

Resolution # 06-1

Resolution Determining Consistency)
of the County of Monterey's East Garrison Project)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan under Government Code Section 67675, et seq.
- B. After FORA has adopted a reuse plan, Government Code Section 67675, et seq. require each county or city within the former Fort Ord is required to submit to FORA its general plan or amended general plan and zoning ordinances, and to submit project entitlements, and legislative land use decisions that satisfy the statutory requirements.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures implementing the requirements in Government Code 67675, et seq.
- D. The County of Monterey ("County") is a member of FORA. The County has land use authority over land situated within the former Fort Ord and subject to FORA's jurisdiction.
- E. After a noticed public meeting on October 4, 2005, the Monterey County Board of Supervisors approved a land use project known as the East Garrison Project. As part of that approval, the Monterey County Board of Supervisors also adopted zoning and General Plan amendments covering lands on the former Fort Ord.
- F. The County's existing General Plan has already been found consistent with the Base Reuse Plan. On October 4, 2005, the Monterey County Board of Supervisors recommended that FORA determine that its Final Base Reuse Plan, certified by the Board on June 13, 1997, and the County's project entitlement, General Plan and Zoning Amendments for the East Garrison Project are consistent. The County submitted to FORA its project entitlement, General Plan and Zoning Amendments for the East Garrison Project together with the accompanying documentation and certified environmental documents for determination whether they are consistent with the Reuse Plan.
- G. The Monterey County Board of Supervisors made findings that the Fort Ord Base Reuse Plan Final Environmental Impact Report ("EIR"), certified by the Board on June 13, 1997, and the supplemental environmental documentation prepared by the County for the current action, and the Monterey County General Plan, previously approved by the FORA Board, identified the potential environmental impacts of the project and imposed conditions to mitigate their impacts. The Monterey County Board of Supervisors found that the environmental documents satisfied and complied with the California Environmental Quality Act ("CEQA"). The Monterey County Board of Supervisors adopted mitigation measures and a mitigation monitoring program for identified potential significant environmental impacts. For environmental impacts that

could not be reduced to less than significant level, the County determined that overriding social and economic consideration justified approval. The County submitted to FORA its documentation and certified environmental documents together with the accompanying entitlement, zoning and General Plan amendments for determination whether they are consistent with the Reuse Plan.

- H. The County's Environmental Documents considered all significant impacts, mitigation measures, and project alternatives identified in the County's FEIR and has found that all potentially significant Project impacts have been lessened or avoided to the extent feasible and adopted a mitigation monitoring program to assure compliance.
- I. On October 4, 2005, the Monterey County Board of Supervisors adopted certain findings and a statement overriding consideration in connection with those significant impacts that could not be avoided or lessened to less than significant levels.
- J. FORA is a Responsible Agency under CEQA. CEQA and the CEQA Guidelines provide that a responsible agency may not approve or carry out a project for which an EIR has been completed and which identifies one or more significant effects of the project unless the responsible agency makes written findings for each of the significant effects, accompanied by a statement of facts supporting each finding for those impacts that are within the responsible agency's jurisdiction.
- K. The Monterey County Board of Supervisors found the project is consistent with the Fort Ord Base Reuse Plan, FORA's plans and policies and the Fort Ord Reuse Authority Act. Further, the County considered the Fort Ord Base Reuse Plan EIR and adopted Addenda to the EIR, and other evidence supporting the findings.
- L. On October 12, 2005 the County provided FORA with a complete copy of project entitlement, General Plan and Zoning Amendments for the East Garrison Project, the resolutions and/or ordinance approving it, a staff report and materials relating to the Action, a reference to the environmental documentation and/or CEQA findings, and findings and evidence supporting its determination that any Entitlement and Plans are consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act (collectively, "Supporting Material"). The County requested that FORA certify the project as being consistent with the Fort Ord Base Reuse Plan for those portions of the County that lie within the jurisdiction of the Fort Ord Reuse Authority.
- M. FORA's Executive Officer and the FORA Administrative Committee reviewed the County's application for consistency evaluation. FORA staff chose not to make its administrative consistency decision under Chapter 8, Section 8.01.010(a)) of the FORA Master Resolution for the development entitlement portion of the application. The effect of that decision is that the FORA Board will consider both the development entitlement and the legislative land use decision contemporaneously. The Executive Officer submitted a report recommending that the FORA Board find that the East Garrison Project is consistent with the Fort Ord Base Reuse Plan.
- N. Master Resolution, Chapter 8, Section 8.02.010(a)(4) reads in part: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that [it] (4) Provides uses which conflict

or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property..."

