EXHIBIT M RECOMMENDED RESOLUTION EAST GARRISON SPECIFIC PLAN

Before the Planning Commission in and for the County of Monterey, State of California

Resolution No.)Resolution by the Monterey County)Planning Commission recommending that)the Monterey County Board of Supervisors)Adopt the East Garrison Specific Plan.)

The East Garrison Specific Plan (PLN030204) came on for public hearing before the Monterey County Planning Commission on November 17, 2004 and December 1, 2004. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission forwards the following recommendation to the Board of Supervisors:

I. **RECITALS:**

- A. The Fort Ord Reuse Authority adopted a Fort Ord Reuse Plan to guide redevelopment of the former Fort Ord. Policies applicable to the unincorporated area of the former Fort Ord have been adopted into the County General Plan through amendments approved by the Board of Supervisors in November 2001. The General Plan Amendment includes specific policies applicable to the East Garrison area of the former Fort Ord.
- B. The County 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 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 (031-011-030 and 031-011-031). The Specific Plan includes 1470 residential units (including 70 second units) throughout the development; a town center with 75,000 square feet of neighborhood retail space; 11,000 square feet of institutional facilities, 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.
- C. On or about November 17, 2004, and December 1, 2004, 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,

and a proposed development agreement between the County and East Garrison Partners I, LLC.

- D. 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 _____, 2004. By separate resolution, the Planning Commission has recommended certification of the FEIR (See Resolution No.
- E. By separate resolution, the Planning Commission has recommended approval of proposed 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. ____). Upon approval of the General Plan Amendments, the East Garrison Specific Plan will be consistent with the General Plan and will implement the overall goals and objectives of the General Plan for the Specific Plan area.
- F. The Planning Commission has recommended approval of proposed ordinances 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.

II. DECISION:

NOW, THEREFORE, the Monterey County Planning Commission hereby recommends that the Board of Supervisors adopt the East Garrison Specific Plan (PLN030204), based on the above Recitals.

Passed and adopted on this _	day of		, 2004, upon motion of
Commissioner	, seconded by	Commissioner	, by
the following vote, to-wit:			

AYES: NOES: ABSENT:

JEFF MAIN, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON: