



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:

By \_\_\_\_\_  
JEFF MAIN, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON: