

2.1 PROJECT OVERVIEW

The project applicant, Domain Corporation, has submitted an application to the County of Monterey Resource Management Agency-Planning Department (hereinafter "County of Monterey") for entitlements to subdivide and develop 870 acres of land located south of State Route 68 between River Road and San Benancio Road. This project site 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. 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, ordinances, 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 (Monterey County 2010a).

This environmental impact report evaluates the following project components:

- A. As portions of the property currently have no zoning, the County intends to reclassify the entire project site with Low Density Residential, 2.5 acres per dwelling unit with Visual Sensitivity, and Design Control overlays (LDR/2.5-VS-D) zoning consistent with the General Plan Land Use Map as a part of the 2010 General Plan Implementation. This zoning would be consistent with the 1982 General Plan land use map, which designates the site as Low Density Residential 5-1 Acres/Unit (see **Subsection 2.2, Project Site Conditions**). The Toro Area Plan Visual Sensitivity Map identifies certain portions of this property as "sensitive" with some areas of "critical viewshed" (see **Figures 3.1-1a** and **3.1-1b**)
- B. The application for a Combined Development Permit (PLN040758) consists of the following:
 - 1) Vesting Tentative Map (Standard Subdivision) for the subdivision of approximately 870 acres into:
 - a. 212 residential lots consisting of:
 - i. 146 clustered market-rate single-family residential lots ranging in size from 0.28 acres to 72.38 acres with an average lot size of 1.22 acres.
 - ii. 23 clustered market-rate single-family residential lots (averaging 5,000 square feet).
 - iii. 43 inclusionary housing units (20% of total units):
 1. 13 units (6% of total) for qualifying very low income households;
 2. 13 units (6% of total) for qualifying low-income households; and
 3. 17 units (8% of total) for qualifying moderate-income households.

2.0 PROJECT DESCRIPTION

- b. Three open space parcels totaling approximately 600 acres (Parcels A, B, and C). The development includes hiking trails within the open space areas.
 - c. One 34.7-acre parcel for the future development of a winery and related uses (Parcel D).
 - d. Four private roadway parcels totaling 43.1 acres. Three access points would be created including:
 - i. A road through a portion of the Toro Regional (County) Park off State Route 68;
 - ii. A separate (not connected) access point off River Road; and
 - iii. A separate (not connected) access point off San Benancio Road.
- 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.
 - 4) Use Permit for removal of approximately 921 protected oak trees. This is the equivalent of approximately 14 acres of oak woodlands and constitutes approximately 3 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 proposed project would also include the construction of on-site roadways, infrastructure, utility improvements, and hiking trails. Access proposed through County parkland would require County approval (to be considered if the project is approved) and replacement of recreational facilities that are of equal or greater value as discussed in more detail below. Action by the County to agree to sell/lease a portion of Toro County Park would require additional review under the National Environmental Protection Act (NEPA) because these County parklands were obtained using federal grant money.

2.2 PROJECT SITE CONDITIONS

REGIONAL LOCATION AND VICINITY

The project site is located adjacent to the southern boundary of the State Route 68 corridor of Monterey County, between River Road and San Benancio Road within the Toro Area Plan planning area of Monterey County. The regional location is shown in **Figure 2-1**.

The relatively level areas of the project site located along State Route 68 are highly visible landmarks well known to county residents and commuters and are commonly referred to as the bull field and lupine field. The project site also lies adjacent to other notable local destination points such as Toro County Park, Toro Café, and San Benancio Middle School. North of State Route 68 is the existing Toro Park Estates neighborhood and the major access point for Bureau of Land Management (BLM) land that is located on the former Fort Ord Army Base. South of the project site, along River Road, is the Las Palmas Ranch housing development. The vicinity of the project site is shown in **Figure 2-2**.

LAND USE/ZONING

The project site consists of nine existing irregularly shaped parcels, including Assessor's Parcel Numbers (APNs) 161-011-019, -030, -039, -057, -058, -059, -078, 161-031-016, and -017, which are currently used primarily as grazing land.

Historical and Existing Land Use/Zoning

The County of Monterey adopted the *Toro Vista Specific Plan* in December 1980 (Monterey County 1980). The *Toro Vista Specific Plan* permitted a maximum of 599 units at an average density of 2.1 dwelling units per acre (du/acre), 8.9 acres of commercial uses, 33.4 acres of roads, and 730 acres of open space. The Specific Plan included land use designations that identified specific outlines for residential and resource conservation use.

Subsequently, the *Monterey County General Plan* was adopted in September 1982 (Monterey County 1982). The *Monterey County General Plan* designated the project site as Low Density Residential 5–1 Acres/Unit.

The *Toro Area Plan* was adopted in December 1983 (Monterey County 1983). The *Toro Area Plan* land use map included the project site as a mix of Low Density Residential 5–1 Acres/Unit and Resource Conservation 10-160 Ac. Min. and noted the project site as the "Toro Vista Specific Plan 599 (max) units." Due to the pending amendment/repeal of the *Toro Vista Specific Plan*, the Planning Commission recommended that no zoning be placed on parcels within the *Toro Vista Specific Plan* area until land use designations were established for that area. As a result the Toro Vista Specific Plan area was left unzoned.

The *Toro Vista Specific Plan* was repealed (Monterey County 1993a), and the *Toro Area Plan* was amended to remove all references to the *Toro Vista Specific Plan* (Resolutions No. 93-155 and 93-156); however, the Board of Supervisors did not amend the *Toro Area Plan* to replace the land use designations with new land use designations. Therefore, the land use designation reverted to the land use designations in the *Monterey County General Plan* (1982), which allow for land uses of Low Density Residential 5–1 Acres/Unit. The Board of Supervisors determined that a maximum of 384 units would be allowed within the former Toro Vista Specific Plan area (Monterey County 1993b). In addition, the property owners were "entitled to consideration by the Board of Supervisors" for up to 63 additional units for transfer density credit for approximately 127 acres of farmland and 29 acres of Salinas River riparian habitat being sold by the project applicant and placed in a

2.0 PROJECT DESCRIPTION

conservation and scenic easement by way of a deed made between Huntington Farms, Inc., and the County of Monterey (Monterey County 1993a). This entitlement would result in a maximum allowable buildout of 447 units within the former Toro Vista Specific Plan area.

The *2010 Monterey County General Plan* was designed to retain the 1982 land uses except for a few property owner requests. This property is designated as Low Density Residential, 2.5 acres per unit as an interpretation of retaining the *1982 Monterey County General Plan* land use. The Toro Area Plan Visual Sensitivity Map remains unchanged and identifies the project site as “sensitive” with some areas of “critical viewshed.”

According to County records, portions of the project site are unzoned; however, approximately 0.70 acres (APN 161-031-016) are zoned LDR/2-VS, approximately 0.25 acres (APN 161-031-017) are zoned LDR/1-D, and a portion of APN 161-011-078) is zoned PQP.

Proposed and Surrounding Land Use/Zoning

The County intends to reclassify the entire project site with LDR/2.5-VS-D zoning consistent with the General Plan land use map as part of the 2010 General Plan Implementation. The project applicant has requested to amend the General Plan and Zoning Map for what would be a newly created Parcel D. The General Plan designation for this 34.7-acre parcel would be amended from LDR/2.5-VS-D to AI (Agricultural Industrial). The Toro Area Plan Visual Sensitivity Map identifies portions of Parcel D as “critical viewshed” and other portions as “sensitive.” Therefore, upon approval of the proposed project, Parcel D would be reclassified as an AI-VS-D (Agricultural Industrial with Visual Sensitivity, and Design Control overlays) zoning district. The applicant’s intent is to make Parcel D available for sale to an agricultural trust or other party that would then develop the winery and related uses.

Although the proposed project is being reviewed under the *1982 Monterey County General Plan*, it should be noted that the entire eastern portion of the project site is located within an area designated as Central/Arroyo Seco/River Road Segment of Agricultural and Winery Corridor in the *2010 Monterey County General Plan* (Monterey County 2010b). Therefore, if the proposed project were to be approved, implementation of the *2010 General Plan* would add an “AWCP” overlay to all parcels and lots on the entire eastern portion of the project site (including Parcels B, D, and E and Lots #138 through #145).

T:_CS\Work\Monterey_County of Ferrini Ranch\Figures\Section 2-1\Figure 2-1 Regional Map a1, March 2007

