



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: RES 14-116

December 09, 2014

Introduced: 12/4/2014

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Continued public hearing from December 2, 2014 to consider:

- a. Adoption of a Resolution to certify the Final Environmental Impact Report and adopt associated Findings of Fact and a Statement of Overriding Considerations for the Ferrini Ranch Subdivision Project;
- b. Adoption of a resolution to approve a Combined Development Permit for the Ferrini Ranch Subdivision Project, including a Vesting Tentative Map for the subdivision of approximately 870 acres into 185 lots including 168 market rate single family residential lots and 17 lots for moderate income Inclusionary Housing units; three Open Space parcels totaling approximately 700 acres (Parcels A, B, & C), and a parcel for the future development of a visitor center (Parcel D); Use Permit for removal of up to 921 protected Oak trees; and Use Permit for development on slopes exceeding 30 percent; and to adopt a Mitigation Monitoring and Reporting Plan; and
- c. Adoption of a resolution to deny the request to change the General Plan Land Use Designation of Parcel D from LDR 2.5 to Agricultural Industrial and to deny the request to apply the Agricultural Industrial zoning classification to Parcel D of the Ferrini Ranch Subdivision.

(Combined Development Permit and Vesting Tentative Map - PLN040758/Bollenbacher & Kelton (Ferrini Ranch), Fronting on and southerly of State Highway 68, encompassing two areas separated by Toro Regional Park. The eastern portion is bound by River Road and the western portion is bound by San Benancio Road., Toro Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN040758

Owner: Bollenbacher & Kelton (Ferrini Ranch)

Project Location: Fronting on and southerly of State Highway 68, encompassing two areas separated by Toro Regional Park. The eastern portion is bound by River Road and the western portion is bound by San Benancio Road.

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

Agent: Lombardo & Associates

Plan Area: Toro Area Plan

Flagged and Staked: No

CEQA Action: Environmental Impact Report

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt a Resolution (Attachment B) to certify the Final Environmental Impact Report and adopt associated Findings of Fact and a Statement of Overriding Considerations for the Ferrini Ranch Subdivision Project;
- b. Adoption of a resolution (Attachment C) to approve a Combined Development Permit for the Ferrini Ranch Subdivision Project, including a Vesting Tentative Map for the subdivision of approximately 870 acres into 185 lots including 168 market rate single family residential lots and 17 lots for moderate income Inclusionary Housing units; three Open Space parcels totaling approximately 700 acres (Parcels A, B, & C), and a parcel for the future development of a visitor center (Parcel D); Use Permit for removal of up to 921 protected Oak trees; and Use Permit for development on slopes exceeding 30 percent; and Adopting a Mitigation Monitoring and Reporting Plan; and
- c. Adopt a resolution (Attachment D) to deny the request to change the General Plan Land Use Designation of Parcel D from LDR 2.5 to Agricultural Industrial and to deny the request to apply the Agricultural Industrial zoning classification to Parcel D of the Ferrini Ranch Subdivision.

SUMMARY:

On December 2, 2014, the Board of Supervisors held a public hearing to consider the Bollenbacher & Kelton (Ferrini Ranch) application. On this date, the Board opened the public hearing, heard public testimony, closed the public hearing, and continued the item to December 9, 2014.

The previous Board of Supervisors Staff Report is attached as Attachment A.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Water Resources Agency
Monterey County Regional Fire Protection District
Parks Department
RMA-Building Department
Economic Development Department
California Department of Transportation, District 5
Regional Water Quality Control Board, District 3
California Department of Fish and Wildlife,
Monterey Bay Unified Air Pollution Control District
Toro Land Use Advisory Committee

FINANCING:

Funding for staff time associated with this project is included in the FY14-15 Adopted Budget for RMA-Planning.

Prepared by: John H. Ford, RMA- Services Manager ext. 5158
David J. R. Mack, Associate Planner ext. 5096
Approved by: Mike Novo, Director, RMA-Planning, ext. 5096
<mailto:> Carl Holm, Director (Interim) Resource Management Agency ext. 5103

This report was reviewed by Mike Novo.

cc: Front Counter Copy; John H. Ford, RMA Services Manager; David J. R. Mack, Project Planner, Mark Kelton, Applicant/Owner; Anthony Lombardo & Associates, Agency; Office of Brian Finnegan, Agent; EHB; RMA-Public Works; MCWRA; Monterey Bay Unified Air Pollution Control District (Amy Clymo); Monterey County Regional Fire Protection District; Caltrans District 5 (John Olejnik); County Counsel; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Rachel Saunders (Big Sur Land Trust); Mike Weaver; Dee Baker; Tom Gowing; Laurel Hogan; Pat Huber; Guerremo Marquez; Judy Martinez; Eric Phelps; Project File PLN040758.

The following attachments on file with the Clerk of the Board:

- Attachment A Discussion
- Attachment B Draft Board Resolution - Certification of EIR, Findings, and Statement of Overriding Considerations
- Attachment C Draft Board Resolution - Combined Development Permit
 - Conditions of Approval and Mitigation Monitoring and Reports Program
 - Vesting Tentative Map Alternative 5
- Attachment D Draft Board Resolution - Denial of General Plan Land Use Designation Amendment and Rezone
- Attachment E Planning Commission Resolution Nos. 14-043, 14-044 and 14-045
- Attachment F Environmental Documents
 - Attachment F-1 Draft EIR (on RMA-Planning Website)
 - Attachment F-2 Recirculated DEIR (on RMA-Planning Website)
 - Attachment F-3 Final EIR (on RMA-Planning website)
- Attachment G Toro Advisory Committee Minutes

(Note: The above attachments were distributed with the December 2, 2014 Board Report.)