



COUNTY OF MONTEREY
PLANNING AND BUILDING INSPECTION DEPARTMENT
2620 1st. Avenue
MARINA, CALIFORNIA 93933

NOTICE OF PREPARATION

TO: All Responsible Agencies

FROM: Planning & Building Inspection Department
168 W. Alisal - Second Floor
Salinas, CA 93901

Subject: NOTICE OF PREPARATION of a Draft Environmental Impact Report.

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are detailed in the attached materials. An Initial Study/Mitigated Negative Declaration is on file at the Monterey County Planning and Building Inspection Department and is available for review at:

Monterey County Planning and Building Inspection Department
168 W. Alisal - Second Floor
Salinas, CA 93901

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice.

Please send your response to Paul Muga, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Bollenbacher and Kelton, Inc.
Project Applicant: Denise Duffy and Associates

Paul Muga, Senior Planner
Telephone #: (831) 755-5130
Date: September 2, 2005

PROJECT LOCATION:

THE PROJECT IS LOCATED ON THE EAST SIDE OF HIGHWAY 68, BETWEEN RIVER ROAD AND SAN BENANCIO RD., SALINAS (APN 161-011-019-000, 161-011-030-000, 161-011-039-000, 161-011-057-000, 161-011-058-000, 161-011-059-000, 161-011-078-000, 161-031-016-000, AND 161-031-017-000), IN THE TORO PLANNING AREA.

PROJECT DESCRIPTION:

COMBINED DEVELOPMENT PERMIT (PLN040758) CONSISTING OF AN 865.9 ACRE STANDARD SUBDIVISION (146 MARKET RATE LOTS, 23 MARKET RATE CLUSTERED UNITS, AND 43 UNCLUSIONARY UNITS), REZONE, USE PERMIT FOR OAK TREE REMOVAL, USE PERMIT FOR DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT. THE PROJECT INCLUDES 146 RESIDENTIAL PARCELS, OPEN SPACE PARCEL(S), 23 MARKET RATE CLUSTERED UNITS, 43 INCLUSIONARY HOUSING UNITS, A WINERY WITH ASSOCIATED ADMINISTRATIVE OFFICES, ROADWAYS, INFRASTRUCTURE, UTILITY IMPROVEMENTS, BIKE AND HIKING TRAILS.

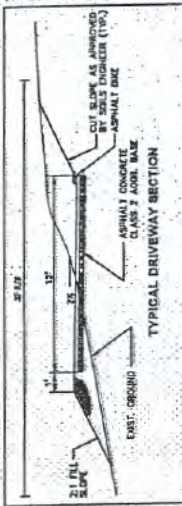
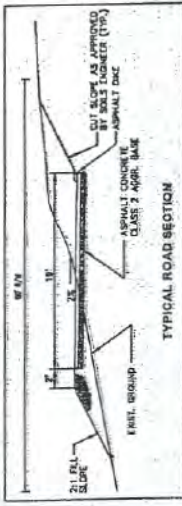
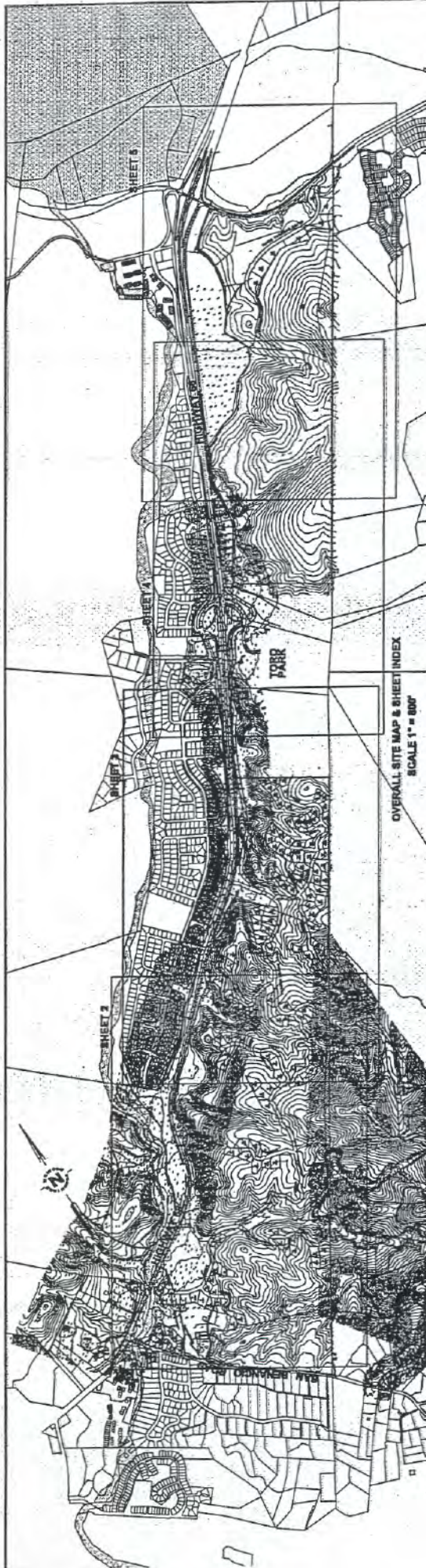
Potential environmental effects (PLN040758) preliminarily identified related to the following:

1. Aesthetics; including potentially adverse visual impacts on a state or local scenic corridor, impacts on the rural character of the area.
2. Air Quality; including air emissions that could exceed the air district's thresholds of significance
3. Biological Resources; potential habitat for sensitive species and wildlife habitat corridors.
4. Cultural Resources; including possibility of cultural resources on site.
5. Geology/Soils; including erosion and soil stability for building sites and infrastructure
6. Hydrology/water quality; establishment of long term water supply and quality. Impacts on groundwater levels and water systems in the area.
7. Land use/planning; conflicts with General Plan and Toro Area Plan policies including density requirements pursuant to zoning and land use classification of the parcels. Land dedications.
8. Noise; including impacts from additional traffic on adjacent residential areas
9. Public Services; population based public services would be impacted.
10. Transportation/Traffic; including impacts on levels of service on State Highway 68 and availability of Highway/Road infrastructure to accommodate traffic generated by the project and cumulative impacts of foreseeable projects.
11. Utilities/Service Systems; capacity of wastewater disposal including availability of sewer infrastructure to transport sewage and capacity for sewage processing and disposal.
12. Population/Housing; growth inducing impacts, affordable housing component.
13. Hazards/Hazardous Materials; Routine potential hazardous materials due to development and associated uses such as the winery.



VESTING TENTATIVE MAP
FERRINI RANCH
 PROPOSED SUBDIVISION IN
 MONTEREY COUNTY, CALIFORNIA

WE WHITSON ENGINEERS
 1000 BAY LANE, SUITE 100, SAN LEANDRO, CA 94588
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 MARCH 15, 2005 SHEET 4 OF 6



PROJECT TEAM

SOIL ENGINEER:
STILLER & ASSOCIATES
2716 DOZAN PARK BOULEVARD #2008
SANTA MONICA, CALIFORNIA 90404

LANDSCAPE ARCHITECT:
LUMBARDO & GILLES
POST OFFICE BOX 719
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CALIFORNIA 94118

ENGINEER/ARCHITECT:
GENE DUFFY AND ASSOCIATES
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CALIFORNIA 94118



VESTING TENTATIVE MAP
FERRINI RANCH
PROPOSED SUBDIVISION IN
MONTEREY COUNTY, CALIFORNIA

WE WHITSON ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
3314 ELIZABETH ST. PM 831 920-8888
CIVIL ENGINEERING - LAND SURVEYING - PLANNING



MARCH 15, 2005 SHEET 1 OF 4

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING ELEVATION CONTOUR
---	NEW LOT LINE
---	EASEMENT
---	ROADWAY PAVEMENT
---	STORM DRAIN
---	WATER MAIN
---	RECLAIMED WATER LINE
---	JOINT UTILITY TRENCH
---	TRAIL
---	ROAD & UTILITY EASEMENT
---	CATCH BASIN
---	SLOPE OF ROAD &/OR SANITARY SEWER
---	UTILITY POLE
---	FEMA ZONE A FLOODATION LIMITS

PROJECT DATA

PROJECT SUMMARY	AREA (AC)	% OF GROSS AREA
PARCEL A	382.2	44.3 %
PARCEL B	21.3	2.5 %
PARCEL C	100.2	11.8 %
SUBTOTAL	493.7	58.6 %
RESIDENTIAL LOTS 1-148	1763	20.3 %
PARCEL D	34.7	4.1 %
PARCEL E	34.7	4.1 %
ROAD PARCELS	41.1	4.9 %
SUBTOTAL	2675.5	31.4 %
TOTAL GROSS AREA W/ SUBDIVISION	8617	100.0 %

LOT SUMMARY	NUMBER OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	CLUSTERED HOUSING (MARKET RATED)	MAXIMUM ALLOWABLE NUMBER OF RESIDENCES	FOR SLOPE DEVIATION FORMULA
PHASE 1	148	11.9	23	23	23
PHASE 2	148	11.9	23	23	23
PHASE 3	148	11.9	23	23	23
PHASE 4	148	11.9	23	23	23
TOTAL	592	11.9	92	92	92

GENERAL NOTES

1. ALL LOTS SHALL BE 65' x 65' x 65' x 65' & 65' x 65' x 65' & 65' x 65' x 65'.
2. THE SITE INCLUDES TWO TYPES OF ALL UTILITIES FROM HIGHWAY ARE APPROXIMATE ONLY. THE SIZE OF WATER TANKS IS TO BE BASED ON REQUIRED FLOW, AS DETERMINED BY THE LOCAL OFFICIAL.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL OFFICIAL'S REQUIREMENTS.
4. TYPICAL ROAD WIDTHS AS SHOWN. ROADWAYS MAY BE ADJUSTED TO MEET LOCAL COUNTY STANDARDS TO PROTECT TREES AND REDUCE IMPACTS.
5. EASEMENT ROADS WILL BE UTILIZED AS APPROPRIATE TO PRESERVE TREES.
6. PROJECT PHASING:
 - PHASE 1: LOTS 1-12, PARCEL L, LOT 148
 - PHASE 2: LOTS 13-24
 - PHASE 3: LOTS 25-36
 - PHASE 4: LOTS 37-48, 130-145

PHASING MAY BE REVISED WITH APPROVAL OF MONTEREY COUNTY.

NOTES

- A. EXISTING ZONING, IMPROVEMENTS, AND UNDEVELOPED AREAS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- B. EXISTING UTILITIES, INCLUDING WATER, GAS, AND ELECTRIC, SHALL BE MAINTAINED AND NOT REDEVELOPED.
- C. WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY. EXISTING WATER MAINS SHALL BE MAINTAINED AND NOT REDEVELOPED. EXISTING WATER MAINS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- D. TREE REMOVAL SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN.
- E. PUBLIC AREAS TO BE SEGREGATED. NONE.
- F. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- G. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- H. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
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- T. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
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- W. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- X. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- Y. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.
- Z. EXISTING EASEMENTS SHALL BE MAINTAINED AND NOT REDEVELOPED.



VESTING TENTATIVE MAP
FERRINI RANCH
PROPOSED SUBDIVISION IN
MONTEREY COUNTY, CALIFORNIA

WEI WHITSON ENGINEERS
1015 LANTANA LANE • SUITE 100 • MONTEREY, CA 93940
TEL: 409-6201 • FAX: 409-372-0025
Civil Engineering • Land Surveying • Project Management



MARCH 15, 2008 SHEET 2 OF 8

REV 01-03-08



VESTING TENTATIVE MAP
FERRINI RANCH
 PROPOSED SUBDIVISION IN
 MONTEREY COUNTY, CALIFORNIA

WEJ WHITSON ENGINEERS
 1000 Blue Hill Road
 San Jose, CA 95128
 (415) 352-0000
 Civil, Environmental • Land Use/Planning • Project Management

