods. To the extent possible, invasive plant species in these areas will be replaced with native plant materials. Pathways will also be integrated into slope park areas wherever practical.

Regional transportation improvements will be provided through the Fort Ord Reuse Plan and its Capital Improvement Program (CIP). Each residential project

in Fort Ord contributes funding to the CIP. The community will also be served by Monterey-Salinas Transit with the rerouting of existing bus routes through the community. All residences will be located within walking distance of a bus stop.

Most of the roads in East Garrison will be privately maintained and governed by a Homeowners Association. The only proposed public roads are those located around the periphery of the project: a new Inter-Garrison Road connection to Reservation Road; West Camp Street; Watkins Gate Road between West Camp Street and Reservation Road.

Table 3.1 Land Use Summary (Acres) provides a summary of the proposed land uses at East Garrison.

3.2 LAND USE PLAN

3.2.1 General Description

The Land Use Plan (Figure 3.6 Land Use Plan) illustrates the location and relationship of all the primary land use areas, including natural open space and the main streets within the Track Zero boundary. This Land Use Plan will serve as the main reference for all future planning work and implementation activities in the Plan Area.

The Specific Plan proposes a residential community that will provide a wide variety of housing types and lifestyle choices. Housing is the predominant land use. The residential land use will be supported by neighborhood parks, a commercial Town Center (to be built out over time in response to market demand) and a destination artist area.

All residential units are planned at a medium to high density (between 5 and 36 units per acre) to facilitate the construction of relatively affordable housing types, including apartments/~~condominiums~~, townhouses, row-houses, and compact lot single-family detached units.

The highest density units will be located adjacent to the Town Center and neighborhood parks. Moderate density units will be located toward the edges of the community.

The Specific Plan and the Pattern Book provide the regulations for East Garrison. Topics not covered by the Specific Plan or the Pattern Book are regulated by the County Zoning Code.

3.2.2 Residential Land Use

The goal of the residential component of the Plan is to provide a range of housing choices to the residents of Monterey County and fill the jobs/housing balance at Fort Ord. The East Garrison community will be characterized by three residential neighborhoods that intersect at the Town Center. Each neighborhood represents a phase of construction: Phase 1 Neighborhood, ~~Town Center~~, Phase 2 Neighborhood, Phase 3 Arts District, and Phase 4 Final.

A range of housing types will characterize the Plan for East Garrison. The following is a brief description of the various residential land use designations:

Residential Medium (RM)

The Residential Medium designation is intended to provide for medium-density housing. The units include single-family detached and attached units, and will consist of one- and two-story houses and two- and three-story townhouses. The RM units account for approximately ~~80~~ 82 acres (net) distributed throughout Track Zero at East Garrison. Houses will be organized into blocks with off-street parking served by a system of lanes. Residential Medium density will range from a minimum of 5 to a maximum of 29 dwelling units per acre (DU/Acre).



Figure 3.5 Illustration of Residential Medium (RM) Land Use

Residential High (RH-1, RH-2)

The Residential High-1 designation is intended to provide for approximately 130 units of high-density housing on 6.6 acres. The units will be single- and multi-family attached, and will consist of townhouses and apartments. The RH-1 units will be located in the Phase 1 Neighborhood, west of the main entrance, and the Phase 2 Neighborhood, south of the Chapel. Residential High-1 densities will range from a minimum of 14 to a maximum of 32 DU/Acre.

The Residential High-2 designation is also intended to provide approximately 79 ~~150~~ units of high-density housing. The densities will range from a minimum of ~~18~~ 10 to a maximum of 36 DU/Acre. The units will be ~~multi-family attached~~ single-family detached, and will consist of ~~townhouses, apartments, and/or condominiums~~ three-story houses. The RH-2 units will be located in the ~~Phase 3 Arts District, southeast of the Town Center~~ Final Phase.

Affordable Housing

All of the houses at East Garrison will feature carefully designed-in affordability that does not sacrifice the typical amenities desired by today's home buyers. To make houses attractive and "affordable by design" requires a common sense approach to house building that leverages the value of time-tested design and construction techniques. The elements of the approach to creating desirable workforce housing at East Garrison – incorporating a mix of housing types, "homebuilder" techniques, efficient land use, and supporting amenities – are the very same elements found in the best traditional American neighborhoods.

A mix of housing types – compact single-family houses, two- and three-story townhouses, and urban apartment residences – will meet a wide range of income and family needs. Houses will be efficient and simply designed; all will have the same high level of attention to design and construction while maintaining affordability.

Typically, attached units require less land to construct than freestanding structures. Plans for the redevelop-

LAND USE SUMMARY (ACRES)						
LAND USE	PHASE 1	PHASE 2	PHASE 3	TOWN CENTER FINAL PHASE	TOTAL	
 Residential Medium	32.5	33.0	12.9	3.6	82.0	
 Residential High 1	3.4	3.2	—	—	6.6	
 Residential High 2	—	—	0	3.7	3.7	
 Cultural	—	—	8.8	—	8.8	
 Town Center	—	—	—	4.0	4.0	
 Live/Work	—	—	0	4.3	4.3	
 Public Use	1.2	—	—	0.1	1.3	
 Open Space	3.7	9.2	10.3	3.6	26.8	
 Parks	3.8	4.1	4.4	1.0	13.3	
 Natural	—	—	12.8	0.1	12.9	
 Streets	16.7	18.4	13.4	7.8	56.3	
 Lanes	4.3	4.1	1.8	3.8	14.0	
 Reservation Road	7.3	—	3.6	—	10.9	
Totals	72.9	72.0	68.0	32.0	244.9	

Table 3.1 Land Use Summary (Acres)



Figure 3.6 Land Use Plan

ment of East Garrison feature a number of attached houses – some grouped in rows, others interspersed among single-family detached houses. The architecture of all of the buildings will draw on a number of residential styles popular in the region and, overall, the character of the houses will be consistent regardless of whether the units are rental or homeownership, subsidized, workforce or market-rate. The result will create a whole new ambiance for East Garrison, one of diversity in both the style and size of its houses emulating those in the best traditional neighborhoods, although the East Garrison units will be more compact and cost-efficient.

Straightforward massing that produces simple residential forms will create a dynamic streetscape shaped by repeating the house styles rather than by unique individual houses. While this approach keeps construction costs low, it still creates a neighborhood image with the power to attract people for whom cost is not the primary criteria in choosing a house. The approach provides an architectural solution for overcoming isolation by income.

Efficient land use is another essential component of creating affordable design. Taking cues from Pacific Grove, single-family lots in East Garrison will range in size from 30 by 70-55 feet to just over 55 by 100 feet. Townhouse lots will be even more compact.

Limiting the lot size reduces the cost of infrastructure associated with each lot, thus reducing the cost of the house. Residential building facades in East Garrison will be held close to the street; sidewalks are standard everywhere. This will allow builders to optimize both home size and value. Building setbacks typically will be 0 to 25 feet from the property line with porches encroaching into the setback. Garages typically will be set back 5 feet from the rear property line, eliminating the need for, and cost of, large driveways on each lot.

Affordable design is also linked to community amenities that enhance the private realm. In East Garrison, a connected network of pedestrian-scale streets and sidewalks, as well as numerous neighborhood parks, open spaces, and access to the adjacent Bureau of Land

Management land will make the neighborhood inviting. Public transportation stops and town center shopping will make the necessities of daily life accessible to all residents of the new community. These civic enhancements will allow residents to shop, bike, or just go for a walk and enjoy their neighborhood – leaving their cars parked in the garage more frequently. By making it possible – and inviting – for residents to use the public space as an extension of their home, the Development Plan will relieve some of the pressure on each individual lot to satisfy the full spectrum of its resident’s needs for amenity items. In so doing, it will also contribute significantly to cost control.

By incorporating all of these techniques, the redevelopment of East Garrison will do more than provide attractive workforce housing. The area will be transformed into a vibrant new community, a model of “affordable by design” neighborhood development.

3.2.3 Mixed-Use Land Uses

Two areas are allocated for mixed-use land uses. Located in the center of the community, an approximately 16-acre area is designated for development as a mixed-use town center serving the neighborhoods. A second area is designated for affordable live/work uses for Phase 3. Mixed-use in this Specific Plan refers to the integration of residential, public, institutional, and commercial uses (Figure 3.6).

Town Center (TC)

The plan will accommodate up to 75,000 30,000 square feet of commercial uses and 11,000 square feet (less the fire station) of public and institutional uses retail, a 4,000 square foot library/sheriff’s field office, and the 3,400 square foot Chapel (existing) in the Town Center. Commercial uses will be built throughout all three phases of the plan in response to market demand. Approximately 40 apartments/condominiums 66 inclusionary units are included in the development program. Permitted commercial uses will include a variety of shops, art galleries, services, banking, professional offices, cafés and restaurants (Table 3.8 Permitted uses). A sheriff’s community field office, library, transit stops, post office, and/or civic facilities, such as administrative offices, are the permitted public/institutional uses. A flexible zoning overlay district is provided for the Town Center to allow the Town Square and its surroundings to assimilate changes in response to prevailing market conditions (refer to Section 3.5 General Land Use Regulations).

Monterey Salinas Transit stops are included in the plan. Access for most private vehicles will be by way of the new main entrance. Visitor parking will be concealed in courtyards behind the shops and linked to the shopping areas by pathways between groups of buildings. Oversized sidewalks will link the Town Center directly to adjacent residential neighborhoods and the bikeway network. The mixed-use area is within a ten-minute walk of all proposed residential development.



Figure 3.7 Illustration of the Town Center (TC) Land Use

Live/Work (LW)

Approximately 49 119 live/work rowhouse units will be located adjacent to the Town Center. An additional 65 inclusionary live/work units will be developed at the center of the Phase 3 Arts District. The live/work building type is designed to accommodate residential space above ground floor home office or non-residential uses. Ground floor non-residential uses at East Garrison will include artist studio space, compact office, maker, and/or retail sales space. Ground floor residential uses are also permitted. All permitted uses are defined on page 19 of this section, and in Table 3.8. Individual living spaces will range from studios to three-bedroom houses. Live/work densities will range from a minimum of 16 14 to a maximum of 38 DU/Acre.

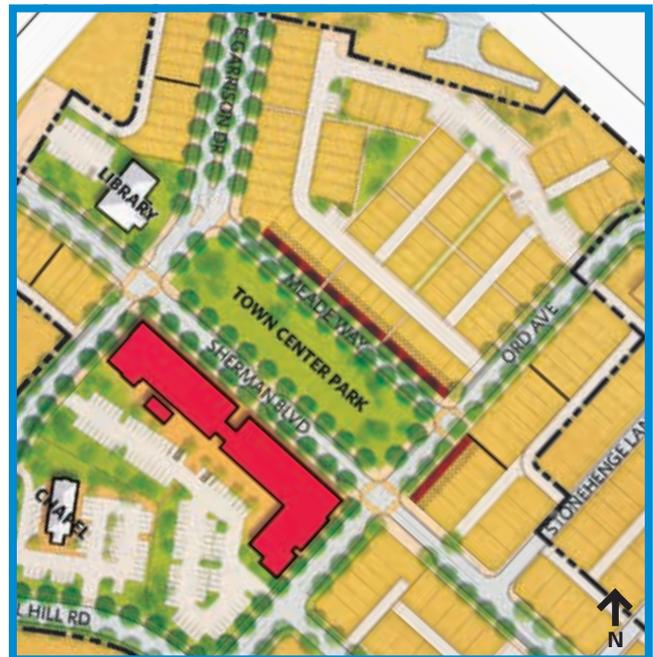


Figure 3.8 Illustrative Plan of Town Center

3.2.4 Cultural Land Use (CL)

One area is reserved for cultural uses in this Specific Plan. Approximately 9 acres in the Phase 3 Arts District is designated for development as a region-serving multi-cultural arts destination. This area is slated to be developed at the center of the original garrison site, just east of the Town Center.

Vacant buildings will be converted into a maximum of [up to](#) 100,000 square feet of affordable studio space for visual, performing, and literary artists, as well as administrative, work, daycare, and classroom space for organizations (Table 3.8 Permitted uses).

The WPA buildings are located between the main entrance on Reservation Road and Watkins Gate Road. The buildings are clustered in two areas, along Ord Avenue and along Sherman Avenue and Sloat Street.

Development of the area will be regulated by the Historic District Covenant and governing documents between the County of Monterey and the State Office of Historic Preservation that governs the disposition of the WPA buildings at East Garrison.

3.2.5 Public Facilities/Open Space

Approximately 50 acres within the East Garrison Track Zero boundary will be dedicated to public use and the parks and open space system (see Table 3.1). Additional land will be reserved for public facilities within the Town Center (TC) land use. A description of the public facilities, public uses, open space system, and associated land use designations for East Garrison follows next.

Public Facilities Overlay

Public Facilities will be delineated in the Developer Agreement and jointly financed by the Developer and the County of Monterey. The Plan includes public facilities that are located in land use designations that are not dedicated to a specific public facilities use. In these circumstances, the designation of the public facility on the Public Facilities Plan (Figure 3.9) describes a floating overlay zone with the requirement that the public facility, if built, will be located somewhere within the designated land use.

POLICE – The Monterey County Sheriff’s Department provides police protection in the unincorporated areas of the County, including the project area. The primary station that serves the Specific Plan area is located at 1414 Natividad Road in Salinas. Stations are also located in the City of Monterey and King City and have staff available for additional assistance as needed.

~~According to the Sheriff’s Department, the proximity of existing stations precludes the need for a full station at East Garrison. The Specific Plan instead provides for a community field office for deputies to work on reports and have an address in the community. The field office, if needed, will be located in a library or fire station.~~

LIBRARY – A library is located at the western end of the Town Square, adjacent to the main entrance. The library is sized to serve the entire East Garrison community at build-out of Track Zero and beyond (approx. 3,100 units). Program elements include standard library functions, a community room, and an historical interpretive center. The Monterey County Free Libraries will be the operator.

Public Uses (PU)

~~The Salinas Rural Fire District (SRFD)~~ [Monterey County Regional Fire District \(MCRFD\)](#) will serve East Garrison. They require a new fire station on a one-acre site to service the new community. SRFD’s preferred site is at the southeast corner of the intersection of Inter-Garrison and West Camp Roads. The Development Plan includes a site (one acre plus) for the fire station at this key intersection (see Figure 3.9 Public Facilities Plan). The existing sewage pump station is also designated as Public Use.

Parks (P) and Open Space (OS)

A substantial portion of the Plan Area, approximately 50 acres or 20% of the land area, is reserved for parks and open space, including natural areas. The system is designed to serve a broad cross-section of residents by providing a diverse mix of active and passive recreational opportunities. It is also designed to be in compliance

with the County Subdivision Ordinance and State of California's Quimby Act. For a detailed description of the parks and open space network see Section 4.6.

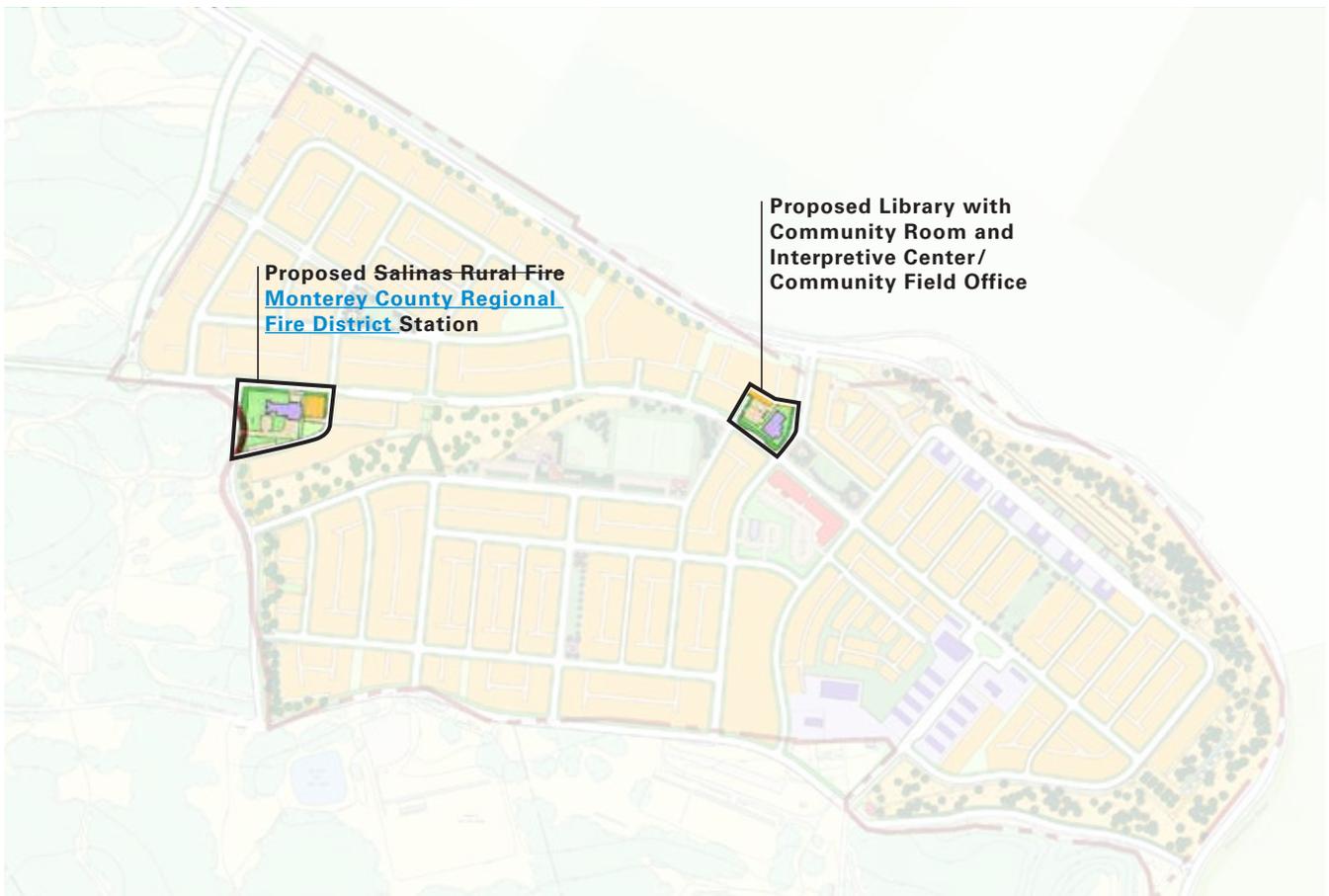


Figure 3.9 Public Facilities Plan



Table 3.2 [Intentionally left blank](#)

3.3 DEVELOPMENT PROGRAM

As stated previously in this chapter, the development program consists of a mix of uses including commercial, residential, and institutional uses. In addition to the land use allocations presented earlier, this subsection contains a detailed breakdown of the mix of housing types proposed for East Garrison.

Housing Unit Mix

Table 3.2 contains the proposed housing mix for East Garrison. This mix is intended to appeal to a broad spectrum of current and prospective residents of the area, particularly those in the very low- to moderate-income categories.

[The specific development program obligations imposed on the development under the EGSP are set forth in the East Garrison Disposition and Development Agreement \(DDA\) between the developer and Monterey County.](#)

HOUSING MIX			
APPROXIMATE UNIT SIZES (SF)	APPROXIMATE PERCENTAGE	APPROXIMATE NO. OF UNITS	TYPE
1,300 to 3,200	56	780	Single-Family Detached
1,300 to 2,000	16	227	Townhouses
500 to 1,200	20	280	Condo/Loft/Apartments
1,100 to 1,975	8	113	Live/Work
Totals	100	1400	
450 to 850	n/a	70 (water permitting)	Accessory (Carriage House) Units

Table 3.2 Housing Mix

3.4 PHASING

3.4.1 Phasing Description

The Plan Area is divided into three phases and a Town Center [Final Phase](#) defined by the location of primary streets. The phase boundaries, development ideas, and land uses are summarized in this section. The East Garrison Pattern Book (Appendix A) provides development standards and design guidance. The phases described in this section are subject to future refinements as detailed development plans are finalized.

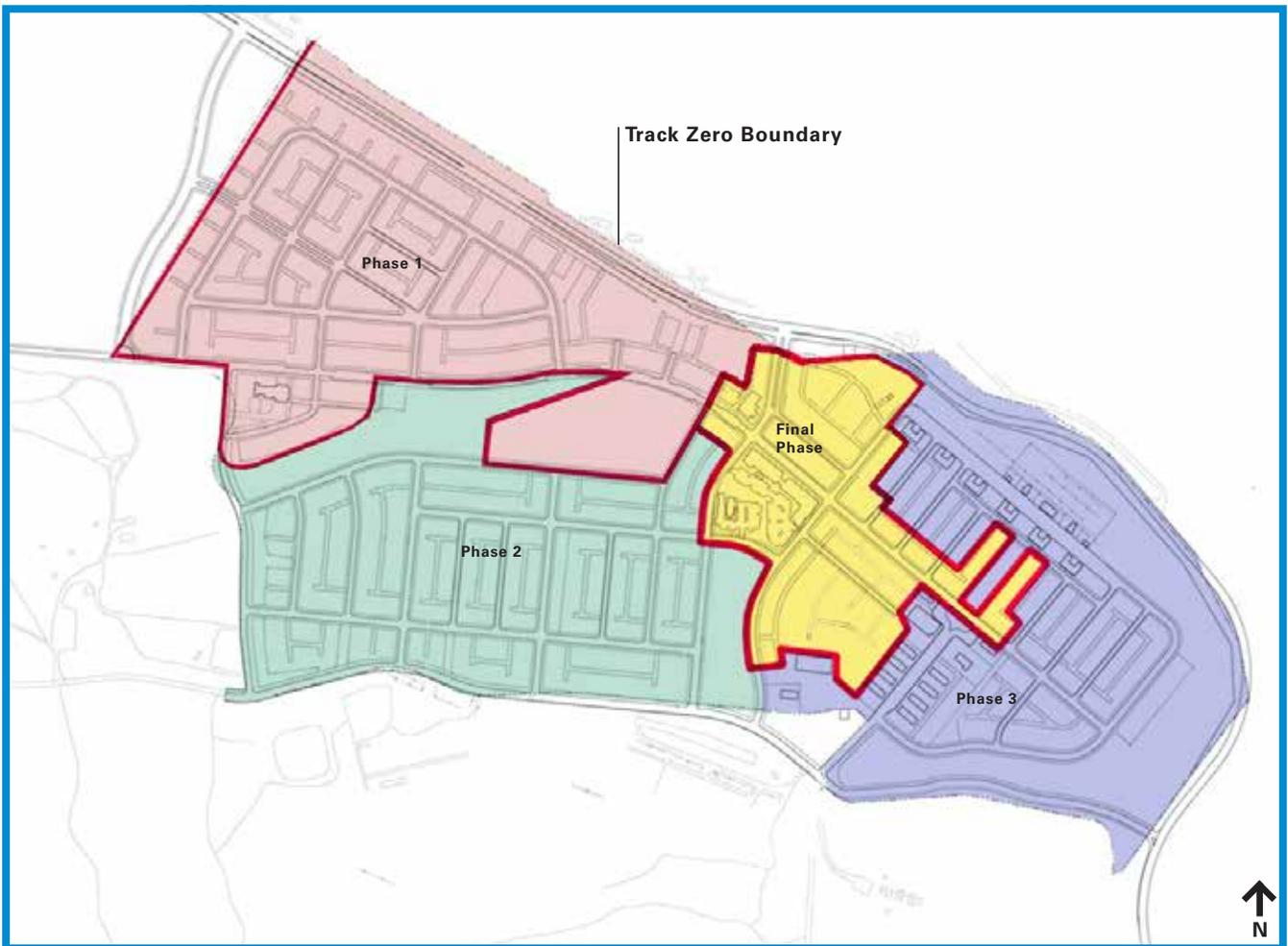


Figure 3.10 Illustrative Phasing Diagram



Figure 3.11 Illustrative view of apartment residences

3.4.2 Phase I Neighborhood

General Description

This phase extends from Reservation Road to the north, just east of the new main entrance, Inter-Garrison Road to the south and the Track Zero boundary to the west. A kidney-shaped housing block at the intersection of Inter-Garrison and West Camp Roads is also included in this phase. Phase 1 is at the high point of the property and includes approximately 70 acres within Track Zero at East Garrison.



Figure 3.12 Proposed Phase 1 Neighborhood

Land Use

The Phase 1 Neighborhood will include single-family detached, single-family attached, and multi-family attached residential dwelling units. The neighborhood will also include a proportional share of inclusionary housing and live/work units, within an easy walk of the future Town Center retail and transit stops. Unique to Phase 1 is a community park that will be linked to a network of parks, greenways, and areas of natural open space. The path and bikeway system will be an extension of this network, connecting the area to the Town Center, Phase 2 and 3 Neighborhoods, the CSUMB Campus, and the BLM trail system.

Access will be from the new main entrances at Inter-Garrison and Reservation Roads. The rolling topography of this portion of the Plan Area will require substantial grading to accommodate the narrow lot development program. Grading of the Phase 2 Neighborhood and off-site infrastructure improvements, including the street connecting Inter-Garrison and Reservation Roads will also occur in Phase 1.

PHASE 1 NEIGHBORHOOD LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	32.5	332	10
Residential High – 1 (RH-1)	3.4	65	19
Public Use	1.2		
Open Space	3.7		
Parks	3.8		
Streets	16.7		
Lanes	4.3		
Reservation Road	7.3		
Total	72.9	397	

Table 3.3 Phase 1 Neighborhood Land Use



Figure 3.13 Illustrative view of neighborhood park

3.4.4.3 Phase 2 Neighborhood

General Description

Phase 2 will include approximately 73 acres in the southwest portion of the Plan Area. A former military cantonment site, the existing topography is generally characterized by a large area, graded flat, in the middle of Track Zero, and a gentle 0–20% uphill slope towards West Camp Road and Watkins Gate Road. This area is defined by West Camp Road to the west, the Inter-Garrison hill to the north, Chapel Hill Road to the east, and the Track Zero boundary to the south.



Figure 3.14 Proposed Phase 2 Neighborhood

Land Use

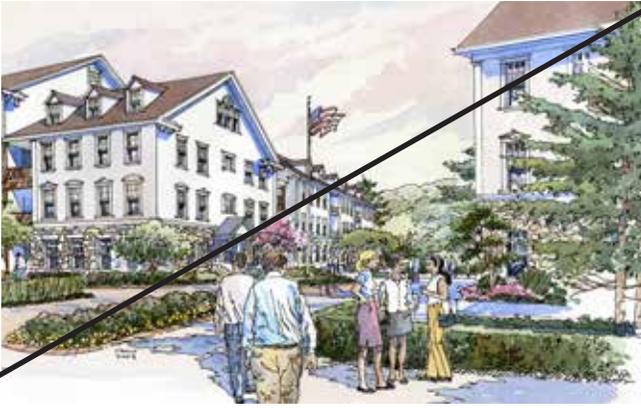
The Phase 2 neighborhood will include single-family detached, single-family attached, and multi-family attached units. Higher density units will be located near the Town Center and parks. The terraced topography will be graded to accommodate street connections and the single-family detached and attached development program. Streets lined with irrigated park strips will link the community park and the large slope greenway to other parks and open space in this phase.

Phase 2 shares street frontage with the Monterey Bay Youth Camp along Watkins Gate and West Camp Roads. In deference to this low-impact use, a transitional zone will be established between the proposed Youth Camp area and the residential neighborhoods. This zone will include the street right-of-way, and a natural landscape buffer (greenway).

Primary access to the neighborhood will be from the main entrance and the reopened entrance at the foot of Watkins Gate.

PHASE 2 NEIGHBORHOOD LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	33.0	405	12
Residential High - 1 (RH-1)	3.2	65	20
Open Space	9.2		
Parks	4.1		
Streets	18.4		
Lanes	4.1		
Total	72.0	470	

Table 3.4 Phase 2 Neighborhood Land Use



Illustrative view of Residential High-2 (RH-2) Land Use



Figure 3.15 Intentionally left blank

3.4.5 3.4.4 Phase 3 Arts District

General Description

This phase includes the first site developed by the military at East Garrison. It is characterized by a flat mesa that transitions into a steep escarpment. Approximately 25 preserved buildings from the Second World War will be reused. The approximately 8268-acre area is defined by the Track Zero boundary and the Town Center Final Phase and Phase 2 Neighborhood boundaries.



Figure 3.16 Proposed Phase 3 Arts District

Land Use

The Phase 3 Arts District will have the most a diverse set of land uses in the Plan Area. Residential uses will be adjacent to the mixed-use Town Center and the multi-cultural arts destination (cultural land use). Artists' uses will be in existing structures that will be preserved and reused. The neighborhood will include 65 new deed-restricted inclusionary residences. Sited along the central green space or adjacent to the Town Center, and dedicated to artists, these new units will be designed as live/work lofts.

The mesa portion of this site will be developed for residential purposes. The relatively flat topography of this area will require minimal grading. The steep escarpment at the edge will be preserved as natural open space, separated from development by a new linear greenway. This area will be linked to the Town Square by bike paths and streets with landscape edges.

Primary access to the neighborhood will be from the main entrance and the reopened entrance at the foot of Watkins Gate.

PHASE 3 NEIGHBORHOOD LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	12.9	192	15
Cultural	8.8		
Open Space	10.3		
Parks	4.4		
Natural	12.8		
Streets	13.4		
Lanes	1.8		
Reservation Road	3.6		
Total	68.0	192	

Table 3.5 Phase 3 Arts District



Figure 3.17 Illustrative view of Town Center

3.4.3 Town Center 3.4.5 Final Phase

General Description

The Town Center Final Phase will include approximately 16 32 acres, in the center of the Plan area. This phase will be bounded on the east, west, and south by the three other phases. Reservation Road Town Square will define its northern edge. At the hub will be the Town Center and the Town Square.

The Town Center will be built out over the span of the three phases. The commercial program will be responsive to market demands.



Figure 3.18 Proposed Town-Center Final Phase

Land Use

This The Final Phase of the community will contain primarily commercial uses in the Town Center. The Master Developer will ensure construction of 34,000 30,000 square feet (inclusive of a community courtyard) of commercial space with a commercial program that will be responsive to market demands. The Specific Plan will accommodate up to 75,000 square feet. It is anticipated that the minimum required commercial space will be constructed concurrent with Phases 1, 2, and 3 build-out.

Housing in the Town Center will ~~occur exclusively~~ in lofts and/or apartment/condominiums include lofts/ and/or apartments above retail commercial space and live/work units rowhouses.

The Town Center area will contain the community's Town Square. This public space will be the primary gathering place for residents and visitors to East Garrison. The Town Square will serve as a venue for hosting community events, festivals, and concerts.

Residential uses outside the Town Center will include RM and RH-2 units.

TOWN CENTER FINAL PHASE LAND USE			
LAND USE	APRX. ACRES	APRX. UNITS	APRX. DU/ACRE
Residential Medium (RM)	3.6	61	17
Residential High-2 (RH-2)	3.7	79	21
Town Center Apts	4.0	66	17
Live/Work Rowhouses	4.3	119	28
Public Use	0.1		
Open Space	3.6		
Parks	1.0		
Natural	0.1		
Streets	7.8		
Lanes	3.8		
Total	32	325	

Table 3.6 Town-Center Final Phase Land Use

3.5 GENERAL LAND USE REGULATIONS

3.5.1 Purpose and Applicability

The purpose of this section is to provide land use development standards that apply throughout the East Garrison Plan area. The following sections describe property development standards including permitted uses, height limits, parking requirements, and live/work unit restrictions. Additional development standards are included in Section 4 Infrastructure, the East Garrison Pattern Book (Appendix A), and the East Garrison Historic District Design Guidelines (Appendix B). Table 3.7 provides a matrix of land uses and additional corresponding development standards.

ADDITIONAL LAND USE/DEVELOPMENT REGULATIONS	
LAND USE CATEGORIES	CORRESPONDING DEVELOPMENT REGULATIONS
RM – Residential Medium	Pattern Book (Appendix A)
RH-1 – Residential High 1	Pattern Book (Appendix A)
RH-2 – Residential High 2	Pattern Book (Appendix A)
TC – Town Center	Pattern Book (Appendix A). Note: for Chapel rehabilitation guidelines see Pattern Book (Appendix A).
LW – Live/Work	Pattern Book (Appendix A)
CL – Cultural Land Use	East Garrison Historic District Design Guidelines (Appendix B) Note: for Battle Simulation Building and Theater rehabilitation guidelines, see Pattern Book (Appendix A)
PU – Public Use	None
P – Parks	Section 4.6 Parks and Open Space Network
OS – Open Space	Section 4.6 Parks and Open Space Network

Table 3.7 Additional Land Use/Development Regulations

3.5.2 Permitted Uses

This section sets forth the uses permitted within each of the land use designations listed below and described in Section 3.2. The location of each land use is shown on Figure 3.6, Land Use Plan.

The following symbols indicate if the use is permitted and the type of permit, if any, required for a given use type within a specific land use designation:

Not Permitted (empty cell)

P Permitted

P# Permitted with limitations (specified by footnote)

ZA Permitted with Use Permit approved by Zoning Administrator

U Permitted with Use Permit approved by Planning Commission

AP Permitted with Administrative Permit

The abbreviations used in the Matrix shall correspond to the following land use designations:

RM Residential Medium

RH Residential High

TC Town Center

LW Live Work

OS Open Space

P Parks

PU Public Use

CL Cultural

The following additional regulations shall apply:

- Land Uses shown in the matrix as “Permitted” shall require a Zoning Clearance.
- Any use requested as an accessory use, which is listed in the matrix as a principal use, shall be processed in accordance with the indicated requirements for the principal use.
- Proposed uses not listed in the matrix are prohibited unless determined by the Planning Director to be of similar density, intensity, and character to a permitted use.

- ~~Non-residential uses permitted under the Live/Work (LW) land use category are also permitted as ground floor uses along Sherman Avenue (water permitting):~~ [Home Occupations are by-right, consistent with Title 21 – Zoning](#)
- Square footage for the permitted Town Center (TC) land uses are capped according to projected water demand (see Table 4.10 Projected Water Demand).
- A Use Permit is required if a Risk Management Plan from the County Health Department is also required. A Risk Management Plan (RMP) is required for acutely hazardous materials, such as gas chlorine (100 pounds) and anhydrous ammonia (500 pounds).
- An Administrative Permit is required if a Business Response Plan from the County Health Department is also required. A Business Response Plan is required for regular hazardous materials that exceed the following thresholds:
Liquids: 55 gallons
Solids: 500 pounds
Compressed gases: 200 cubic feet

Notes

- (1) Art Park and Town Square Only
- (2) Permitted on Single-Family Lots per Pattern Book (Appendix A) development standards (water permitting)
- (3) ~~Permitted along street adjacent to Live/Work (LW) land use only~~ [Intentionally left blank](#)
- (4) Permitted subject to approval by Sheriff and CSD and/or Homeowners Association
- (5) Permitted subject to limitations set forth in the Monterey County Zoning Ordinance
- (6) Permitted with no outdoor storage
- (7) For artists who live in the unit only
- (8) Fire Arts are not permitted in Live/Work units (arts requiring the use of an open flame)
- (9) [Commercial kitchen prohibited](#)

Table 3.8 Permitted uses

Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
A	Open Space								
1	Active Recreation					P	P		
2	Natural Resources Preservation					P			
3	Athletic Fields, Court Sports, Public Restroom						P		
4	Tot Lots and Playgrounds		P			P	P		
B	Agricultural Production and Sales								
5	Community Gardens, including Roof Gardens								
6	Open Air Farmers Market			P					
7	Festivals, Weddings, and Special Events								
C	Residential Uses								
8	Accessory (carriage house) Units	P(2)							
9	Family Day Care Homes (6 or fewer persons)	P	P	P	P				
10	Group Residential Facilities			U					
11	Home Occupations	P(8)	P(3)	P(3)	P				
12	Live/Work Rowhouse Units			P(4)	P(5)				
13	Multi-Family Rowhouse Dwelling Units Intentionally Left Blank	P	P	P	P				
14	Multiple-Family Dwellings (condos, flat apartments, townhouses)	P	P	P					
15	Residential Care Facilities (6 or fewer persons)	P	P	P					
16	Residential Care Facilities (7-12 or more persons)	U	U	U					
17	Residential/Mixed-Use Buildings			P					
18	Senior Citizen/Congregate Care Housing		U						
19	Single-Family Dwellings	P	P						
20	Two-Family Dwellings (duplex)	P	P						
21	Bed & Breakfast Inns	U	U	P					
D	Civic Uses								
22	Botanical Gardens/Demonstration Gardens			P		U	P		
23	Community Center/Meeting Center		P	P					P
24	Clubs, Lodges and Fraternal Organizations			P					P
25	Cultural Exhibits and Museums			P	P				P
26	Fire Station, Paramedics	P	P	P				P	P
27	Government Offices and Facilities			P				P	
28	Libraries			P					
29	Public Recreation Facilities			P		P	P		P
30	Police Community Field Office			P			P		
31	Post Office			P					
32	Public Utility Distribution & Trans. Facilities	P(6)	P(6)	P(6)	P(6)			P	
33	Public Utility Installations (major)	U	U	U	U		U	U	
34	Religious Facilities	U	U	P					P
35	Tourist Information Facilities			P	P				
36	Transportation Facilities			ZA					
37	Vocational/Trade Schools			ZA					
38	Educational Facilities	P	P	P		P	P	P	P

Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
E	Office Uses								
39	Banks, Savings and Loans, and Other Deposit Institutions			P					
40	Business and Professional Offices			P	P				
41	Medical and Dental Offices, Clinics, and Laboratories			P					
42	Mortgage Companies			P					
43	Real Estate Offices			P	P				
F	Retail Trade Establishments								
44	Antique Shops			P	P				P
45	Apparel Stores			P	P				
46	Art Galleries (art sales)			P	P(7)				P
47	Art Supply Stores			P	P				P
48	Bakeries (retail)			P					P
49	Bicycle Shops			P	P				P
50	Book Stores			P	P				P
51	Camera and Photographic Supply Stores			P					
52	Cell Phones and Pagers			P					
53	Consignment Shops			P	P				
54	Computer and Software Stores			P					
55	Confectionery Shops			P					
56	Convenience Stores w/o Fuel Pumps			P					
57	Delicatessens			P					
58	Department Stores (10,000 SF maximum)			P					
59	Drug Stores and Pharmacies			P					
60	Fabric, Sewing and Needlework Stores			P					P
61	Florist Shops			P	P				P
62	Florist Stands			P	P				P
63	Furniture and Home Furnishings Stores			P					
64	Garden Supply and Retail Nurseries			P					
65	Gift, Novelty, and Souvenir Shops			P	P				P
66	Golf Cart Sales (indoor only)			P					
67	Grocery (10,000 SF maximum)			P					
68	Hardware Stores (10,000 SF maximum)			P					
69	Health Food Stores			P					
70	Hobby, Toy, and Game Shops			P	P				
71	Home Appliance Stores			P					
72	Ice Cream/Frozen Yogurt Stores/ Eating Establishments			P	P(9)				P
73	Jewelry Stores			P	P				P
74	Lighting and Lighting Supplies			P	P				
75	Liquor Stores			U					
76	Luggage and Leather Goods Stores			P	P				
77	Music Stores (recordings)			P	P				P
78	Musical Instrument Stores			P	P				P

Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
79	News Dealers and Newsstands			P	P				P
80	Paint, Glass, and Wallpaper Stores			P	P				P
81	Party Supplies			P					
82	Pet Shops			P					
83	Radio, Television, and Electronic Stores			P					
84	Shoe Stores			P					
85	Solar Energy Equipment Sales			P					
86	Specialty Stores			P	P				P
87	Sporting Goods Stores (10,000 SF maximum)			P					
88	Stationery Stores (5,000 SF maximum)			P					
89	Supermarkets (10,000 SF maximum)			P					
90	Swimming Pool and Spa Stores			P					
91	Thrift Shops			P	P				P
92	Tile and Flooring			P					
93	Variety Stores (10,000 SF maximum)			P					
94	Video Stores (sales and rentals)			P	P				P
95	Vision and Eyeglass Center			P	P				
96	Vitamin and Supplement Shops			P	P				
97	Water (Bottled) Sales			U or ZA	U or ZA				P
98	Wine Shop			P	P				
G Personal and Household Uses									
99	Animal Grooming			P					
100	Appliance Repairs			P					
101	Art / Music / Rehearsal / Dance Studios			P	P				P
102	Barber Shops/Beauty Salons			P	P				
103	Child Day Care Facilities (7 or more persons)	P	P	P	ZA			U	P
104	Clothing Rental			P					
105	Costume Rental			P					
106	Dry Cleaning and Laundry			ZA					
107	Equipment Rentals (light)			U					
108	Home Maintenance Services			P					
109	Interior Decorating Services			P	P				
110	Laundromats			ZA					
111	Locksmiths			P					
112	Manicurist Salons			P					
113	Pet Boarding/Kennels			U					
114	Photo Finishing Services			P					
115	Picture Framing Stores			P	P				P
116	Shoe Repair Shops			P					P
117	Spa Retreat/Day Spa			P	U				P
118	Spiritualist Readings			P	P				P
119	Tailor Shops			P	P				
120	Tanning Salons			P					
121	Taxidermists			P	ZA				

	Land Use Categories	RM	RH*	TC	LW	OS	P	PU	CL
122	Travel Agencies			P	P				
123	Treatment Centers (substance abuse w/o overnight facilities)			U					
124	Vocational or Business Trade Schools (less than 30 students)			P					
125	Vocational or Business Trade Schools (30 or more students)			U					
126	Wholesale Repairs			P					
H	Business Services								
127	Advertising Services			P	P				
128	Blueprinting and Photostating Services			P					
129	Building Maintenance Services			P					
130	Business Equipment Rentals			P					
131	Catering Services			P	P(9)				
132	Commercial Art and Graphic Design Services			P	P				P
133	Computer and Data Processing Services			P	P				
134	Copying and Printing Services			P	P				
135	Courier Service			P	P				
136	Delivery Service			P	P				
137	Lithographic Services			P					
138	Motion Picture Studios (small)			P	P				P
139	Office			P	P				
140	Office Equipment Sales			P	P				
141	Parcel Delivery Services (drop-off only)			P	P				
142	Personnel Services			P	P				
143	Photoengraving and Finishing Services			P	P				
144	Photographic Studios			P	P				P
145	Plant and Landscaping Maintenance Services			P(6)	P				
146	Postal and Mailbox Rental Services			P	P				
147	Recording Studios			P	U				P
148	Security Systems Services			P	P				
149	Sign Services			P	P				P
150	Silk Screen Printing Services			P	P				
151	Telephone Answering Service			P	P				
152	Vending Machine Sales and Services			P					
I	Commercial Recreation and Large Assembly Facilities								
153	Amusement Arcades and Games (indoor facilities)			P					
154	Bed and Breakfast Inns Intentionally left blank			P					P
155	Coffee Shops/ Gallery			P	P(9)				P
156	Dance/Gymnastic/Yoga/Aerobic Studios			P	P				P
157	Exhibition and Convention Facilities (15,000 SF maximum)			U					U
158	Hotels and Motels (30 rooms maximum)			P					
159	Movie Theaters			ZA					P
160	Night Clubs, Bars, Taverns, and Lounges			P					U
161	Participant Sports and Health Clubs			P					
162	Playhouse			P					P

Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
163	Restaurants (w/bars or cocktail lounges)			ZA					P
164	Restaurants (w/o bars or cocktail lounges; beer and wine only)			P					P
165	Sidewalk Cafes Associated with Restaurants			P	U (9)				P
Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
J	Special Use Classification								
166	Concession Stands			P			ZA		
167	Creative Signs			P	P				P
168	Kiosk Businesses (must not require water)			P	P				P
169	Recycling Facilities (small collection facilities)			P			ZA	ZA	
K	Arts								
170	Painting			P	P				P
171	Sculpture			P	P(8)				P(8)
172	Mixed Media			P	P				P
173	Photography			P	P				P
174	Graphic Design			P	P				P
175	Lithography			P	P				P
176	Print Making			P	P				P
177	Sketching			P	P				P
178	Drawing			P	P				P
179	Web Design			P	P				P
180	Architecture			P	P				P
181	Design			P	P				P
182	Filmmaking			P	P				P
183	Cartoonist			P	P				P
184	Animation			P	P				P
185	Graphic Novelist			P	P				P
186	Native American Crafts			P	P				P
187	Playwrite/Screenwriter			P	P				P
188	Fashion Design			P	P				P
189	Hair Design			P	P				P
190	Makeup Design			P	P				P
191	Museum Design			P	P				P
192	Calligraphy			P	P				P
193	Poetry			P	P				P
194	Creative Writing			P	P				P
195	Story Telling			P	P				P
196	Acting			P	P				P
197	Singing			P	P				P
198	Performance Art			P	P				P
199	Comedy			P	P				P
200	Improv Artist			P	P				P
201	Musician			P	P				P

Land Use Categories		RM	RH*	TC	LW	OS	P	PU	CL
202	Juggler			P	P				P
203	Circus Arts (no animals)			P	P				P
204	Dance			P	P				P
205	Pottery			P	P				P
206	Ceramics			P	P(8)				P(8)
207	Jewelry Making			P					P
208	Glass Arts			P					P
209	Textiles			P	P				P
210	Weaving			P	P				P
211	Furniture Making			P	P				P
212	Smithing			P					P
213	Metal Working			P					P
214	Wood Working			P	P				P
215	Chef			P	P				P

Notes:

- Cannabis businesses, cannabis sales, vape shops, vaping material sales, and smoke shops prohibited.
- --RH includes RH1 and RH2

3.5.3 Height Limits

This section sets forth the building height limit and permitted number of stories within each of the land use designations described in Section 3.2. ~~Building heights specified in this Specific Plan comply with the requirements of the FORA Plan.~~ The location of each land use is shown on Figure 3.6 Land Use Plan. Table 3.9 documents East Garrison building height regulations. The maximum dimension from finished grade to finished first floor elevation shall not exceed 42 inches.



Figure 3.19 New construction at CSUMB

HEIGHT LIMITS					
LAND USE CATEGORIES	DESCRIPTION	A	B	C	E
RM (detached single-family)	Residential Medium	2 stories plus a 3rd floor tower (note 1)	12 feet	11 feet	35 feet
RM (attached townhouse)	Residential Medium	3 stories	12 feet	11 feet	45 feet
RH-1	Residential High 1	3 stories	12 feet	11 feet	45 feet
RH-2	Residential High 2	3 stories	12 feet	11 feet	45 feet
TC	Town Center	4 stories (note 2)	16 feet	11 feet	50 feet (note 3)
LW	Live/Work	3 stories	12 feet	11 feet	45 feet
CL	Cultural Land Use	2 stories	12 feet	NA	35 feet
PU	Public Uses	2 stories	16 feet	NA	45 feet
P	Parks	1 story	NA	NA	25 feet
OS	Open Space	1 story	NA	NA	25 feet

Table 3.9 Height Limits

TABLE CATEGORY KEY

- A Permitted number of stories
- B Maximum dimension between finished 1st and 2nd floor elevations
- C Maximum dimension between finished 2nd and 3rd floor (or tower) elevations
- D Maximum dimension between finished 3rd and 4th floor elevations
- E Maximum building height above finished first floor elevation

NOTES

- 1 3rd floor tower may not exceed 350 sq. ft.
- 2 Height limit includes special features, parapet walls and mechanical equipment [4th floor limited to southeastern half of the mixed-use building.](#)
- 3 Towers, special features, and parapet walls, and mechanical equipment may extend up to 55 feet

3.5.4 Parking

Parking Standards

Off-street parking shall be provided in the EGSP in accordance with the standards of the Monterey County Zoning Ordinance, subject to Table 3.10 Parking Requirements and to the following supplemental requirements and allowances.

Off-street parking for non-residential land uses shall be constructed in the form of landscaped parking lots; however, the following standards may be used to meet the parking requirements:

- 1 Standard off-street parking stalls shall measure a minimum of 9 feet by 18 feet. Compact off-street parking stalls shall measure a minimum of 8 feet by 16 feet and may account for a maximum of 10% of the total spaces. On-street stalls (parallel spaces) shall be a minimum of 22 feet long.
- 2 Shared parking standards may be used to meet the parking requirements of the mixed-use Town Center. The Parking requirement is ~~one off-street space per~~

~~250 square feet of non-residential uses~~ per Table 3.10 below.

- 3 Off-street parking need not be on the same parcel as the non-residential use.
- 4 Town Center ~~residential~~ apartment units shall have a minimum off-street parking ratio of ~~1.25~~ 1.5 spaces per unit.
- 5 Shared parking standards may be used to meet the parking requirements of the cultural land uses. The off-street parking requirement is one space per 1,000 square feet of cultural uses. The off-street parking requirement for the ~~theater~~ and the Battle Simulation Building (or their replacements) is ~~one~~ two spaces per 250 square feet. Angled parking along Ord Avenue and Sloat Street may be counted as off-street parking for cultural land uses, including the theater and the Battle Simulation Building (or their replacements).
- 6 The off-street parking requirement for public uses is one space per 250 square feet.

PARKING REQUIREMENTS		
LAND USE CATEGORIES	LAND USE DESCRIPTION	MINIMUM OFF-STREET PARKING REQUIREMENT
RM	Residential Medium	2 per unit (1)
RH-1	Residential High 1	2 per unit
RH-2	Residential High 2	2 per unit (4)
TC (non-residential, including Chapel)	Town Center	1 per 250 sf of building space (3)
TC (residential)	Town Center	1.5 per unit (3)
TC (Fast Casual Restaurant)	Town Center	1 per 80 sf of building space (3)
LW	Live/Work	2 per unit
CL (concrete buildings)	Cultural Land Use	1 per 1,000 sf of building space
CL (Theater and Battle Simulation Building, or their replacements)	Cultural Land Use	2 per 250 sf of building space (2)
PU	Public Use	1 per 250 sf of building space (3)
P	Parks	None
OS	Open Space	None

NOTES (1) Accessory (carriage house) 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

Table 3.10 Parking Requirements

Compact Parking Spaces

A maximum of twenty-five percent (25%) of Town Center spaces may be designated and reserved for compact cars. Stalls for compact spaces shall measure a minimum of 8 feet by 16 feet.

Van Pool and Commuter Car Pool Spaces

The following parking spaces shall be identified and located within 200 feet of a building entrance for the following use:

Office (excluding Live/Work) – One car pool space for every 5,000 square feet; one van pool space for every 10,000 square feet.

Recreational Vehicle Parking

Space permitting, recreational vehicles may only be parked on residential property (RM, RH-1, and RH-2 land uses) for a period not to exceed twenty-four (24) hours. Beyond that, recreational vehicles must be stored outside of the Track Zero boundary in a designated facility. Recreational vehicle parking is prohibited in lanes and also within other land uses (TC, LW, CL, PU, P, OS). Parking is also prohibited in lanes.

Loading Standards

Loading spaces for uses within the Town Center (TC), Live/Work (LW), and Cultural (CL) land use areas will be provided for in accordance with the following allowances and requirements:

- 1 No off-street loading spaces for non-residential uses are required.
- 2 Loading and unloading is permitted within the on-street parking lane of the public right-of-way during off-peak hours (midnight to 10:00 a.m.).
- 3 Loading and unloading areas must be designated and posted.

Parking Lot Landscaping

- 1 The total area required for landscaping within the parking lot is determined by multiplying the number of spaces by 20 square feet. The minimum landscape

area may not be less than 36 square feet.

- 2 Minimum of one 36 square feet (6' x 6') diamond-shaped island or one 114 square feet (6' x 18') island is required for every eight parking spaces. Each island shall be planted with one canopy tree from approved list.
- 3 Each row of parking must be separated from the end driving aisles by a minimum 6 feet wide landscape island. For each end island, install one canopy tree for each 18 linear feet of planting island.
- 4 For every landscape strip between rows of parking, a minimum of one canopy tree must be installed for every 30 linear feet of landscape strip.
- 5 In all landscape areas, low shrubs, ornamental grasses, perennials, annuals, and/or groundcover must be installed in addition to canopy trees. Turf is not permitted. All landscape areas within a parking lot must be irrigated.

Bicycle Parking Areas

Designated bicycle parking areas for Town Center (TC), Cultural (CL) and Residential High (RH) land uses shall be provided in accordance with the following standards:

- 1 Required number of slots:
 - Residential High (RH-1 and RH-2) – .5 spaces per unit
 - Town Center (TC) – 1 space per 20 required parking spaces, minimum 3 spaces/rack
 - Cultural (CL) – 1 space per 20 required parking spaces, minimum 3 spaces/rack
- 2 A sidewalk is required to connect bike parking areas to bike lanes and/or bike trails.
- 3 Equipment racks that allow the bike frame and at least one wheel to be locked to the rack are required.
- 4 Bicycle parking areas must be as well-lit as vehicle parking lots and should be located in areas visible from sidewalks and the intended destination.

3.5.5 Live/Work Units

Live/Work [rowhouses](#) is a mixed-use [are an attached building type](#) that is designed to accommodate non-residential [ground floor work areas](#) in addition to, or combined with, living quarters [or ground floor residential uses](#). Most East Garrison live/work units [rowhouses](#) will have up to 800 [approximately 250](#) square feet of non-residential work area [flexible space](#) on the ground floor. This non-residential space will [can](#) be in addition to the other permitted 186,000 square feet of non-residential uses at East Garrison [used as part of the residence or for a home occupation](#). [Nonresidential uses will be in addition to the commercial square footage required by the DDA](#). Approximately 49 live/work units will be located along busy streets within the Town Center and therefore will have commercial shopfronts that can accommodate more intense uses. An additional 65 live/work units will be sited along the Arts Park at the center of the Phase 3 neighborhood. These affordable units will feature ground floor studio space. [Approximately 20 designated rowhouses fronting the Town Square will include shopfronts \(see Figure 3.4\)](#). Home occupations which will require visitors should only be located along [Meade Way and Ord Avenue as these streets include convenient on-street parking](#). All live/work units will be two to three stories high. Units will range in size from studios to three bedrooms. On-street parking will be available for visitors. Off-street visitor parking is not required for live/work units. [Dedicated parking is not required for nonresidential uses](#).

Permitted Uses

East Garrison live/work [rowhouse](#) units are sited to accommodate a range of low-impact non-residential ground floor uses [that do not require special fire separation](#). (See Table 3.8) [for the full list of permitted uses](#).

Conversion/Subdivision of Live/Work Units

Live/Work units [rowhouses](#) in the LW land use designation shall not [all](#) be converted to exclusive residential use or exclusive commercial use unless a new land use designation is approved for the area pursuant to a Specific Plan amendment. Live/Work units shall be marketed as mixed-use units. Residents of a live/work unit shall have the right to discontinue a business or non-residential activity and continue living in the unit indefinitely, provided that the integrity of the workspace for future live/work habitation is maintained. At a minimum, 300 square feet of non-residential space shall be maintained at all times. [The owner of a non-residential use located in a rowhouse must also be the resident of the unit](#). This space shall be on the ground level along the front of the unit. Subdivision or conversion of live/work units into more than one [primary](#) residential unit is prohibited.

3.5.6 Public Art

Introduction

Public art includes any permanently sited work of art that is accessible to the public 24 hours a day. For the purpose of the policy, “works of art” are considered to be projects of the highest aesthetic quality. East Garrison will [may](#) have its own resident artist population, dedicated in part to the creation of public art.

Standards

- An East Garrison Art Commission (panel of decision makers) will be established. It is recommended that the Commission decide their own program, procedures, selection process, and criteria for artists and artwork. Initially, the Master Developer will be the leader of the Commission. Other Commission members will include members of the East Garrison artists community, local residents, and business owners.
- Public art shall be designed in collaboration with the architects, landscape architects, and/or engineers when within parks, public spaces, street-scapes, traffic circles, etc.
- Public art must meet ADA requirements and present no traffic safety issues.
- The East Garrison arts community will establish a volunteer program to maintain public art.
- Approval by the Design Review Committee and a building permit, if needed, are required in order to construct public art. No design review by the County of Monterey will be required.

Permitted Public Art Sites

- Bluff Greenway and Park
- West Camp Greenway and Park
- Traffic Circle Island
- At the entrance to the Library and Fire Station
- Sidewalks in the Town Center (must not inhibit pedestrian circulation)

3.5.7 Underground Utilities

All utility distribution facilities (including but not limited to electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be placed underground, except equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, risers from concealed ducts, and poles supporting street lights.

3.5.8 Water Conservation

New developments shall use drought-tolerant landscaping. Installation of low-flush toilets and other low-flow plumbing fixtures is required for all new development.

3.5.9 Sign Regulations

Introduction

The purpose of the Sign Regulations is to produce a consistent graphic standard that supports the overall vision of East Garrison while providing sufficient wayfinding to inform and direct the public.

The following sign standards shall apply in the East Garrison Specific Plan. Illustrations relating to the [general](#) Sign Regulations can be found in Section 4.6.9 of the Specific Plan and [building Sign Standards are in](#) the East Garrison Pattern Book (Appendix A).

Permit Requirements

A Zoning Clearance is required for each sign that is not an exempted sign. Plot plans and elevation drawings shall be submitted with all Zoning Clearance applications for signs.

Definitions

AWNING SIGN A sign incorporated into the surface of an awning, canopy, or similar device.

HANGING SIGN A sign suspended from a covered porch, covered walkway, decorative pole, or arcade.

ROOF SIGN A sign erected on the roof of a building.

SANDWICH BOARD OR PORTABLE SIGN A moveable folding sign.

WALL SIGN OR WALL-MOUNTED SIGN A sign mounted flat against and projecting less than sixteen (16) inches from the wall of a building.

WINDOW SIGN A pedestrian-oriented permanent sign painted on or attached to the inside of a window.

General

- Signs should be architecturally compatible with a building’s architectural style with regard to size, color, materials and illumination.
- Signs should be located on architectural features specifically designed for them.
- Signs should be creative and emphasize artistic expression especially when located in the town center and Arts District.

Prohibited Signs

The following types of signs are prohibited:

- Portable signs, except sandwich boards permitted in the town center, or temporary off-site real estate signs.
- Moving or rotating signs, banners, and spinners.
- Reflective signs.
- Flashing signs.
- ~~Pole signs.~~
- Roof signs.
- Signs painted directly onto an exterior wall, fence, fascia or parapet.
- Internally-lit signs.

Exempted Signs

Except as otherwise specified, the following signs are exempt from the sign regulations:

- Governmental signs providing general information to the public, and for control of traffic or similar regulatory purposes. These may include but are limited to street signs, danger signs, and warning signs.
- Memorial tablets or signs, including those indicating names of buildings and dates of construction.
- Signs required to be maintained by law or governmental order, rule or regulation, with a total surface area not exceeding ten (10) square feet on any lot. Street address numbers with a total surface area not exceeding two (2) square feet.
- Flags (including flag poles) or seals of the United States of America or the State, or emblems of a civic, philanthropic, educational or religious organization, when such emblems do not exceed four (4) square feet in area and, if freestanding, five (5) feet in height.
- Parking lot or other private traffic directional signs not exceeding four (4) square feet in area per sign. Each lot is permitted one (1) such sign per entrance.
- Signs placed by a utility conveying information on the location of facilities.

Residential Subdivision Identification Signs

- No more than two (2) subdivision identification signs at the entrance on every collector street entering the subdivision.
- Each sign may not exceed 24 square feet in area.
- The maximum height of the subdivision sign may not exceed 6 feet. However, in the event that the developer or builder has elected to utilize walls, pillars or other decorative structures, then all subdivision identification signs must be exclusively located on such structures rather than separate ground signs.

All other residential sign regulations as provided in Chapter 21.60 of the Monterey County Zoning Ordinance shall apply.

Town Center, [and Live/Work](#) and [Artist Loft Rowhouse](#) Signs

The following signs shall be permitted within the TC, CL and LW land use designations (Illustrations can be found in Appendix A: East Garrison Pattern Book):

WALL SIGN One square foot of sign area permitted for each linear foot of street facing building wall. Total maximum area allowed per sign is 120 square feet. All buildings will be allowed a minimum of 32 square feet of total sign area. In the event of multiple occupancy, each occupant shall be permitted at least 24 square feet of attached signage. Attached wall signage shall be located on the specific occupancy identified and is not transferable from one occupancy to another. For arcaded buildings, a wall mounted sign is allowed on the colonnade (face of the arcade) in place of a wall-mounted sign on the building.

HANGING OR PROJECTING SIGN One hanging sign is permitted to extend perpendicular from the street facing building wall and shall not exceed a total area of 8 square feet. A hanging sign may not extend greater than 4 feet from the face of the building. Signs may be lit from above only. Hanging or projecting signs may only be used for ground floor businesses.

AWNING SIGNS Within the town center awnings may not project more than 12 feet from face of building. The hanging or loose valance shall be at least 9 feet above the ground plane.

SANDWICH BOARD One sign is permitted per restaurant announcing specials and retail sales announcing specials.

WINDOW SIGNS Window signs are limited to 25% of the window area. Window signs are restricted to ground floor windows.

Office and Professional Signs

Signs shall be permitted in the TC and LW Zones as provided in Section 21.60.050 (Commercial and Industrial Zoning District Sign Regulations) of the Monterey County Zoning Ordinance.

Section 4 Infrastructure



Infrastructure

4.1 VEHICULAR ACCESS

Fort Ord is located between Salinas and Monterey, the region's two largest housing and employment centers. Most travel between Salinas and Monterey is routed around Fort Ord onto California Route 68 and Blanco/Reservation Road. As a result, portions of these roads currently operate near or at capacity during peak hours. Redevelopment of Fort Ord (6,500 units of housing, and 3.5 million square feet of retail/commercial space) will require improvements to roads both within and beyond its boundary. Traffic impacts resulting from the redevelopment of the former base at Fort Ord will be mitigated through the basewide FORA fee (enacted in 1997). East Garrison will contribute its fair share of the FORA fee, some of which will be utilized for traffic improvements. The FORA impact fee will contribute to improving off-site infrastructure, mitigating East Garrison's off-site traffic, and addressing infrastructure impacts.

