Monterey County

Board Order

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

Upon motion of Supervisor Salinas, seconded by Supervisor Calcagno and carried by those members present, the Board of Supervisors hereby:

Continued public hearing from December 2, 2014 and:

a. Adopted Resolution of Intent No. 14-374 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. Adopted Resolution of Intent No. 14-375 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;

c. Adopted Resolution of Intent No. 14-376 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;

d. Received and accepted the Errata Findings and Conditions as presented by staff and clarified on the record;

e. Added conditions as read into the record and submitted to staff by Supervisor Calcagno to include:

    i.   Developer shall deposit $425,000 into an escrow account with Monterey County Public Works;

    ii. The funds shall be used solely for the formation of a Toro Area Community Services District (CSD);

    iii. The Community Services District shall participate in the Monterey Regional Water Pollution Control Agency's wastewater recycling programs;

    iv. Should the community fail to form the CSD and if an MOU to deliver wastewater to the Monterey Regional Water Pollution Control Agency have not been completed within 30 months of the filing of the final map, any unused funds shall be returned to the developer with interest;

    v.   Developer shall secure the cattle grazing lands with fencing that is constructed in compliance with Monterey County Code and with the concurrence of the Ag Land Trust; and

    vi   The open space lands and Parcel D, which are to be given to a non-profit organization for permanent preservation, shall be donated to the Ag land Trust.

(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)

PASSED AND ADOPTED on this 9th day of December 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno and Salinas
NOES: Supervisors Parker and Potter
ABSENT: None

Upon motion of Supervisor Salinas, seconded by Supervisor Calcagno and carried by those members present, the Board of Supervisors hereby directed staff to return on Tuesday, December 16, 2014 with final Resolutions and Findings and Conditions.

CONTINUED on this 9th day of December 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on December 9, 2014.

Dated: January 14, 2015   Gail T. Borkowski, Clerk of the Board of Supervisors
File Number: RES 14-116   County of Monterey, State of California

By _Denise Hancock_____
                        Deputy