

**EXHIBIT L, ATTACHMENT B
RESOLUTION RECOMMENDED FOR BOARD ADOPTION
EAST GARRISON SPECIFIC PLAN**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No.)
Resolution of the Monterey County))
Board of Supervisors Adopting the))
East Garrison Specific Plan))

The East Garrison Specific Plan (PLN030204) came on for public hearing before the Monterey County Board of Supervisors on July 26, 2005. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors hereby adopts the following:

I. RECITALS:

- A. On September 30, 1982, the Board of Supervisors of the County of Monterey (“County”) adopted a county-wide General Plan (“General Plan”).
- B. On December 17, 1984, the Board of Supervisors adopted the Greater Monterey Peninsula Area Plan (“Area Plan”) as an amendment to the General Plan.
- C. The Fort Ord Reuse Authority adopted a Fort Ord Reuse Plan to guide redevelopment of the former Fort Ord. On November 20, 2001, the Board of Supervisors adopted a General Plan Amendment to incorporate the provisions of the Fort Ord Reuse Plan that were applicable to the unincorporated area of the former Fort Ord.
- D. The Board of Supervisors has reviewed a draft Specific Plan for East Garrison (PLN030204), dated July 12, 2004 (hereafter “East Garrison Specific Plan”). The proposed East Garrison Specific Plan area consists of 244 acres and is located in northwestern Monterey County in a planning region known as the Greater Monterey Peninsula Area. The project site is fronting on, westerly and southerly of Reservation Road, north of Watkins Gate Road, east of West Camp Road, in the former Fort Ord (Assessor’s Parcel Numbers 031-011-030 and 031-011-031). The Specific Plan includes up to 1470 residential units (including 70 second units) throughout the development; a town center with up to 75,000 square feet of neighborhood retail space; 11,000 square feet of institutional facilities, up to 100,000 square feet of existing buildings reused for artist studio and public uses, approximately 50 acres of open space and parks; and installation of infrastructure.

- E. On November 17, 2004, and July 13, 2005, the Monterey County Planning Commission held duly noticed public hearings on the following actions and projects: the proposed East Garrison Specific Plan; related proposed amendments to the Monterey County General Plan and County zoning ordinance (Title 21); a proposed Combined Development Permit consisting of a Vesting Tentative Map and use permits for development on 30% slope and tree removal, water allocation, and a proposed development agreement between the County and East Garrison Partners I, LLC. The Planning Commission considered the recommendations from the Historic Resources Review Board and Monterey County Subdivision Committee, as included in their staff report.
- F. On July 13, 2005, the Planning Commission adopted resolutions recommending that the Board: 1) certify the Final Subsequent Environmental Impact Report and adopt the Mitigation Monitoring and Reporting Plan; 2) approve the General Plan amendments; 3) approve the Zoning Ordinance amendments, creating a Specific Plan zoning district; 4) adopt a resolution approving the Specific Plan; 5) approve an ordinance adopting the Development Agreement; 6) adopt a resolution approving the Combined Development Permit; and 7) allocate up to 470 Acre-feet per year of potable water.
- G. On July 26, 2005, the Monterey County Board of Supervisors held a duly noticed public hearing to consider the following actions and projects: certification of the Final Subsequent EIR; the proposed East Garrison Specific Plan (PLN030204); related proposed amendments to the Monterey County General Plan and County zoning ordinance (Title 21); a proposed Combined Development Permit consisting of a Vesting Tentative Map and Use Permits for tree removal and for development on slopes greater than 30 percent; proposed Development Agreement between the County and East Garrison Partners, I, LLC; and a water allocation of 470 acre-feet per year of potable water.
- H. In accordance with the California Environmental Quality Act (CEQA), a Draft Subsequent Environmental Impact Report (Draft SEIR) was prepared to assess the potential adverse environmental impacts from the project and was circulated starting on September 15, 2004. The public review period ended November 1, 2004. The issues that were analyzed in the Draft SEIR include land use, geology and soils, hydrology/water quality, transportation and circulation, air quality, noise, biological resources, cultural resources, aesthetics, population, housing and employment, public services and utilities, and hazardous materials. Mitigation measures are proposed to mitigate project impacts. A Final EIR was prepared, consisting of the September 2004 Draft SEIR, Comments and Responses Document containing copies of all written and oral comments, a list of commentators, and all responses to oral and written comments, and proposed revisions to the Draft EIR in accordance with CEQA. The Final EIR was made available to the public on July 1, 2005. By separate resolution, the Board of Supervisors has reviewed and considered the FEIR, and has certified the FEIR

and adopted the mitigation measures incorporated therein (See Resolution No. [redacted]).

- I. By separate resolution, the Board of Supervisors has approved amendments to the Monterey County General Plan (hereafter “the General Plan Amendments”) to ensure consistency between the East Garrison Specific Plan and the General Plan (See Resolution No. [redacted]). By approving these General Plan Amendments, the East Garrison Specific Plan is determined to be consistent with the General Plan and will implement the overall goals and objectives of the General Plan for the Specific Plan area.
- J. The Board of Supervisors has approved an ordinance (Ordinance No. [redacted]) amending Title 21 (County Zoning Ordinance) to create a “Specific Plan” zoning district and ensure that the zoning ordinance is consistent with the Specific Plan.
- K. The Board of Supervisors considered changes to the Specific Plan, as recommended by the Planning Commission, presented to the Board of Supervisors before and during a public hearing on July 26, 2005 that lists recommended changes to the draft Specific Plan from the time that draft was released in September 2004.

II. DECISION:

NOW, THEREFORE, the Monterey County Board of Supervisors hereby adopts the East Garrison Specific Plan (PLN030204), including the revisions recommended by Planning Commission resolution (Resolution No. [redacted]) adopted July 13, 2005, and attached hereto as Exhibit A. Furthermore, the Board of Supervisors hereby authorizes staff to prepare a final version of the specific plan that incorporates the recommended changes.

PASSED AND ADOPTED on this 26th day of July, 2005, upon motion of Supervisor _____, seconded by Supervisor _____, by the following vote, to-wit:

AYES:
NOES:
ABSENT:

I, Lew Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page ____ of Minute Book _____, on _____.

Dated:

Lew Bauman, Clerk of the Board of Supervisors, County of Monterey, State of California.

By _____ Deputy