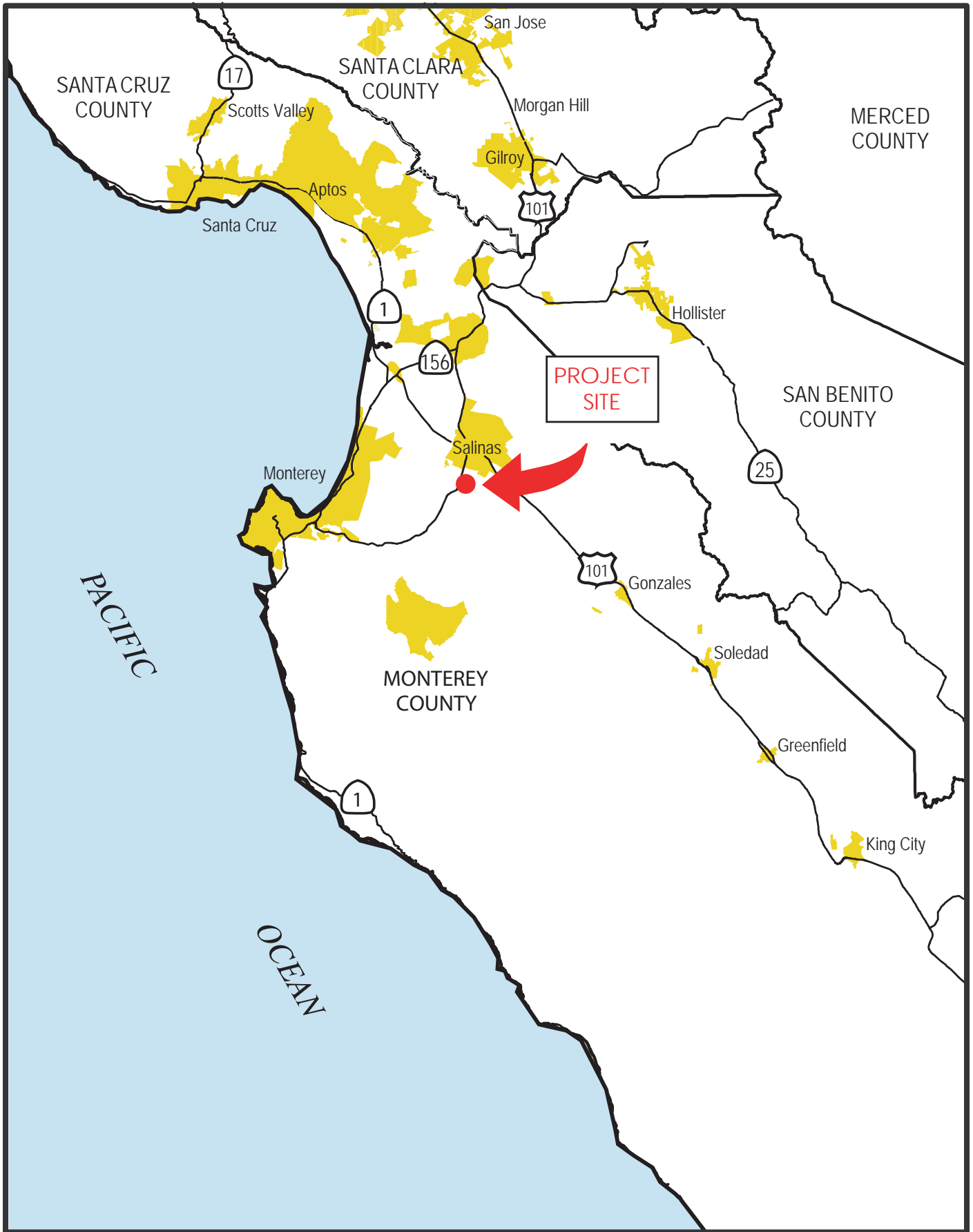
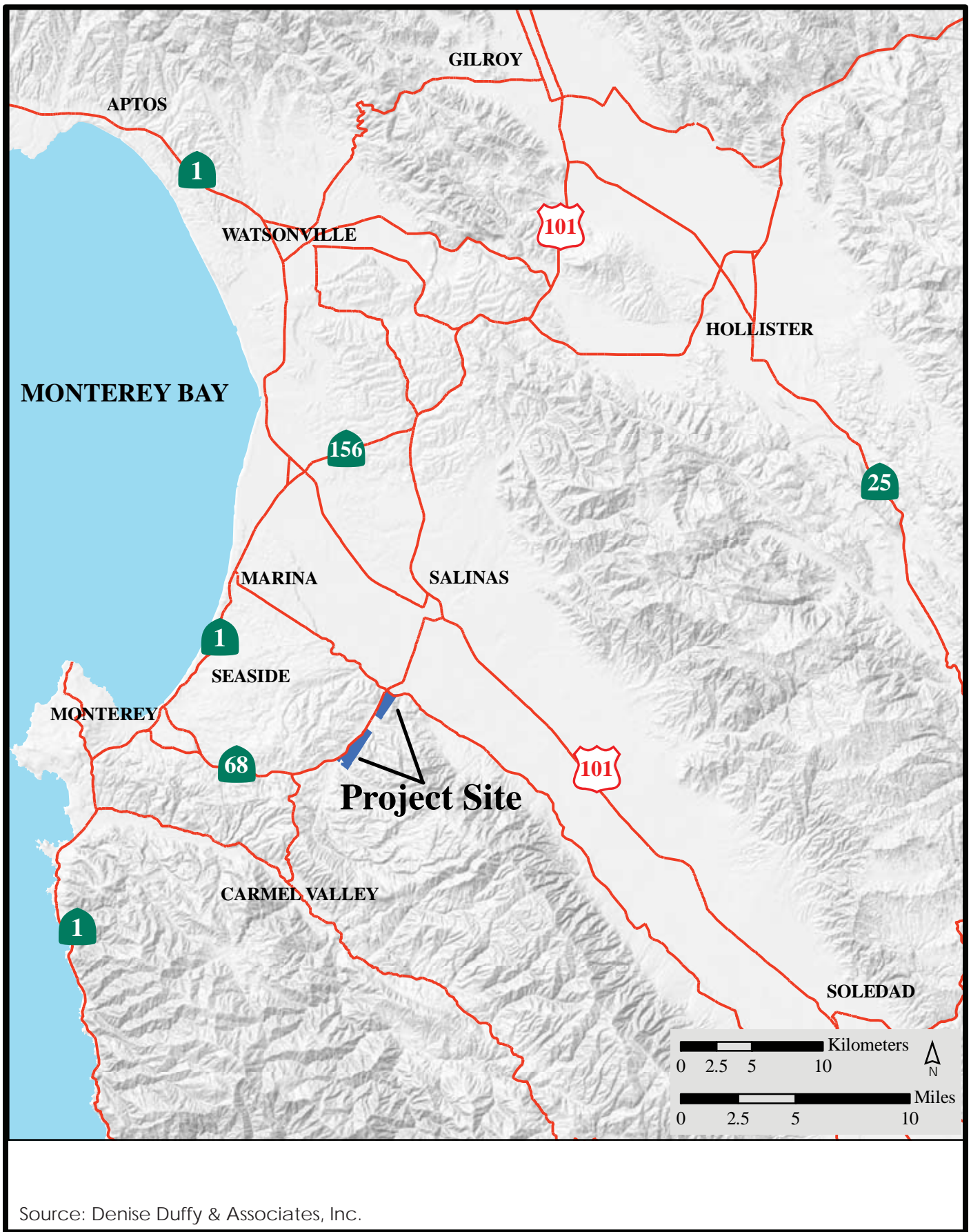


FIGURE 2-1
REGIONAL LOCATION

2.0 PROJECT DESCRIPTION

This page intentionally left blank.

T:_CS\Work\Monterey County of Ferrini Ranch\Figures\Section 2-1\Figure 2-2 Vicinity Map.ai, March 2007



Source: Denise Duffy & Associates, Inc.

FIGURE 2-2
VICINITY MAP



This page intentionally left blank.

Surrounding land uses include the following:

- Southeast – Similar undeveloped rangeland and oak woodlands designated as Resource Conservation within the Las Palmas housing development (Specific Plan for 1,031 residential units), Toro County Park, and Marks Ranch (to become part of Toro County Park)
- Northeast – commercial offices
- North – River Road and active irrigated agriculture
- Northwest – State Route 68, Toro Park Estates (including residential 1–5 units per acre) and neighborhood commercial, single-family homes (5 acres per unit), and Bureau of Land Management lands (on the former Fort Ord)
- Southwest – Undeveloped land designated for Rural Residential (proposed 17-unit Harper Canyon [Encina Hills] Subdivision and 14 existing lots of record), the Oaks subdivision (5–1 acres per unit), Villas Condominium complex (1–5 units per acre), and San Benancio Middle School
- Toro County Park, which divides the project site into eastern and western parcels

Surrounding land uses are shown in the aerial photographs provided in **Figures 2-3a and 2-3b**.

EXISTING PHYSICAL CONDITIONS

Existing improvements on the project site include uninhabited structures on Parcel E, as well as dirt ranch roads and trails meandering through most of the parcels. The project site also contains the Ferrini Ranch complex within Parcel A at the northwest corner of the site, near the intersection of State Route 68 and San Benancio Road. The complex consists of two residences and outbuildings, and is proposed to be removed as part of the project.

Biological resources on the project site include annual grassland, coast live oak woodlands and savannas, coastal scrub, riparian, wetlands and waters, seasonal and seep wetlands, ephemeral drainages, and perennial water habitats as shown in **Figures 2-4a and 2-4b**. The terrain and topography is varied with elevations ranging from 65 feet to approximately 550 feet. Slopes range from zero (0) percent to greater than 30 percent. Approximately 389 acres (45 percent) of the project site have slopes greater than 30 percent. The maximum number of residences allowed per the slope density formula is 388 units. The level areas of the project site are covered primarily in grasslands, while the steeper slopes are characterized by coast live oak woodlands/savannas. There are several natural drainage areas located on site, draining north to El Toro Creek, the Salinas River, and finally the Pacific Ocean near Moss Landing.

2.3 PROJECT CHARACTERISTICS

STANDARD SUBDIVISION

As shown in **Figures 2-5a through 2-5e**, the proposed project would subdivide nine irregularly shaped parcels totaling approximately 870 acres to allow for the following:

2.0 PROJECT DESCRIPTION

approximately 192 acres of low-density residential land uses providing a total of 212 residential units consisting of 146 market-rate residential lots, 23 market-rate clustered housing units, and 43 inclusionary units; approximately 600 acres of open space on three parcels (Parcels A, B, and C); approximately 35 acres of agricultural/industrial land uses on one parcel (Parcel D); and approximately 43 acres of roadways (Whitson 2005). The various components of the proposed project are summarized in **Table 2-1** and described in detail below.

**TABLE 2-1
PROJECT SUMMARY**

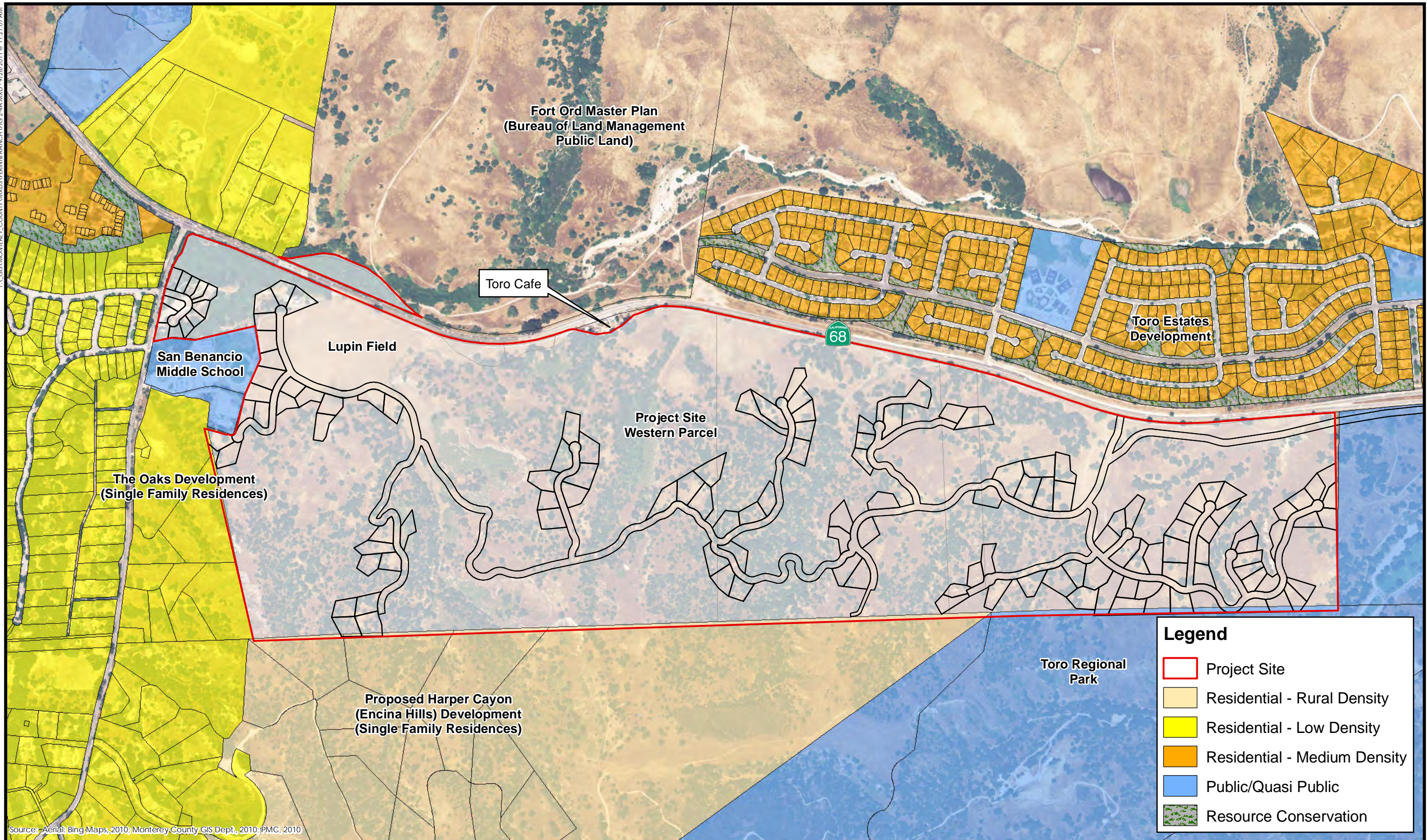
PROPOSED USE	PROPOSED USE	AREA (ACRES)	TOTAL AREA (ACRES)	PERCENTAGE OF GROSS AREA
OPEN SPACE AREA			600.4	69.0 %
Parcel A	Open Space, Trails, Grazing	385.2		
Parcel B	Open Space, Trails, Grazing	211.3		
Parcel C	Open Space, Trails, Grazing	3.9		
RESIDENTIAL DEVELOPMENT			191.5	22.0%
Lots #1-#146	146 Market-Rate Units	178.1		
Parcel E	23 Market-Rate Units 43 Inclusionary Units	13.4		
AGRICULTURAL/INDUSTRIAL USE			34.7	4.0%
Parcel D	Conceptual Winery & Related Uses	34.7		
ROADWAY RIGHTS-OF-WAY			43.1	5.0%
Subtotals	169 Market-Rate/43 Inclusionary	869.7	869.7	100%

Residential Lots

The *Toro Vista Specific Plan* allowed up to 599 units (Monterey County 1980). When the Specific Plan was rescinded, the Board of Supervisors noted that 384 units would be allowed, plus another 63 units (total of 447 units) upon recordation of a conservation easement. Zoning applied based on the 1982 *General Plan* land use designation (Residential – Low Density (5-1 acres per unit)) allows an average maximum density of 2.5 acres per dwelling unit or 348 units on 870 acres.

Approximately 192 acres would be designated for the development of 212 residential units. Approximately 178 acres would be dedicated for the development of 146 market-rate single-family residential lots. These market-rate lots would range in size from 0.28 acres to 72.38 acres with an average lot size of 1.22 acres. Approximately 13 acres (Parcel E) would be dedicated for 66 clustered units, including 23 small lots (averaging 5,000 square feet) for market-rate single-family units, and 43 inclusionary units. The small-lot market-rate units would include 3-bedroom units that range from 1,600 to 1,950 square feet (SF) and 4-bedroom units that range from 1,850 to 2,300 SF. The inclusionary units include 13 units for qualifying very low income households, 13 units for qualifying low-income households, and 17 units for qualifying moderate-income households. The timing of development of the 169 market-rate lots is unknown at this time due to the economy. Development of the inclusionary units would be subject to the requirements of Chapter 18.40.020 of the *Monterey County Code* (Ordinance No. 04185) (Monterey County 2004).

T:\GIS\MONTEREY COUNTY\MXDS\FERINNI RANCH.FIG 2-4A.MXD - 9/28/2011 @ 11:27:07 AM



Legend

- Project Site
- Residential - Rural Density
- Residential - Low Density
- Residential - Medium Density
- Public/Quasi Public
- Resource Conservation

Source: Aerial: Bing Maps, 2010; Monterey County GIS Dept., 2010; PMC, 2010

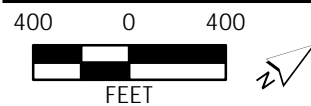
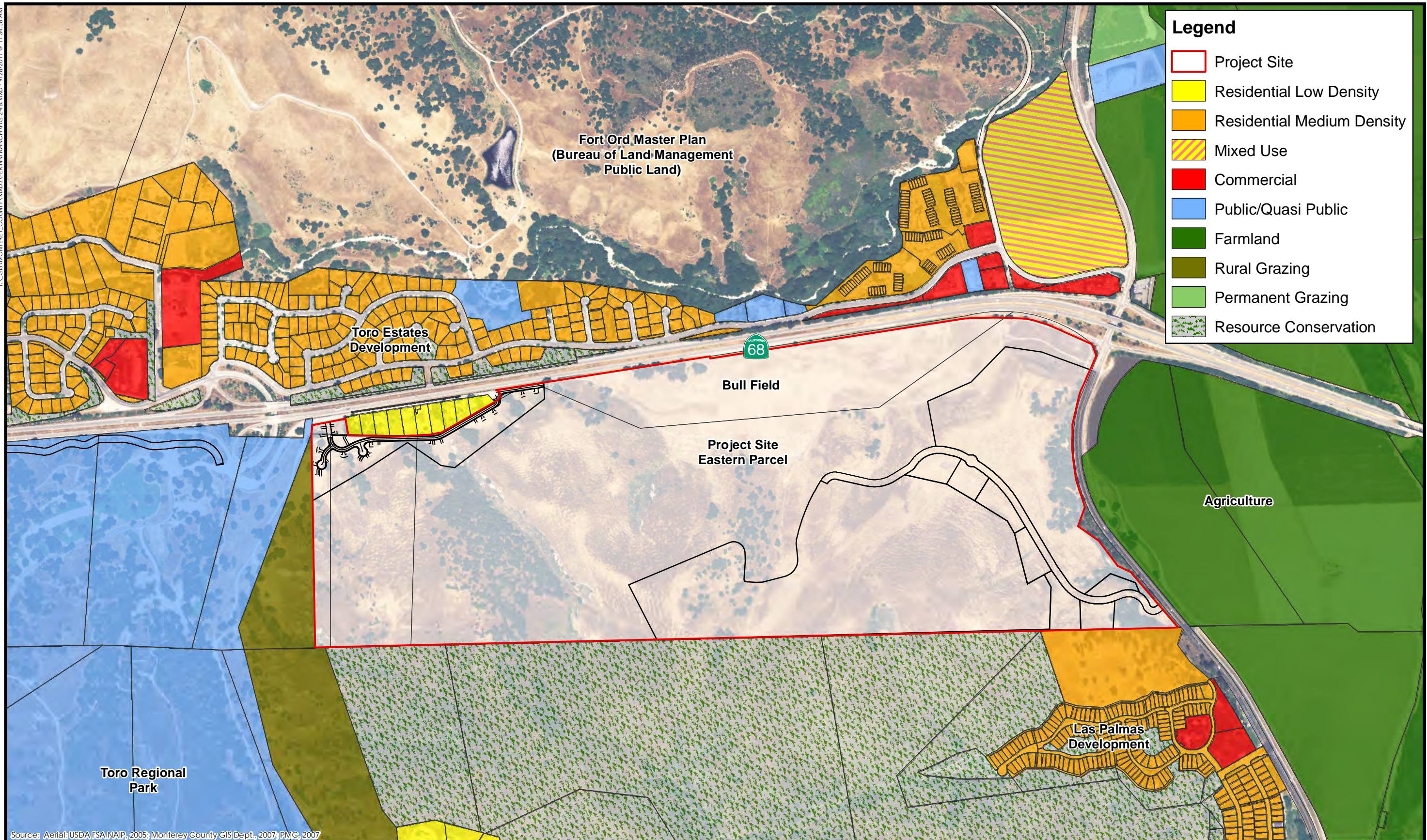


FIGURE 2-3A
SURROUNDING LAND USES - WESTERN PARCEL
PMC

This page intentionally left blank.