- O. In this context, the term "consistency" is defined in the General Plan Guidelines adopted by the State Office of Planning and Research as follows: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."
- P. FORA's consistency determination must be based upon the overall congruence between the submittal and the Reuse Plan, not on a precise match between the two.

NOW THEREFORE be it resolved:

1. The FORA Board recognizes that Monterey County Board of Supervisors' October 4th, 2005 recommendation that the FORA Board find consistency between the Fort Ord Base Reuse Plan and the County's entitlement, General Plan and Zoning Amendments for the East Garrison Project was appropriate.
2. The Board, acting as a responsible agency under CEQA, has considered the environmental documentation provided by the County and finds it a sufficient basis for its actions. The Board concurs in the County's findings and mitigations for those impacts determined not to be significant unavoidable impacts. The Board further makes the findings required by CEQA Guidelines 15091 attached hereto and incorporated herein by reference in Exhibit A. The Board additionally finds that there are no feasible alternatives or mitigation measures within its power that will substantially lessen or avoid any significant effect of the project on the environment which have not already been imposed by the County. The FORA Board accordingly adopts the additional findings required by CEQA Guidelines 15093, attached hereto and incorporated herein by reference in Exhibit A.
3. The Board has reviewed and considered the Fort Ord Base Reuse Plan in relationship to the East Garrison project entitlement, General Plan and Zoning Amendments.
4. The Board has considered the materials submitted with this application, including attached staff reports and environmental documentation and the recommendation of the Executive Officer and Administrative Committee concerning the application.
5. The Board finds that Monterey County's East Garrison Project entitlement, General Plan and Zoning Amendments are consistent with the Fort Ord Base Reuse Plan. The Board further finds that the legislative decision made hereto has been based in part upon the substantial evidence submitted regarding allowable land uses, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in the East Garrison Project are not more intense or dense than those contained in the Base Reuse Plan.
6. The County's East Garrison Project, will, considering all its aspects, further the objectives and policies of the Final Base Reuse Plan. The County application is

hereby determined to satisfy the requirements of Title 7.85 of the Government Code and the Fort Ord Base Reuse Plan.

Upon motion by Director Rubio, seconded by Director Smith, the foregoing resolution was passed on this 12th day of January, 2006, by the following vote:

AYES: 11 Supervisors Smith and Calcagno; Mayors Mettee-McCutchon, Russell, Rubio, McCloud, Pendergrass, Costello and Albert; and Councilmembers Mancini and Morrison
NOES: -0-
ABSTENTIONS: -0-
ABSENT: 2 Supervisor Potter and Councilmember Sanchez

I, Mayor Mettee-McCutchon, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered under Item 8a(ii) on page 3 of the board meeting minutes of January 12, 2006 thereof, which are kept in the Minute Book resident in the offices of the Fort Ord Reuse Authority.

DATED 1-25-06

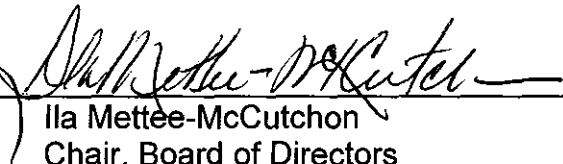
BY 
Ila Mettee-McCutchon
Chair, Board of Directors
Fort Ord Reuse Authority

EXHIBIT A

1. **FINDING: SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS.** The Final EIR identifies the following significant and unavoidable adverse impacts associated with the approval of the Project. The Board of Supervisors has incorporated the mitigation measures described below into the Project, to mitigate the impacts to the extent feasible. These impacts will remain significant after identified feasible mitigation measures are implemented. The FORA Board has determined that there are no additional feasible mitigation measures which are within FORA's powers to impose. The FORA Board finds and determines that specific economic, legal, social, technological, or other considerations including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR. The Board further finds and determines that these significant and unavoidable adverse impacts are acceptable and that the Project may be approved despite these impacts for the reasons specified in the Statement of Overriding Considerations. The Board further finds that there are no additional feasible mitigation measures or alternatives that the Board could adopt at this time which would reduce the following impacts to a less than significant level. The Board also finds that some of the impacts identified are changes or alterations that are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency. The impacts and related mitigation measures identified below are presented in summary form. For a detailed description of impacts and mitigation measures, see the appropriate text in the Final EIR.