The land use concept for East Garrison contains a framework for circulation consisting of both a Primary Street Network and an Internal Street Network (Figure 4.1 Primary Street Network and Figure 4.2 Internal Street Network). Proposed access to the community will be provided by a new main entrance from Reservation Road just west of the existing East Garrison Gate. This entrance will lead to the Town Center. Access will also be provided from Reservation Road by reopening Watkins Gate Road and moving the upper portion of this road to the south edge of the Track Zero at East Garrison boundary. This road will provide access from the Salinas Valley to the project site and will provide access for events at Laguna Seca via Barloy Canyon Road (currently served via the old East Garrison Main Gate). Inter-Garrison Road will provide access from other portions of Fort Ord (Figure 4.3 Regional Roads and Figure 4.4 Vicinity Roads). A new road will connect Inter-Garrison Road along the western project edge to Reservation Road, as depicted in the Fort Ord Reuse



Figure 4.1 Primary Street Network



Figure 4.2 Internal Street Network

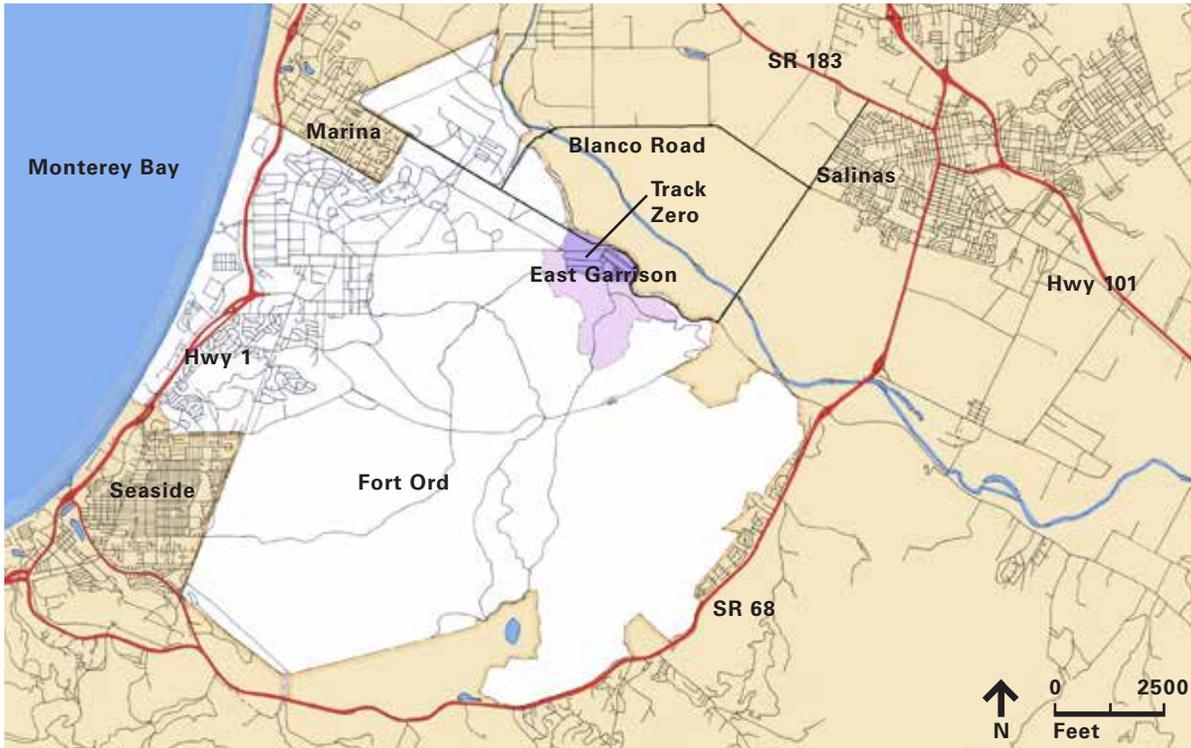


Figure 4.3 Regional Roads

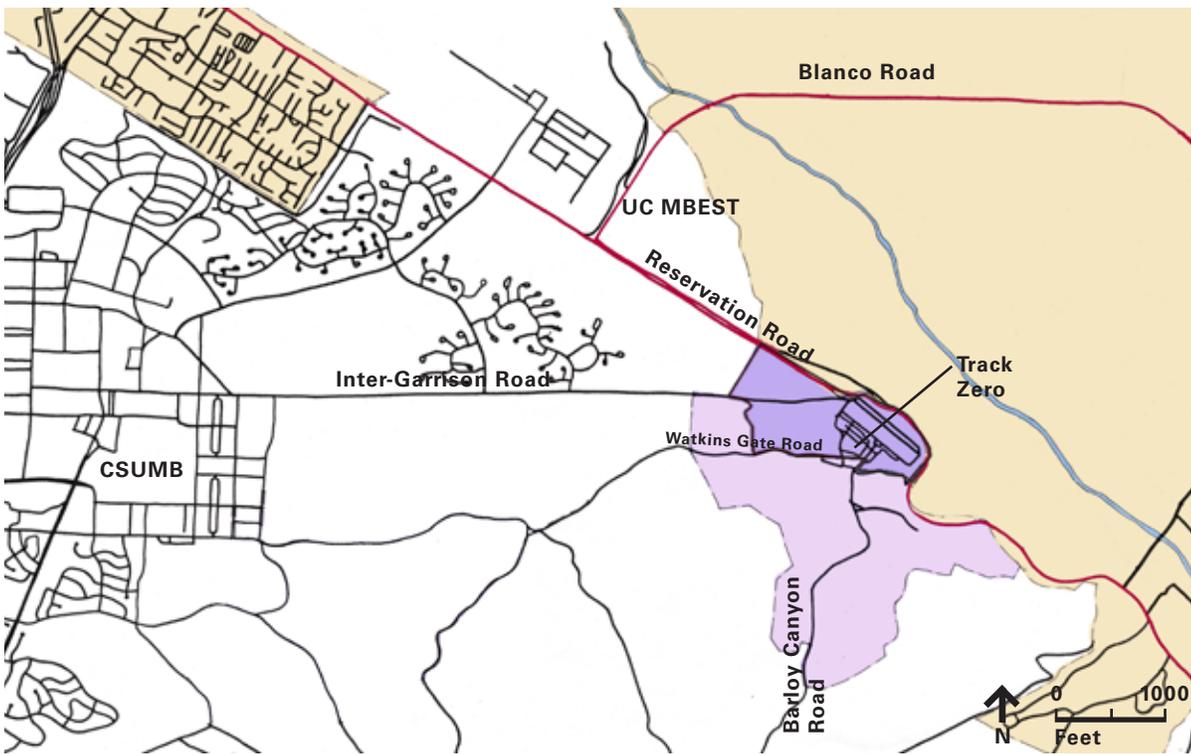


Figure 4.4 Vicinity Roads

Plan (This road will replace FORA’s Capital Improvement Program [CIP] Project #4 and FO 6). Traffic signals are proposed for the Main entrance/Reservation Road, Inter-Garrison Road/Reservation Road, and Watkins Gate Road/ Reservation Road intersections (Figure 4.5 Public/ Private Streets).

Regional transportation improvements are provided through the Fort Ord Reuse Plan and its CIP. Each residential project in Fort Ord contributes funding to the CIP. The community will also be served by Monterey-Salinas Transit with the rerouting of existing bus routes through the community. Nearly all residences will be located within walking distance (up to ¼-mile) of a bus stop.

The only proposed public roads are those around the periphery of the project: a new Inter-Garrison Road connection to Reservation Road; West Camp Street; Watkins Gate Road between West Camp Street and

Reservation Road. (Figure 4.5 Public/Private Streets).

Reservation Road will be improved to accommodate the community’s traffic. The capacity of Reservation Road will increase by installing coordinated traffic signals at three locations. These signals will provide traffic controls and flow metering at the access points to East Garrison.

4.1.1 Street Network and Hierarchy

A grid pattern of different street types (Figure 4.6 Primary and Internal Street Network), each with a different character and function, will serve the transportation needs of the community. With sidewalks on all streets and bikeways on many, the streets will become the armature for the pedestrian and bicycle network as they connect the residential neighborhoods to the parks and open space within and beyond East Garrison.

All streets will have a 20-foot-wide “clear zone” designed to accommodate movement of emergency

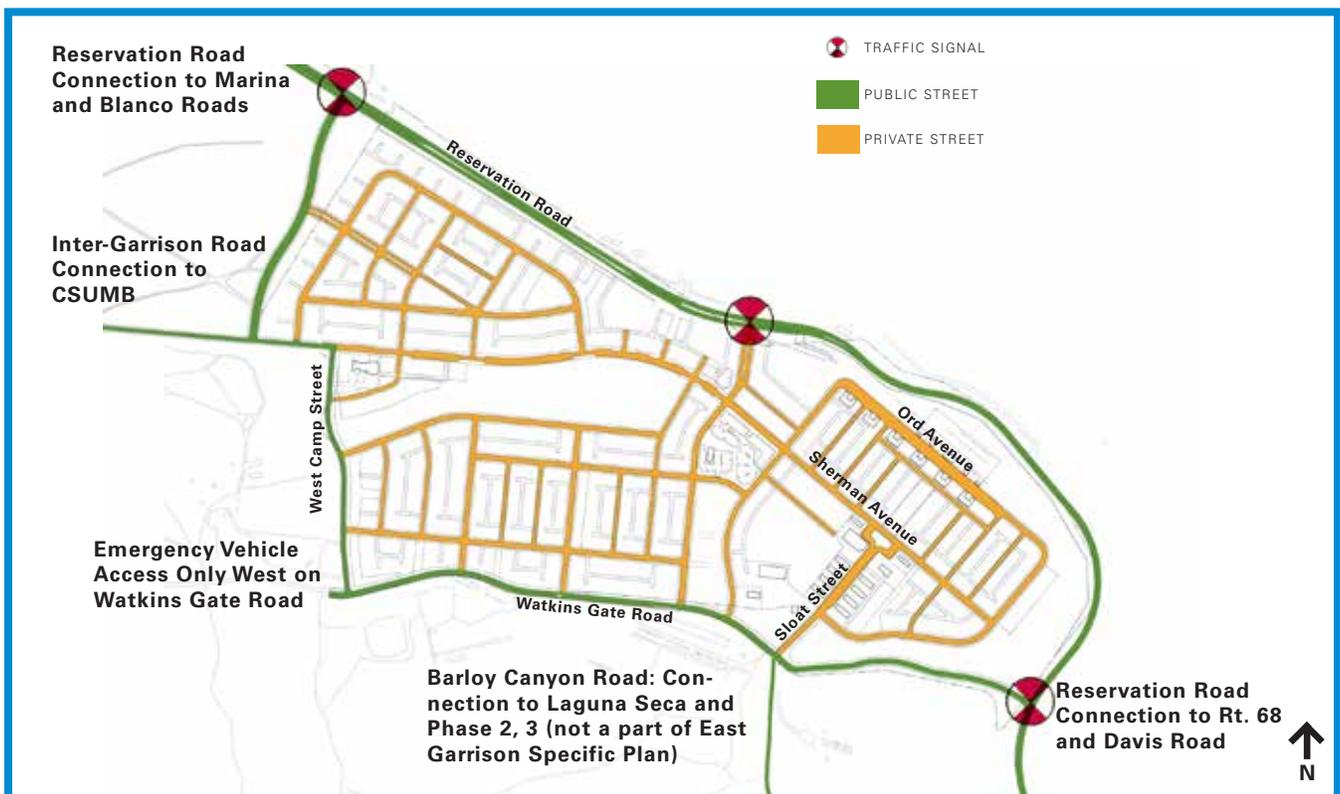


Figure 4.5 Public/Private Streets

vehicles (including Fire and Sheriff vehicles). On most streets, the clear zone will be located in the roadway section. On the narrowest streets, the clear zone overlaps the sidewalk. In such instances, the sidewalk will be constructed with reinforced concrete and will be free of vertical obstructions such as trees and street furnishings.

In order to create pedestrian-friendly streets that support a compact neighborhood, most neighborhood streets will be designed for 25 mph.

Due to water limitations, only selected streets will contain irrigated landscape shoulders (verges). The Park and Open Space Framework defines those streets that connect the open spaces as landscaped, or “green,”

streets. These streets will contain landscaped shoulders and street trees. On all other streets, the space between the sidewalk and curb will be landscaped with a drought-tolerant plant palette, and maintained by the Community Service District (CSD) and/or Homeowners Association (HOA).

Most of the roads, as depicted in Figure 4.6 (Primary and Internal Street Network), will be privately owned and maintained by a Community Services District. These roads will be built to the standards established by the Plan.

Figures 4.7 through 4.10 identify streets by type: entry, community, Town Center, and neighborhood.

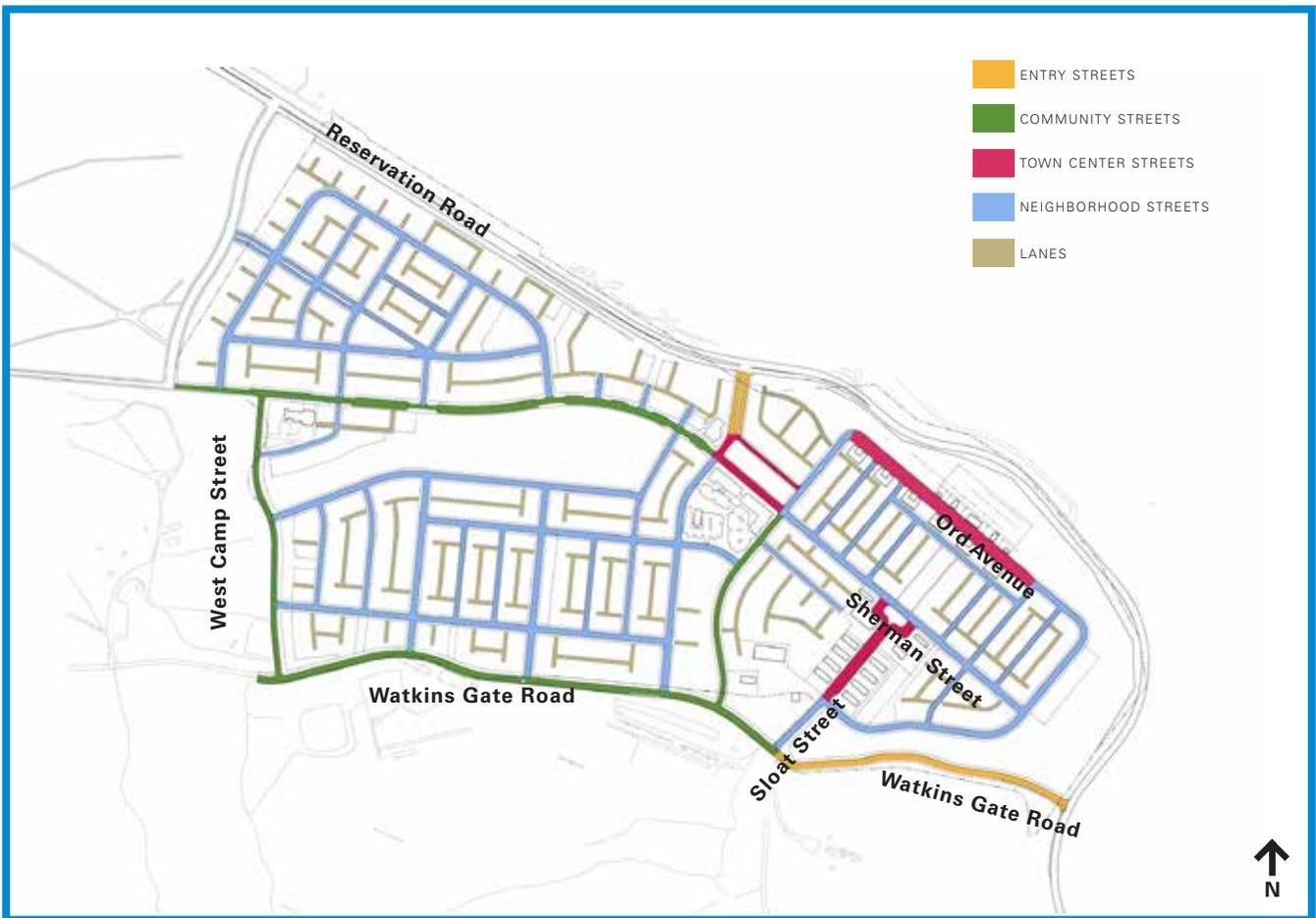


Figure 4.6 Primary and Internal Street Network



Figure 4.7 Entry Streets



Figure 4.8 Community Streets



Figure 4.9 Town Center Streets



Figure 4.10 Neighborhood Streets

4.1.2 Entry Street

Designation: A

Definition

This street will be a primary entrance that will accommodate high traffic volumes entering and exiting the community from Reservation Road. Adjacent uses include live/work units. This street will have large trees in both the median and the verge to mark the entrance. On-street parking, at a minimum during the morning and afternoon peak hours, will be prohibited.

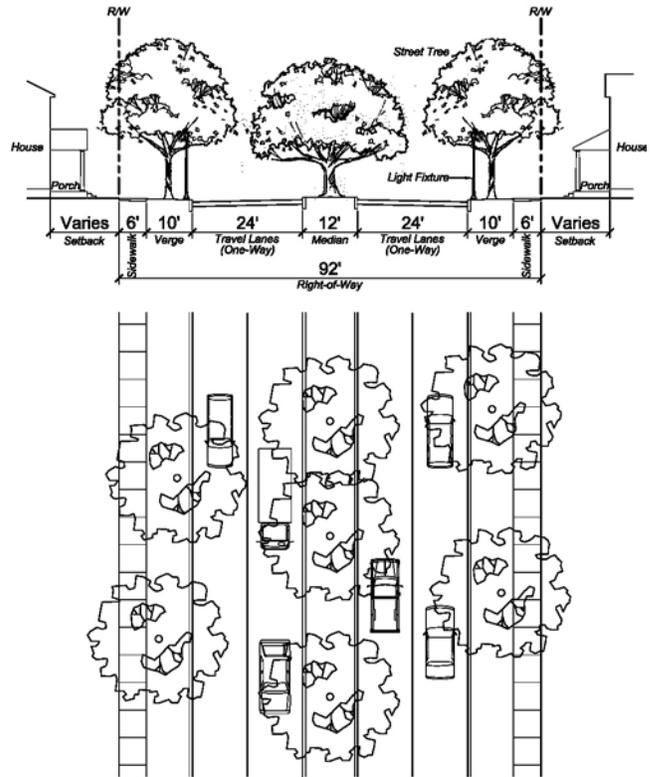


Figure 4.11 Section and Plan: Entry Street A

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, four lanes
PARKING	Restricted
R-O-W WIDTH	92 Feet
TRAVEL LANE WIDTH	12 Feet
CURBTYPE	Raised
SIDEWALK WIDTH	6 Feet both sides
BICYCLE LANE	None
VERGE	10 Feet
LANDSCAPE	Continuous planting with street trees, grasses and perennials (irrigated).



Figure 4.12 Key Plan: Entry Street A

4.1.3 Entry Street

Designation: B

Definition

This street will be a small-scale, moderate-speed, public road providing secondary access for residential areas and Laguna Seca Raceway. Adjacent land uses include natural open space. This street will be owned and maintained by Monterey County.

Note

This street will follow the general alignment of the existing Watkins Gate Road east of Barloy Canyon Road.

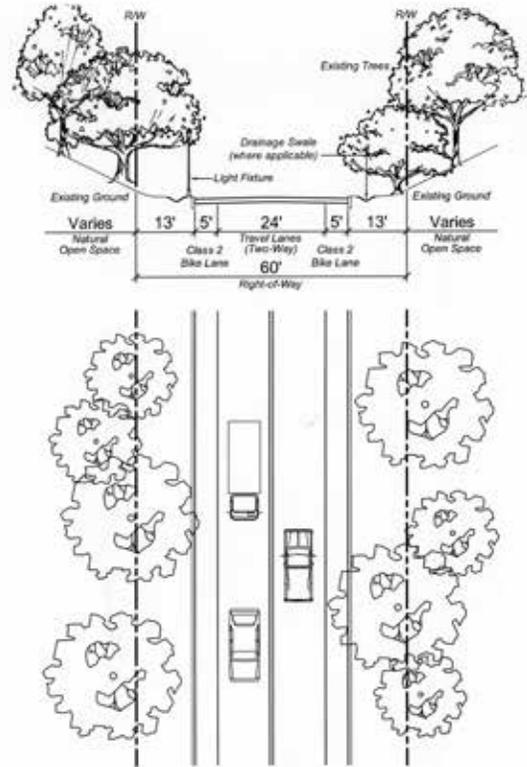


Figure 4.14 Section and Plan: Entry Street B

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	None
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	None
BICYCLE LANE	Class 2 both sides
VERGE	Varies
LANDSCAPE	Fire resistant



Figure 4.13 Key Plan: Entry Street B

4.1.4 Community Street

Designation: A1

Definition

This street will be a moderate-speed link providing access for vehicles and bicycles into the center of the community. Adjacent land uses will include single-family detached residential on one side and parks and natural open space on the other. On-street parking will be permitted on both sides of the street. Class 2 bicycle lanes in both directions will be provided along the length of the street. This street will employ several traffic-calming measures along it in order to facilitate pedestrian crossing from the neighborhood to the open space and parks.

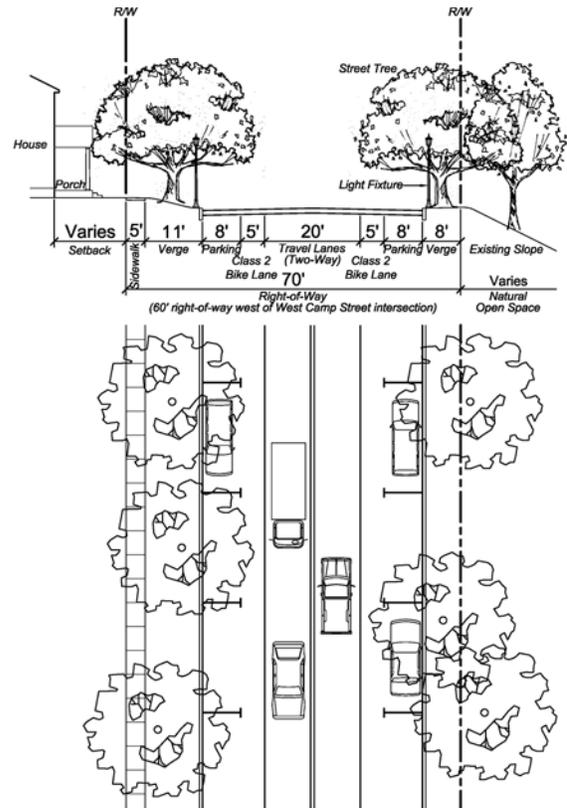


Figure 4.16 Section and Plan: Community Street A1

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on both sides
R-O-W WIDTH	70 Feet
TRAVEL LANE WIDTH	10 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	5 Feet on residential side
BICYCLE LANE	Class 2 both sides
VERGE	11 Feet at houses, 8 Feet at park
LANDSCAPE	Continuous planting with street trees, grasses, perennials and groundcover (irrigated)

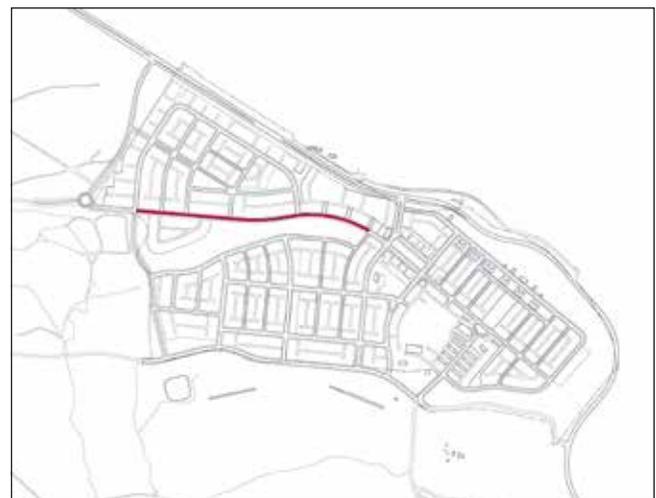


Figure 4.15 Key Plan: Community Street A1

4.1.5 Community Street

Designation: A2

Definition

This street will be a moderate-speed link providing access for vehicles and bicycles into the center of the community from Inter-Garrison Road. Adjacent land uses will include the Youth Camp on the south side and housing on the north side of the road. On-street parking will not be permitted. Class 2 bicycle lanes in both directions will be provided along the length of the street.

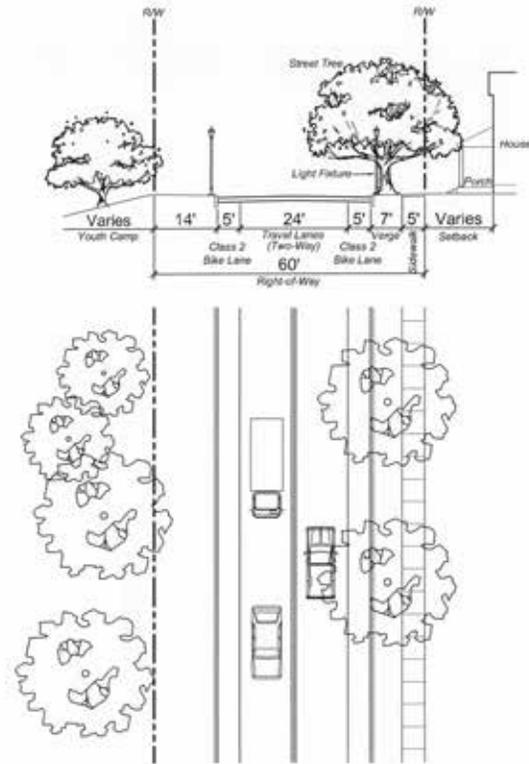


Figure 4.18 Section and Plan: Community Street A2

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	None
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	24 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	5 Feet on residential side
BICYCLE LANE	Class 2 both sides
VERGE	7 Feet at houses, 14 Feet at Youth Camp
LANDSCAPE	Fire resistant



Figure 4.17 Key Plan: Community Street A2

4.1.6 Community Street

Designation: B

Definition

As a moderate-speed street parallel to the Monterey Bay Youth Camp, its adjacent land uses will include the Camp to the west and single-family detached homes across an open space buffer to the east. On-street parking will be prohibited. Class 2 bicycle lanes will be provided in both directions. This street will be owned and maintained by Monterey County.

Notes

This street represents the reconstruction of the existing West Camp Street. As proposed, the new street will be realigned and regraded to eliminate the existing street’s dangerous, dramatic curves, unsafe intersection angles, and steep slopes.

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	None
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	5 Feet on residential side
BICYCLE LANE	Class 2 both sides
VERGE	None
LANDSCAPE	Fire-resistant ground cover (FRGC) and trees.

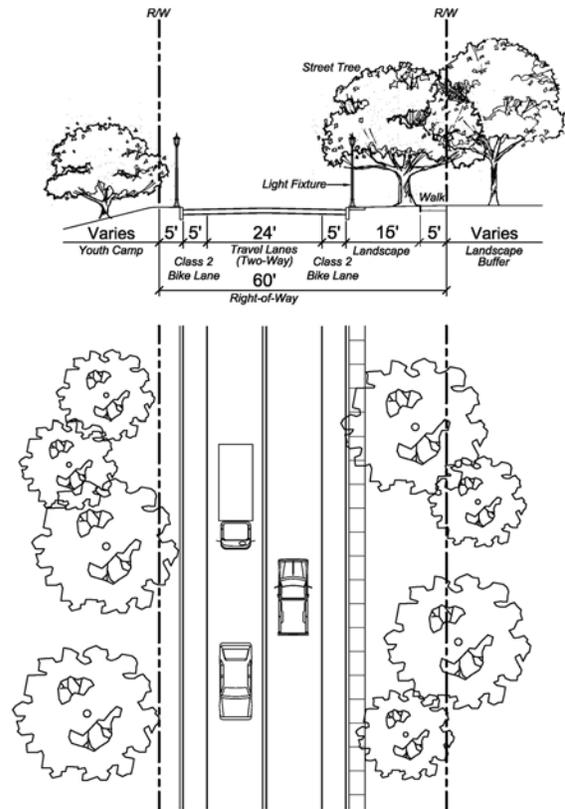


Figure 4.19 Section and Plan: Community Street B



Figure 4.20 Key Plan: Community Street B

4.1.7 Community Street

Designation: C

Definition

As a moderate-speed link, this street will provide access for vehicles and bicycles into the center of the community. Adjacent land uses will include ~~attached and multi-family residential on both sides of the street~~ [single-family houses, live/work rowhouse units, and apartments.](#)

Note

This street represents the reconstruction of the existing Chapel Hill Road. As proposed, the new street will be slightly realigned.

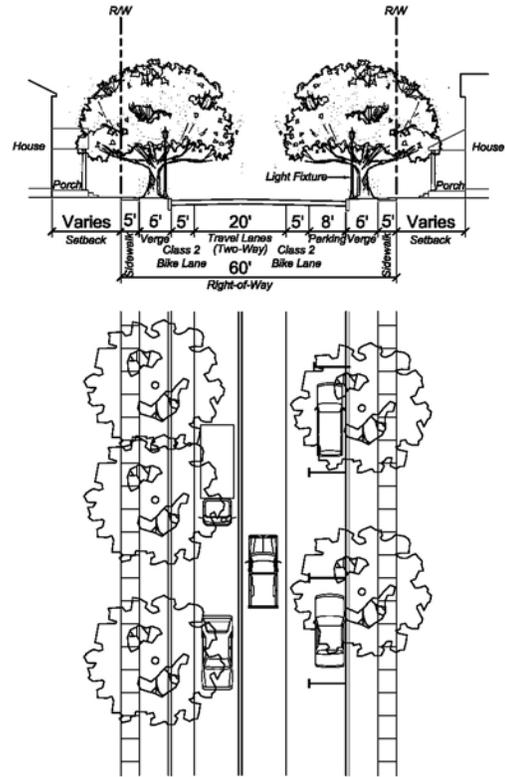


Figure 4.21 Section and Plan: Community Street C

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on east side
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	10 Feet
CURBTYPE	Raised
SIDEWALK WIDTH	5 Feet on both sides
BICYCLE LANE	Class 2 both sides
VERGE	6 Feet
LANDSCAPE	Continuous planting with street trees, grasses, perennials, and groundcover (irrigated)



Figure 4.22 Key Plan: Community Street C

4.1.8 Community Street

Designation: D

Definition

This street will be a moderate-speed link providing access for vehicles and bicycles along the southern edge of the community. Adjacent land uses will include single-family detached residential on one side and parks and natural open space on the other. On-street parking will be permitted on one side of the street. Class 2 bicycle lanes in both directions will be provided along the length of the street. This street will be owned and maintained by Monterey County.

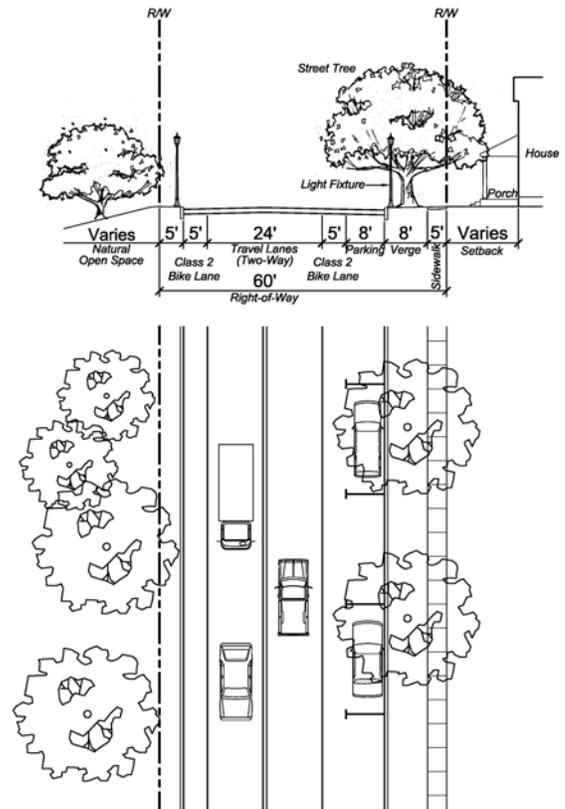


Figure 4.23 Section and Plan: Community Street D

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on north side
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	5 Feet on residential side
BICYCLE LANE	Class 2 both sides
VERGE	8 Feet at houses, 5 Feet at park
LANDSCAPE	Fire-resistant ground cover (FRGC) and trees



Figure 4.24 Key Plan: Community Street D

4.1.9 Town Center Street

Designation: A

Definition

This Main Street is designed to encourage pedestrian and commercial activity. Adjacent land uses will include retail, office, civic, and multi-family residential units. Oversized travel lanes and on-street parking are provided to support commercial uses. Large sidewalks will be located in front of mixed-use buildings to accommodate outdoor dining and temporary retail uses. Trees in grates will provide shade without reducing the usable width for pedestrians.

Bulbouts, located at corners and mid-block, will facilitate pedestrian crossing and help slow traffic.