T:\GIS\MONTREY_COUNTY\MXDS\FERRINI_RANCH\FIG 2-48\MXD - 9/29/2011 @ 11:34:58 AM



Source: Aerial: USDA FSA NAIP, 2005; Monterey County GIS Dept., 2007; PMC, 2007

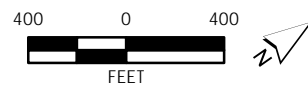


FIGURE 2-3B
SURROUNDING LAND USES - EASTERN PARCEL



This page intentionally left blank.

T:_CSA\Work\Monterey, County of\Ferrini Ranch\Figures\Section 2-3\Figure 2-3a ProjectSitePhotos.ai, November 2008



View of existing conditions near Lots #16 through #20 looking southwest.



View of existing conditions near Lots #29 & #30 looking southeast.

FIGURE 2-4A
PROJECT SITE PHOTOS-WESTERN PARCEL

This page intentionally left blank.

T:_CSA\Work\Monterey, County of\Ferrini Ranch\Figures\Section 2-3\Figure 2-3b ProjectSitePhotos.ai, March 2007



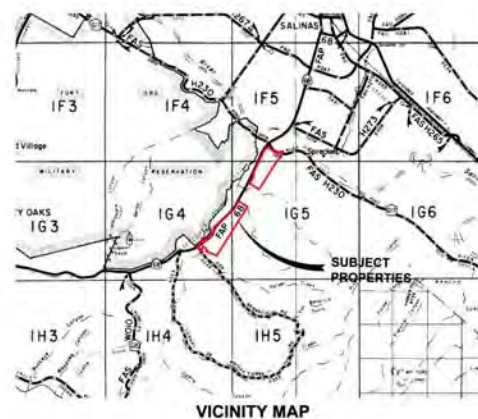
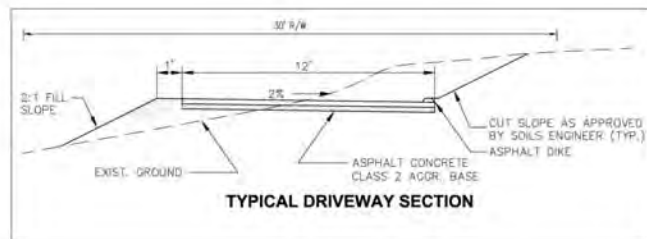
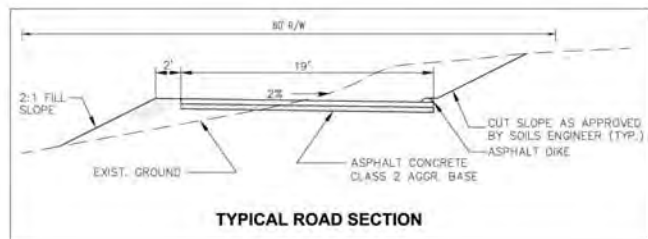
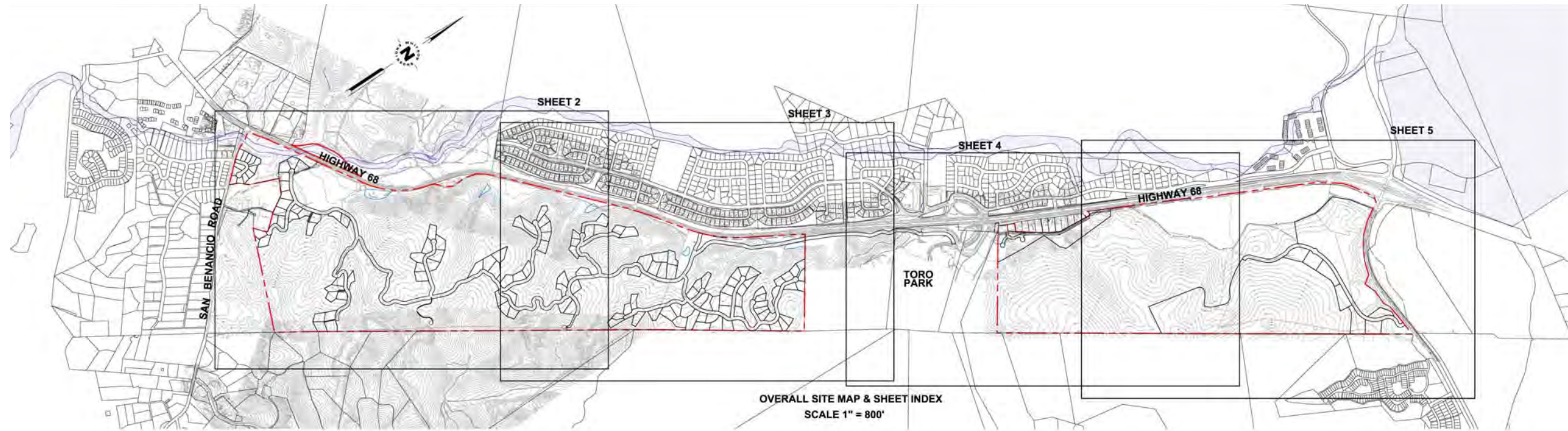
View of existing conditions near Lots #138 through #140 looking southwest.



View of existing conditions near Parcel E looking south.

FIGURE 2-4B
PROJECT SITE PHOTOS EASTERN PARCEL

This page intentionally left blank.



PROJECT TEAM

OWNER / APPLICANT: BOLLENBACHER AND KELTON 2716 OCEAN PARK BOULEVARD #3008 SANTA MONICA, CALIFORNIA 90405	CIVIL ENGINEER: WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE SUITE 105 MONTEREY, CALIFORNIA 93940
LEGAL COUNSEL: LOMBARD & GILLES POST OFFICE BOX 2119 SALINAS, CALIFORNIA 93902	
PLANNER/ENVIRONMENTAL: DENISE DUFFY AND ASSOCIATES 841 CASS STREET, SUITE 5 MONTEREY, CALIFORNIA 93940-4525	

NOTES

<p>SUBDIVIDER'S STATEMENT</p> <p>A. EXISTING ZONING: LDR/2-43-VS AND LDR/78-VS. PROPOSED USES OF THE LAND: RESIDENTIAL SUBDIVISION, AGRICULTURAL/INDUSTRIAL, INCLUSIONARY HOUSING, AND OPEN SPACE.</p> <p>B. EROSION CONTROL: SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS, AND IN CONFORMANCE WITH AN APPROVED LANDSCAPING PLAN.</p> <p>C. WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY SEWAGE DISPOSAL: CALIFORNIA UTILITIES SERVICE ELECTRIC SERVICE: PACIFIC GAS AND ELECTRIC GAS SERVICE: PACIFIC GAS AND ELECTRIC TELEPHONE SERVICE: SBC</p> <p>D. TREE PLANTING: SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL: APPROXIMATELY ___ TREES TO BE REMOVED. (LESS THAN ___% OF OAKS ON PROPERTY)</p> <p>E. PUBLIC AREAS TO BE DEDICATED: NONE SCENIC EASEMENT PROPOSED ON PARCEL A, B & C. COMMON AREAS PROPOSED: PARCELS A, B & C. THE COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY OWNERS' ASSOCIATION(S), UNDER THE PROVISIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.</p> <p>F. MAXIMUM HEIGHT: NOT TO EXCEED COUNTY ZONING LIMITS. LOWER HEIGHT LIMITS WILL BE DETERMINED ON CERTAIN LOTS PRIOR TO FINAL MAP RECORDATION, WHERE REQUIRED FOR VIEWSHED PROTECTION.</p> <p>G. PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION. RESIDENTIAL PARCELS WILL BE SOLD AS LOTS, WITHOUT HOMES. INCLUSIONARY LOTS WILL BE SOLD AS FULLY DEVELOPED UNITS.</p>	<p>GENERAL NOTES</p> <p>1. A.P. # 161-011-019 & 030 & 039 & 057 & 058 & 059 & 078 & 161-031-016 & -017</p> <p>2. THE SIZE, LOCATION AND TYPE OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. THE SIZE OF WATER TANKS IS TO BE BASED ON REQUIRED FIRE FLOW, AS DETERMINED BY THE FIRE OFFICIAL.</p> <p>3. EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.</p> <p>4. TYPICAL ROAD WIDTHS AS SHOWN. ROADS MAY BE NARROWED TO MINIMUM COUNTY STANDARDS TO PRESERVE TREES AND REDUCE IMPACTS.</p> <p>5. DIVIDED ROADS WILL BE UTILIZED AS APPROPRIATE TO PRESERVE TREES.</p> <p>6. PROJECT PHASING: PHASE 1: LOTS 1-12, PARCEL E, LOT 146 PHASE 2: LOTS 86-139 PHASE 3: LOTS 48-85 PHASE 4: LOTS 13-47, 139-145 PHASING MAY BE REVISED WITH APPROVAL OF MONTEREY COUNTY.</p>
--	---

PROJECT DATA

PROJECT SUMMARY	AREA (AC)	% OF GROSS AREA
COMMON AREAS		
PARCEL A	385.2	44.3 %
PARCEL B	211.3	24.3 %
PARCEL C	3.9	0.4 %
SUBTOTAL:	600.4	69.0 %
RESIDENTIAL LOTS 1-146	178.1	20.5 %
PARCEL D	34.7	4.0 %
PARCEL E	13.4	1.5 %
ROAD PARCELS	43.1	5.0 %
SUBTOTAL:	269.3	31.0 %
TOTAL GROSS AREA IN SUBDIVISION:	869.7 ACRES	100.0 %
LOT SUMMARY		
NUMBER OF RESIDENTIAL LOTS:	146	
LOT SIZES:	29 TO 73.85 ACRES	
AVERAGE LOT SIZE:	1.22 ACRES	
CLUSTERED HOUSING (MARKET RATE)	23	
TOTAL MARKET RATE LOTS & UNITS	169	
INCLUSIONARY HOUSING (25%)	43 UNITS	
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA:	388	

LEGEND

	PROPERTY BOUNDARY
	EXISTING ELEVATION CONTOUR
	EXISTING DIRT ROAD
	NEW LOT LINE
	EASEMENT
	ROADWAY PAVEMENT
	STORM DRAIN
	EXISTING STORM DRAIN
	WATER MAIN
	WATER LINE
	RECLAIMED WATER LINE
	SANITARY SEWER
	JOINT UTILITY TRENCH
	TRAIL
	ROAD & UTILITY EASEMENT
	FIRE HYDRANT
	CATCH BASIN
	PRESSURE REDUCING STATION
	SLOPE OF ROAD &/OR SANITARY SEWER
	UTILITY POLE
	FEMA ZONE A INUNDATION LIMITS



I:\CS\Work\Monterey County of Ferrini Ranch\Figures\Section 2-5\Figure 2-5a Vesting Tentative Map.apr April 2007

Source: Whitson Engineers, 2005

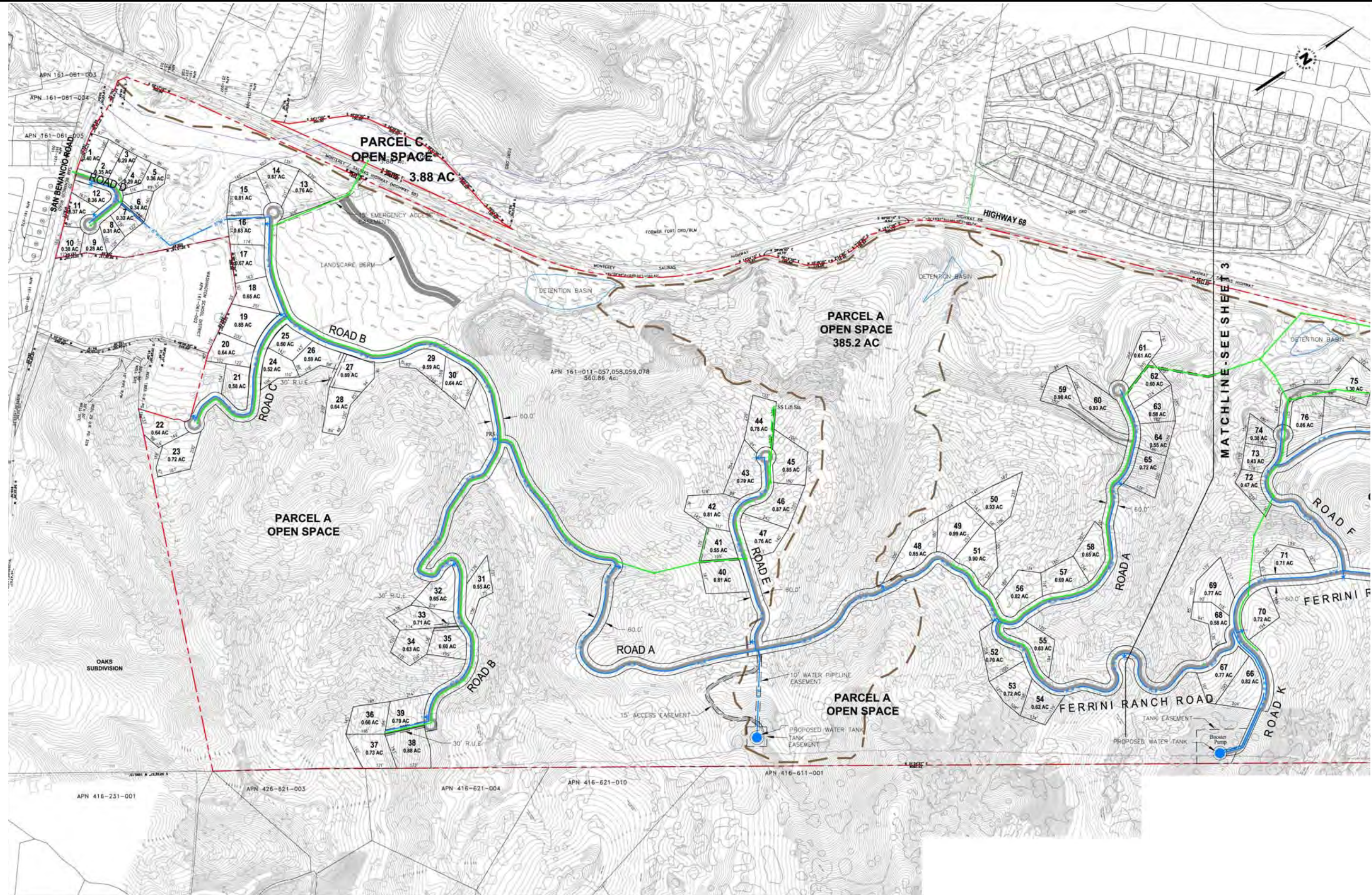
NOT TO SCALE

FIGURE 2-5A
VESTING TENTATIVE MAP
PMC

This page intentionally left blank.

I:\CS\Work\Monterey County\Ferrini Ranch 26-0101\Figures\Section 2-6

Source: Whitson Engineers, 2005



NOT TO SCALE



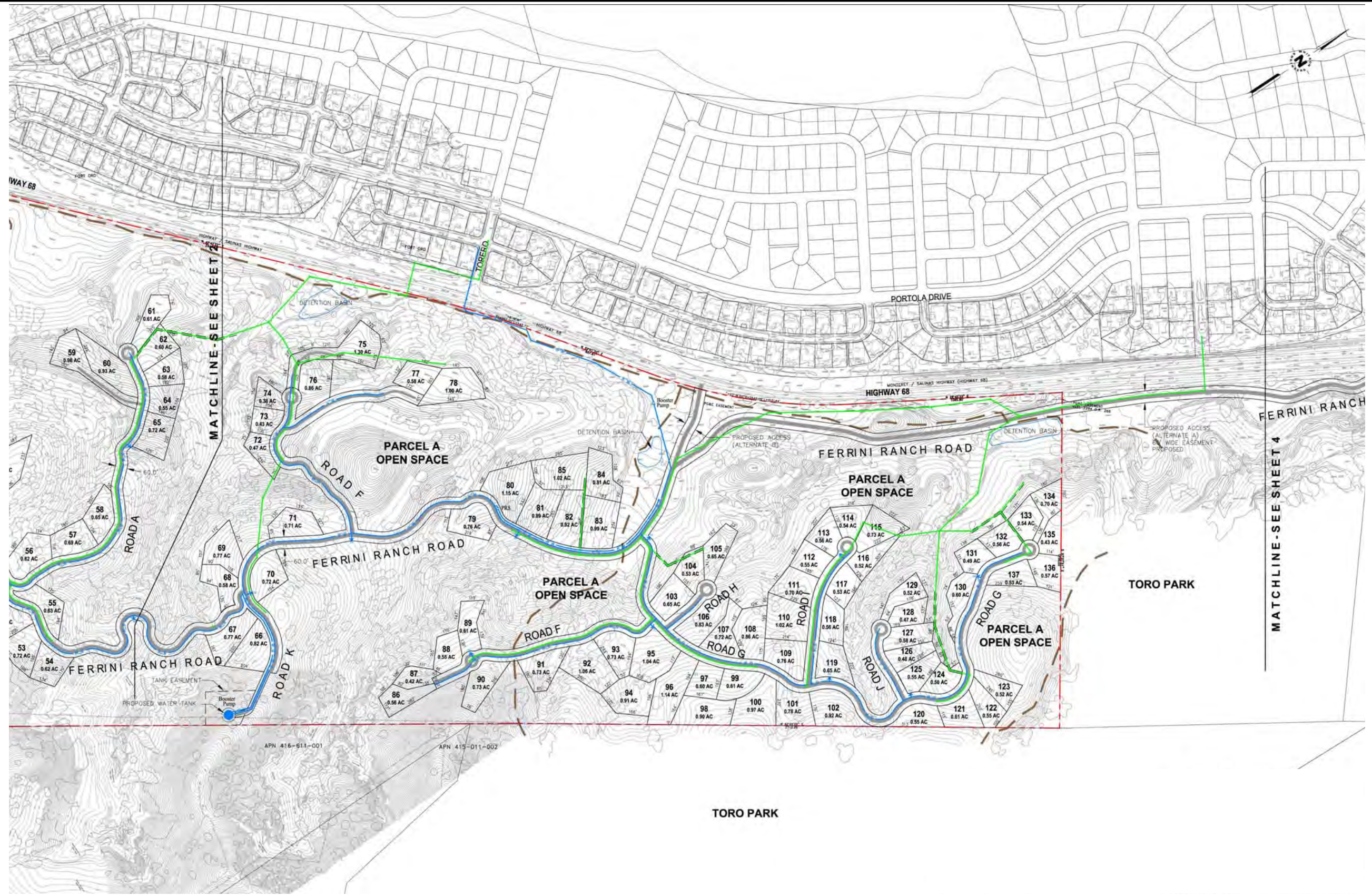
FIGURE 2-5B
VESTING TENTATIVE MAP - WESTERN PARCEL



This page intentionally left blank.

