

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 to make recommendations to the Board of Supervisors 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 the staff report.
- F. 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 Planning Commission has reviewed and considered the FEIR, and recommended certification of the FEIR (See Resolution No. [REDACTED]).
- G. 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. [REDACTED]). 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.
- H. The Planning Commission has recommended approval of a proposed ordinance 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, BE IT RESOLVED that the Monterey County Planning Commission hereby recommends that the Board of Supervisors adopt the East Garrison Specific Plan (PLN030204) by resolution, based on the above Recitals and subject to the recommended changes to the Plan found in **Attachment A**. The proposed resolution is attached to this Resolution as **Attachment B** and is incorporated herein by reference.

Passed and adopted on this 13th day of July, 2005, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote, to-wit:

AYES:
NOES:
ABSENT:

By _____
DALE ELLIS, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON:

ATTACHMENT A SPECIFIC PLAN ERRATA

The Specific Plan shall be modified as follows.

1. Revise the Acknowledgements page to reflect changes.
2. Page 1-8, Section 1.6, first sentence—revise to read “The EGSP has been adopted by the Monterey County Board of Supervisors by resolution.”
3. Page 3-1, Section 3.1, fourth paragraph—add “and 10% Workforce II housing” after “...20% dedicated to Inclusionary Housing.”
4. Page 3-4, fifth full paragraph—revise to read “Most of the roads in East Garrison will be privately maintained and governed by a Homeowners Association.”
5. Page 3-20—Allow Government offices and facilities as a P use in the CL district. Also, allow Police Community Field Office as an AP use in the CL district.
6. Page 3-28, Section 3.5.4, number 1, second sentence—modify to read “On-street stalls (parallel spaces) shall be a minimum of 22 feet long.”
7. Page 3-32, Exempted signs, third bullet—change “the” to “ten.”
8. Page 3-32, Town Center, Live/Work and Artist Loft Signs—revise to read “The following signs shall be permitted within the TC, CL, and LW land use designations...”
9. Page 4-4, first complete sentence—revise to read “On the narrowest streets, the clear zone overlaps the sidewalk.”
10. Page 4-51, Proposed Facilities, 2nd paragraph—Change the second sentence to read “The District will construct a new storage reservoir and booster pump station near East Garrison Track 0.”
11. Page 4-58, Section 4.7.3—change the figure reference from 4.86 to 4.89.
12. Page 4-59, Proposed Facilities, 2nd paragraph—delete at the end “so that the existing storm drain outfalls can be utilized.”
13. Page 4-59, Proposed Facilities, 4th paragraph, third sentence—revise to read “The detention basins will collect and store stormwater run-off and then pump it into a retention basin.”
14. Page 4-60—replace Figure 4.90.

15. Page 4-62, Section 4.10.1—revise to read “As cited in the Development Agreement, the County has agreed that if the 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.”
16. Page 6-1, Section 6.2, 2nd paragraph—add at end of 2nd sentence “for initial project buildout.” Also, add at the end of the paragraph—“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.”
17. Pattern Book—provide yard regulations for the CL district, subject to approval by the Planning Director. These regulations shall include, but are not limited to setbacks, height limits, open space requirements, and additions to “contributing” historic structures.
18. Pattern Book—The following maximum living area limits shall be clearly indicated for each of the house styles on their respective pages:
 - Garden 2420 square feet
 - Grove 2060 square feet
 - Bungalow 3150 square feet
 - Village 2660 square feet
 - Bluff 3750 square feet
 - Cottage 3510 square feet
 - Live/Work 2540 square feet
 - Townhomes 2420 square feet