EVIDENCE:

- a. **Significant Irreversible Environmental Changes.** Chapter 5.4 of the East Garrison Specific Plan project EIR explains that implementation of the Specific Plan would result in the following irreversible impacts. These impacts were addressed in the Fort Ord Reuse Plan EIR. These irreversible environmental changes would be representative of what would normally be associated with urban development that would occur under the Fort Ord Reuse Plan's designation of the area as Planned Development/Mixed Use:
1. Use of non-renewable resources, such as energy, fossil fuel, sand and gravel, steel, copper, lead.
 2. Occasional accidental spills of paints, fuels or other construction-related materials.
 3. Use of slowly renewable resources, such as lumber and water.
- b. **Significant Unavoidable Impacts.** Chapters 5.2 and 5.3 of the East Garrison Specific Plan project EIR provides an analysis of the significant impacts and mitigation measures. The Final EIR identifies the following potentially significant impacts associated with the Project, which will remain significant even after implementation of the mitigation measures identified in the Final EIR:
1. **Transportation and Circulation: Potential Impacts associated with incremental worsening to existing unacceptable levels of service at some project intersections or cause an exceedance of acceptable levels of service at intersections and roadway segments; Impacts 4.4-1 and 4.4-2.**

Mitigation Measures:

4.4-1-A. The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road/Davis Road/"The Bluffs"
Install a traffic signal.

4.4-2-A. The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road between Portola Drive and SR 68.
- SR 183 between Cooper Road and Espinosa Road.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable.

2. Air Quality: Potential Impacts associated with temporary air emissions from earth moving activities and an increase in air emissions from community operations; Impacts 4.5-B and 4.5-C.

Mitigation Measures:

4.5-B-1. The use of best available control measures (BACMs) shall be required during grading operations. BACMs that shall be incorporated into the project, as approved by the MCPBID, are described below. The MCPBID is responsible for monitoring the following BACMs, associated with this measure:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

4.5-C-1. There are no feasible mitigation measures that will create sufficient emissions reductions to achieve a less-than-significant impact. Impacts should

nevertheless be mitigated to the maximum extent feasible. The following measures are recommended:

- Contribute \$2,600,000.00 to fund air quality mitigation programs, including the following potential programs:
 1. \$1,565,806.00 to the MBUAPCD Moyer Program for agricultural pump repowers, to mitigate NOx impacts. This would fully mitigate NOx impacts to a less than significant level.
 2. \$1,034,194.00 to purchase nine CNG school buses to mitigate, to the extent feasible, for ROG impacts.

Fees shall be paid at the rate of \$1,857.14 per building permit, at the time of permit issuance.

- Encourage future site access by transit or para-transit systems,
- Incorporate bicycle connections between amenities in the EGSP area,
- Wire homes with 220 volts for electrical vehicle charging,
- Wire homes with multiple data channel access to assist in in-home employment.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The MBUAPCD has provided information to support the mitigation measures presented here, and the County's air quality consultant has worked with the District to determine potential mitigation measures. The District states, in its July 1, 2005 letter, that full mitigation for ROG impacts is not feasible (Page 1, number 3, and Tables 2 and 3).

3. **Cultural Resources: Potential Impacts associated with the demolition of eleven National Register of Historic Places-eligible buildings and altering the integrity of the East Garrison National Register Historic District; Impact 4.8-1.**

Mitigation Measures:

4.8.1-A. No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2.

4.8.1-B. Prior to demolition of any buildings by the landowner, all buildings shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings.

4.8.1-C. Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison.

4.8.1-D. Prior to the issuance of demolition permits for any contributing structures for Phase 1 and 2 construction, HABS/HAER Level I (drawings, photographs, written data) documentation of 1 of each of the major Historic District contributor types (Mess Halls, Latrines, and Warehouses) as well as other types of Historic District contributors shall be prepared by a qualified architectural historian in consultation with the local preservation agencies and

the Army. The remaining types of concrete buildings shall be documented to HABS/HAER Level III.

- Oral histories should be included as part of written data.
- Distribution of complete HABS/HAER report to local repositories such as:
 - East Garrison Library
 - Monterey County Free Library
 - Salinas Public Library
 - Monterey Public Library
 - Monterey County Parks and Recreation Department
 - Northwest Information Center

4.8.1-E. Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA) involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the MCPBID.

4.8.1-F. Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected by the project applicant and donated to a repository with professional archival staff and storage.

4.8.1-G. An East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created by the project applicant. The walk shall include signs that are self-guided and durable. Said Plan shall be reviewed and approved by the MCPBID in conjunction with the Parks and Public Works Department. Said Plan shall include a phasing schedule for development of the walk in conjunction with project specific development of the Specific Plan to ensure public health, welfare, and safety, during construction.

4.8.1-H. Prior to issuance of grading permits for Phases 1 and 2, the subdivider/developer shall submit, to MCPBID and the State Historic Preservation Officer (SHPO), a historic preservation plan. The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures*. The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments.