T:\CS\Work\Monterey County\Ferrini Ranch\Figures\Section 2-5\Figure 2-5c Vesting Tentative Map.apr 2007

Source: Whitson Engineers, 2005



NOT TO SCALE



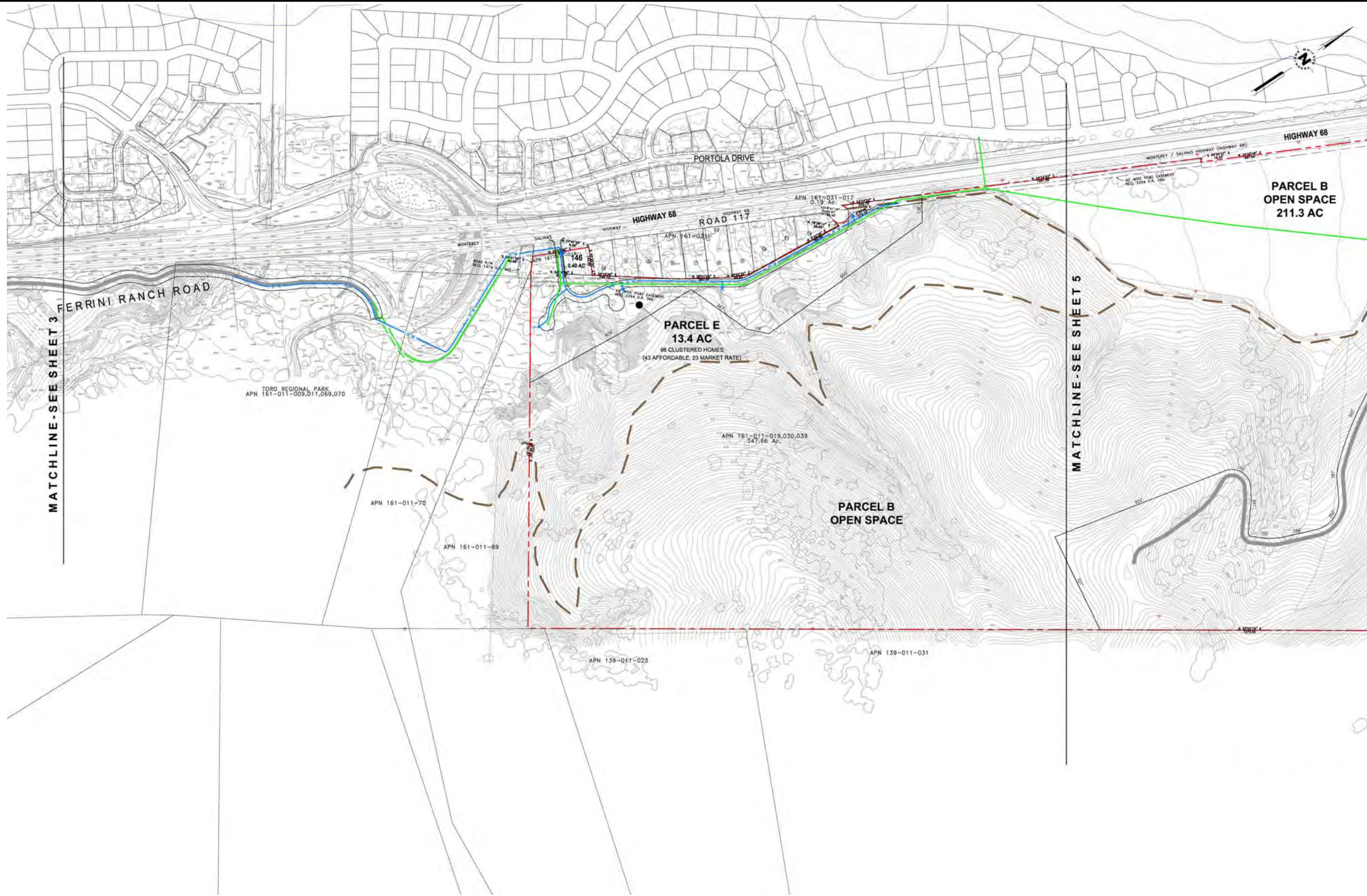
FIGURE 2-5C
VESTING TENTATIVE MAP - WESTERN PARCEL



This page intentionally left blank.

T:_CS\Work\Monterey County of\Ferrini Ranch\Figures\Section 2-5\Figure 2-5d Vesting Tentative Map.apr April 2007

Source: Whitson Engineers, 2005



NOT TO SCALE



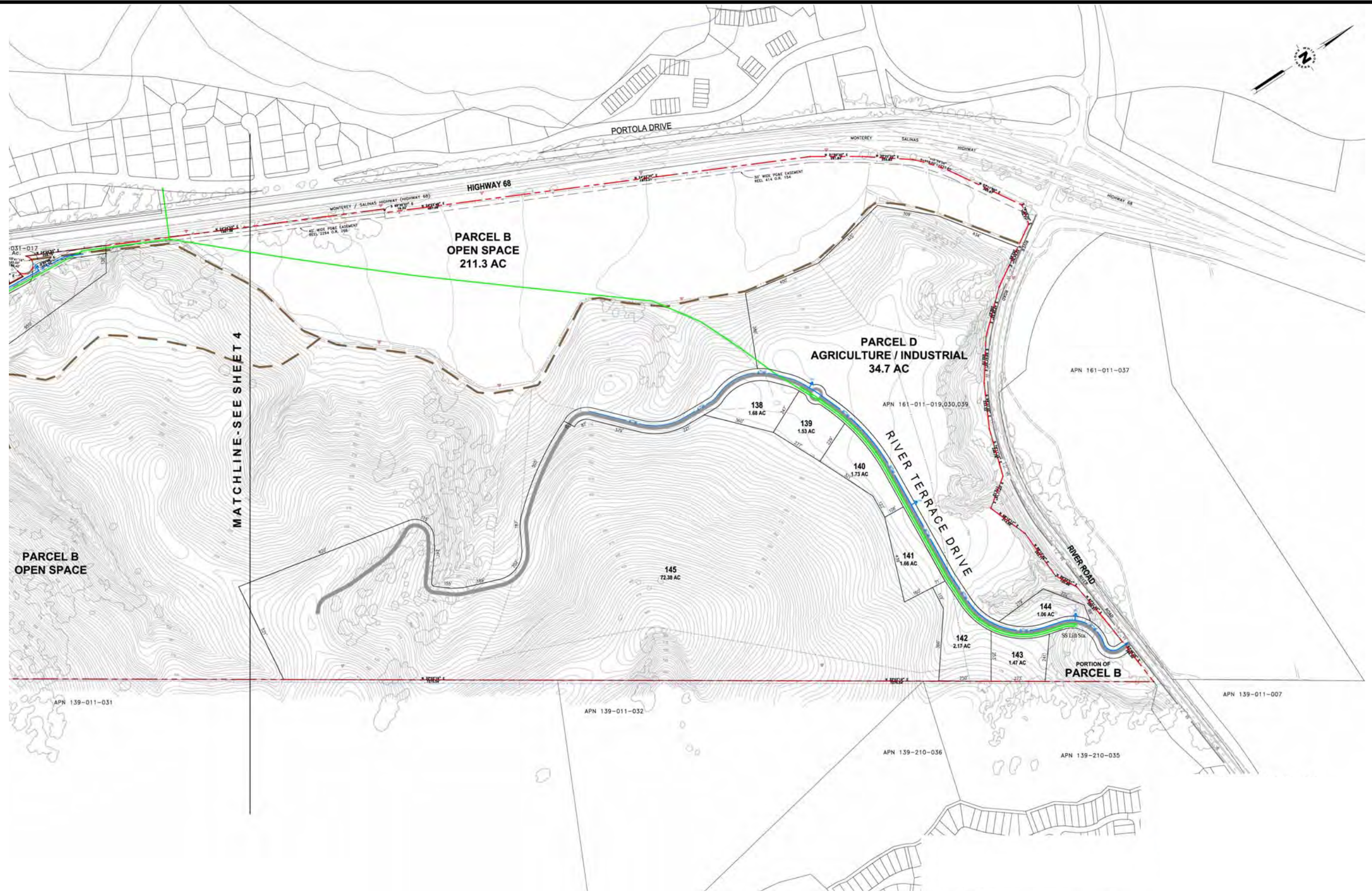
FIGURE 2-5D
VESTING TENTATIVE MAP - EASTERN PARCEL



This page intentionally left blank.

T:_CS\Work\Monterey County\Ferrini Ranch\Figures\Section 2-5\Figure 2-5e Vesting Tentative Map.apr April 2007

Source: Whitson Engineers, 2005



NOT TO SCALE



FIGURE 2-5E
VESTING TENTATIVE MAP - EASTERN PARCEL



This page intentionally left blank.