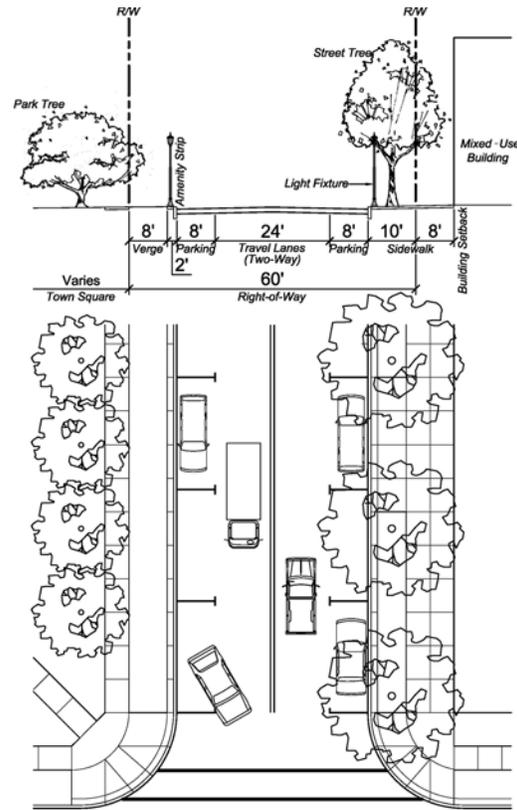


Figure 4.25 Section and Plan: Town Center Street A

MOVEMENT	Free
DESIGN SPEED	20 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on both sides
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	10 Feet in right-of-way in front of mixed-use buildings
BICYCLE LANE	None
VERGE	8 Feet and a 2-Foot amenity strip on park side
LANDSCAPE	Street trees in grates (irrigated). Lawn in the park/verge (irrigated).



Figure 4.26 Key Plan: Town Center Street A

4.1.10 Town Center Street

Designation: B

Definition

This road will be a one-way commercial street designed to encourage pedestrian and commercial activity. Adjacent land uses will include retail, office, civic, and multi-family residential. A travel lane, combined with on-street parking will support commercial uses. A large sidewalk will be located in front of mixed-use buildings to accommodate outdoor dining and temporary retail uses. Trees in grates will provide shade without reducing the usable width for pedestrians.

Note

Westbound fire access will come from the opposite side of the Town Square.

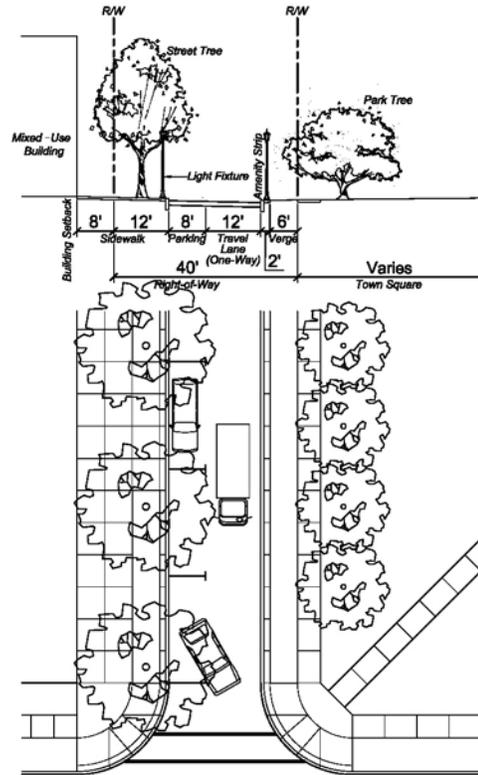


Figure 4.27 Section and Plan: Town Center Street

MOVEMENT	Free
DESIGN SPEED	20 MPH
TRAVEL LANES	One-way, one lane
PARKING	Parallel one side
R-O-W WIDTH	40 Feet
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	12 Feet in right-of-way in front of mixed-use building
BICYCLE LANE	None
VERGE	6 Feet and a 2-Foot amenity strip on park side
LANDSCAPE	Street trees in grates (irrigated). Lawn in the park/verge (irrigated).



Figure 4.28 Key Plan: Town Center Street B

4.1.11 Town Center Street

Designation: C

Definition

This road is a Main Street designed to encourage pedestrian and commercial activity. Adjacent land uses will include cultural uses and renovated historic buildings. Twelve-foot-wide travel lanes and on-street parking are provided to support commercial uses. Street trees will be located in curb bulbouts between parking spaces to provide shade for pedestrians and to enhance the street-scape.

Note

These streets will rebuild Sloat Street and Ord Avenue in their current alignment. Curb placements will remain as they currently exist.

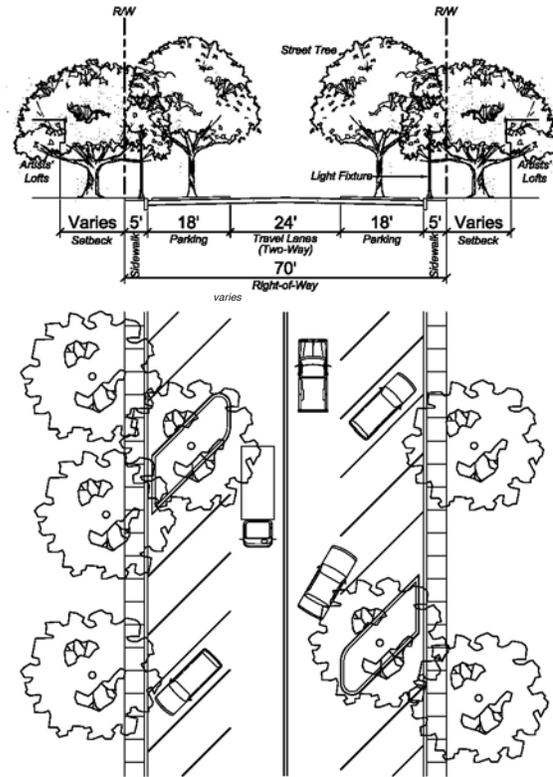


Figure 4.29 Section and Plan: Town Center Street C

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	18 Feet diagonal on both sides
R-O-W WIDTH	varies
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	5 Feet both sides
BICYCLE LANE	None
VERGE	Planters located between parking spaces
LANDSCAPE	Continuous street trees in planters (irrigated).



Figure 4.30 Key Plan: Town Center Street C

4.1.12 Neighborhood Street

Designation: A

Definition

This street will be a moderate-speed couplet providing unique addresses for residences. Adjacent land uses include single-family detached and attached units. The landscaped area will create a park-like setting.

Note

Emergency vehicles will use both sides of the median to access either side of the street.

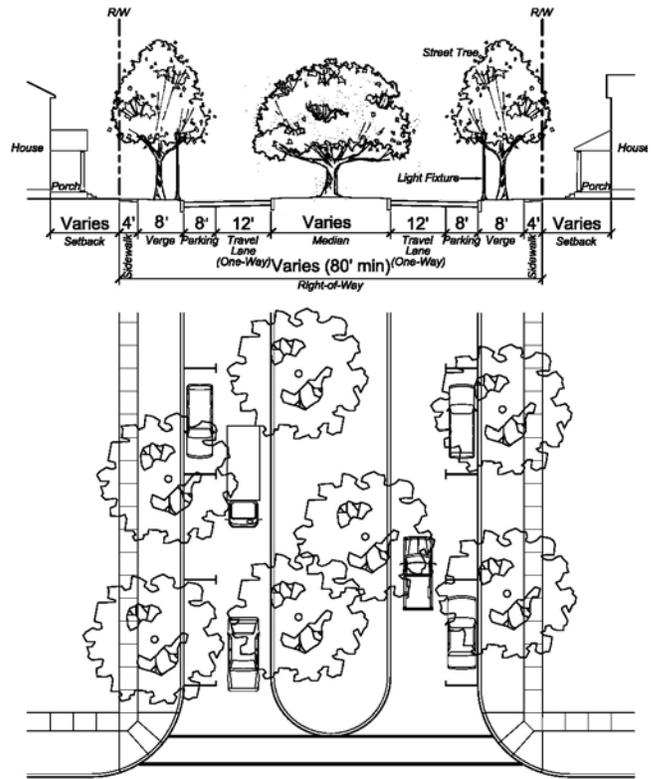


Figure 4.31 Section and Plan: Neighborhood Street A

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on both sides
R-O-W WIDTH	Varies, 80 Feet min.
TRAVEL LANE WIDTH	12 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	4 Feet both sides
BICYCLE LANE	None
VERGE	Varies, 8 Feet minimum
LANDSCAPE	Continuous planting in central median and verge strip with drought-tolerant street trees, grasses, perennials, and groundcover (irrigated).



Figure 4.32 Key Plan: Neighborhood Street A

4.1.13 Neighborhood Street

Designation: B1

Definition

This will be a small-scale, moderate-speed street providing access to residential areas and parks. Adjacent land uses include the full range of housing options, as well as cultural uses. These streets will be strategically located to create green connections between parks and open spaces.

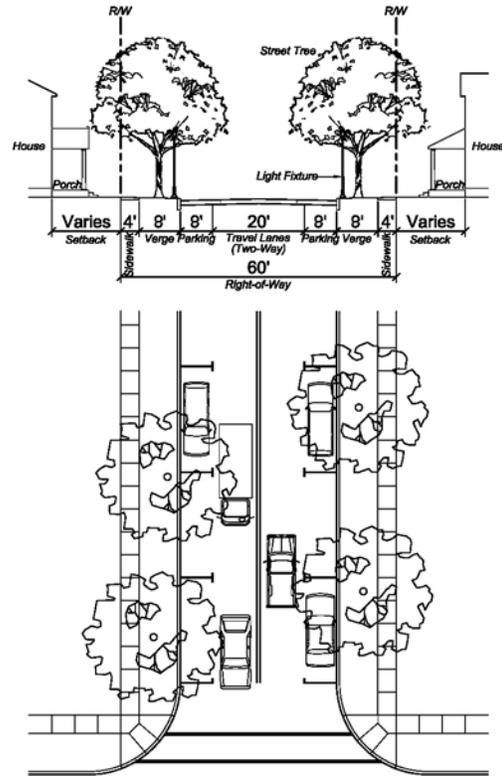


Figure 4.33 Section and Plan: Neighborhood Street B1

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on both sides
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	10 Feet
CURBTYPE	Raised
SIDEWALK WIDTH	4 Feet both sides
BICYCLE LANE	None
VERGE	8 Feet
LANDSCAPE	Continuous planting with street trees, grasses, perennials, and groundcover (irrigated).



Figure 4.34 Key Plan: Neighborhood Street B1

4.1.14 Neighborhood Street

Designation: B2

Definition

This will be a small-scale, moderate-speed street providing access to the Arts District and neighborhoods. Adjacent land uses include townhouse and live/work units, as well as cultural uses. These streets are strategically located to create green connections between parks and open spaces. Sidewalk texture and material shall match Town Center sidewalks.

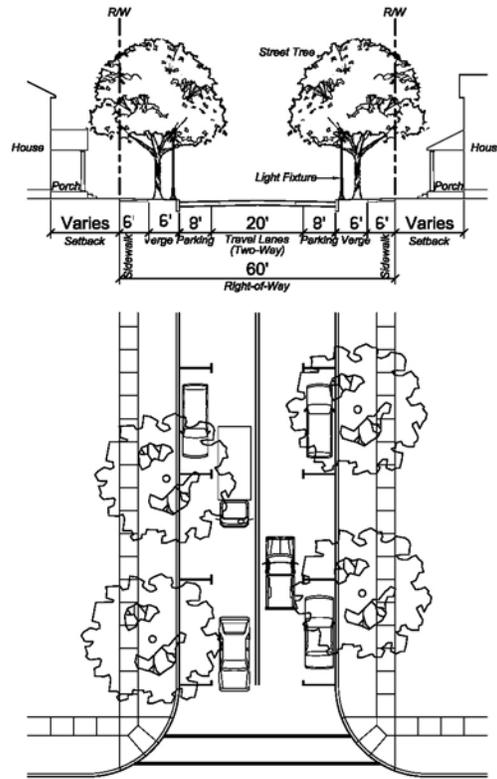


Figure 4.35 Section and Plan: Neighborhood Street B2

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on both sides
R-O-W WIDTH	60 Feet
TRAVEL LANE WIDTH	10 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	6 Feet both sides
BICYCLE LANE	None
VERGE	6 Feet
LANDSCAPE	Continuous planting with street trees, grasses, perennials, and groundcover (irrigated).



Figure 4.36 Key Plan: Neighborhood Street B2

4.1.15 Neighborhood Street

Designation: C

Definition

This will be a small-scale, low-speed street providing access to residential areas and parks. Adjacent land uses will include single-family detached and attached units.

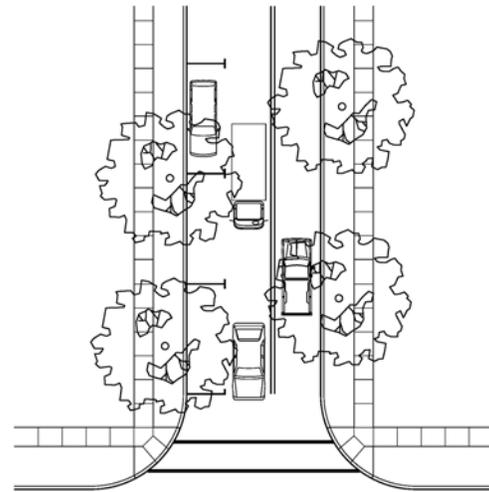
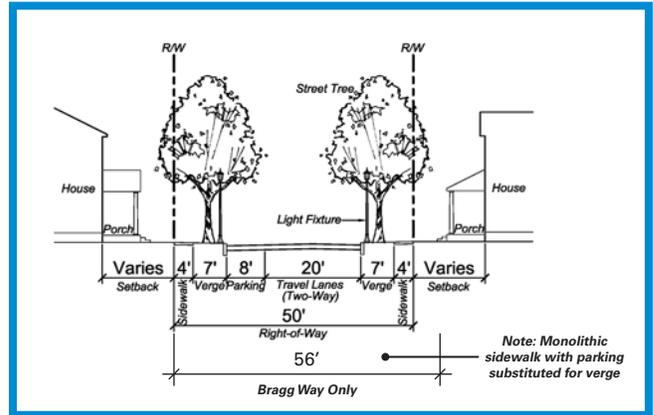


Figure 4.37 Section and Plan: Neighborhood

MOVEMENT	Free
DESIGN SPEED	25 MPH
TRAVEL LANES	Two-way, two lanes
PARKING	Parallel on one side
R-O-W WIDTH	50 Feet
TRAVEL LANE WIDTH	10 Feet
CURB TYPE	Raised
SIDEWALK WIDTH	4 Feet both sides
BICYCLE LANE	None
VERGE	7 Feet
LANDSCAPE	Continuous planting with drought-tolerant street trees, grasses, perennials, and groundcover (low water use).



Figure 4.38 Key Plan: Neighborhood Street C

4.1.16 Neighborhood Street

Designation: D

Definition

This small-scale, one-way, low-speed street type will provide access to compact residential areas with minimal setbacks to units. Adjacent land uses will include narrow-lot, single-family detached and attached units. Streets typically will be only one block long. Street trees will be located in planters in the parking lane to provide shade and soften the streetscape.

Note

Fire access will utilize the 5-foot reinforced concrete sidewalk adjacent to travel lanes. This street type was developed primarily in order to preserve the historic buildings in the Phase 3 Arts District.

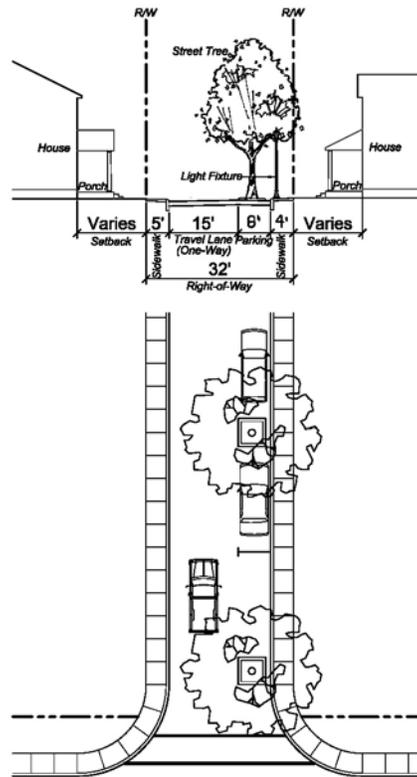


Figure 4.39 Section and Plan: Neighborhood

MOVEMENT	Free
DESIGN SPEED	10 MPH
TRAVEL LANES	One-way, one lane
PARKING	Parallel on one side
R-O-W WIDTH	32 Feet
TRAVEL LANE WIDTH	15 Feet
CURB TYPE	Rolled at 5 foot sidewalk and raised at 4 foot sidewalk
SIDEWALK WIDTH	5 Feet on one side, 4 feet on the other side
BICYCLE LANE	None
VERGE	None. Planters located between parking spaces.
LANDSCAPE	Continuous street trees in planters (irrigated).



Figure 4.40 Key Plan: Neighborhood Street D

4.1.17 Lane

Designation: A

Definition

This street will be a narrow route providing primary access to off-street residential parking. Lanes are designed to accommodate trash collection and utilities. Lanes will be all one-way.

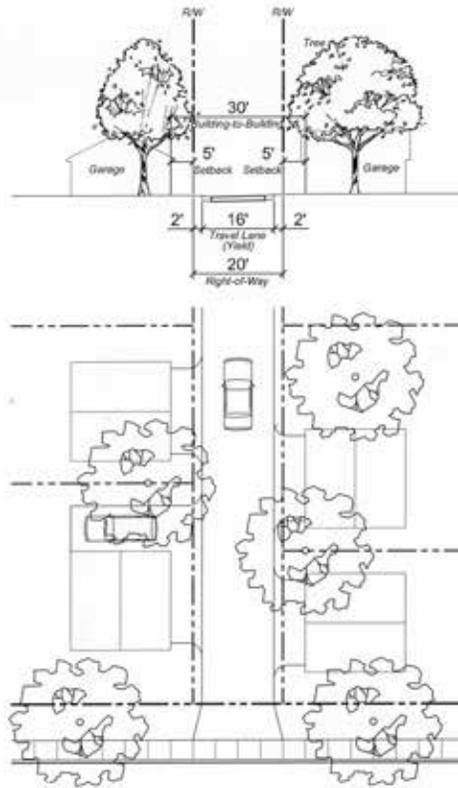


Figure 4.41 Section and Plan: Lane A

MOVEMENT	Yield
DESIGN SPEED	10 MPH
TRAVEL LANES	One-way
PARKING	None
R-O-W WIDTH	20 Feet
TRAVEL LANE WIDTH	16 Feet
CURBTYPE	Rolled
SIDEWALK WIDTH	None
BICYCLE LANE	None
VERGE	3 Feet
LANDSCAPE	Continuous planting with drought-tolerant grasses, perennials, and groundcover (low water use). Bark mulch between planting.



Figure 4.42 Key Plan: Lane A

4.2 PEDESTRIAN SYSTEM PLAN

The streets, blocks, and parks of East Garrison will be designed to accommodate the needs of pedestrians and bicyclists (Figure 4.44 Pedestrian Systems Plan).

East Garrison will have a diverse and well-developed pedestrian circulation network. All streets in the community will have sidewalks on at least one side; most will have sidewalks on both sides. The network of sidewalks and paths will connect the three neighborhoods to each other and to the Town Center. Paths and trails along the top of the bluff and throughout the open spaces will extend the pedestrian system through the natural areas and parks.

The pedestrian network will be enhanced by traffic-calming strategies at critical locations. The traffic calming will occur where pedestrians might conflict with automobiles. For example, at locations where local streets terminate at a park, a modified T intersection will be used to slow traffic and to accommodate pedestrian access between the neighborhood and the park.

The Pedestrian Plan will implement the regional trail system (within Track Zero) as proposed in the Fort Ord Reuse Plan. The planned regional hiking trail will extend through the community along sidewalks and walking paths assuring continuity of the Inter-Garrison Trail and the Salinas Valley Trail.



Figure 4.43 FORA Open Space and Recreation Plan

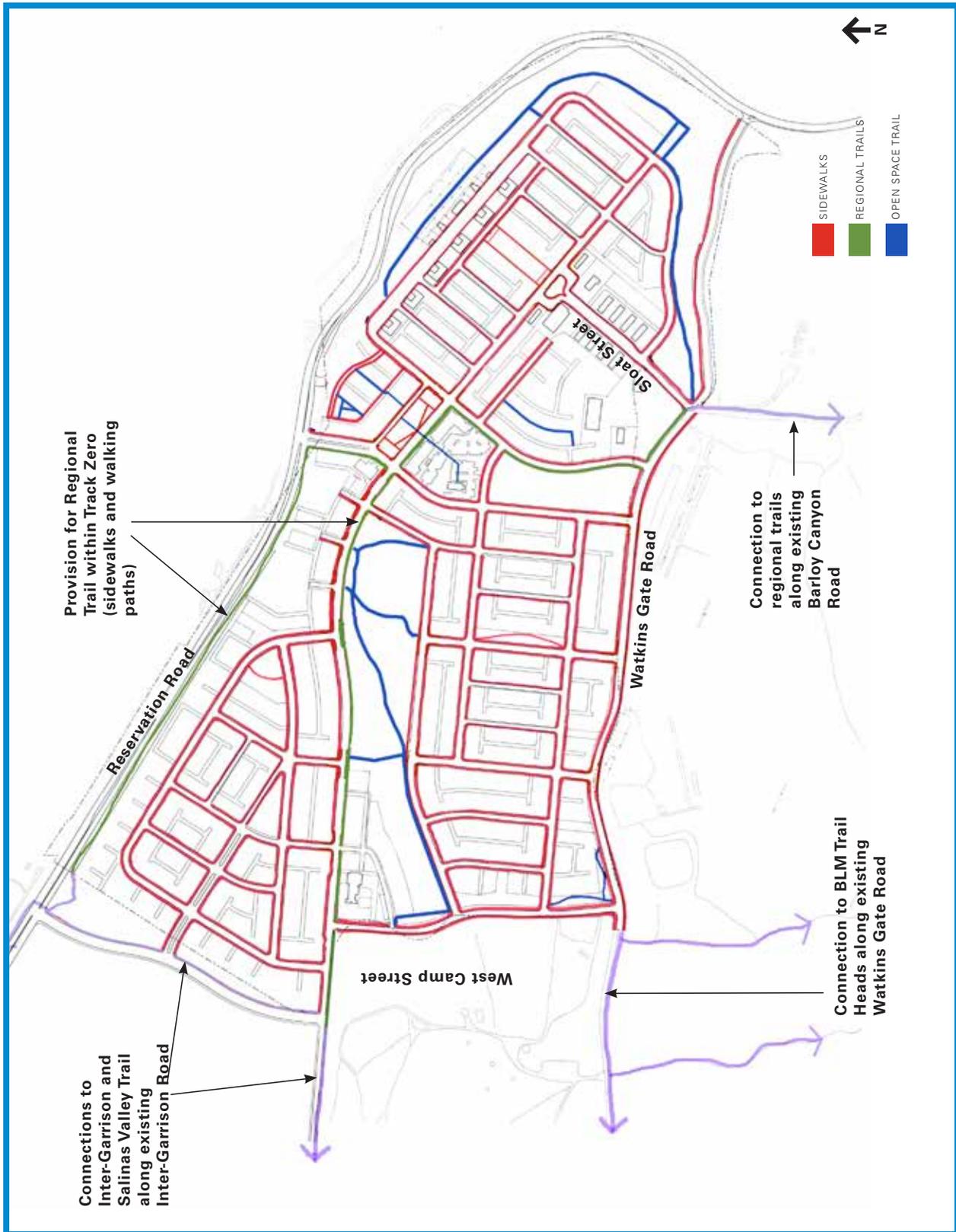


Figure 4.44 Pedestrian Systems Plan

4.3 BICYCLE SYSTEMS PLAN

Fort Ord, East Garrison, and the greater BLM lands are well used by bicyclists of all types and abilities. The new community at East Garrison will provide amenities in the Town Center such that it becomes a destination for bicyclists accessing the hundreds of miles of existing trails throughout Fort Ord. The Town Center will have bike racks at six locations, a planned convenience store, restaurants, and, possibly, a bicycle shop in an effort to support the bicycle community. Parking for recreational cyclists will be provided as part of the joint use Town Center parking reservoir. Public restrooms, available to cyclists, will be provided in the Community Park. A minimum of two kiosks illustrating the local and regional bike path network will be provided in the Town Center.

East Garrison will facilitate the commuter and recreational cycling routes as planned for in the Monterey General Plan and the FORA Reuse Plan (Figure 4.45 Monterey County Proposed Bikeways and Figure 4.46 Fort Ord Reuse Plan Bicycle Plan). Existing Class 2 bikeways along Inter-Garrison Road will extend both through the community (to the Town Center) and around the community (on West Camp Road and Watkins Gate Road). These facilities will accommodate commuters and visitors destined for the Town Center as well as recreational bicyclists destined for the Fort Ord trail system. Bike facilities within the Track Zero boundary will connect to existing roadways and bike facilities at Inter-Garrison Road, Watkins Gate Road, Barloy Canyon Road, and Reservation Road.

All neighborhood streets without dedicated bike lanes are designed for low volumes of slow automobile traffic (less than 25 MPH). Bicyclists will find these streets to be safe for cycling.

The Bicycle Systems Plan for Track Zero at East Garrison is shown in Figure 4.48.

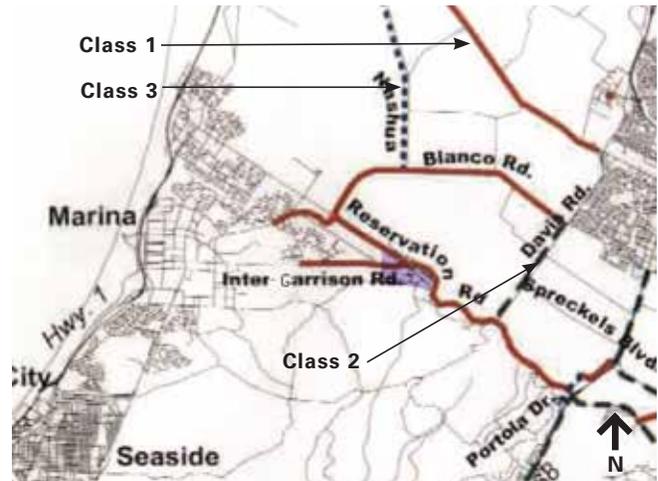


Figure 4.45 Monterey County Proposed Bikeways



Figure 4.46 Fort Ord Reuse Plan Bicycle Plan

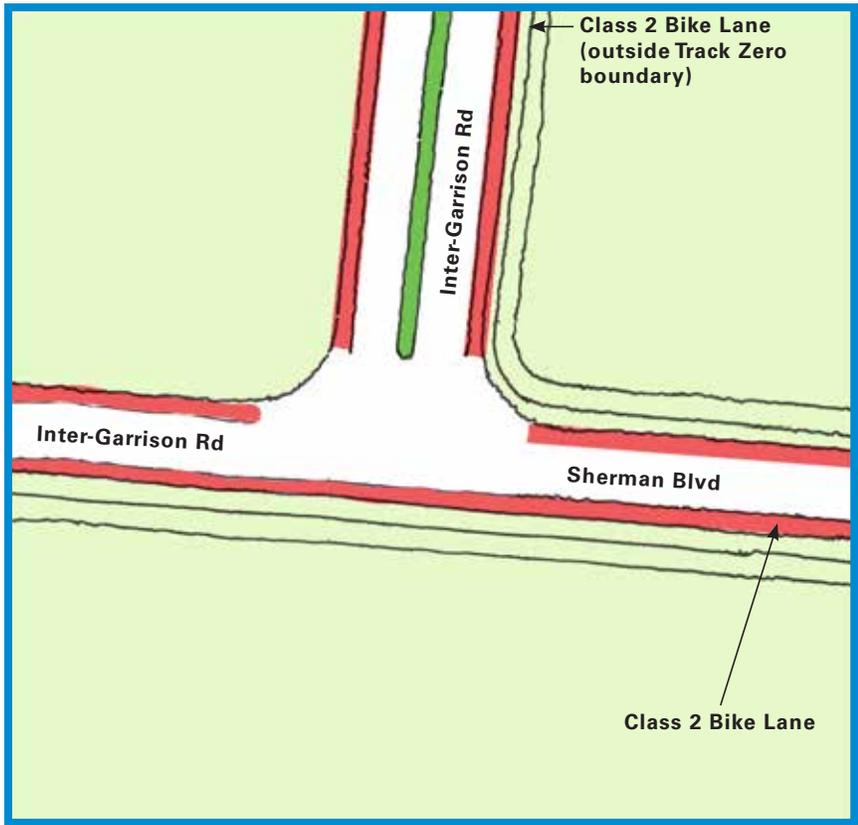


Figure 4.47 Traffic Circle-Bike Details Intersection Bike Lane Detail

NOTES

Class 1 Bikeway (Bike Path) Provides a completely separated right-of-way for the exclusive use of bicyclists and pedestrians.

Class 2 Bikeway (Bike Lane) Provides a striped lane for one-way bike travel on a street or a highway.

Class 3 Bikeway (Bike Route) Provides connections to either Class 1 or Class 2 facilities. Class 3 facilities have no special lane markings, bicycle traffic shares the roadway with motor vehicles.

All bikeways will be designed to Caltrans Standards.

Bikeways outside Track Zero boundary are not a part of this Specific Plan.

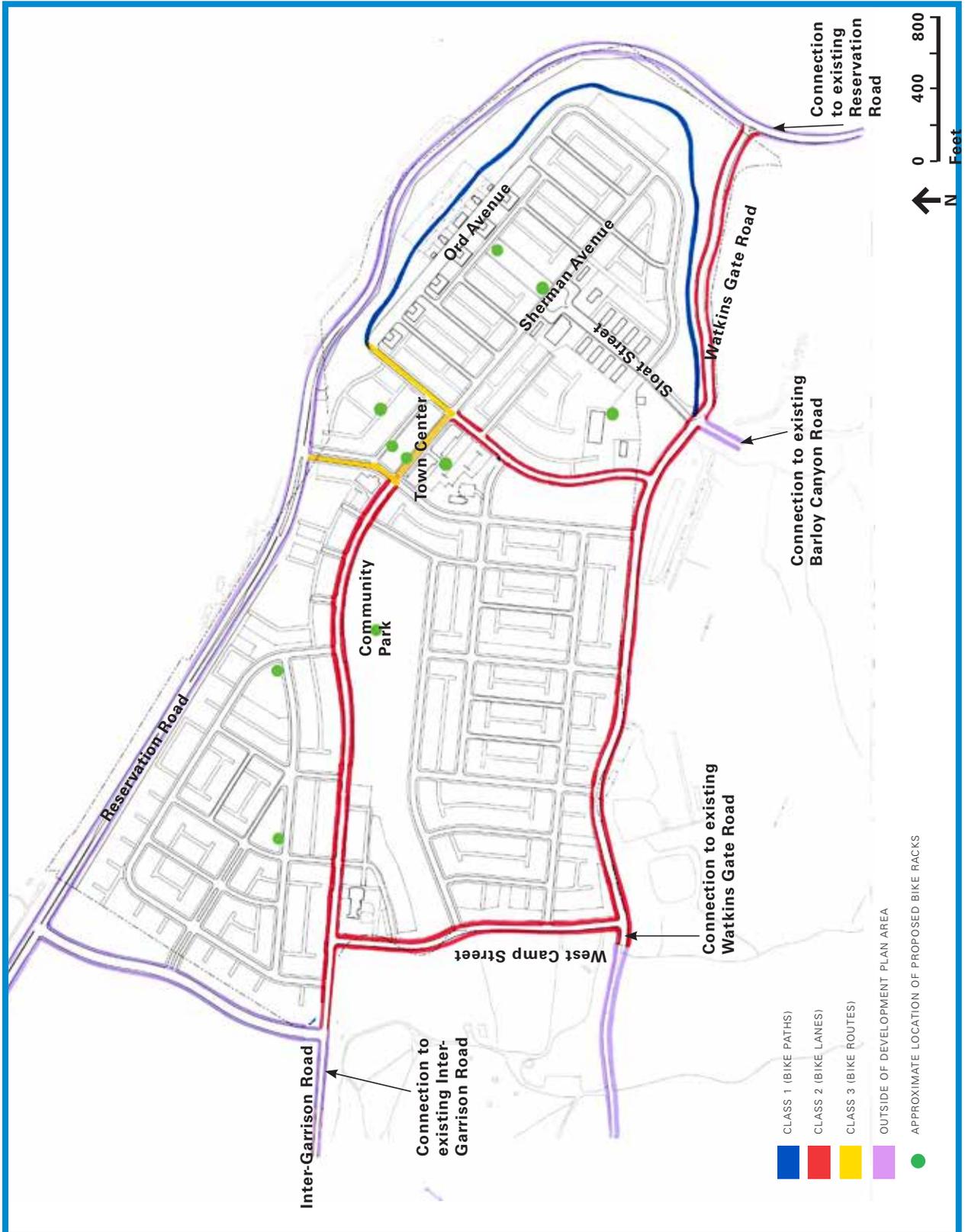


Figure 4.48 Bicycle Systems Plan

4.4 PUBLIC TRANSPORTATION

The community will be served by Monterey-Salinas Transit (MST) and CSUMB Shuttle. MST is studying how to serve future development in Fort Ord and will include routes that serve East Garrison in their 2004 study. It is expected that service will come to East Garrison by way of the existing Inter-Garrison Road, entering by the new East Garrison Road, Chapel Hill Road and Watkins Gate Road. Reservation Road and Davis Road will be the likely route to Salinas, once a bridge is built over the Salinas River on Davis Road. Until that time, alternative routes to and from Salinas will likely provide bus service via either Highway 68 or Blanco Road.