4.8.1-I. Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and

Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote.

4.8.1-J. Wherever feasible, materials from said demolitions shall be store for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The demolition of “contributing” historic structures cannot be mitigated to a level of less than significant as any loss is significant.

4. Public Services and Utilities: Potential Impacts associated with increased water demand and construction of new water supply and infrastructure; Impact 4.11.6-A.

Mitigation Measures:

4.11.6-A-1. Based on MCWD’s Water Distribution System Master Plan, Capital Improvement Program, Table 7-1, MCWD will be required to construct a new 4.0 mg reservoir by Year 2004 based on water demands modeled within their system. Prior to issuance of the first building permit for commercial development within the EGSP, the project applicant shall be required to obtain written verification from MCWD that sufficient fire flow/fire suppression capacity is available in the Existing Reservoir “F”, or excess storage in Zone C or that the capacity in the new reservoir is available to accommodate the commercial fire flow suppression requirements associated with commercial development of the EGSP. If any portion of the commercial development is accelerated within the EGSP area to occur in earlier phases of project implementation, the project applicant shall be required to coordinate with MCWD to determine whether a portion of the existing excess storage in Zone C could be reserved for commercial fire flow. Such reservation would need to be confirmed and validated in writing by MCWD, and would need to be balanced against any remaining capacity for residential development.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The impacts are unknown as the project location, as it was still in the planning stage, relocated during preparation of the Draft EIR and since the public review period closed. The location has now likely been determined, but the exact scope of the project has not yet been prepared. Potentially significant effects are possible as explained in the Draft SEIR, Chapter 4.11. In addition, such changes or alterations, for the improvements identified to MCWD, are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

2. Cumulative Impacts. Chapter 5.1 of the EIR addresses cumulative impacts as required by Section 15130 of the CEQA Guidelines. Chapters 5.1.4 and 5.1.5

identify significant cumulative impacts that will remain significant even after implementation of the mitigation measures identified in the EIR. These significant unmitigated cumulative impacts include impacts related to air quality and transportation and circulation.

- **EIR Chapter 5.1.4. Cumulative Transportation and Circulation Impacts.** The project will be contributing to cumulatively significant impacts to road segment and intersections when considering other projects to be constructed in the region. These impacts are identified in Tables 5-1, 5-2, 5-5 and 5-6.

Mitigation Measures:

4.4-2-A. The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road between Portola Drive and SR 68.
- SR 183 between Cooper Road and Espinosa Road.

5-1. The County shall work with FORA for the inclusion in the CIP of the following improvements for the intersections at SR 68 westbound and eastbound ramps and Reservation Road, and Reservation Road/Davis Road.

- Reservation Road/Davis Road/"The Bluffs"
 - Install a traffic signal
 - Add a through lane on the westbound Reservation Road approach
 - Add a left turn lane on the eastbound Reservation Road approach
 - Implement "Free" right turns for vehicles turning right into westbound Reservation Road from southbound Davis Road.
- SR 68 Westbound Ramps/Reservation Road
 - Add a left turn lane on the Highway 68 Westbound Off Ramp
 - Add a lane on the eastbound Reservation Road approach so that it has one through lane and one right turn lane (instead of one shared through-right turn lane.
- SR 68 Eastbound Ramps/Reservation Road
 - To accommodate the additional left turn lane on the Highway 68 Westbound Off Ramp approach at Reservation Road, the left turn lane on the eastbound Reservation Road approach should be restriped to a shared left-through lane at the intersection of Highway 68 Eastbound Ramps/Reservation Road.
 - Also, split phasing will need to be implemented on Reservation Road at Highway 68 Eastbound Ramps and the average intersection delay is expected to increase because of the utilization of split phasing.

Implementation of the above mitigation measures would reduce potential cumulative impacts associated with transportation and circulation to a **less than significant** impact. However, it is uncertain that these intersection improvements will be approved and funded, so the impact is considered significant and unavoidable until such time as the improvement is funded. In addition, such changes or alterations, for the improvements identified on state

highways, are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- **EIR Chapter 5.1.5. Cumulative Air Quality Impacts.** The project will contribute to cumulative air quality impacts for Reactive Organic gasses and PM₁₀. These impacts are identified in Table 5-7 and discussed in the Final EIR.

Mitigation Measures:

See project specific mitigation measures in Finding 4(b)(2), above.