Open Space and Conservation Parcels (Parcels A, B, and C)

Approximately 600 acres would be permanently retained for open space and conservation. Parcel A would encompass approximately 385 acres, Parcel B would encompass approximately 211 acres, and Parcel C would encompass approximately 4 acres. These parcels would continue to be utilized as grazing land and would provide access to new hiking trails. These parcels are to be privately maintained by a property owner's association, under the provisions of Covenants, Conditions, and Restrictions (CC&Rs). The underlying zoning for these parcels will be LDR-2.5-D-VS consistent with the County's intent to reclassify the zoning of the entire project site. The mechanism to preserve these parcels as open space will be the application of scenic and conservation easements, applied by the County upon project approval.

Agricultural Industrial Parcel (Parcel D)

Parcel D (approximately 35 acres) would be rezoned AI (Agricultural Industrial) to allow future development of approximately 110,000 square feet (SF) of agricultural/industrial land uses on the project site. No development is proposed on Parcel D at this time. However, for planning purposes a conceptual winery and related uses have been assumed for the future development of Parcel D.

The conceptual winery and related uses assume the following: a 60,000 SF winery production facility and storage building; a 25,000 SF office building; a 10,000 SF visitors facility; a 15,000 SF tasting facility; and three parking areas providing approximately 260 parking spaces as shown in **Figure 2-6**. All conceptual buildings would be set 10 feet into the grade. Based on visual assessments prepared for the conceptual design, building heights would be limited to a maximum 15-foot projection above current grades, and a berm would be constructed along the northern ridge along the existing natural topographic contour. For purposes of this Draft EIR, it is estimated that development on Parcel D would involve grading on approximately 13 acres (37,000 cubic yards of cut and 37,000 cubic yards of fill). Future development proposed on this parcel would require a General Development Plan and possibly subsequent environmental review depending on the final design and mix of uses.

Road Parcels

Approximately 43 acres of the project site would be dedicated for four road parcels that would provide on-site circulation. The four road parcels would consist of:

- 1) Road D, off of San Benancio Road;
- 2) River Terrace Drive, off of River Road;
- 3) Access road on Parcel E (no name); and
- 4) Ferrini Ranch Road combined with lettered roadways, except for Road D.

All on-site roadways are proposed to have 19-foot paved sections with 60-foot rights-of-way. Each new roadway would be a separate legal parcel, owned in common by each of

2.0 PROJECT DESCRIPTION

the future owners of the lots that they would serve. Liability, maintenance, and repair obligations would be addressed via a recorded maintenance agreement.

PROJECT SITE PREPARATION

Tree Removal

A maximum of 921 coast live oak trees (*Quercus agrifolia*) would be removed primarily for road and driveway improvements (Staub 2006). This is equivalent to approximately 14 acres of oak woodland habitat and constitutes approximately 3 percent of the total trees/habitat on the project site. Divided roads and/or designing roads to minimum County standards are proposed to avoid protected trees and reduce direct impacts where possible. The proposed removal of trees/woodlands would require a tree removal Use Permit.

Site Preparation and Demolition

The proposed project would involve grading of approximately 92 acres of earth area (240,390 cubic yards of cut and 225,310 cubic yards of fill) (Whitson 2010c). A majority of the cut (116,605 cubic yards) would occur at the on-site road improvements. Approximately 35 acres would be disturbed during construction of the roadway improvements (on- and off-site), and approximately 57 acres would be disturbed during lot development (including Parcel D). It is anticipated that this grading work will occur in phases or a period of several years. Any remaining cut material remaining, after consideration for shrinkage, will be managed and designed to balance on-site. As discussed previously, some of these grading activities would occur on slopes greater than 30 percent.

The proposed project would also require the demolition of existing buildings and structures referred to as the Ferrini Ranch complex. The Ferrini Ranch complex consists of two single-family residences and several outbuildings and sheds located on the northwest portion of the project site at the intersection of State Route 68 and San Benancio Road. The sheds and outbuildings include a tank house, utility shed/garage, barn, tack room, and two sheds.

INFRASTRUCTURE COMPONENTS AND OFF-SITE IMPROVEMENTS

On-Site Access and Circulation

Planned access for this project has been created through a history of actions. The project applicant's preferred access would be to create an at-grade intersection onto State Route 68. Caltrans initially indicated they did not favor such an improvement, so the applicant investigated other alternatives. Local residents also expressed objection to the project providing direct access to any more than a few units from San Benancio Road. In light of these constraints, the applicant has been exploring possible acquisition of access through Toro County Park, but the Monterey County Board of Supervisors postponed negotiations pending having an approved project.

T:_CS\Work\Monterey, County of\Ferrini Ranch\Figures\Section 2-1\Figure 2-2 Vicinity Map.ai, March 2007



Source: PDP, 2010

NOT TO SCALE



FIGURE 2-6
CONCEPTUAL WINERY AND RELATED USES

PMC

This page intentionally left blank.

As a result; project access is designed and proposed as follows on the Vesting Tentative Map:

- 1) San Benancio Road would provide access to Lots #1 through #12 via proposed "Road D" near the existing Paso de Vaqueros/San Benancio Road intersection.
- 2) River Road would provide access to Lots #138 through #145 via the proposed "River Terrace Drive," which would require off-site improvements to River Road as well. The proposed project will create a new T-intersection on River Road at the proposed River Terrace Drive, which would require a minimum right-turn taper along the eastbound River Road approach. A left-turn channelization may also be required for safety reasons. All improvements (turn lanes) will be accommodated within the existing right-of-way of River Road, and any required grading to accommodate the turning lanes and tapers would occur on the project site.
- 3) The State Route 68/Portola Drive Interchange would provide access to Lots #13 through #137 via proposed "Ferrini Ranch Road," as well as the 66 clustered units on Parcel E via existing Road 117 and a proposed roadway that is not named. A portion of Ferrini Ranch Road, including the access point, would be located on public land (Toro County Park) that is owned and operated by the Monterey County Parks and Recreation Department (MCPRD). The MCPRD received federal grant money for improvements to Toro County Park; therefore, any changes to existing park facilities are subject to review and approval by the California Department of Parks and Recreation and the U.S. Department of the Interior. Development of this access point on park property would require relocation of existing park facilities, including a championship cross-country track/trail as shown in **Figure 2-7** (Whitson 2010a). In addition, the land used for the roadway would be considered a "take" of parkland and would require a land swap of equal or greater value.
- 4) An "Alternate B" access point off of State Route 68 between Torero Drive and Portola Drive is also shown on the Vesting Tentative Map. This alternate access point (Alternate B) is considered only as an emergency access point for the proposed project and for this project description.
- 5) A second emergency access easement to State Route 68 is located near Lot #13 along the alignment of an existing ranch road.

Improvements to River Road would include grading approximately 0.3 acres (183 cubic yards of cut and 550 cubic yards of fill). The land swap and Ferrini Ranch Road off-site improvements would include grading approximately 1.9 acres (5,700 cubic yards of cut and 5,000 cubic yards of fill). Environmental impacts associated with these off-site improvements are included in the overall analysis. This analysis is based on conceptual plans and engineer estimates. In addition, action by Monterey County agreeing to sell/lease access across County parklands would require additional environmental review pursuant to the National Environmental Protection Act (NEPA) because the park acquisition included federal grant funds.

2.0 PROJECT DESCRIPTION

Wastewater

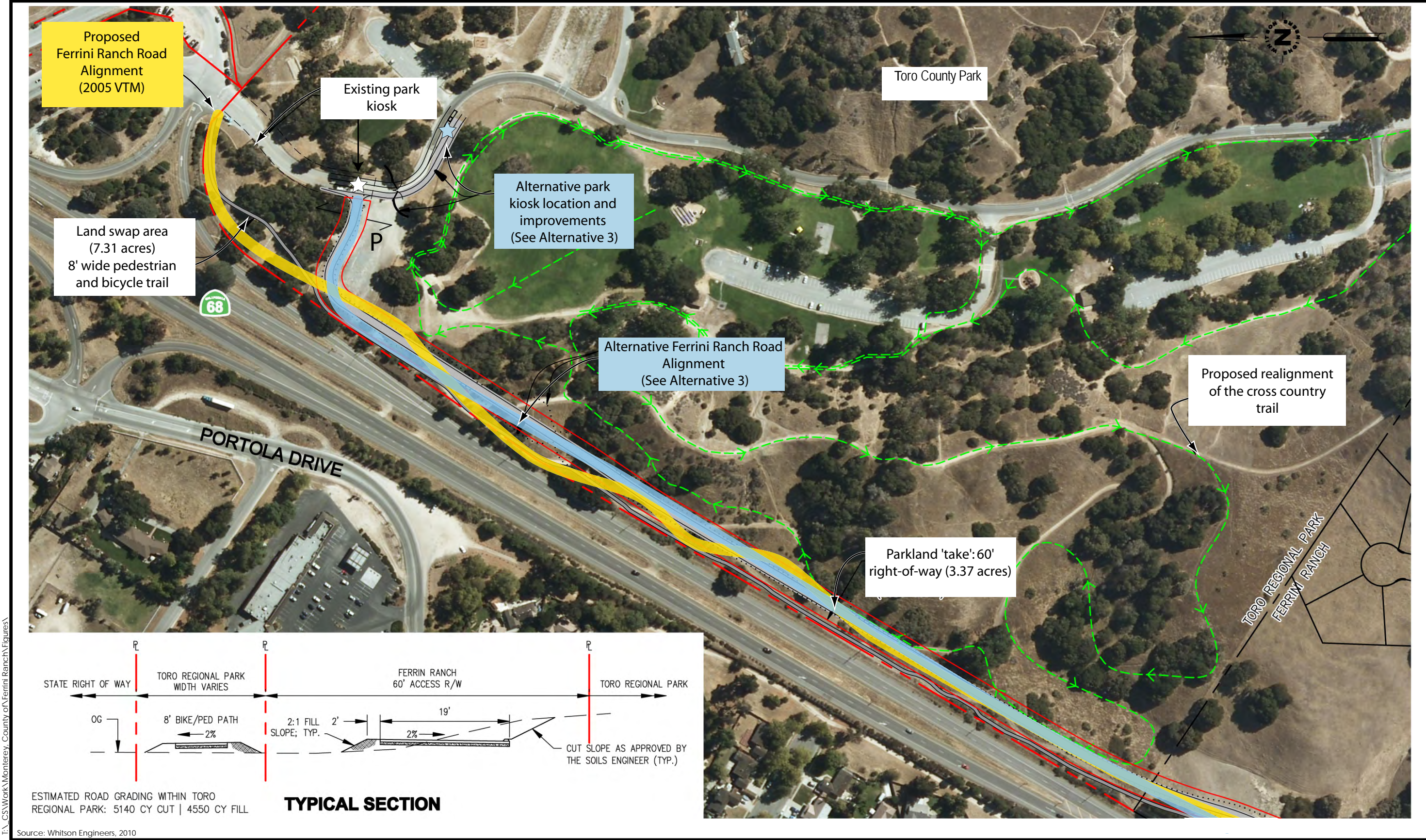
The proposed project includes extension of the existing sewer system located on the northern site of State Route 68 to within the right-of-way of proposed roadway improvements. The extended sewer system will tie into the existing main, and effluent would be processed at the existing California Utilities Service sewer treatment facility located at 16625 Reservation Road in Salinas. The 212 residential units will each be connected to the wastewater collection system. Two sewage lift stations are proposed near Lots #44 and #144. Wastewater lines and lift stations are shown on the Vesting Tentative Map. Construction impacts associated with these wastewater infrastructure improvements are included in the analysis of the overall project.