MARCH 16, 2005 SHEET 1 OF 8



TORO PARK

TORO PARK

MATCHLINE-SOUTH

MATCHLINE-NORTH

FERRINI RANCH ROAD

PARCEL A OPEN SPACE

PARCEL B OPEN SPACE

PARCEL C OPEN SPACE

PARCEL D OPEN SPACE

PARCEL E OPEN SPACE

PARCEL F OPEN SPACE

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

ROAD 7

ROAD 8

ROAD 9

ROAD 10

ROAD 11

ROAD 12

ROAD 13

ROAD 14

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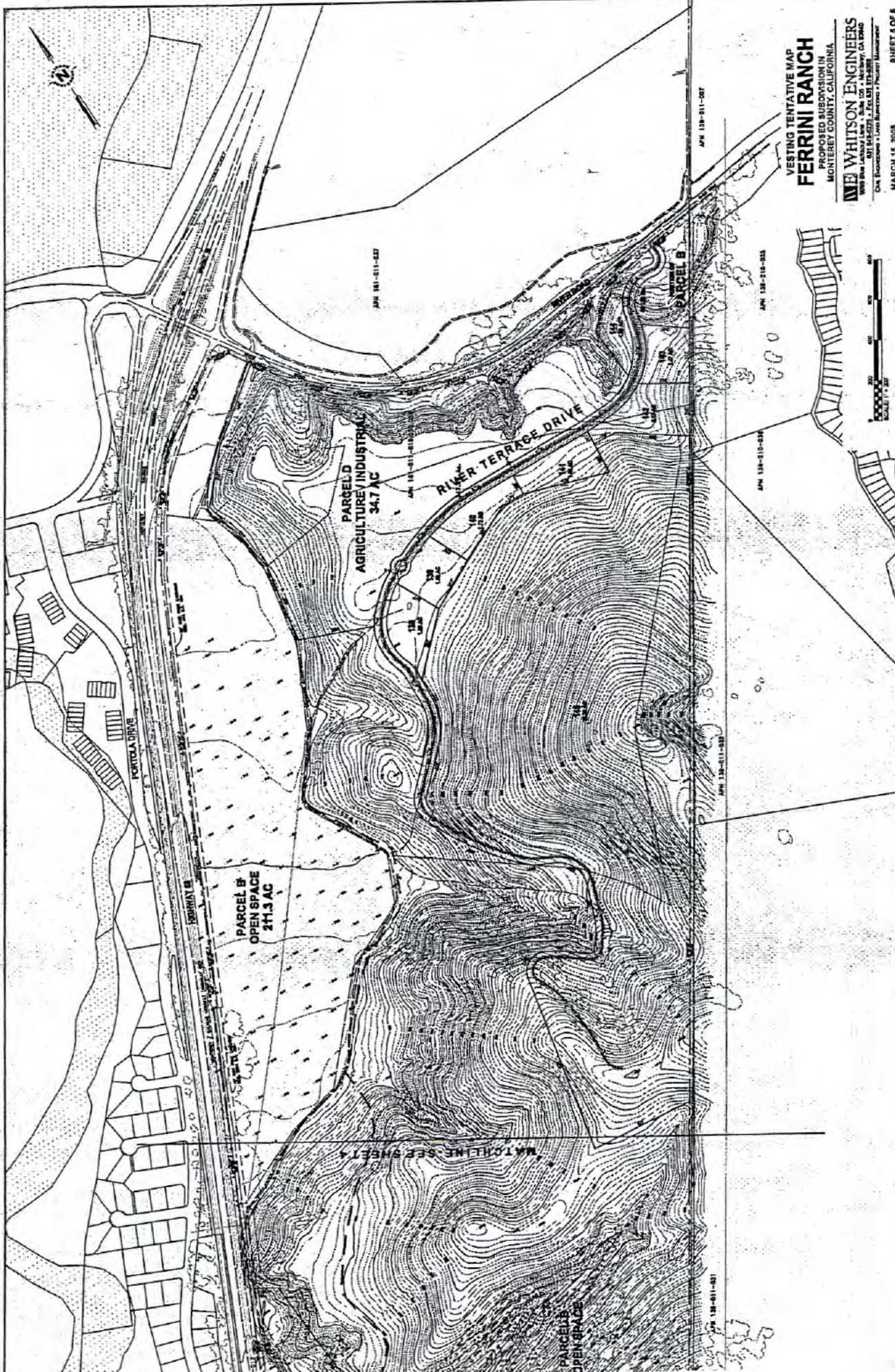
ROAD 96

ROAD 97

ROAD 98

ROAD 99

ROAD 100



VESTING TENTATIVE MAP
FERRINI RANCH
 PROPOSED SUBDIVISION IN
 MONTEREY COUNTY, CALIFORNIA

WE WHITSON ENGINEERS
 1000 Elgin Avenue, Suite 100, Monterey, CA 93940
 (831) 385-7777 • FAX (831) 385-7778
 Civil Engineers & Land Surveyors & Project Managers
 MARCH 15, 2008 SHEET 5 OF 8



PARCEL D
 AGRICULTURE/INDUSTRIAL
 34.7 AC

PARCEL B
 OPEN SPACE
 211.3 AC

RIVER TERRACE DRIVE

PORTOLA DRIVE

HIGHWAY 68

MATCHLINE SEE SHEET 4

APN 138-011-007

APN 181-011-027

APN 181-011-011

APN 138-210-003

APN 138-210-038

APN 138-011-030

APN 138-011-001