

**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

Resolution of Intention No. 11-244

- a. Certify the Environmental Impact Report prepared for the Monterey-Salinas Transit/Whispering Oaks Business Park project;
- b. Adopt Ordinance amending Section 21-11 of the Monterey County Zoning Maps to rezone approximately 58 acres of the project site from Public Quasi Public with Design Review and Site Plan Review Overlays (PQP-D-S) to Heavy Commercial with Design Review and Site Plan Review Overlays (HC-D-S) and to rezone approximately 58 acres of the same section from Public Quasi Public with Design Review and Site Plan Review Overlays (PQP-D-S) to Open Space with Design Review and Site Plan Review Overlays (O-D-S);
- c. Grant appeal by Monterey-Salinas Transit (MST)/Redevelopment Agency of the County of Monterey from the April 13, 2011 decision of the Monterey County Planning Commission denying an application (Monterey-Salinas Transit Facility/Whispering Oaks Business Park/ PLN090071) for a Combined Development Permit consisting of:
  - 1) A Standard Subdivision Phased Vesting Tentative Map dividing two parcels of 30.3 acres and 85.2 acres (Assessor's Parcel Numbers 031-101-041-000 and 031-101-056-000) into 16 buildable lots including a 24.4 acre lot and 15 smaller lots ranging in size from 1 acre to 3 acres, a roadway parcel (approximately 7.4 acres), a drainage detention and percolation parcel (approximately 1.7 acres), and two Open Space parcels (approximately 49 acres and 8.7 acres);
  - 2) A General Development Plan establishing Allowed Uses, Conditional Uses allowed, and site development standards and design criteria for the proposed Whispering Oaks Business Park;
  - 3) A General Development Plan and Use Permit to allow development of the Monterey-Salinas Transit (MST) administrative and maintenance facility containing the following: 1) a 36,000 square foot three-story administrative building; 2) a 96,450 square foot two-story bus maintenance building; 3) an 18,620 square foot fuel/brake/tire building with underground tanks attached by a canopy to an 8,373 square foot bus wash/steam cleaning building; and 4) approximately 15 acres of paved parking to accommodate up to 281 busses and 388 automobiles;
  - 4) A Use Permit to allow the removal of approximately 2,400 Coast Live Oak trees on Lot 1 (MST parcel); 5) A Use Permit to allow the removal of approximately 1,000 Coast Live Oaks on Lots 2 through 16, and for infrastructure improvements; and 6) An Administrative Permit and Design Approval for development within the Site Plan Review ("S") zoning district; and
- d. Approve Mitigation Monitoring and Reporting Plan for the MST Facility/Whispering Oaks Business Park project.

(Monterey-Salinas Transit Bus Maintenance and Operations Facility and Whispering Oaks Business Park/PLN110231, Redevelopment Agency of Monterey County, Former Army Landfill site, Fort Ord Master Plan area)

**Approved staff recommendations a, b, c, and d listed above; directed staff to return on July 12, 2011 with findings and evidence necessary to effectuate the proposed approvals in Resolution of Intent, including expanding trail analysis and any appropriate responses to comments and correspondence**

PASSED AND ADOPTED upon motion of Supervisor Armenta, seconded by Supervisor Salinas, and carried this 14th day of June, 2011, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, and Potter

NOES: Supervisor Parker

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 75 for the meeting on June 14, 2011.

Dated: July 8, 2011

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By   
Deputy