Potable Water

Potable water service will be provided to the project by California Water Service Company (CWSC). The potable water demand of the project would be met by water procured from two existing CWSC wells. According to the CWSC, specific well identification and data cannot be provided due to provisions of the recent Anti-Terrorism Act; however, the CWSC indicated to Kleinfelder, Inc. that the wells are located within the Spreckels area. The CWSC is required to be in compliance with the Safe Drinking Water Act and other regulations, including the California Waterworks Standards. Once the water has been pumped, treated, and conveyed to the project site through existing off-site water mains located in River Road and Torero Drive, water would be conveyed on-site through new 4- and 8-inch water mains located within the proposed roadway rights-of-way and stored in two proposed storage tanks on utility easements located at the end of proposed "Road K" near Lot #66 and along proposed "Road A" south of Lot #40. Two booster pumps would pump water to water tanks. It is anticipated that all portions of the subdivision would be gravity fed from water tanks. One booster pump would be located at the end of proposed Road K near Lot #66 and the other would be located near the proposed access road near Lot #84. Water lines, water tanks, easements, and booster pumps are shown on the Vesting Tentative Map. Construction impacts associated with these water infrastructure improvements are included in the analysis of the overall project.

Stormwater and Surface Drainage

The proposed project includes a stormwater collection system within the roadway right-of-way. The stormwater drainage system will collect on-site surface water runoff generated from within seven on-site watershed basins and convey stormwater to approximately five detention basins distributed throughout the project. The primary purpose of the basins is to detain stormwater runoff and control peak discharge rates, but they will also allow limited quantities of water to infiltrate back to the groundwater basin. The existing on-site natural drainages are ephemeral and carry flows from winter storms to El Toro Creek. The creek flows to the Salinas River. Basin locations are illustrated on the Vesting Tentative Map. Construction impacts associated with these stormwater infrastructure improvements are included in the analysis of the overall project.



T:\CS\Work\Monterey County of Ferrini Ranch\Figures\

Source: Whitson Engineers, 2010

NOT TO SCALE



FIGURE 2-7
FERRINI RANCH ROAD ACCESS



This page intentionally left blank.

Additional Utilities

Pacific Gas and Electric (PG&E) will provide gas and electric service. AT&T will provide telephone service, and Comcast will provide cable service to the project site. New utility lines would be installed underground within the roadway rights-of-way. A 40-foot-wide PG&E easement would be located within the access road on Parcel E. Construction impacts associated with extension of these utilities are included in the analysis of the overall project.

PROJECT PHASING

The proposed project would be completed in at least four phases: Lots #1 through #12, Parcel E, and Lot # 146 would be developed in Phase 1; Lots #86 through #136 would be developed in Phase 2; Lots #48 through #85 would be developed in Phase 3; and Lots #13 through #47 and Lots #138 through #145 would be developed in Phase 4. Development of Parcel D is not included in the phasing schedule. Inclusionary residential lots will be subject to the Inclusionary Housing Ordinance, which requires a Master Inclusionary Developer Agreement that includes a phasing plan for the release of building permits for both the inclusionary and the market-rate units.

2.4 PROJECT OBJECTIVES

State CEQA Guidelines Section 15124(b), specifies that an EIR should include:

A statement of objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings of a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.

The objectives of the proposed project, as stated by the project applicant, are as follows:

- Establish large permanent open spaces on the property in those areas identified on the plan as open space.
- Continue the history of cattle grazing upon a significant portion of the areas designated as open space on the plan.
- Secure approvals to create a residential community of 169 market-rate lots along with an additional 43 inclusionary units.
- Use a portion of the eastern side of the property, accessible via River Road, for a wine-oriented facility of sufficient size to attract visitors and serve as a gateway to the Salinas Valley Wine Corridor.
- Create an economically viable and sound plan that will promote the development of this new community and provide sufficient funds to accomplish all of the other project objectives and build the necessary infrastructure.

2.0 PROJECT DESCRIPTION

- Provide additional public access and recreational opportunity through a public bike and pedestrian path connecting Toro County Park and River Road on the east and the San Benancio Canyon vicinity on the west.

These objectives are critical in the evaluation of the comparative merits of the project alternatives in Section 4.0 of this DEIR.

2.5 REQUESTED ACTIONS AND REQUIRED APPROVALS

This EIR provides the environmental information and analysis in accordance with CEQA to allow the County of Monterey to adequately consider the effects of the requested development proposal. The County of Monterey Planning Department and Board of Supervisors, as lead agency, have approval authority and responsibility for considering the environmental effects of the proposed project as a whole. In order to implement the proposed project, an application has been submitted to the County of Monterey Resource Management Agency – Planning Department.

As mandated by CEQA Guidelines Section 15124(d), this section contains a list of agencies that are expected to use the EIR in their decision-making to grant permits and approvals, as well as a list of the approvals for which the EIR will be used (OPR 2011). These lists include information that is known to the lead agency.

LOCAL AGENCIES

County of Monterey (Lead Agency)

- Reclassify the entire project site with LDR/2.5-VS-D zoning consistent with the General Plan Land Use Map as part of the 2010 General Plan Implementation (Monterey County Resource Management Agency (RMA)-Planning Department)
- Record scenic and conservation easements on open space parcels (Monterey County RMA-Planning Department)
- Combined Development Permit (PLN040758), including (Monterey County RMA-Planning Department):
 - o General Plan Amendment and Rezone (Parcel D)
 - o Vesting Tentative Map
 - o Use Permit for removal of protected coast live oak trees
 - o Use Permit for development on slopes greater than 30 percent
- Grading Permits (Monterey County RMA-Building Services Department)
- Building Permits (Monterey County RMA-Building Services Department)

- Demolition Permits (Monterey County RMA-Building Services Department)
- General Development Plan for Parcel D
- Land Sale/Swap Agreement (Monterey County Parks and Recreation Department)

REGIONAL AGENCIES

Central Coast Regional Water Quality Control Board

- NPDES General Construction Permit

Monterey Bay Unified Air Pollution Control District

- Demolition Permit

STATE AGENCIES

State Water Resources Control Board

- Stormwater Pollution Prevention Plan (SWPPP)

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

- Land Swap Agreement

FEDERAL AGENCIES

U.S. Army Corps of Engineers

- 404 Permit

U.S. DEPARTMENT OF THE INTERIOR

- Land Swap Agreement
- NEPA

UTILITIES

California Utility Services

- Sewer Extension Agreement

California Water Service Company

- Water Extension Agreement

2.0 PROJECT DESCRIPTION

REFERENCES

California, State of. Governor's Office of Planning and Research (OPR). 2011. *Guidelines for Implementation of the California Environmental Quality Act*. 2011, as amended

Monterey, County of (Monterey County).

1980. *Toro Visa Specific Plan*. December 16, 1980 (Repealed).

1982. *Monterey County General Plan*. August 1982 as amended through November 5, 1996.

1983. *Toro Area Plan*. December 1983, as amended through 1998.

1993a. *Board of Supervisors Resolution No. 93-453*. Recorded November 9, 1982, in Reel 1590 Pages 896–899 and 904 of Official Records of Monterey County.

1993b. *Board of Supervisors meeting minutes for October 19, 1993*.

2004. *Monterey County Code*. Codified through 2004.

2010a. *2010 Monterey County General Plan. Land Use Element* (p. LU-22). Adopted October 2010.

2010b. *2010 Monterey County General Plan. Agricultural and Winery Corridor Plan* (pp. 2, 4-10, Figure AQWCP #3). Adopted October 2010.

Staub Forestry and Environmental Consulting (Staub). 2006. *Forest Management Plan for Ferrini Ranch*. September 27, 2006.

Whitson Engineers (Whitson).

2005. *Vesting Tentative Map Ferrini Ranch (Sheets 1 through 5)*. March 15, 2005.

2010a. *Ferrini Ranch Access and Other Improvements (Sheet 1 of 1)*. February 1, 2010.

2010c. *Vesting Tentative Map Preliminary Grading Data*. March 2010.