



Monterey County

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Board Report

Legistar File Number: RES 14-120

December 16, 2014

Introduced: 12/11/2014

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Public hearing (continued closed from December 9, 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 A) 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 B) 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, subject to the conditions of approval; and
- c. Adopt a resolution (Attachment C) 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 and December 9, 2014, the Board of Supervisors held a public hearing to consider the Bollenbacher & Kelton (Ferrini Ranch subdivision) application. On December 2, 2014, the Board opened the public hearing, heard public testimony, closed the public hearing, and continued the item to December 9, 2014. On December 9, 2014, the Board adopted a Resolution of Intent to approve the Combined Development and Vesting Tentative Map (Alternative 5-PC, dated November 19, 2014) and the other resolutions recommended by staff. At the December 9, 2014 meeting, staff provided a memo to the Board of Supervisors outlining minor changes and clarifications to the findings and conditions of the draft resolution for the project. Additionally, the Board added two conditions of approval. The added conditions are relative to: 1) the dedication of Open Space areas and Parcel D, and 2) the payment of fees to be used solely for the formation of a Toro Area Community Services District (CSD). The Board took testimony on the new proposed conditions. The Board continued the hearing (closed) on the project to December 16, 2014 to enable staff to prepare the final resolutions and to allow for final action and vote. Attached are the updated resolutions.

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 
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Approved by: Mike Novo, Director, RMA-Planning ext. 5192
Carl Holm, Acting Director, Resource Management Agency ext. 5103 

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 are on file with the Clerk of the Board:

- Attachment A Draft Board Resolution - Certification of EIR, Findings, and Statement of Overriding Considerations
- Attachment B Draft Board Resolution - Combined Development Permit
 - Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP)
 - Vesting Tentative Map Alternative 5-PC (dated November 12, 2014)
- Attachment C Draft Board Resolution - Denial of General Plan Land Use Designation Amendment and Zoning Request