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MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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Planning Department
Mike Novo, AICP, Director of Planning

NOTICE OF AVAILABILITY REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

PROJECT TITLE: FERRINI RANCH SUBDIVISION
(PLN040758; SCH# 2005091055)

PROJECT LOCATION: GENERALLY SOUTH OF STATE ROUTE 68 BETWEEN RIVER ROAD AND SAN BENANCIO ROAD (APN'S 161-011-019, -030, -039, -057, -058, -059, -084, 161-031-016 AND -017)

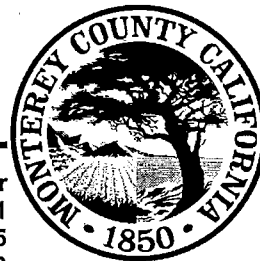
Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the Ferrini Ranch Subdivision Project (PLN040758, SCH# 2005091055) in accordance with the California Environmental Quality Act. The public review period will begin on **July 1, 2014** and end on **August 18, 2014**. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the RDEIR together with other information relative to the environmental effect of the project.

PROJECT DESCRIPTION:

The site is approximately 870 acres of land south of Highway 68 and is divided into two areas: 1) between River Road and Toro Park (eastern portion) and 2) between Toro Park and San Benancio Road (western portion). This application was deemed complete in April 2005. The proposed project includes an application for a Combined Development Permit (PLN040758) consisting of:

- 1) A Vesting Tentative Map (Standard Subdivision) for the subdivision of approximately 870 acres into:
 - a. 212 residential lots [146 clustered market-rate lots ranging in size from 0.28 acres to 72.38 acres, 23 clustered market-rate lots (workforce housing), and 43 inclusionary housing units (13 units for very low income, 13 units for low income, and 17 units for moderate income households)]
 - b. Three open space parcels totaling approximately 600 acres (Parcels A, B, and C). The development includes hiking trails within the opens space areas.
 - c. One 34.7-acre parcel for the future development of a winery and related uses (Parcel D).
 - d. Four private parcels totaling 43.1 acres.
- 2) General Plan Amendment to amend the designation of the area of proposed Parcel D (34.7 acres) from "Low Density Residential 1-5 Acres/Unit" to "Agricultural Industrial."
- 3) Zoning reclassification of the area of proposed Parcel D (34.7 acres) from the "LDR/2.5-VS" (Low Density Residential, 2.5 Acres/Unit with Visual Sensitivity) Zoning District to the "AI-VS" (Agricultural Industrial, with Visual Sensitivity) Zoning District.

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- 4) Use Permit for removal of approximately 921 protected oak trees. This is an equivalent of approximately 14 acres of oak woodlands, and constitutes approximately three percent of the total tree coverage/oak woodland habitat on the project site.
- 5) Use Permit for development in areas with slopes greater than 30 percent. Project roadways and driveways are the areas proposed for this Use Permit. No home sites are included within the scope of this Use Permit.

The RDEIR evaluates the proposed project as follows:

- A. According to 2010 Monterey County General Plan Policy LU-9.3, applications that were deemed complete prior to October 16, 2007 are governed by the plans, policies, ordinance and standards in effect at the time the project was deemed complete; therefore, the proposed project is subject to the policies of the 1982 General Plan.
- B. As portions of the property currently have no zoning, the County is taking an initial action of applying zoning of Low Density Residential, 2.5 acres per dwelling unit with Visual Sensitivity, and Design Control overlays (LDR/2.5-VS-D) to the entire project site consistent with the 1982 General Plan land use map, which designates the site as Low Density Residential 5-1 Acres/Unit.
- C. Project alternative designed to reduce identified impacts are evaluated qualitatively relative to the proposed project.

LEAD AGENCY: COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

ADDRESSES WHERE A COPY OF THE DRAFT EIR ON CD IS AVAILABLE FOR REVIEW:

County of Monterey RMA	Steinbeck Library	Monterey Public Library
RMA-Planning Department	350 Lincoln Avenue Salinas, CA 93901	625 Pacific Street Monterey, CA 93940
168 W. Alisal St., 2 nd Floor		
Salinas, CA 93901	(831) 758-7311	(831) 646-3932

Documents referenced in the DEIR are available on CD at the Monterey County RMA – Planning Department at the address listed above.

PUBLIC REVIEW PERIOD: JULY 1, 2014 THROUGH AUGUST 18, 2014.

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:

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The DEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: aesthetics, air quality, biological resources, geology and soils, groundwater resources and hydrogeology, surface hydrology and water quality, hazards and hazardous materials, land use and population, public services and utilities, noise.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings please contact David J. R. Mack.

For additional information contact:

David J. R. Mack

Monterey County Resource Management Agency

Planning Department

168 W. Alisal St., 2nd Floor

Salinas, CA 93901

Phone: (831) 755-5096

E-mail: mackd@co.monterey.ca.us

Written comments concerning the Draft EIR should be sent to ceqacomment@co.monterey.ca.us. Please include the project file number: PLN040758.

The Draft EIR is available on CD for purchase from the Monterey County RMA - Planning Department at the above address.

The documents are also available on the County website at <http://www.co.monterey.ca.us/planning/major/default.htm>