Several transit stops will be located throughout the community so that all residents will live within ¼-mile, or a five-minute walk, of a transit stop. The neighborhood transit stops will consist of a transit shelter and a bench. A shelter will not be necessary at the intersection

of Sloat Street and Sherman Avenue. The transit stop in the Town Center will be a more substantial structure with customer amenities such as seating, route information, lighting, and water fountains. The transit stop in the Town Center will be either integrated into the overall architectural design of the Town Center or will be incorporated as a piece of public art.

In addition to the MST service, CSUMB shuttle service is proposed between East Garrison and the CSUMB campus. The Shuttle route will be along Inter-Garrison Road and the new East Garrison Road to the Town Center and the Arts District Area. From the Arts District, the shuttle will then return to CSUMB.

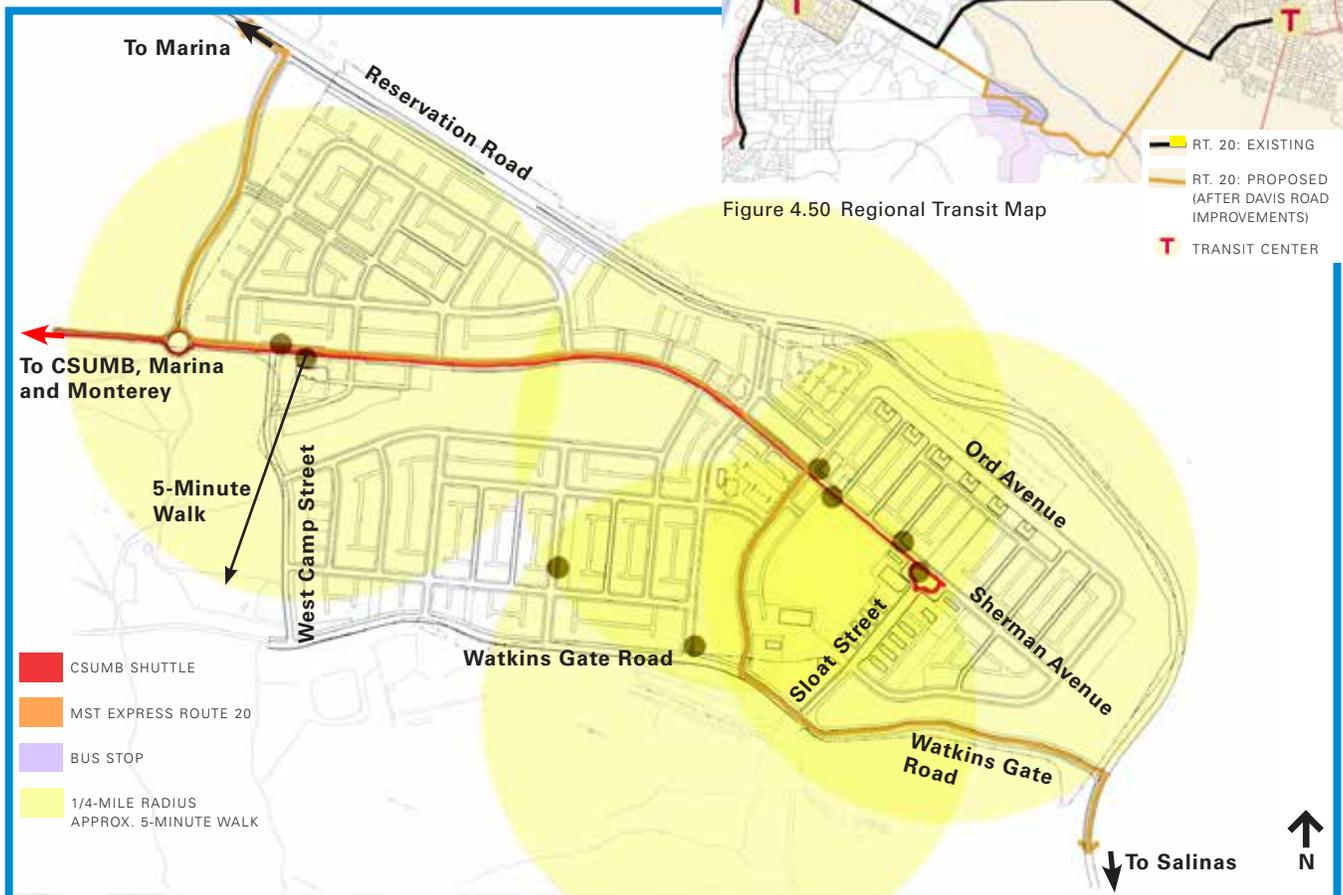


Figure 4.49 Public Transportation

Figure 4.50 Regional Transit Map

4.5 PARKING NETWORK

The East Garrison Development Plan calls for parking spaces to be located on-street, in designated lots, and on private properties accessed via rear lanes (Table 3.10 Parking Requirements provides the distribution of these spaces).

Residential parking will be off-street, accessed by way of the proposed rear lane network. A minimum of two off-street parking spaces per house is required. Many [Some](#) houses will be designed to accommodate three to four cars off-street through the use of tandem parking or multi-car garages in conjunction with parking pads or parking courts. All street types include on-street visitor parking. Driveway curb cuts, characteristic in conventional development, are all but absent in the East Garrison Development Plan. Locating resident parking behind houses creates the opportunity for streets with parking on one side. These streets generally have more parking capacity than a conventional street with parking on both sides.

Neighborhood parks are typically served by on-street parking. ~~In addition to being wrapped on three sides by on-street parking, the Community Park has two designated off-street lots. There are approximately 150 parking spaces in and adjacent to this park.~~

The Town Center will also be served by ~~a series of designated lots and on-street convenience parking.~~ Together these elements create a Town Center parking reservoir that is designed to efficiently accommodate long-, medium-, and short- term needs, as well as multi-use parking. Employees and office workers will park in designated areas behind mixed-use buildings. Shoppers and visitors will park in short-term spaces directly behind the stores and in on-street spaces marked for rapid turnover (Figure 4.51 Illustrative Town Center Parking Plan). Town Center residents will have a minimum of 1.25 [1.50](#) designated off-street spaces per unit. ~~Approximately 640 public parking spaces (on-street and in designated lots) will be provided in and adjacent to the Town Center to serve the 75,000 square feet of commercial uses, 11,000 square feet of public uses, and up to 40 residential units.~~

The [up to](#) 100,000 square feet of Cultural Land Uses will be served by a combination of parking adjacent to historic buildings, ~~designated lots,~~ and on-street parking. The main parking reservoir includes angled parking along both sides of Sloat Street and [Ord Avenue](#) a large lot adjacent to the Battle Simulation Building (or its replacement). ~~Approximately 350 public parking spaces (on-street and in designated lots) exist in and adjacent to the Cultural Land Use.~~

Event parking will be accommodated in ~~designated lots and in on-street parking~~ [angled parking along Ord Avenue](#). East Garrison's design as a walking community will encourage residents to leave their cars at home and walk to events. The transportation network will encourage some visitors to ride the bus. Large events may require shuttle service from remote lots on the base, similar to the strategy used for other large regional events.

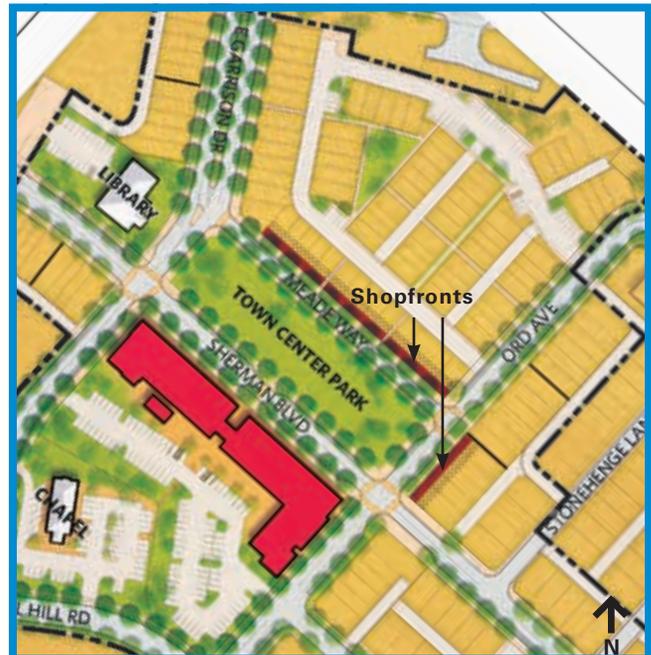


Figure 4.51 Illustrative Town Center Parking Plan

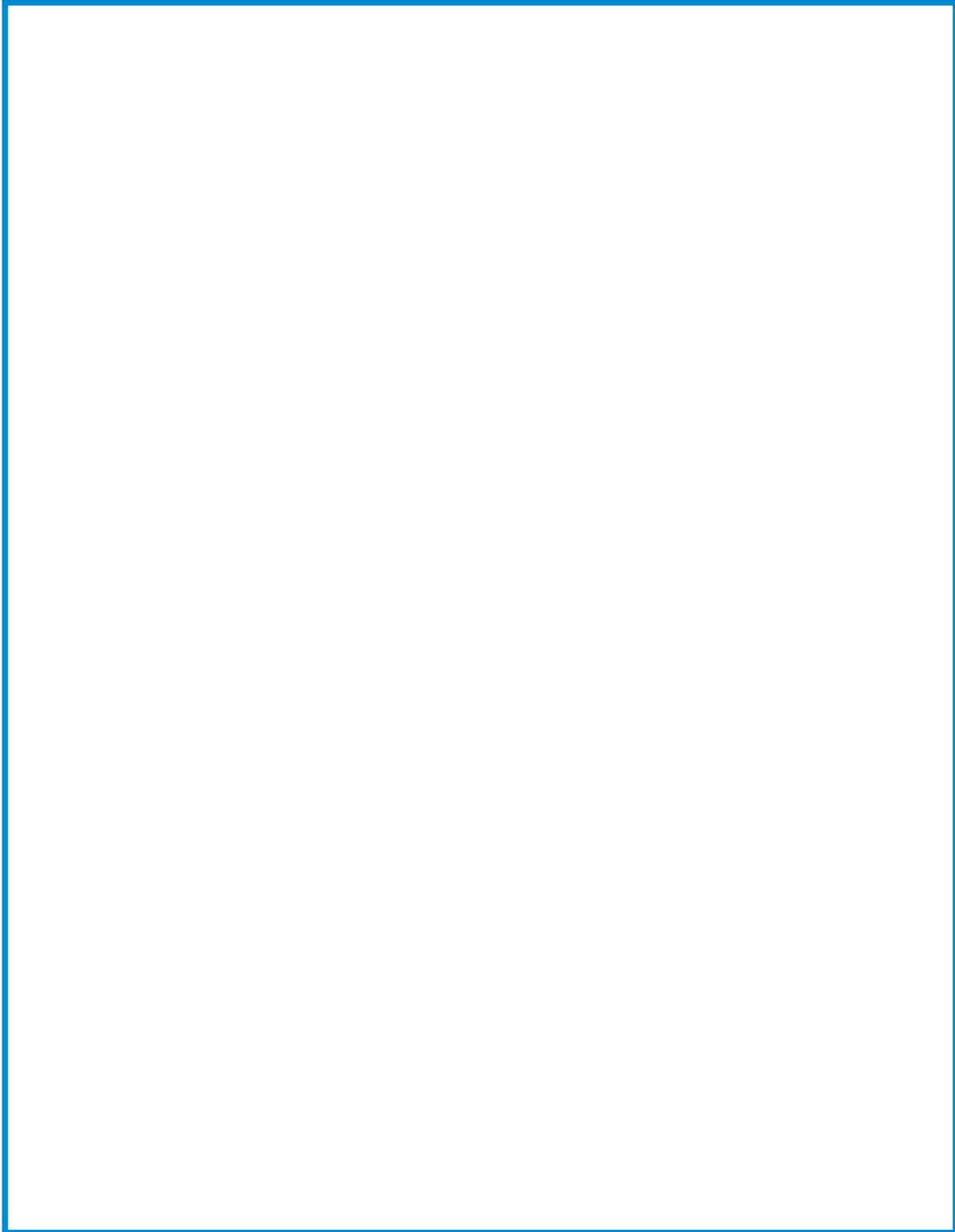


Figure 4.52 [Intentionally left blank](#)

4.6 PARKS AND OPEN SPACE NETWORK

The Development Plan provides land for park and recreational facilities sufficient in size and topography to meet the requirements of the new community. Principal design consideration has been given to parks and open space that offer:

1. A variety of recreational opportunities for all age groups,
2. Recreational amenities within walking distance of residents' houses,
3. Integration with the local and regional trail and bike path system,
4. Coordination with all other park systems, and
5. Access to at least one proposed public street.

The required park land calculation in Table 4.1 is based on the requirements of the County Subdivision Ordinance.

The EGSP includes recreational amenities and open spaces that will contribute to both the desirability and livability of the new community. The intent of the park and public open space network is to provide a variety of

PARK REQUIREMENT CALCULATION			
	DWELLING UNITS	ACRES/ DU	PARK ACRES
Single Family	919	.009	8.27
Multiple Family	465	.0063	2.93
Total Required			11.20
Total In Plan			13.27

Table 4.1 Park Requirement Calculation

spaces for family- and community-oriented recreation. The plan equitably distributes park land throughout the community so that each resident is within a five-minute (¼-mile) walk of a park. The parks will vary in size to accommodate a number of different amenities. They will also vary in character to promote distinctive place making.

The parks are designed to provide a diverse set of passive and active recreational opportunities, including walking paths, playing fields, play areas, court games, and community gathering spaces. These parks are in contrast

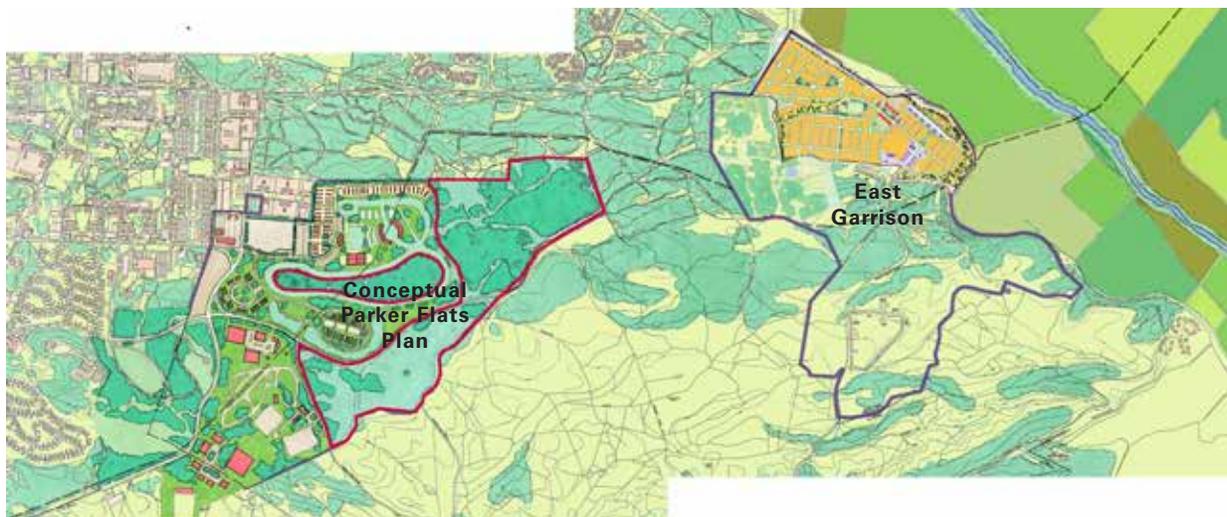
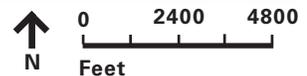


Figure 4.53 Illustrative Plan of East Garrison and Parker Flats (Habitat Preserve areas are outlined in red).



PARK DEVELOPMENT					
PARK CATEGORY	PHASE 1	PHASE 2 ACRES	PHASE 3 ACRES	FINAL PHASE ACRES	TOTAL ACRES
Community Park	2.00	3.00	1.78	0	6.78
Phase 1 Neighborhood Parks	1.79	0	0	0	1.79
Phase 2 Neighborhood Parks	0	0.79	0	0	0.79
West Camp Park	0	0.28	0	0	0.28
Town Square	0	0	0	1.03	1.01
Arts Park	0	0	1.10	0	1.10
Bluff Park	0	0	1.02	0	1.00
Dog Park	0	0	0.48	0	1.00
TOTAL DEVELOPED	3.79	4.07	4.38	1.03	13.27

COMPARISON					
	PHASE 1	PHASE 2	PHASE 3	FINAL PHASE	TOTAL ACRES
Park Development	3.80	4.10	4.40	1.00	13.30
Quimby Act Requirement					11.20
Note Quimby Act required the following park space: .009 acres/SF Unit and .0063 acres/MF Unit					

Table 4.2 Comparison of East Garrison Park Development and Quimby Act Requirements

to the adjacent BLM lands that will afford new residents easy access to thousands of acres of regional open space. Residents will also benefit from the visual amenity of the habitat corridor to the west and the Salinas agricultural valley to the north and east.

East Garrison's parks will be connected to houses and each other by an interconnected network of sidewalks, encouraging residents to walk. For park users who choose to drive, parking will be provided on-street. Each park is bordered by a minimum of one public street. To support sports activities, supplemental dedicated off-street parking will be provided in the community park.

The system has two major components: a series of parks and a network of open space (refer to Section 3.2 Land Use Plan).

Parks (P):

These areas are designated for both active and passive recreation uses, including play areas for sports, civic spaces, and open grass areas for informal play.

Open Space (OS):

This network includes greenways with primarily passive recreation uses and natural areas. Natural areas include transitional slopes with native plant species.

The Illustrative Parks Plan (Figure 4.54) illustrates the proposed system. Individual elements of this system include:

- A Community Park: This park will be a large, active recreation park. Located at the center of the community and accessible by several primary streets, this park will contain ballfields, picnic areas, courts, and gathering spaces.
- B Phase I Neighborhood Parks: These two parks will be at the heart of the Phase I neighborhood and are intended for children's play activities and informal gathering. Each park will be fully accessible from the continuous network of sidewalks and paths.
- C Phase II Neighborhood Park: This linear park, located in the center of the Phase 2 Neighborhood will contain a playground, pavilion, and green for informal play.
- D Town Square: This green will be a multi-use space related to the Town Center. Gardens and seating areas will provide for intimate spaces. The large crescent green will provide space for community gatherings and festivals.
- E Arts Park: This green, planned for the heart of the artist community, will be a multi-purpose space for relaxing as well as for community gatherings.
- F Bluff Greenway & Park: This park will preserve the steep hillsides and vegetative buffer of oak trees along the bluff overlooking the agricultural lands to the east and north. The major feature of this area will be a pedestrian promenade at the edge of the bluff providing opportunities to take advantage of spectacular views. A park with a basketball court and playground will be located along Ord Avenue.
- G Slope Greenway: This park will preserve a hillside and oak groves to form a major landscape feature in the central part of the community between the neighborhoods. Landscaping will enhance the existing vegetation. Passive uses will include walking.
- H Reservation Road Greenway: This landscape edge will help buffer the community from Reservation Road. This will be a traditional landscape area with the vegetation in harmony with the native species' habitats found at East Garrison.
- I West Camp Greenway: This landscape edge will buffer the adjacent Youth Camp from the community and incorporate amenities such as sidewalks. This will be a transitional landscape area with the vegetation in harmony with the native species' habitats found at East Garrison. This greenway will contain a tot lot.

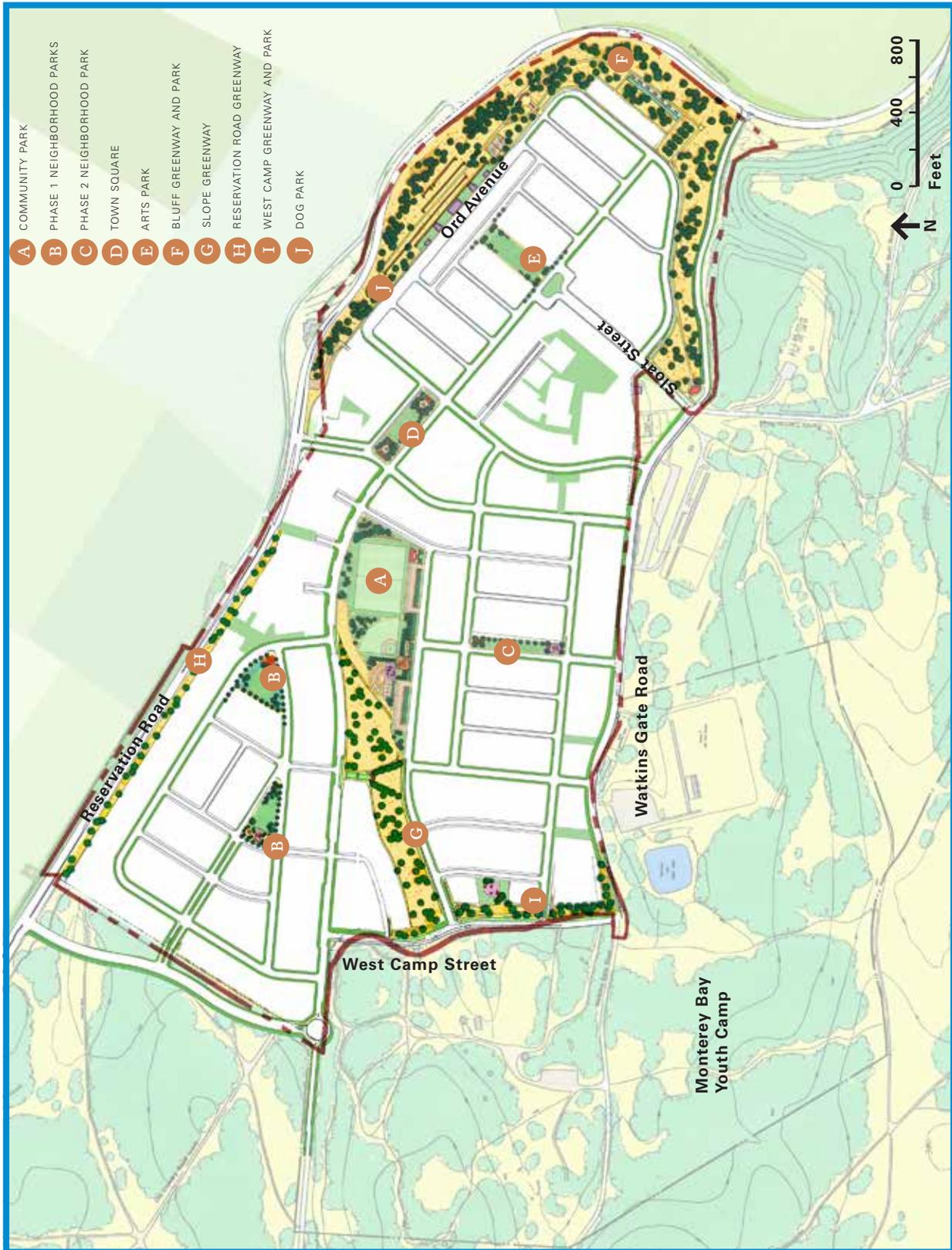


Figure 4.54 Illustrative Parks Plan

4.6.1 Community Park (A)

The Community Park will provide significant active recreational opportunities for residents and visitors to East Garrison. Its central location near the Town Center, as well as its diverse active uses, will define the heart of the new community. In terms of playfields, the park will contain one soccer field, approximately 225 feet by 360 feet, for multi-format use to accommodate a full-size field, two half-size fields or four ‘microfields.’ Also included is one youth baseball field with a 200-foot foul line for Little League regulation play. Other active uses will include full-court basketball, basketball hoops, a multi-purpose field, and a playground. Other recreational amenities will include a park pavilion and a picnic grove. Although the Park’s boundary is included in Phase 1, park improvement will be phased in to meet the minimum open space requirements of the Subdivision Ordinance as outlined in Table 4.2.

CONCEPTUAL PROGRAM

TYPE Park

SIZE 6.7 Acres (approx.)

ACTIVE USES **A** Multi-format field, **B** Little League Baseball field, **C** Playground, **D** Basketball court, **E** Basketball hoops, **F** Concession stand with public restrooms

FEATURES Trails, **G** Picnic grove, Native landscape, Overlooks, Park structures, Fountain, Stormwater management, Shade trees, and Ornamental planting



Figure 4.55 Key Plan



Figure 4.56 Illustrative Plan



4.6.2 Phase 1 Neighborhood Parks (B)

Providing for family-oriented recreation within easy walking distance of residents' houses, the two parks planned for the Phase 1 neighborhood will be connected by accessible sidewalks. The central triangular park amenities include a pavilion and seating areas, a play area, and a garden. One small village green area will be

for open play. The second village green is primarily irrigated meadow grasses, with non-irrigated meadow grasses adjacent to tree plantings. A perimeter walk will provide access to a series of benches.

CONCEPTUAL PROGRAM

TYPE Park

SIZE 0.8 Acres (approx.)

ACTIVE USES **A** Playground, **B** One-half basketball court

FEATURES Walks, Park structure, Seating areas, Fountain, Shade trees, Ornamental planting, Lawn areas

CONCEPTUAL PROGRAM

TYPE Park

SIZE 1.0 Acres (approx.)

ACTIVE USES None

FEATURES Walks, Seating areas, Shade trees, Ornamental planting, Lawn areas



Figure 4.58 Illustrative Plans

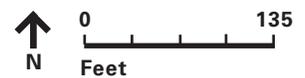


Figure 4.57 Key Plan

4.6.3 Phase 2 Neighborhood Park (C)

The Phase 2 Neighborhood Park will be a linear park with a large central green. At the south end, an active play area will include a playground. The north end of the park will be anchored by a pavilion. Arbors will define the edges of the park and benches.

CONCEPTUAL PROGRAM

TYPE Park

SIZE 0.9 Acres (approx.)

ACTIVE USES A Playground

FEATURES Walks, Park structures, Seating areas, Shade trees, Ornamental planting, Lawn area

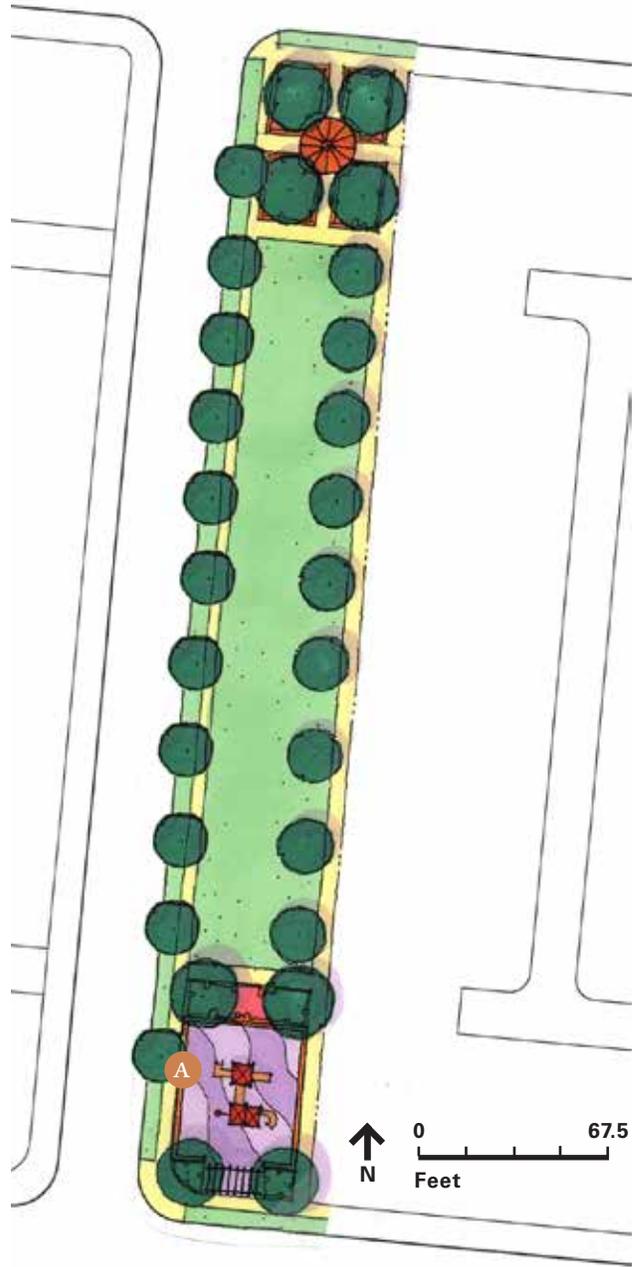


Figure 4.60 Illustrative Plan



Figure 4.59 Key Plan

4.6.4 Town Square (D)

The park at the heart of the Town Center will be developed in the image of an historic Town Square. At each end of the park, gardens will form formal spaces with fountains and monuments as focal points providing forecourts to the public building across the street. Transplanted coastal live oak groves define these spaces. A large crescent green will be at the center, fronting the pedestrian-oriented retail street. The crescent walk will be lined with an allée of trees and benches. [A native garden \(garden filled with native perennials\), heritage tree, and stage will provide focal points.](#) The green [Complementary open space](#) will be used for relaxing, gathering, town festivals, and events (see approved park plan).

[Note: Public restrooms to serve the Town Square park will be located in the adjacent mixed-use building.](#)



Figure 4.62 Illustrative Plan



CONCEPTUAL PROGRAM	
TYPE	Park
SIZE	1.0 Acre (approx.)
ACTIVE USES	None
FEATURES	Walks, Fountains, Shade-trees, Ornamental planting, Lawn-area, Seating area Native garden , Open space , Picnic area , Lower terrace , Seating , Central plaza , Heritage tree , Amphitheater and stage



Figure 4.61 Key Plan

4.6.5 Arts Park (E)

Framed by artists' lofts, the Arts Park will be a special place for public gatherings and displays of public art. It is designed to be flexible and adaptable to accommodate the changing needs of artists. The Green will be developed as a sloping lawn with perimeter planting areas.

CONCEPTUAL PROGRAM

TYPE Park

SIZE 1.3 Acres (approx.)

ACTIVE USES None

FEATURES Seating areas, Shade trees, Ornamental planting, Lawn area, Park structures, Sculptures



Figure 4.64 Illustrative Plan



Figure 4.63 Key Plan

4.6.6 Bluff Greenway and Park (F)

This mix of natural areas (undisturbed slope) and open space will define the eastern edge of the Phase 3 area. This is approximately the same area that was used by the military as a park in the 1940s. A pedestrian promenade will be located at the edge of the bluff overlooking the rich agricultural lands to the north and east. In addition to the pedestrian promenade, a separate multi-purpose trail will be provided connecting this park to the bike path network, parks, and other open space. Other amenities will include benches, railings, and lighting. The greenway preserves the vegetative buffer of oak trees along the bluff. Additional native plantings will enhance and complement the existing vegetation.



Figure 4.66 Illustrative Plan



CONCEPTUAL PROGRAM

TYPE Open space

ACTIVE USES **A** Playground, **B** Basketball court (2)

FEATURES Paths, Seating areas, Overlooks, Native landscape, Pavilions Stormwater management, Basketball Court, and Tot Lot



Figure 4.65 Key Plan

4.6.7 Slope Greenway (G)

At the heart of the western neighborhoods will be a preserved hillside of grasslands and coastal oak groves. Paths along the northern top of the slope and also along the southern bottom of the slope will define this natural area. Other amenities in this area include lighting, benches, and an overlook.



Figure 4.68 Illustrative Plan



CONCEPTUAL PROGRAM

TYPE Open space

ACTIVE USES None

FEATURES Paths, Seating areas, Native landscape, Overlook, Shade trees, and Ornamental planting



Figure 4.67 Key Plan

4.6.8 Reservation Road Greenway (H) and West Camp Greenway and Park (I)

These continuous landscape edges will provide a buffer between the community and the adjacent neighbors and Youth Camp while incorporating pedestrian amenities such as sidewalks. Amenities will include paths, benches, rest areas, a playground, and natural landscaping to complement the native habitats and plant species adjacent to East Garrison.

CONCEPTUAL PROGRAM

TYPE Open space

ACTIVE USES **A** Playground,
B One-half basketball court

FEATURES Paths, Benches, Rest areas, and Native landscape



Figure 4.70 Illustrative Plan



Figure 4.69 Key Plan

4.6.9 Signs, Furnishings and Landscape Palettes

The streetscapes, parks, and public open spaces of East Garrison will have a rich array of signs, furnishings and landscape elements that will provide a unified feel to the community.



Figure 4.73 Key Plan for Figure 4.71 (optional locations).

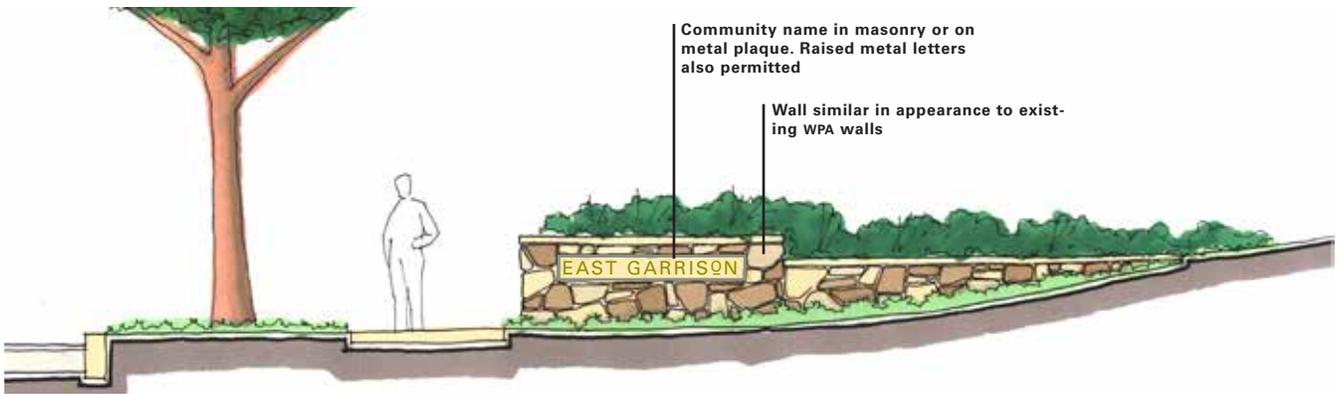


Figure 4.71 Illustrative marker for a main community entrance

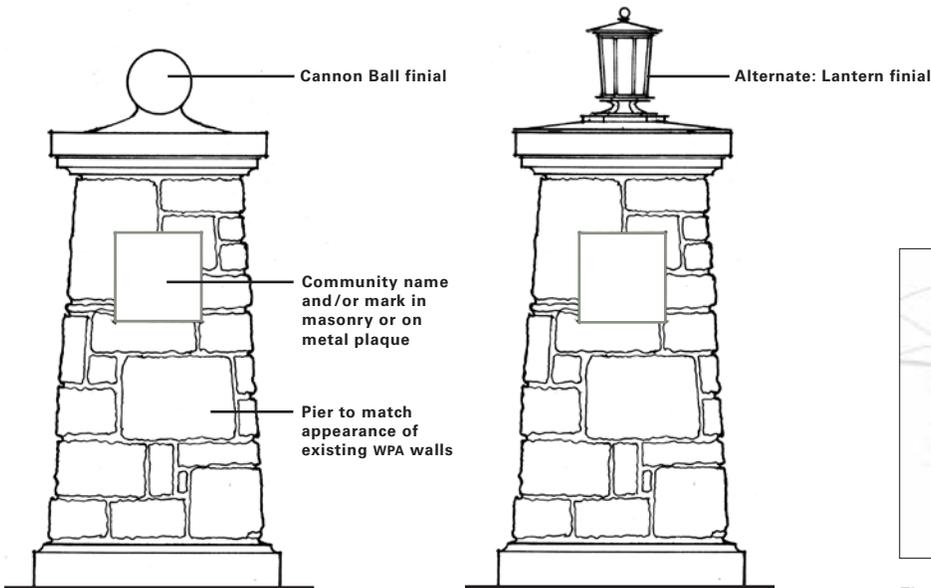


Figure 4.72 Illustrative marker for a secondary community entrance



Figure 4.74 Key Plan for Figure 4.73 (optional locations).

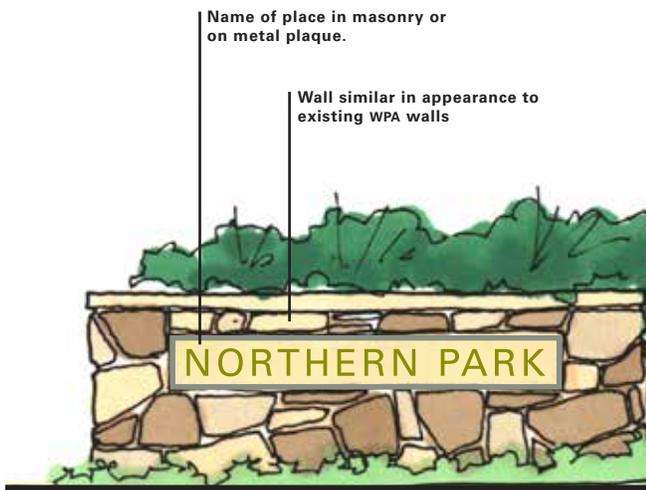


Figure 4.75 Illustrative marker for parks, public space and neighborhoods/districts

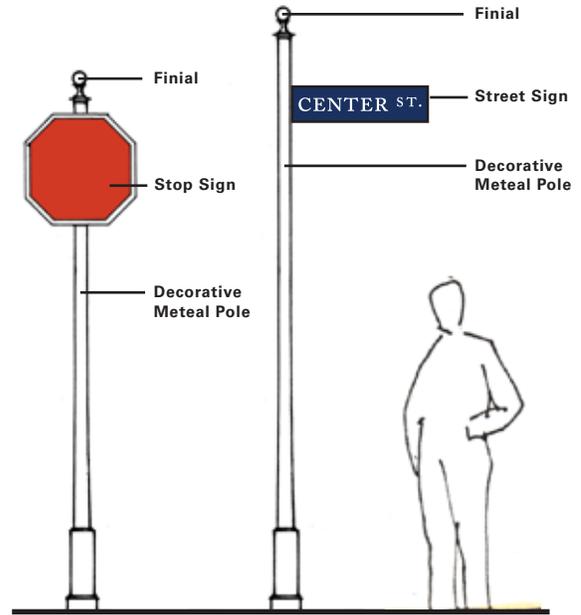


Figure 4.77 Decorative metal sign pole and stop sign

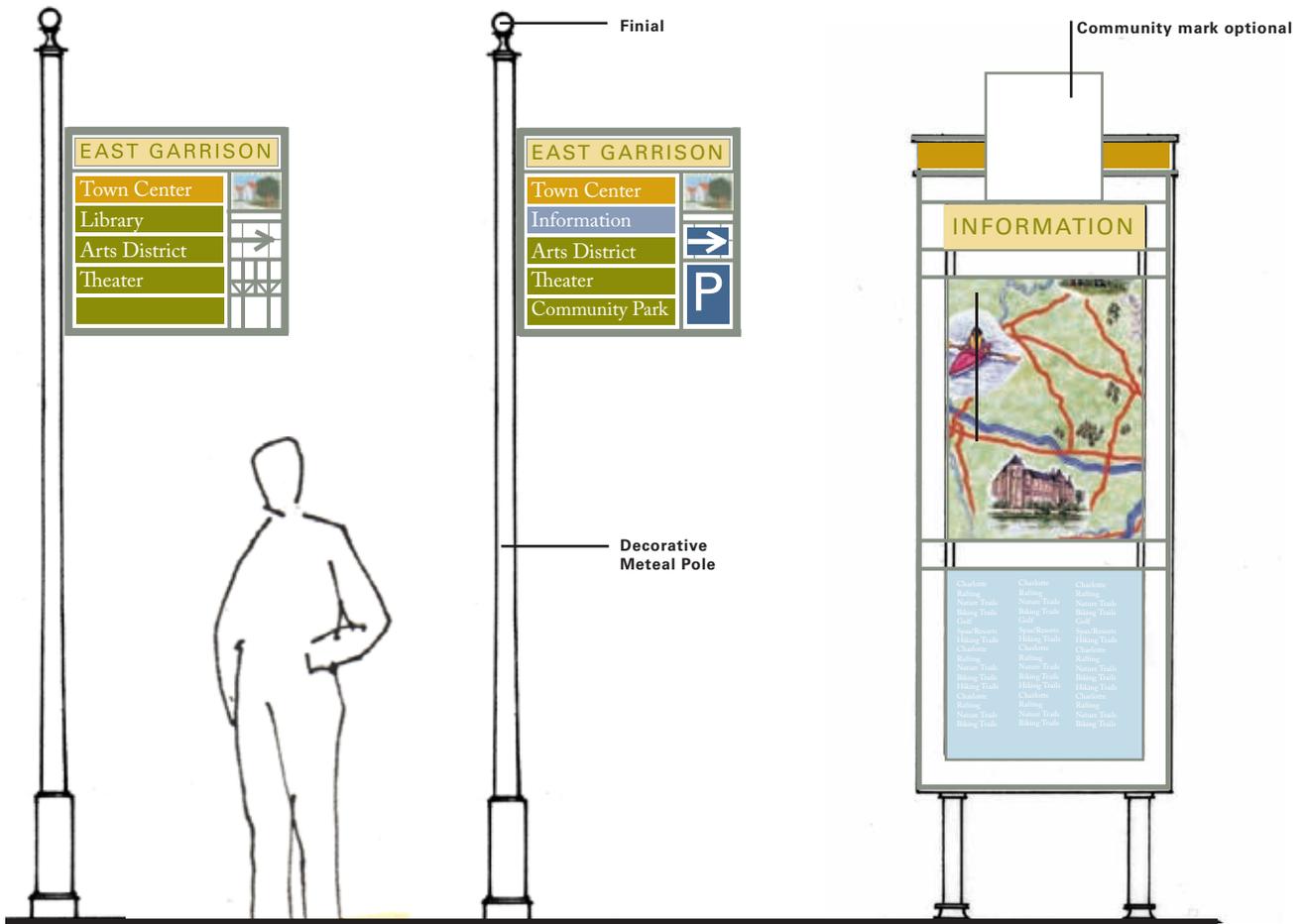


Figure 4.76 Illustrative signage and Wayfinding for the Town Center and Arts District

Signage and Lighting

Ornamental street lights will be traditional in character, pedestrian-scale, and mounted at 14 feet. They will be used for all streets, parks, public open spaces, trails, bike paths, parking lots, and walkways. All fixtures will be metal halide with cut-off luminaries to control light and glare. The lighting specified, although traditional in appearance, will have state-of-the-art luminaries for lighting efficiency and glare reduction. All fixtures will come with the ability to specify three types of lighting sources:

1. Standard Decorative Frosted Glass Chimneys
2. Hydroformed Polished & Anodized Reflectors/ Type 2 with Sharp Cut-off Optics
3. Refractors or Low Brightness Reflectors.

Reflectors with Cut-off Optics provide the most control for directing lighting patterns downward in either a symmetrical or asymmetrical lighting pattern

on the ground with very little glare. The Low Brightness Reflectors provide bulb shields that direct light down and reduce glare, but they reduce lighting efficiency. The globes will be illuminated, but glare will be controlled with light patterns directed inward and not to adjacent properties. The post lights, specified to be mounted at a height of 14 feet, are scaled to pedestrians. This is an optimal height that balances lighting efficiency and performance while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe night-time environment.

The lighting will be evenly spaced along the street and between the street trees at a maximum of 80 feet on center. Closer spacing will be required in the Town Center and similar areas requiring more illumination. Street trees are specified to have a 7- to 8-foot clearance to street lights, giving adequate room for the proper performance of the lighting.

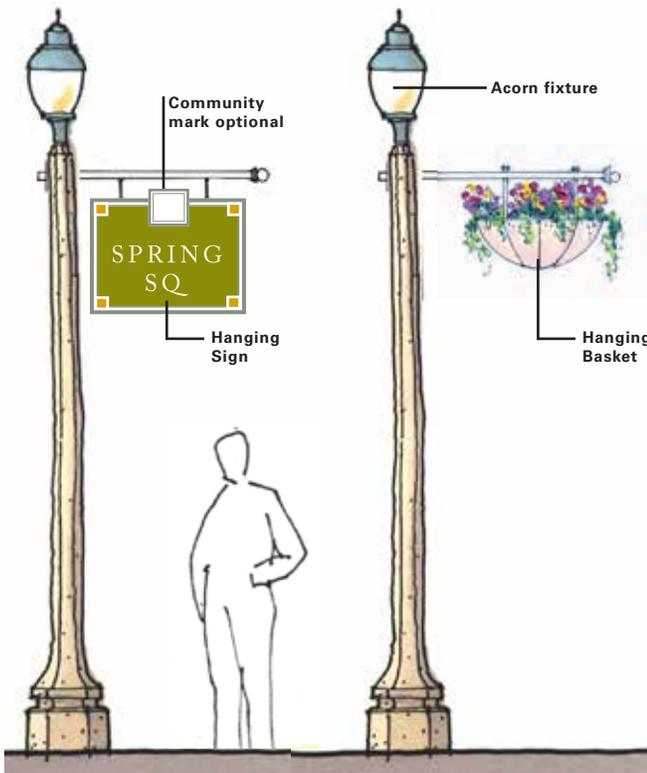


Figure 4.78 Illustrative lighting with signage for the Town Center

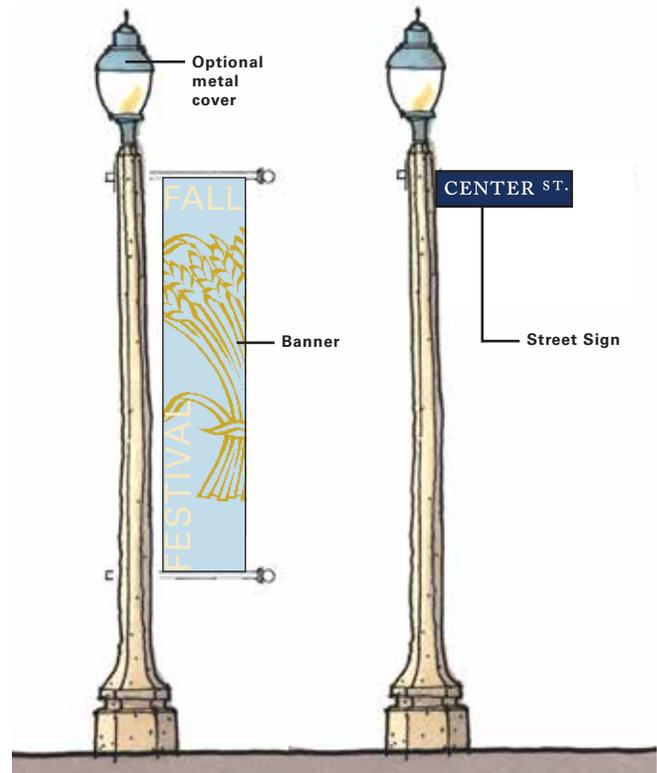


Figure 4.79 Illustrative lighting with banners for neighborhoods or street sign

Furnishings

Furnishings will include a simple palette of durable traditional park furnishings, including signs, trash receptacles, and benches.

In addition to the items listed above, specific streets will have grass verges with street tree plantings and ground-covers to unify the street and pedestrian network and provide for diverse street addresses. (See Table 4.3 for Recommended Trees).



Figure 4.80 Typical bench



Figure 4.81 Typical bike rack

Figure 4.82 Not Used

4.6.10 Streetscape Types

The streetscapes of East Garrison will vary. They will be an important part of the overall open space and pedestrian network. Some streets will include more intimate, narrow rights-of-way with the travel lanes having sidewalks at their curb edges. On these streets, landscaped front yards with regularly spaced shade and ornamental trees will provide scale and beauty (Figure 4.84 Neighborhood street without a landscaped verge).

Other select streets will have wider street sections with planted verges between the sidewalk and curb or pathways with street trees. These verges will be planted with drought-tolerant landscape materials and will be drip irrigated. These green streets are a part of the community’s open space plan as they provide main connections between parks throughout the community (Figure 4.83 Neighborhood street with an irrigated verge).



Figure 4.83 Neighborhood street with an irrigated verge



Figure 4.84 Neighborhood street without a landscaped verge

4.6.11 Materials and Imagery

Furnishings and other landscape elements in the palette have been chosen to give East Garrison a rich, unified landscape vocabulary. The quality and durability of the landscape details and site furnishings are essential to providing East Garrison with a unique sense of place.

Table 4.3 contains a list of recommended trees for the East Garrison neighborhoods. While the Plan will specify a specific tree variety for each street to give it a unique character and scale, the overall collective streetscape plantings throughout the neighborhood will have a diverse set of tree types.

In addition, each park and public open space component will have a native plant palette to complement the streetscape plantings and ensure variety and species distribution. The complete public landscape palette is listed in the Landscape Patterns section of Appendix A.

RECOMMENDED TREES	
BOTANICAL NAME	COMMON NAME
NON-IRRIGATED LANDSCAPES	
Aesculus californical	California Buckeye
Quercus agrifolia	Coast Live Oak
Umbellularia californica	California Bay Laurel
IRRIGATED LANDSCAPES	
Carex tumulicola	Foothill Sedge
Festuca rubra cv.	'Molate Blue'
Leymus condensatus cv.	'Canyon Prince'
Leymus condensatus cv.	'El Capitan'
Sidalcea malvaeflora	Checkerbloom
Nassella pulchra	Purple Needlegrass
Note: Approved equal(s) may be substituted for plants included in this list.	

Table 4.3 Recommended Trees

SUCCULENTS (Highly Fire Retardant)	
BOTANICAL NAME	COMMON NAME
Aeonium species	Succulents
Agave species	Agave
Aloe species	Aloe
Carpobrotus edulis	Hottentot Fig
Crassula argentea	Jade Plant
Delosperma alba	White Trailing Ice Plant
Drosanthemum floribundum	Ice Plant
Echeveria species	Hen and Chicks
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Ice Plant
Portulacaria afra	Elephant's Food
Sedum species	Stonecrop, etc.

Note: Approved equal(s) may be substituted for plants included in this list.

Note: Iceplant, while fire resistant due to its high moisture content, is not considered a good erosion control plant on slopes due to its heavy weight which can destabilize soil.

Table 4.4 Recommended Fire-Retardant Succulents

TREES	
BOTANICAL NAME	COMMON NAME
Ainus rhombifolia*	White Alder
Arbutus unedo	Strawberry Tree
Ceratonia siliqua	Carob Tree
Cercis occidentalis	Western Redbud
Citrus varieties	Orange, Lemon, etc.
Ligustrum lucidum	Texas Privet
Metrosideros excelsus	New Zealand Christmas Tree
Olea europa	Olive
Plantanus racemosa	Western Sycamore
Quercus agrifolia*	Coast Live Oak

*California Native Species

Note: Approved equal(s) may be substituted for plants included in this list.

Table 4.5 Recommended Fire-Resistant Trees

SHRUBS	
BOTANICAL NAME	COMMON NAME
Atriplex semibaccata	Australian Saltbush
Buxus microphylla Japonica	Japanese Boxwood
Carissa grandiflora	Natal Plum
Ceanothus griseus horizontalis	Wild Lilac
Cistus salvifolius	Rockrose
Convolvulus cneorum	Bush Morning Glory
Coprosma kirkii	Coprosma
Escallonia species	Escallonia
Feijoa sellowiana	Pineapple Guava
Garrya species*	Silktassel
Helianthemum nummularium	Sunrose
Myoporum laetum	Myoporum
Nerium oleander	Oleander
Pittosporum species	Pittosporum
Prunus ilicifolia	Holly-Leaved Cherry
Prunus lyonii	Catalina Cherry
Punica granatum	Pomegranate
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica*	Coffeeberry
Rhus integrifolia*	Lemonadeberry
Ribes viburnifolium	Evergreen Currant
Simmondsia chinensis	Jojoba
Xylosma congestum	Xylosma

*California Native Species

Note: Approved equal(s) may be substituted for plants included in this list.

Table 4.6 Recommended Fire-Resistant Shrubs

VINES	
BOTANICAL NAME	COMMON NAME
Solanum jasminoides	Potato Vine
Tecomaria capensis	Cape Honeysuckle

Note: Approved equal(s) may be substituted for plants included in this list.

Table 4.7 Recommended Fire-Resistant Vines

PERENNIALS	
BOTANICAL NAME	COMMON NAME
Achillea tomentosa	Wooly Yarrow
Agapanthus africanus	Lily of the Nile
Artemesia caucasia	Caucasian Sagebrush
Coreopsis species	Coreopsis
Dietes vegeta	Fortnight Lily
Diplacus species	Monkeyflower
Eschscholzia californica*	California Poppy
Hemerocallis varieties	Day Lily
Kniphofia uvaria	Red Hot Poker
Iris species	Iris
Lavandula species	Lavender
Limonium perezil	Statice
Lotus scoparius	Deerweed
Lupinus species	Lupine
Pelargonium peltatum	Ivy Geranium
Penstemon varieties	Penstemon
Salvia sonomensis*	Sonoma Sage
Santolina species	Santolina
Trichostema lanatum	Wooly Blue Curis
Thymus species	Thymus
Tulbaghia violacea	Society Garlic
Zauschneria californica*	California Fuchsia

*California Native Species

Note: Approved equal(s) may be substituted for plants included in this list.

Table 4.8 Recommended Fire-Resistant Perennials

GROUND COVERS	
BOTANICAL NAME	COMMON NAME
Ajuga reptans	Carpet Bugle
Arctotheca calendula	Capeweed
Armeria species	Sea Pink
Bergenia species	Bergenia
Erigeron karvinskianus*	Santa Barbara Daisy
Fragaria chiloensis	Wild Strawberry
Gazania leucoleana	Trailing Gazania
Hypericum calycinum	St. John's Wort
Lantana montevidensis	Trailing Lantana
Liriope gigantea	Giant Turf Lily
Myoporum parvifolium	Myoporum
Oenothera berlandieri	Mexican Evening Primrose
Osteospermum fruticosum	African Daisy
Phyla nodiflora	Lippia
Scaevola Mauve Clusters	Fan Flower
Trachelospermum jasminoides	Star Jasmine
Trifolium fragiferum	O'Connors Legume
Vinca minor	Periwinkle

*California Native Species

Note: Approved equal(s) may be substituted for plants included in this list.

Table 4.9 Recommended Fire-Resistant Ground Covers

4.7 UTILITIES

Portions of the existing systems that are adequate will be used to serve the proposed project. However, in most cases, the existing improvements are either beyond their useful life, do not meet current design standards, or are in locations incompatible with the proposed project.

4.7.1 Water Supply and Distribution

Water Supply and Demand

East Garrison is within the boundaries of the Marina Coast Water District (MCWD), which provides potable water service, and wastewater collection service to Marina and the Fort Ord area.

The Marina and Fort Ord potable water supply comes mainly from groundwater wells. Water is pumped from the Salinas Valley groundwater basin and disinfected with chlorine. Wells serving the Fort Ord Community are located on the easterly side of the former base due to saltwater intrusion into the groundwater basin from the Pacific Ocean.

There are no existing potable water augmentation facilities for irrigation needs in East Garrison. Future construction of those facilities will be determined based on the conclusions of the Regional Urban Water Augmentation Project, which is analyzing the most cost-effective development of the 2,400 acre-feet per year of Potable Water Augmentation as defined in the Fort Ord Base Reuse Plan and accompanying EIR. The potable Water Augmentation Supply will be provided by either recycled water, a seawater desalination plant or a combination of these water supply projects. The recycled water project is proposed as the Regional Urban Recycled Water Distribution Project (RUWDP) which is a joint investigation by the MCWD and the Monterey Regional Water Pollution Control Agency (MRWPCA).

The County of Monterey has reserved 470 acre-feet/year of their 560 acre-feet/year allocation from FORA for the East Garrison project. The projected water demand for East Garrison at build-out is shown in Table 4.10.

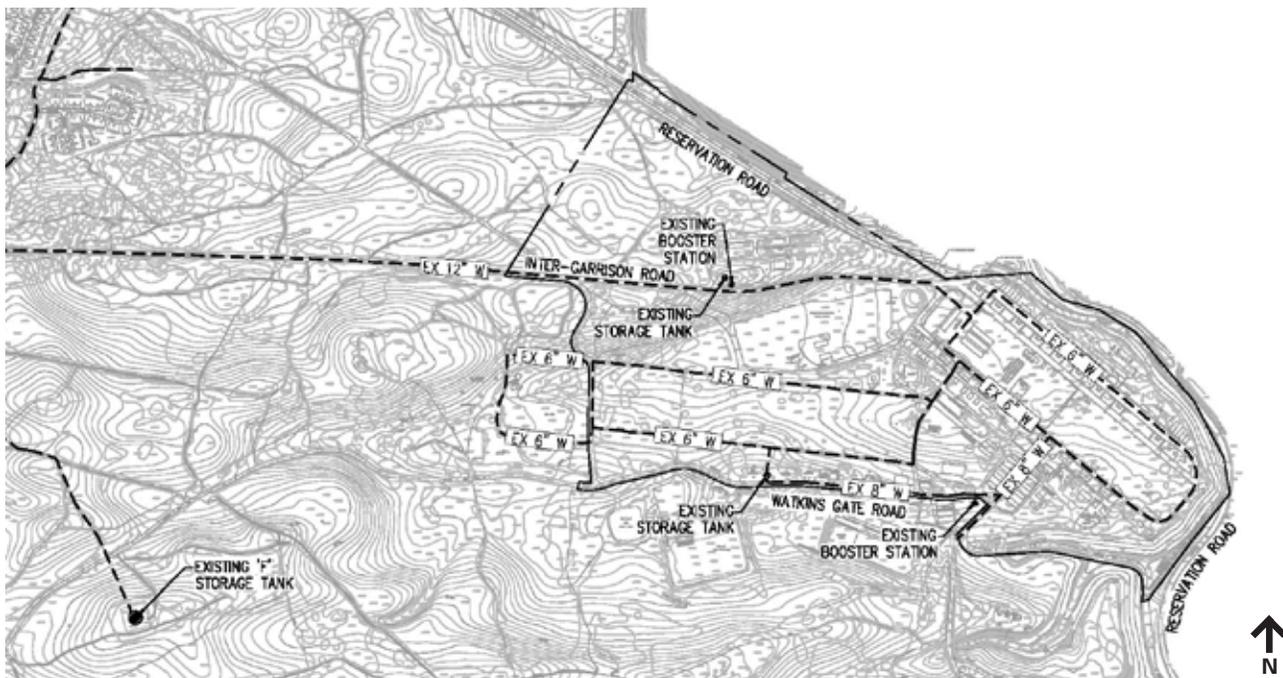


Figure 4.85 Existing Water Supply Facilities

Existing Facilities

East Garrison is located in the eastern reaches of the MCWD potable water system. Potable water is currently delivered to the project site by a transmission main varying in size from 12 to 18 inches in diameter. This main is generally located in the existing Inter-Garrison Road right-of-way and connects Storage Reservoir 'F' to East Garrison. Storage Reservoir 'F' has a capacity of 2.0 million gallons (mg) and was constructed in 1990. The Reservoir is in good condition and is an operable piece of the MCWD system.

Within East Garrison, there is a system of 6 to 8 inch distribution mains, two 200,000 gallon storage reservoirs, and two booster pump stations. The East Garrison System has been shut down at Inter-Garrison Road, near the northwest corner of the project (at the Track Zero boundary), to reduce water losses that were occurring through the existing distribution mains. The existing potable water facilities within East Garrison are shown in Figure 4.85.

Proposed Facilities

New facilities must be constructed within and outside of East Garrison in order to provide potable water service and water for fire protection.

MCWD has updated their Water Master Plan. The District will construct a new storage reservoir and booster pump station near East Garrison Track 0. The remaining storage will serve future uses in the area. In addition, the District plans to construct a large water transmission main from Reservation Road to Watkins Gate Road. This main would most likely be constructed in the proposed Inter-Garrison connector road, that will be located just to the north of East Garrison, and the realigned West Camp Road that will be constructed within the East Garrison project.

Other District improvements will be required to serve East Garrison. These include: the replacement of an existing 12-inch main from Storage Reservoir 'F' to the existing Inter-Garrison Road and within that road to East Garrison with a new 16-inch main, construc-

tion of a new 14-inch main in Watkins Gate Road from Storage Reservoir 'F' to West Camp Road, and a new 12-inch main in West Camp Road between the existing Inter-Garrison Road and Watkins Gate Road.

The development within East Garrison will be served by a new potable water distribution system consisting of ~~6- to 12-inch~~ [8- to 16-inch](#) diameter water mains, service connections, and appurtenances. The Regional Urban Recycled Water Distribution Project (RUWDP) by MCWD has developed preliminary engineering plans for the construction of a new recycled water distribution system that includes service to East Garrison. New recycled water distribution pipelines and appurtenances may be constructed in the existing Inter-Garrison Road. Within East Garrison, new recycled water distribution pipelines and appurtenances may need to be constructed to tie into the regional system. Uses of recycled water will be limited to non-potable use for irrigation of landscapes, medians, parks, and playgrounds. The proposed water facilities are shown in Figure 4.86.