5. **FINDING: STATEMENT OF OVERRIDING CONSIDERATIONS (SOC).** In accordance with Section 15093 of the CEQA Guidelines, the FORA Board has evaluated the economic, legal, social, technological, or other benefits of the East Garrison Project against their unavoidable significant environmental impacts in determining whether to approve the Project, and has determined that the benefits of the Project outweigh their unavoidable, adverse environmental effects so that the adverse environmental effects may be considered "acceptable."

EVIDENCE:

- a. Each benefit set forth below constitutes an overriding consideration warranting approval of the Specific Plan Project, independent of the other benefits and despite each and every unavoidable impact.
- A) *Implements the Goals and Purposes of the Base Reuse Plan.*
1. **Preserves Prime Agricultural Lands.** Development in the unincorporated area, including annexations to cities in the Salinas Valley, tends to convert agricultural land to urban uses. Fort Ord reuse and redevelopment is identified for development in order to better achieve aspects of growth management such as the preservation, enhancement, and expansion of agricultural lands and other protected resources. East Garrison is designed to provide for the County's long-term growth (10-20 years). Prime farmland is located outside of the project site. Adopting the Specific Plan reduces development pressure on prime farmlands outside of East Garrison by concentrating planned growth in a non-agricultural area and furthers an important goal of the General Plan to protect agricultural lands.
 2. **Smart Growth.** The Project has been designed to accommodate some of the ideas of new urbanism, which integrates resources into the overall design of the Project and, therefore, provides significant environmental benefits to water resources, energy efficiency, and recycling that will have long term cumulative benefits. The Fort Ord Reuse Plan, which this project implements, incorporates the concept of jobs/housing balance resulting in less traffic, noise, and air pollution, which would serve as a standard for future County development. The Reuse Plan also directs East Garrison to be a walkable community. The project achieves this goal with all housing units within an approximate five-minute walk of the Town Center and of planned bus stops. These features also contribute to less traffic, air pollution, and noise.

- C. *Proximity to Employment Opportunities.* The East Garrison Specific Plan provides housing in an area that will serve large employment centers identified in the former Fort Ord. The planned UC MBEST East Campus is located across Reservation Road from the project's west entrance and CSUMB is within a bike or shuttle ride of the community. The community itself is proposed to have 114 Live/Work units, 100,000 square feet of studio/public facilities, 75,000 square feet of commercial areas, and civic uses. The jobs-housing balance in the former Fort Ord provides opportunities for residents to live where they work.
3. *Redevelopment.* Provide for the redevelopment of the former East Garrison site.
 4. *Redevelopment Plan.* Further the purposes of the Redevelopment Plan, including eliminating and preventing blight, strengthening the economic base of the Project Area, and achieving the Project Objectives as outlined in Section 110 of the Redevelopment Plan. The Project will provide increased tax revenue for the Agency for use in the Project Area, including tax increment funds available for use within the East Garrison Specific Plan area.
 5. *Historic Preservation.* Provide for the rehabilitation, reuse, preservation and maintenance of historic buildings.
 6. *Inclusionary Housing.* Construction of twenty percent (20%) deed-restricted affordable (very low, low and moderate income) housing, including within the twenty percent (20%), two percent (2%) more low-income housing units than required by the County Code.
 7. *Additional Income-Restricted Housing.* Provide ten percent (10%) "Workforce II" housing, in addition to the requirements for twenty percent (20%) for very low, low and moderate income deed restricted housing.
 8. *Hazardous Material Clean Up.* Removal of hazardous materials, including remediation/removal of soil contaminated with lead-based paint.
 9. *Public Facilities.* Provide THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) for public facilities, including a fire station that will serve the project site as well as provide protection for areas within the Salinas Rural Fire District boundaries, including UC MBEST, the Bureau of Land Management lands, CSUMB, and provide aid to the cities of Marina and Salinas. The THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) will also contribute to other public facilities such as a library and a Sheriff's Community Field Office, as determined by the Agency.
 10. *Infrastructure.* Provide infrastructure improvements that can be utilized by regional users, such as Laguna Seca County Park, the Bureau of Land Management, and future users of County and other agency lands within the former Fort Ord. Improvements include:
 - a. Regional access improvements identified in the Fort Ord Reuse Authority Capital Improvement Program,
 - b. Regional improvements to Reservation Road and to its intersection with Davis Road, and
 - c. Contribution of pro-rata funding toward regional transportation improvements identified in the Final Supplemental EIR.
 11. *Housing Need.* Provide needed market-rate housing to help meet local demand and growth projections identified by the State Housing and Community Development Department and the Association of Monterey Bay Area Governments. The Monterey County General Plan Housing Element, dated October 2003, identified East Garrison as one location where housing demand could be met.