PROJECTED WATER DEMAND					
LAND USE	DWELLING UNITS	BUILDING AREA (SF)	ACREAGE	DEMAND FACTOR ² (AFY)	ANNUAL DEMAND (AFY)
Residential¹					
Single-Family Detached	919	—	—	0.25	229.75
Townhouse	150	—	—	0.25	37.50
Live/Work Rowhouses	119	—	—	0.25	29.75
Affordable Apartments	196	—	—	0.25	49.00
Accessory Dwelling Units (ADUs)	70	—	—	0.25	17.50
Commercial (Town Center)					
Retail	—	20,100	—	0.00021	4.22
Market/Grocery	—	3,000	—	0.00021	0.63
Restaurant (incl. Community Courtyard)	—	6,900	—	0.00145	10.01
Institutional/Cultural/Parks/Open Space					
Cultural/Educational	—	100,000	—	0.0003	30.0
Library/Sheriff	—	4,000	—	0.0003	1.20
Fire Station	—	11,200	—	0.0003	3.36
Parks	—	—	13.27	2.5	33.18
Special Landscape Features	—	—	4.00	2.1	8.40
TOTAL	1,454	145,200	17.27		454.50

¹ All proposed Residential Land Uses have a density of 8–15 units per acre

² From Table 4.4 in MCWD 2020 Urban Water Management Plan

SF = square feet

AFY = acre feet per year

Table 4.10 Projected Water Demand

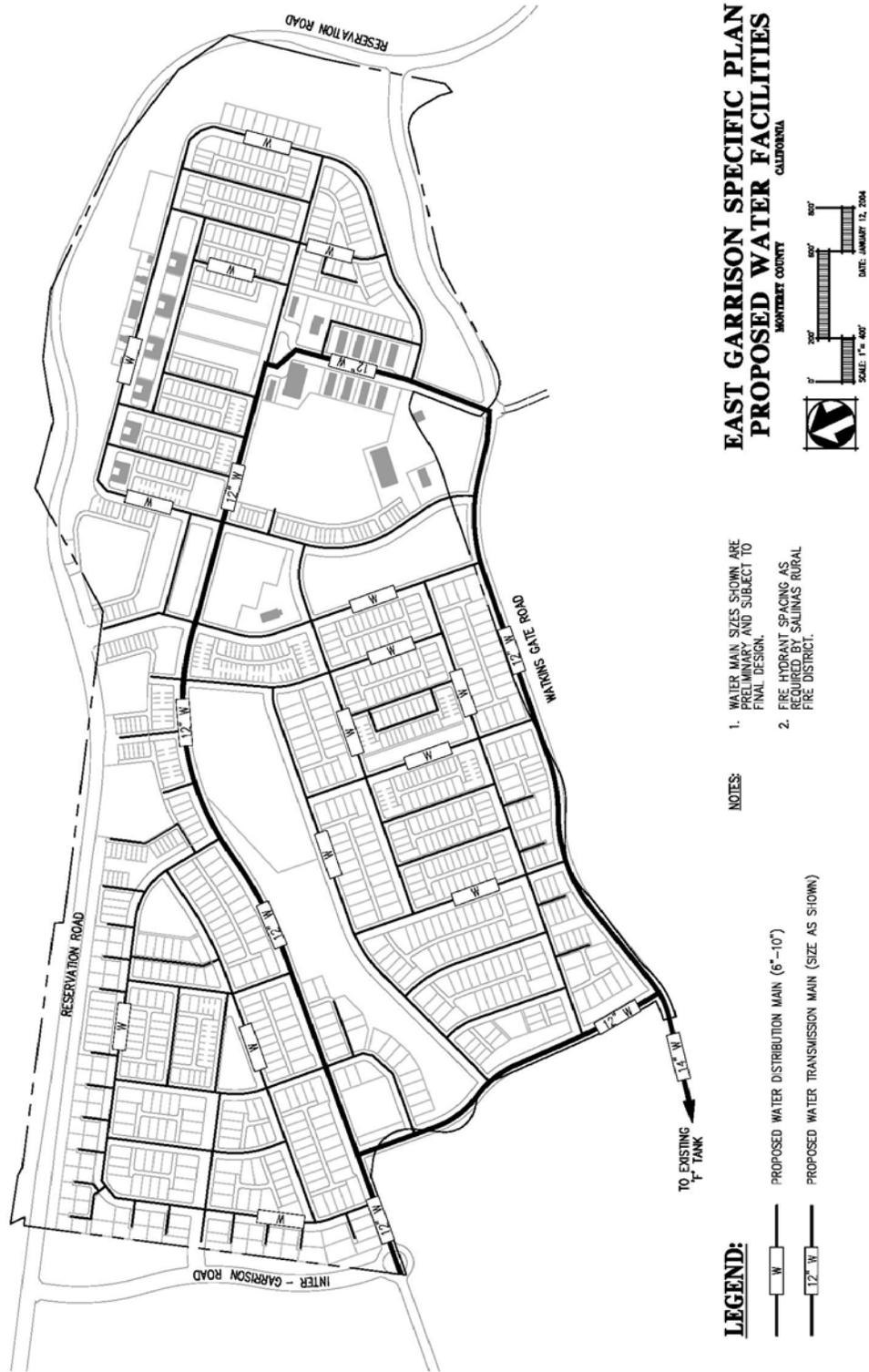


Figure 4.86 Proposed Water Supply and Distribution

4.7.2 Wastewater Collection, Storage, and Treatment

Wastewater Generation

MCWD is also the wastewater service provider for East Garrison. The projected wastewater flows from East Garrison at build-out are shown in Table 4.11.

Existing Facilities

Existing wastewater facilities within East Garrison include a non-operating wastewater treatment plant, three pump stations, and wastewater collection mains primarily located in the existing streets. The pump station located adjacent to the main gate at Reservation

Road was constructed recently and has a capacity of 350 gallons per minute (gpm). It, however, is not currently in service since no wastewater-producing uses exist on the site at this time. The existing wastewater facilities within East Garrison are shown in Figure 4.87.

Proposed Facilities

New facilities must be constructed at East Garrison to provide wastewater service. These will include a new collection system consisting of 8- to ~~12-inch~~ 15-inch diameter gravity mains, service laterals, and related appurtenances. These facilities will collect wastewater flows and convey them to the existing pump station near Reservation Road.

The existing pump station, which has a capacity of 350 gpm, can service approximately 750 residential dwelling units in its present state, but will need to be

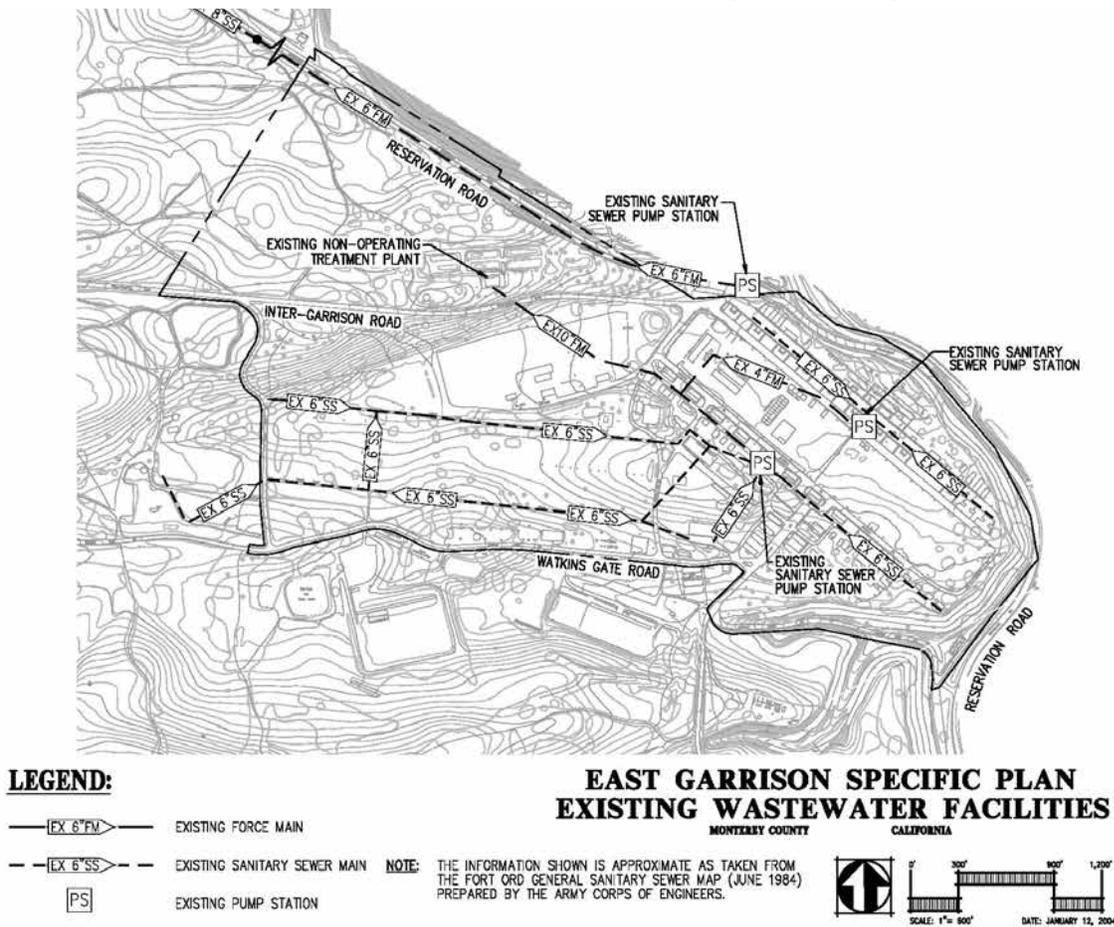


Figure 4.87 Existing Wastewater Facilities

expanded to provide additional capacity to accommodate the wastewater flows generated by the project at build-out. There is an existing 6-inch force main in Reservation Road that will carry wastewater flows from the pump station to an existing 8-inch gravity sewer approximately 880 feet northwest of East Garrison in Reservation Road. The wastewater flows from East Garrison will continue through the MCWD system to the MRWPCA Regional Wastewater Treatment Plant located on the north end of Marina. MCWD is analyz-

ing whether any of the existing facilities in their system between the pump station and the regional treatment plant will require upgrading. The proposed wastewater collection facilities are shown in Figure 4.88.

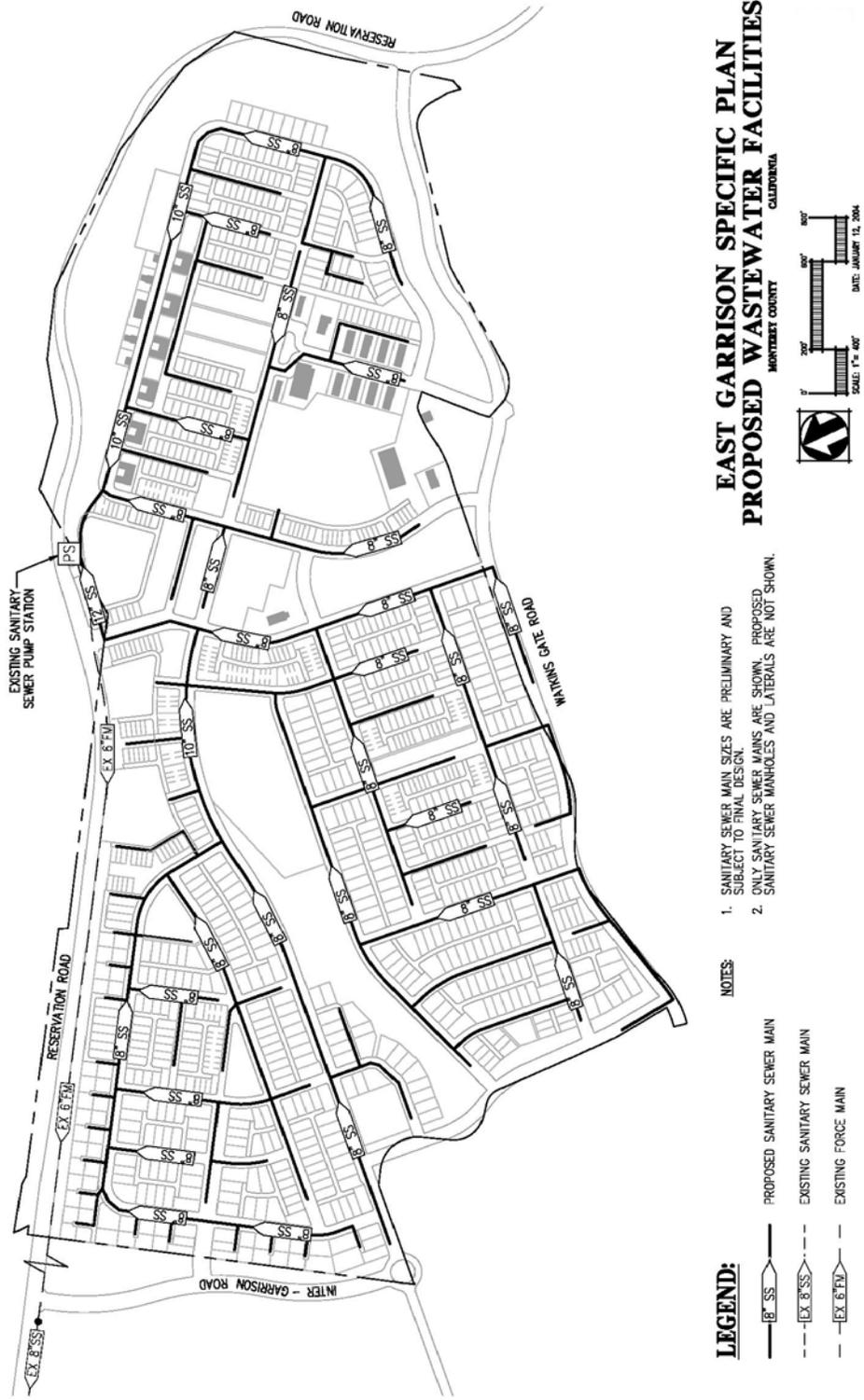
4.7.3 Storm Drainage

Watershed Area

PROJECTED WASTEWATER FLOWS									
DWELLING UNITS (DU)	PERSONS PER DU	PERSONS	BUILDING SQ. FOOT-AGE	GENERATION FACTOR (gpd/DU)	GENERATION FACTOR (gpd/DU)	AVERAGE DRY WEATH-ER FLOW (gpd)	PEAK WET WEATHER FLOW* (gpd)		
Residential-Medium (Single-Family Detached)	919	2.3	2,114	207		190,233			
Residential-Medium-High (Multi-Family Attached)	465	1.8	837	162		75,330			
Residential-High (Carriage Units)	70	1.5	105	135		9,450			
Commercial (Town Center) (Includes Commercial Courtyard)			30,000		0.27	8,100			
Institutional (Includes Library/sheriff and Fire Station)			15,200		0.18	2,736			
Cultural/Educational (Including existing Chapel)			100,000		0.27	27,000			
TOTAL	1,454		145,200			312,849			719,553 (500 gpm)

*A Peaking Factor of 2.3 was used in this analysis based on MCWWD Standards.

Table 4.11 Projected Wastewater Flows



**EAST GARRISON SPECIFIC PLAN
PROPOSED WASTEWATER FACILITIES**
MONTEREY COUNTY CALIFORNIA

NOTES:
 1. SANITARY SEWER MAIN SIZES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 2. ONLY SANITARY SEWER MAINS ARE SHOWN. PROPOSED SANITARY SEWER MANHOLES AND LATERALS ARE NOT SHOWN.

- LEGEND:**
- 8" SS — PROPOSED SANITARY SEWER MAIN
 - - - 8" SS - - - EXISTING SANITARY SEWER MAIN
 - - - 6" FV - - - EXISTING FORCE MAIN

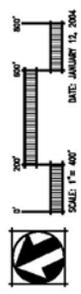


Figure 4.88 Wastewater Collection, Storage, and Treatment

The project site makes up the central portion of a 400(+/-)-acre watershed that drains to the Salinas River.

The upper portion of this watershed consists of 165 acres of permanent open space, the proposed Monterey County Youth Camp, and the second phase of development at East Garrison. The lower portion of the watershed, between East Garrison and the Salinas River is currently being farmed. The watershed area and project site are shown in Figure 4.89.

Flooding

There are no known flooding or flood-prone areas within East Garrison. East Garrison is not located in a special flood hazard area as designated by the Federal Emergency Management Agency (FEMA). The Flood Insurance Rate Map (F.I.R.M.) for this area (Panel 060195 0130 D) shows East Garrison in Zone C, areas of minimal flooding. The adjacent farmland next to the Salinas River is shown in a special flood hazard area and is designated as Zone A8.

Existing Facilities

There is a fairly well developed storm drainage system in East Garrison that includes both surface and subsurface facilities. An existing culvert at West Camp Road allows upstream drainage that does not percolate into the soil to flow under the road and onto East Garrison. The existing storm drainage system includes earth and concrete ditches, concrete gutters, storm drain pipes, manholes, inlets, and two major outfall pipes. The outfall pipes, which are 24 and 30 inches in diameter, collect stormwater run-off from East Garrison and carry it down the bluff, across Reservation and Panziera Roads and into a drainage ditch that follows the westerly side of the agricultural land adjacent to the Salinas River. The drainage ditch carries these flows together with any run-off from the agricultural land to an impoundments where stormwater is stored and then pumped to the river in a 12-inch diameter pipe. The existing storm drainage

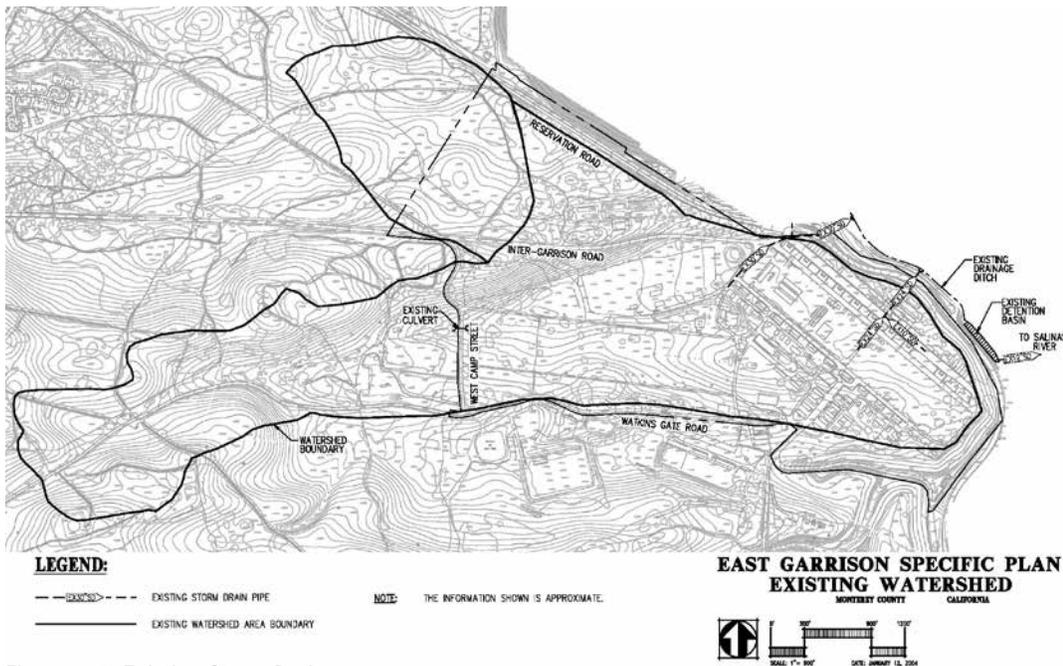


Figure 4.89 Existing Storm Drainage

facilities within East Garrison are shown in Figure 4.89.

Proposed Facilities

New storm drainage facilities must be constructed to serve East Garrison. These will include conventional drainage facilities and detention/retention basins that also function as infiltration ponds.

The purpose of the conventional storm drainage facilities is to intercept stormwater flows at the project boundaries, collect it within the development, and convey it to a controlled point of discharge. These conventional facilities will include earth swales, lined ditches, concrete curbs and gutters, manholes, catch basins, and underground storm drain pipes. The use of detention/retention basins as described below will regulate peak stormwater flows.

The soils at Fort Ord and East Garrison contain high levels of sand. Consequently, they are fast-draining and allow for the rapid infiltration of stormwater into the ground. The redevelopment of East Garrison will increase the amount of impervious surface area which will, in turn, increase the amount of stormwater run-off.

The Monterey County Water Resources Agency (MCWRA) requires that the post-project, 100-year flow rate not exceed the pre-project, 10-year flow rate. To comply with this policy, and to not have an impact on the downstream agricultural land and improvements, two detention basins and two retention basins will be constructed at East Garrison. Retention basin one is located just north of East Garrison, adjacent to the proposed Inter-Garrison connector road. This large retention basin will collect stormwater run-off and store it until it percolates into the ground. Detention basin two is located in the central portion of East Garrison at the site of the community park and will collect and store stormwater run-off and then release it into detention basin three. Detention basin three is located east of Ord Avenue and will collect stormwater from the eastern portion of the project site and any discharged flows from detention basin two. The outfall, or release from detention basin three will consist of a pumped system

directing excess flows to retention basin one, where they will be stored and allowed to percolate into the ground. Detention basin three and retention basin one have emergency risers and outfall pipes to release stormwater in order to prevent the basins from overflowing. Retention basin four is located just north of the intersection of Watkins Gate and Reservation Roads. This basin will collect and store stormwater run-off from the improved Watkins Gate Road, allowing it to percolate into the ground.

Best Management Practices (BMPs) for stormwater quality treatment are classified as structural and non-structural. Structural measures, that may include biofilters, wetlands, infiltration basins, or mechanical structures, are designed to remove pollutants from the stormwater. Non-structural measures such as street sweeping, public education, or hazardous substance/recycling centers are preventative measures intended to control the source of pollutants. East Garrison will include both types of BMPs.

The primary structural BMP will be the detention/retention basins. These basins will take advantage of the extremely high percolation rates of the native soils. This will promote infiltration and allow for the removal of pollutants as stormwater percolates down through the soil. Because these basins drain the entire site they will be very effective in improving the stormwater quality at East Garrison.

Non-structural BMPs to be used at East Garrison will include an ongoing street sweeping program as a part of the maintenance of the private streets, a public education package to be distributed to homeowners upon purchase of their home, and catch basins stenciled with the words “No Dumping – Drains to River.”

The proposed storm drainage facilities are shown in Figure 4.90.

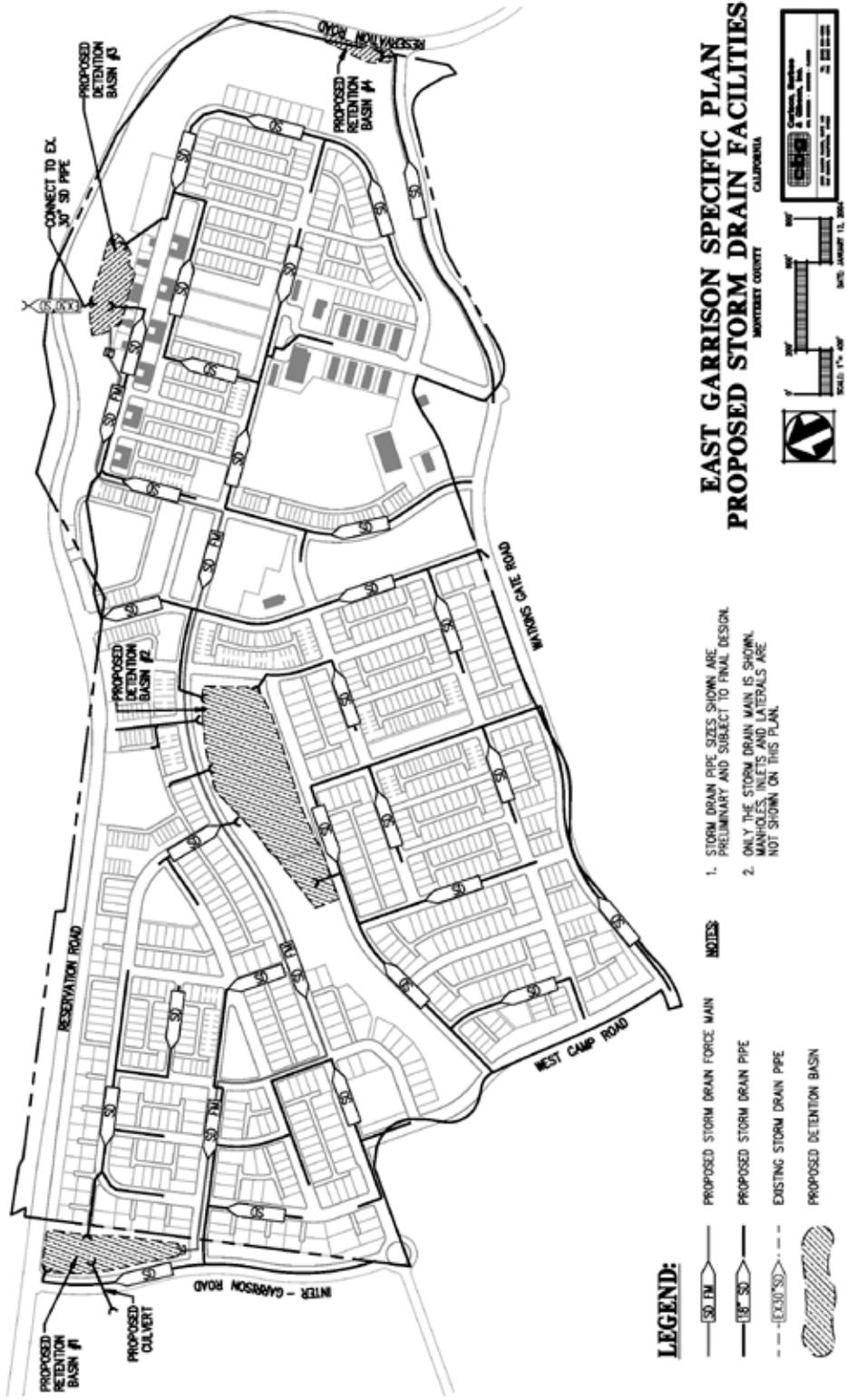


Figure 4.90 Proposed Storm Drainage

4.7.4 Solid Waste Collection and Disposal

The solid waste and recycling program in East Garrison will be managed by the East Garrison CSD or HOA in conjunction with Monterey County. East Garrison lies within the Monterey Regional Waste Management District and is governed by the provisions of Chapter 10.41 of the Monterey County Code. As such, all residences and businesses are required to store trash in approved containers and to have it removed weekly by either the existing franchisee (Waste Management, Inc) or another vendor approved by the Board of Supervisors.

4.7.5 Recycling

Chapter 10.41 of the Monterey County Code of Ordinances requires separation of recyclables from solid waste.

[4.7.6 Organic Waste](#)

[Chapter 10.45 of the Monterey County Code of Ordinances requires organic waste disposal reduction through separation of organic waste from solid waste.](#)

4.8 ENERGY

PG&E provides gas and electric service to Fort Ord. Their transmission facilities are well maintained and meet current California Public Utilities Commission (CPUC) and safety standards. The existing gas and electric distribution systems within East Garrison have been operated and maintained by the Army and are mostly substandard, in poor condition and/or obsolete.

4.8.1 Natural Gas

Existing Facilities

East Garrison is currently served by PG&E with a regulator and meter station located in the eastern portion of the site at the intersection of Watkins Gate Road and Sloat Street. PG&E owns and operates a 10-inch feeder main that passes southwest of East Garrison and runs easterly to Barloy Canyon Road, where it branches off to the metering station.

The U.S. Army has owned and been responsible for the maintenance of their low-pressure distribution

system throughout the former base operation. The current system consists of plastic, steel, and galvanized iron gas mains ranging in sizes from ¾-inch to 14 inches in diameter. The precise condition of the mains within the East Garrison area is unknown, but since they are not cathodically protected, it is assumed that they are in poor shape and will be abandoned and replaced with new mains.

Planned Facilities

New facilities will be constructed at East Garrison to provide natural gas service. Existing PG&E operated gas mains will be extended and new distribution mains will be installed in a new joint trench adjacent to roadways. The joint trench will include natural gas, electric, telephone, and cable TV facilities. In addition, the expansion of existing gas transmission facilities outside of East Garrison may be required. The need for these improvements will be determined by PG&E. [Not all homes/units are required to have natural gas service.](#)

4.8.2 Electricity

Existing Facilities

PG&E has a pole-mounted substation in East Garrison located near Reservation Road. This substation distributes power at 4.16kv. There is also a PG&E 115kv transmission line in an 80-foot-wide easement that traverses the southeast corner of East Garrison. A system of overhead wires is used to distribute electricity within East Garrison. This system, which has been operated by the Army, is in poor condition and does not meet current CPUC standards.

Planned Facilities

An electrical distribution system will be installed in a common joint trench along with gas, telephone, and cable television facilities. In addition, expansion of existing transmission facilities outside of East Garrison may be required. The need for these improvements will be determined by PG&E.

4.9 COMMUNICATIONS

4.9.1 Telephone

Existing Facilities

The Fort Ord switching station is served by SBC from its Marina and Seaside switching centers. The system consists primarily of underground cables that connect from either the Seaside or Marina switching stations. The system consists mainly of twisted copper wires. Currently, no fiber-optic cables are in place on the site. SBC owns and maintains the underground main trunk cable along Beach Range Road and provides basic telephone service, 911 emergency service, operator service, and 411 information assistance. The system is in good shape and meets all applicable industry standards.

East Garrison is served via an underground main cable line and local overhead Building 4250 on North-South Road. In general, the cable system is in poor condition and the overhead wire system does not meet CPUC or safety standards. The system is deficient due to its age and technological obsolescence and will need to be replaced or upgraded.

Planned Facilities

A fiber-optic telephone distribution system will be installed in a common joint trench along with gas, electric, and cable TV facilities. In addition, expansion and/or upgrade of existing transmission facilities outside of East Garrison may be required. The need for these improvements will be determined by SBC or an alternative telephone provider.

4.9.2 Cable Television

A cable television distribution system will be installed in a common joint trench along with gas, electric, and telephone facilities. In addition, expansion and/or upgrade may be required outside of East Garrison. The need for these improvements will be determined by the developer. The cable provider will be determined at a later date.

4.9.3 Wireless Communication

Wireless technology/facilities are permitted and the Conditions, Covenants, and Restrictions (CCR) will prescribe the regulations.

4.10 COMMUNITY SERVICES

4.10.1 Schools

As cited in the Development Agreement, the County has agreed that if the Monterey Peninsula Unified School District (MPUSD) identifies a site on County lands to serve the East Garrison project, the County intends, on request from the MPUSD and conditioned upon appropriate environmental review, to provide the identified site to the MPUSD for the purpose of constructing the new school.

Section 5 Implementation



Implementation

5.1 INTRODUCTION

A number of public and capital facilities are required to support the development of East Garrison. Specifically, all of the major utility systems at East Garrison are obsolete, requiring complete replacement. Also needed are the connections to the providers, which in some cases are miles away. Development also necessitates a complete road network to allow access to all parts of East Garrison, as well as sidewalks and street features to ensure that the community retains a pedestrian-friendly quality. Beyond these basic needs, the plan also calls for public facilities such as a fire station, library, and sheriff community field office. Adding to the public amenities of East Garrison are an Arts District and Town Center, features that will make the community distinctive and ensure a balance of housing, commerce, and community life in the future as East Garrison develops.

All public infrastructure necessary for development at East Garrison will be constructed with funds internal to the project. Other facilities, such as the Arts District, affordable housing and the Town Center, may be

ESTIMATED SOURCES OF FUNDS FOR CAPITAL IMPROVEMENTS	
SOURCE	AMOUNT
Private Capital (Private financing and land sales proceeds)	\$49,990,330
Net Mello Roos Bond Proceeds (Gross proceeds less insurance costs, credit enhancement and reserve)	\$17,358,850
Fee Credits and Reimbursements (From public entities, estimated)	\$15,802,400
Total	\$83,151,580
Note: Totals are based on conceptual design, subject to change	

Table 5.1 Estimated Sources of Funds for Capital Improvements

constructed with a variety of funds, depending on availability. The required funds will come from a number of potential sources, including infrastructure bonds, private capital, funding obtained through rates and fees, fee credits, grants, and tax credits. Once the infrastructure and development plans are finalized, a financing plan will be prepared that will detail the sources and uses of funds for the specified capital improvements and amenities. The financing plan will also match the availability of funding to project needs over time through a phasing plan.

The following discussion provides a preliminary overview of the public facilities financing of East Garrison, laying out the estimated initial costs and their anticipated sources of funding. For purposes of this discussion it is assumed that certain facilities, such as off-site water, sewer, and schools, will be financed exclusively through dedicated funding sources, as applicable.

5.2 PUBLIC FACILITIES FUNDING SOURCES

The necessary capital improvements to be constructed include roads, utilities, parks, and public facilities. The majority of public infrastructure improvements will be financed through a newly-created Community Services District (CSD) and/or Homeowners Association and capital provided by the developer in the early stages, supplemented by land sales revenue as the project progresses. Some facilities, such as water infrastructure and/or schools, will be constructed with funds from the utility provider, which in turn are financed through connection charges, development fees, and rates charged to end users. Some capital facilities will also be constructed by the Ford Ord Reuse Authority (FORA), or will be constructed by the developer with a reimbursement in the form of a reduction in FORA fees.

It is anticipated that at the outset the developer will provide capital for construction, supplemented by the issuing of bonds secured by a special tax lien assessed through the CSD. Table 5.1 summarizes the sources of funds anticipated for the capital improvements detailed in the Specific Plan, which total \$83,151,580. As

shown, a series of Mello Roos bond issuances will provide approximately \$17,358,850 in net proceeds to fund capital improvements at East Garrison. These bonds will be secured and serviced by a special tax levied on individual parcels. The bulk of the funding, approximately \$49,990,330, will come initially from private financing, and the proceeds of land sales after the initial phase is developed. This table does not include funds from the FORA capital facilities fee which will pay for off-site infrastructure needed for the project.

Affordable housing facilities may also receive funding assistance from a number of government programs, including Community Development Block Grant/HOME funds, low-income tax credits, and multifamily housing programs. The availability of such funding and assistance is limited, however, by a number of factors, including funding availability and the design of the affordable housing and demographics of residents. The developer will work through these issues during the design process to maximize the availability of affordable housing funding and minimize the impact of that funding on the financial feasibility of the program.

Future school impact fees generated from East Garrison should be directed to the schools nearest the development.

5.3 USES OF PUBLIC FACILITIES FUNDS

The current infrastructure at East Garrison will be almost completely replaced, necessitating the construction of new wet and dry utilities, roads, public facilities, and amenities such as parks. The current total cost of the infrastructure program will be approximately \$72 million, divided into several development phases. A list of capital improvement costs, broken down by category and phase, is provided in Table 5.2. This table does not include the costs of certain off-site road, water, and sewer improvements that will be funded and constructed through outside resources.

Table 5.2 also details the costs of a number of other County facilities, including civic buildings such as a library and fire station. The cost of these improvements is approximately \$3.5 million.

INFRASTRUCTURE COST ESTIMATES				
ITEM	AMOUNT IN DOLLARS			
	PHASE 1	PHASE 2	PHASE 3	TOTAL
Onsite Infrastructure				
Grading	12,573,225	160,250	4,477,225	17,210,700
Streets	2,928,379	3,227,251	3,497,868	9,653,498
Sanitary Sewer	813,200	889,100	616,100	2,318,400
Storm Drain	1,223,290	1,064,915	803,880	3,092,085
Potable Water	959,000	1,270,750	759,350	2,989,100
Recycled Water	279,000	216,300	253,500	748,800
Dry Utilities	2,983,000	3,586,500	2,710,000	9,279,500
Landscaping	4,393,000	2,547,000	2,780,550	9,720,550
Total	26,152,094	12,962,066	15,898,473	55,012,633
Offsite Infrastructure				
Offsite Storm Drain-	250,000	0	0	250,000
Reservation Road-	2,128,051	0	1,555,591	3,683,642
Inter-Garrison Road (R/IG)	616,687	0	0	616,687
Inter-Garrison Road	281,100	0	0	281,100
West Camp Road	210,508	188,683	0	399,191
Watkins Gate Road (WC/ST.)	0	800,771	0	800,771
Water System	3,216,000	0	0	3,216,000
Watkins Gate Road (St./Rs.)	0	0	843,140	843,140
Sewer System	300,000	2,539,000	0	2,839,000
Sloat & Barloy Canyon Road	0	0	285,994	285,994
Total	7,002,346	3,528,454	2,684,725	13,215,525
County Facilities	3,500,000	0	0	3,500,000
GRAND TOTAL	36,654,440	16,490,520	18,583,198	71,728,158

Table 5.2 Estimated Use of Funds for Capital Improvements

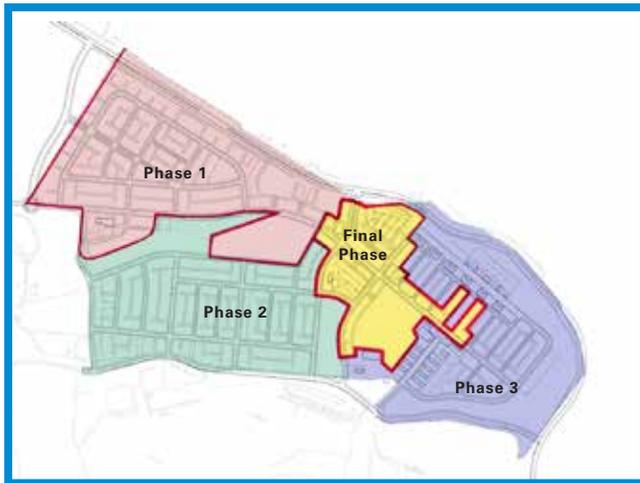


Figure 5.1 Illustrative Phasing Diagram

5.4 PHASING

The project is divided broadly into ~~three~~ four phases (see also Section 3.4):

1. The first phase is anticipated to be completed in 2006 and will include approximately ~~398~~ 397 residential units.
2. The second phase will include approximately ~~471~~ 470 units.
3. The third phase consists of ~~the Arts District, consisting of approximately 442 houses~~ 192 residential units and a group of historical buildings that will be developed into an Arts District providing studio and exhibition space, ~~offices, and housing~~ for local artists.
4. The Final Phase, ~~which will be built out over the other three phases,~~ will include approximately ~~89~~ residential units, of which ~~49~~ will be live/work artists' spaces 325 units and commercial space.

The infrastructure plan will be phased in accordance with the needs of the development plan, utilizing existing funding as efficiently as possible to minimize debt service costs while ensuring that duplicative efforts are minimized. The final infrastructure plan will detail the improvements, their timing, and their relationship to each other and to the development plan.

5.5 MAINTENANCE AND OPERATIONS

No net funds will be required from the County General Fund or any enterprise funds to finance any operations and maintenance of infrastructure or public facilities at East Garrison. The County has developed a fiscal impact report to assess the impact of development under the Specific Plan on the County's General Fund and certain enterprise funds, which will include other County services such as public safety.

The maintenance of the roads, open space (including parks), and other public amenities detailed in the Specific Plan will be funded through a combination of Community Services District (CSD) and/or Homeowners Association (HOA) fees and assessments. Some maintenance and operations functions will be performed by County staff and reimbursed from these special assessments and/or fees. Utilities will be maintained by the appropriate service providers.

5.6 IMPLEMENTATION

Implementation of the Financing Plan will require execution of several elements, including a Development Agreement, CSD and/or HOA and, potentially, a Lighting and Landscaping District for maintenance costs. The Development Agreement specifies the terms and timing of these elements, and all will have to be in place before the land is sold to vertical developers. The CSD will have to be created before bonds can be issued to support infrastructure development and, therefore, will be a necessary condition for development.

Section 6 Plan Review



Plan Review

6.1 ENTITLEMENT PROCESS

This Specific Plan (EGSP) and accompanying permits, approved following certification of the Environmental Impact Report, provide the basic authority for development of approximately ~~1,400~~ 1,384 residential units plus up to 70 accessory (carriage house) units (water permitting), ~~75,000~~ 30,000 square feet of commercial use (inclusive of community courtyard), ~~11,000~~ 15,200 square feet of ~~public and~~ institutional uses (library/sheriff's community field office and fire station/community room), and up to 100,000 square feet of Arts District artist/cultural/ educational space in renovated structures (including the Chapel) within the Plan Area upon satisfaction of the requirements set forth in the Specific Plan.

6.2 DESIGN REVIEW

Before development of property within the EGSP area may occur, final approvals are required. These approvals include project and design review to ensure compliance with the technical requirements and Pattern Book design guidelines contained herein. The design guidelines contained in the Pattern Book supersede the County's Zoning Ordinance to the extent the provisions conflict.

The Developer ~~shall~~ has established a formal Design Review committee ~~process to be carried out by an appropriate entity to be designated by Developer, such as a Community Services District (CSD) and/or~~ under the Homeowners Association (HOA). Monterey County will not be involved with the formal Design Review process established by the Developer for initial project buildout. Written Design Review approval from the entity designated by the Developer shall be required and shall be submitted to Monterey County as part of an application for a building permit. Monterey County will ensure conformance with the EGSP design standards prior to issuing building permits. After initial buildout of the community, design review shall also be subject to any County process in place at the time of any design changes.

6.3 AMENDMENTS TO THE SPECIFIC PLAN

The Government Code includes procedures for amending the EGSP (Sections 65453, 65454 and 65456). Conformance Determinations, as described below in Section 6.4.1, are not amendments and may be approved by the County Director of Planning and Building Inspection (Director). The Planning Commission, after at least one noticed public hearing, shall provide recommendations to the Board of Supervisors regarding any proposed amendments. Upon receipt of recommendations from the Planning Commission, the Board of Supervisors shall set the matter for public hearing and shall give notice of said hearing. After conclusion of the public hearings, the Board of Supervisors may deny, adopt, or adopt any part of the proposed amendment in such form as the Board may deem advisable. All of the following findings are required to approve a Specific Plan amendment:

1. The proposed 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 proposed 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.

Specific Plan amendments may require a companion General Plan amendment. Any amendments to the EGSP shall be processed in accordance with Government Code Section 65453, as well as any applicable local ordinances governing amendments of Specific Plans. Specific Plan amendments are subject to CEQA. It is the intent of the Specific Plan that the companion EIR, once certified, may serve, without further environmental studies, as the environmental documentation for Specific Plan amendments, other than major amendments, as appropriate under CEQA.

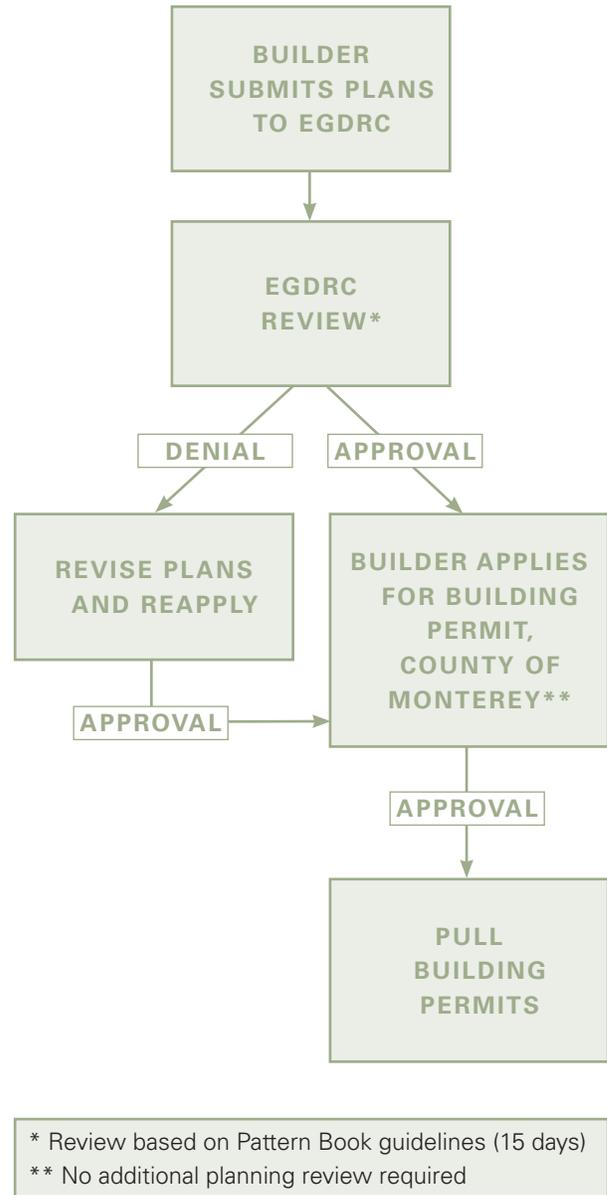


Figure 6.1 East Garrison Design Review Committee (EGDRC) Design Review Process Flow Chart

Application for a Specific Plan amendment shall be made to the Appropriate Authority in writing in a form prescribed by the Director and shall be accompanied by statements, plans, and elevations necessary to show the detail of the proposed use, structure, or modification, and such other information as the Director may require.

Where an application for an amendment is denied by the Board of Supervisors, no new application for an amendment substantially the same as the one denied may be submitted for a period of one year from the date of denial.

6.4 CONFORMANCE DETERMINATIONS

6.4.1 Purpose

The purpose of a Conformance Determination is to determine whether a proposed development or use that constitutes a minor variation from EGSP provisions is consistent with the EGSP and may proceed without an amendment to the EGSP. The proposed minor variation shall be found consistent if it substantially conforms to the standards, regulations, and guidelines of the EGSP and other applicable Monterey County ordinances. Where appropriate, a Conformance Determination may be combined with a Use Permit or Administrative Permit.

Minor variations may be approved for a proposed development or use and only for the following aspects of the Specific Plan:

1. Allowance of a use not listed in the Permitted Uses matrix (Table 3.8), if the use complies with the land use designation in which the use is requested and is therefore permitted within that land use designation.
2. Minor changes in the size and location of public facilities.
3. Modifications to the Pattern Book or Design Guidelines, but not including setbacks, lot size, or parking requirements.
4. Relocation of carriage unit rights from one or more designated lots to other lots. Relocation shall only be

to Bungalow, Village, Bluff, and Courtyard lots.

5. Changes to numbers or letters establishing or referencing text sections or figures, including references to County Code sections.
6. Modifications to Section 1.5, Section 3.5.7, Section 3.5.11, Section 4.2, Section 4.4, Section 4.5, updates to Sections 4.7 through 4.10, updates to Section 5, Section 6.2 Table 3.1, and Figure 3.5 Summary.
7. Modifications to travel lane width, curb types, curb radii, and sidewalk and verge locations and sizes, as long as no increase in water use results from the modifications. These modifications also require the approval of the Fire District and County Public Works Department.
8. Modifications to the Landscape Pattern section of the Pattern Book as long as no increase in water use results from the modifications.
9. Modifications to park and public space designs described in Sections 4.6.1 through 4.6.11. These modifications also require the approval of the County Parks Department.

6.4.2 Appropriate Authority

The Director is the Appropriate Authority to hear and decide applications for the Conformance Determination provided in this subsection 6.4. Notwithstanding the foregoing, the Director shall have the discretion to refer an application for a Conformance Determination to the Planning Commission for a noticed public hearing and determination. In such case, the Planning Commission shall become the Appropriate Authority. If the Conformance Determination is combined with a Use Permit or Administrative Permit, the decision-making body for the principal land use shall be the decision-making body for the Conformance Determination.

6.4.3 Submittal Requirements

All applications for a Conformance Determination shall contain the following information in addition to any standard permit application requirements required by the Monterey County Zoning Ordinance:

1. Name, signature, and address of the applicant and of all persons owning any interest in the property included in the application.
2. Location of the subject property (address or vicinity).
3. Legal description of property.
4. Specific Plan land use designation(s) on the property.
5. Description of the proposed facility or use.
6. Written statement describing the request and explaining how each of the required findings can be made.
7. Such other forms and documents as are necessary to determine conformance with the provisions of the Specific Plan.
8. A fee as specified by the County Board of Supervisors.

6.4.4 Additional Requirements

The Appropriate Authority may also require the following information and documents as necessary to make the required determination(s):

1. A site plan illustrating the use, development, structure(s), building(s), or modification(s) of standards. Site plans must be drawn to a scale satisfactory to and in the number of copies prescribed by the Appropriate Authority, indicating the use, location and size of all pertinent buildings and structures, yards, driveways, access and parking areas, landscaping, walls, and fences, and other similar features.
2. Such supplemental information or material as may be necessary, including revised or corrected copies of any site plan or other document previously submitted.

6.4.5 Required Findings

The Appropriate Authority, acting upon any Conformance Determination request as provided in this section, shall either approve, approve with conditions, or deny the request based on findings as specified below. In order to approve a proposed development or use, the Appropriate Authority must make all of the following findings for the development or use, as proposed or subject to specified conditions:

1. The variation from the EGSP is minor in nature.
2. The development or use is consistent with the EGSP and substantially conforms to the standards, regulations, and guidelines of the EGSP and other applicable Monterey County ordinances.
3. The development or use will not adversely affect public health, safety, or welfare.
4. The development or use will not adversely affect adjacent property.
5. The development or use will not have environmental effects that have not been previously analyzed.

6.4.6 Time Limit

The Appropriate Authority shall act on an application for determination of Conformance, or publish a public hearing notice, within 60 days from the date of receipt of an application and all required submittals. Any public hearing shall commence within 60 days from the date of publication of the notice.

6.4.7 Public Hearings

The Director shall have the discretion to hold a public hearing regarding the Conformance Determination. If the determination is referred to the Planning Commission, a public hearing shall be conducted.

6.4.8 Appeals

The decision of the Director with regard to a Conformance Determination may be appealed to the Planning Commission. In such case, the decision of the Planning Commission shall be final and may not be appealed. The decision of the Planning Commission, when acting as the Appropriate Authority, may be appealed to the Board of Supervisors. Appeal procedures and timelines shall be in accordance with the appeal procedures and timelines set out in the Monterey County Inland Zoning Ordinance applicable to discretionary decisions.

6.5 NOTICE

Any public hearing required by this Chapter shall be noticed in the manner provided in the Monterey County Inland Zoning Ordinance. The Appropriate Authority shall notify the applicant and any interested parties of the final action taken on the application by first class mail.

6.6 MATTERS OF INTERPRETATION

Every effort has been made to provide policies and regulations that are clear; however, interpretations will be necessary when specific and unusual circumstances arise. The Director is responsible for interpretation of the EGSP.

If any situation arises in the implementation of the EGSP that is not addressed by specific site development regulations or, if an issue, condition, or situation arises that is not clearly addressed in the EGSP, the Director shall provide an interpretation based on such County goals, policies, plans, and requirements as are most closely related to the subject matter of the issue or situation to be interpreted.

The approved Specific Plan is intended to be interpreted and applied in a manner consistent with the Monterey County Code. If the Director nevertheless determines that a conflict exists between the Specific Plan and the County Code, the provisions of the Specific Plan shall take precedence.

Administrative interpretations of the Director pur-

suant to this Section 6.6 may be appealed to the Planning Commission. The decision of the Planning Commission shall be final and may not be appealed. Appeal procedures and timelines shall otherwise follow the appeal procedures and timelines set out in the Monterey County Inland Zoning Ordinance regarding appeals of administrative interpretations.

6.7 SPECIFIC PLAN COMPLIANCE AND ENFORCEMENT

No building permit, grading permit, land use discretionary permit, or other permit for a land use subject to the provisions of the EGSP may be approved if it is found to be inconsistent with the EGSP.

The Director is responsible for enforcing the provisions of the Monterey County Zoning Ordinance and the EGSP. The regulatory elements of the EGSP are enforceable pursuant to the enforcement requirements of the Monterey County Code.

Glossary

Glossary

ACCESSORY UNIT: A freestanding or attached secondary habitable unit on a site.

ACRES, GROSS: The entire acreage of a site, including all easements and rights-of-way; or the entire acreage of the site as shown on a recorded map. Calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

ACRES, NET: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way, and public open space.

AFFORDABLE BY DESIGN: Housing choices in urban areas that are attractive, accessible to parks, transit, work, shopping, and other amenities, and affordable to a large spectrum of the population.

AFFORDABLE HOUSING: Housing for which a household pays no more than 30 percent of its annual income.

ALLÉE: French, literally, a path. Often refers to a path or walk lined on both sides with trees or other planting.

AMENITY OR AMENITIES: A feature that increases attractiveness or value, especially of a piece of property; something that increases physical or material comfort; social courtesies; civilities.

ARTERIAL ROADS: A major four-lane road serving local and longer distance travel. Arterial roads enable through traffic between collector roads and expressways, highways, and freeways. Arterial roads provide some limited access to adjoining properties.

ARTS & CRAFTS: Movement in applied art and indirectly in architecture during the second half of the 19th century, emphasizing the importance of craftsmanship and high standards of design for everyday objects.

NOTE Glossary covers terminology in both the East Garrison Specific Plan and the East Garrison Pattern Book (Appendix B).

BATTEN: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

BAY: One of several uniform divisions of a building.

BAY WINDOW: A window formed in a projection of the wall beyond its general line.

BULBOUTS: A curb extension at an intersection used to shorten the pedestrian crossing distance. A bulbout may also be used to shield on-street parking and offer planter areas.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The State statutes and guidelines enacted by the California legislature in 1970 and as subsequently amended, (Public Resources Code, Section 21000 et. Seq.) that contains a process for conducting environmental review for projects.

CALTRANS: California Department of Transportation.

CAPITAL IMPROVEMENT PROGRAM (CIP): A program established by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

CARPENTER GOTHIC: In the nineteenth century U.S., the application of Gothic motifs by artisan-builders in wood.

CIRCULATION: Free movement or passage; in this document, refers to vehicular and pedestrian movement within the neighborhood and between the neighborhood and its environs.

CLAPBOARD: Exterior (weather) boarding, typically 3 to 11 inches wide, 1/4 inch thick on the lower edge, 1/4 inch thick along the upper edge (which is covered by the lower edge of the board above. It is feather-edged (neither tongued and grooved nor rebated).

CLASS 1 BIKEWAY (BIKE PATH): Provides a completely separated right-of-way for the exclusive use of bicyclists and pedestrians.

CLASS 2 BIKEWAY (BIKE LANE): Provides a striped lane for one-way bike travel on a street or a highway.

CLASS 3 BIKEWAY (BICYCLE ROUTE): Provides connections to either Class 1 or Class 2 facilities. Class 3 facilities have no special lane markings, bicycle traffic shares the roadway with motor vehicles.

CLASSICAL DESIGN PRINCIPLES: Architectural design principles derived from the architecture of Hellenic Greece and imperial Rome.

COLLECTOR STREETS: An intermediate-sized street generally smaller than arterial roads and larger than a neighborhood street.

COLONIAL REVIVAL: The reuse of Georgian and colonial design in the U.S. in the late nineteenth and early twentieth centuries.

COMMUNITY SERVICES: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

CORBEL: A bracket of building material, as stone or brick, projecting from the face of a wall and generally used to support a cornice or arch.

CPUC: California Public Utility Commission

CRAFTSMAN STYLE: Originated in Southern California in the late 19th and early 20th centuries, this architectural style in the U.S. was influenced by the Arts & Crafts movement in England which emphasized the use of hand-crafted elements and natural materials instead of mass-produced components that were part of the industrialization and standardization of building components. Two California architects - Harry and Charles Greene, were among the first to design extensively in this style, producing designs for small, affordable, and very popular houses they called "bungalows." Typical style characteristics include relatively shallow pitch roofs with broad overhangs; open soffits with exposed rafters,

brackets and braces of heavy timber; asymmetrical massing and window and door arrangements; inlet porches with tapered wood columns or piers with columns above; use of several materials on the exterior (e.g., a mix of stone, wood, shingle, and brick).

CRIMP METAL: Metal formed into small, regular ridges or folds.

CROSS-GABLE: A gable which is set parallel to the ridge of the roof.

CURB CUTS: Interruptions in a concrete border or row of joined stones forming part of a gutter along the edge of a street, frequently to accommodate a driveway.

DENSITY: The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely, as acres per dwelling unit or square feet per dwelling unit.

DENSITY, GROSS: The ratio of single-family living units within the distinct boundaries of any property including the area to the center of an abutting street or access within the street or access road.

DENSITY, RESIDENTIAL: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre (See ‘Acres, Gross’).

DEVELOPMENT: Any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction. This definition includes any change in use, density, and/or intensity including the subdivision of land, construction of any structure, and the removal or harvesting of major vegetation including land clearing other than for agricultural purposes.

DEVELOPMENT AGREEMENT: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et. seq.) that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period

of time, usually in exchange for certain concessions by the owner.

DORMER: A window set vertically in a small gable projecting from a sloping roof; the gable holding a dormer.

DUTCH COLONIAL ARCHITECTURE: The style prevalent in the Dutch-settled parts of the North American colonies in the seventeenth century, particularly in New York’s Hudson River Valley, and is characterized by gambrel roofs and overhanging eaves.

DWELLING UNIT: A dwelling or portion thereof used by one family and containing one kitchen.

EASEMENT: A right, as a right-of-way, afforded a person to make limited use of another’s real property.

EASTLAKE STYLE: A forerunner of the Stick Style, with rich ornamentation created by gouge and lathe, named after the English architect Charles Eastlake. It was in California and the West generally that the style persisted longest—down to the late 1880s.

ELEVATION: Referring to the front, side, or rear of a structure taken as a complete composition with all of its building elements.

EMPLOYMENT CENTER: Geographic area exemplified by a high concentration of employment opportunities. Monterey Peninsula, Salinas, and the Central Salinas Valley, UCMBEST, CSUMB and other jobs created on the former Fort Ord represent employment centers within Monterey County.

ENCROACHMENT: A gradual intrusion on the rights or possessions of another (e.g., a road which encroaches on a city park).

ENTASIS: A slight outward taper on classical columns used to counteract the optical illusion of concavity in a straight-sided column.

ENVIRONMENT: Environment means the physical conditions that exist within the area that will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

ENVIRONMENTAL IMPACT REPORT (EIR): Environmental Impact Report means a concise report statement setting forth the environmental effects and considerations pertaining to a project as specified in CEQA. An EIR document is prepared to inform the public and decision makers about the potential environmental damage and impacts caused by implementation of a project.

FACADE: The face of a building.

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FEMA: Federal Emergency Management Agency.

F.I.R.M.: Refers to the Flood Insurance Rate Map prepared by FEMA for each specific jurisdiction in the United States.

FORA: Fort Ord Reuse Authority

FRONT FACADE: The principal face of a house that fronts on the street.

FRONT FACADE ZONE: The area at the front of the house which is set back from the front property line at a distance defined by the Front Yard Setback. The depth of the zone is measured from that line.

FRONT-LOADED: A residence where the garage is accessed directly from the street rather than a lane.

FRONT YARD SETBACK: The area between the Front Yard Setback Line and the front property line. The Front Yard Setback Line demarks the front edge of the Front Yard.

FRONT YARD ZONE: The area designated in the Community Patterns section of the Pattern Book for placement of front yards as determined by the setbacks.

FULL SPECTRUM OF HOUSING: Housing availability within a community that presents desirable housing opportunities for individuals and families across the full range of income levels.

FULL-WRAP ARCHITECTURE: The use of a single material and consistent style and trim elements on all facades of a building.

GABLE: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

GABLE L: Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the facade.

GABLE ROOF: A roof having a gable at one or both ends.

GREENWAY: Typically, open space with passive (e.g., walking), but not active, recreational uses; distinct from parks which contain a mix of active and passive recreational uses and amenities.

HARDSCAPE: Impervious and permeable paving materials.

HIGHWAY: Major road developed and maintained by the State of California. Highways enable through-traffic throughout the state and provide linkages to the overall highway system of the state. Highways typically provide only limited direct access from adjoining properties.

HIPPED ROOF: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

HOUSEHOLD: All those persons – related or unrelated – who occupy a single housing unit.

IMPACT FEE: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the funds.

IMPERVIOUS SURFACE: Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

IMPROVEMENT: Such street work and utilities to be installed, or agreed to be installed (for which a security instrument is first accepted), by the subdivider on the subdivision or land adjacent thereto to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the parcel or final map thereof. Improvement also refers to such other specific improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to ensure conformity to or implementation of the General Plan.

INCLUSIONARY HOUSING: Housing that is affordable to very low- and low-income households.

INDIGENOUS: Living or occurring naturally in a specific area or environment; native; intrinsic to a place.

INFRASTRUCTURE: The various systems and facilities needed to support the operation of a community (e.g., sewer and water systems, electric systems, communication lines, roads).

IONIC ORDER: The classical order of architecture characterized by its capital with large volutes, a fasciated entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing.

ITALIANATE STYLE: The eclectic form of house design fashionable in England and the U.S. in the 1840s and 50s, characterized by low-pitched, heavily bracketed roofs, asymmetrical informal plan, square towers, and often round-arched windows.

JAPANESE STYLE: A variant of the Craftsman Style found primarily in California. Traditional house design in Japan included exposed and expressed structural elements such as roof rafters, columns, beams and piers with light wood frame wall construction. Many of these elements began to be copied and embellished in the bungalows designed in the U.S. early in the 20th century. Attention to crafted joints and details in Japanese style houses was a natural extension of the Arts & Crafts aesthetic.

KNOCK DOWN: Designed to be assembled and disassembled easily and quickly; a device or mechanism designed to be assembled and disassembled quickly and easily.

LOT: A unit of land which has been created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was created prior to the time any local or state law regulated divisions of land or which were not subject to any local or state regulation or the time of its creation. Parcels crossed by public road or highway rights-of-way will not be considered to have been 'subdivided' by such a road or highway. Except where a legal determination by the County concludes otherwise for a particular ownership, contiguous lots conveyed by U.S. patent or aggregated under a single ownership will be considered as a single parcel.

MARKET-RATE: An unregulated price driven by free market demand.

MASSING: The shape of the volume of the building.

MCWD: Marina Coast Water District

MCWRA: Monterey County Water Resources Agency

MITIGATION: Measures taken which make something less severe or intense.

NOISE: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is 'unwanted sound'.

OGEE: An S-shaped double curve often used in the design of moldings or of pointed Early English arches.

OPEN SPACE: Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. The term ‘open space’ does not imply public access or ownership.

PARCEL: For a definition of ‘parcel’, see ‘lot’.

PARK STRIP: A verge.

PEDESTRIAN-SCALE: In scale with a person walking.

POLICY: A specific statement guiding action and implying a clear commitment.

PRAIRIE STYLE: Early twentieth-century style of two-story house emphasizing the horizontal. Frank Lloyd Wright was the acknowledged master of the Prairie house.

PRESERVATION: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PROTOTYPE: An early typical example.

PUBLIC UTILITY: A company regulated by the California Public Utilities Commission or other regulatory body including the County of Monterey.

QUEEN ANNE STYLE: Eclectic style of domestic architecture of the 1870s and 1880s in England and the U.S.; misnamed after Queen Anne, but actually based on country-house and cottage Elizabethan architecture. It is characterized by a blending of Tudor Gothic, English Renaissance and, in the U.S., Colonial elements.

REAR LANE SETBACK: The minimum allowable distance from the rear lane right-of-way to a built structure.

RECREATIONAL VEHICLE: Single-axle or multiple-axle non-self-propelled structure mounted on wheels or otherwise capable of being made mobile, and other types of vehicles, including but not limited to travel trailers, and self-propelled motor homes, or campers; used for any purpose (for example, residential, recreational); but not including a municipal or governmental purpose.

ROAD, PUBLIC: See Street, Public.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as public and private roads, railroads, and utility lines.

SETBACK: A defined recession from a given property line or zone within a property that establishes the allowable placement of a structure, except fences 6 feet in height or less, on a specific piece of property.

SIDE STREET FACADE ZONE: On corner lots, a zone established adjacent to the cross street. The zone is set between the side setback line and the Private Zone as established in the Community Patterns section of the Pattern Book.

SIDE YARD SETBACK: The minimum allowable distance between the structure and the side yard property line.

SKIP-TROWEL: A textured material finishing technique for stucco and synthetic stucco materials.

SMART GROWTH: A collection of urban development strategies to reduce sprawl that are fiscally, environmentally and socially responsible. Smart growth is development that enhances quality of life, protects the environment, and uses tax revenues wisely.

SPECIFIC PLAN: In California, a tool authorized by Government Code §65450 et seq. for the systematic implementation of the general plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

STREET, PUBLIC: An avenue, place, way, drive, lane, boulevard, highway or road, but not an alley, owned by or maintained by a state, county, or incorporated city, or other public agency.

STREETScape: The appearance or view of a street; an environment of streets.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner whether constructed on- or-off site.

SUSTAINABLE DEVELOPMENT: Development that improves economic efficiency, protects and restores ecological systems, and enhances the well-being of all peoples.

SWISS STYLE: A variant of Craftsman style design. Small, wooden houses photographed in Swiss towns and villages had many of the essential qualities admired by the early Craftsman designers. Exposed rafters and structural elements, heavy timber framing and beautifully crafted details were studied, copied, and used as precedents and references by American practitioners.

T&G: Tongue-and-groove; a method of joining materials, usually wood, where a tongue or projection in one board fits the groove of its neighbor.

TRADITIONAL NEIGHBORHOOD DESIGN: A planning concept that calls for residential neighborhoods to be designed in the format of small, early twentieth century villages and neighborhoods characterized by one-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares.

USE EASEMENT: See Easement.

VERGE: The edge projecting over the gable of a roof. Also, the area of planting, lawn, or pavement between the sidewalk and the curb on a street.

ZONING: The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

