

Exhibit A
Discussion of Proposed Project

The Redevelopment Agency of
Monterey County
The Monterey-Salinas Bus
Maintenance and
Administrative Facility and
Whispering Oaks Business Park
PLN090071

Appeal PLN110231
Board of Supervisors
June 14, 2011

EXHIBIT A
DETAILED PROJECT DISCUSSION
MST and Whispering Oaks Business Park (PLN110231)

I. PROJECT SETTING AND DESCRIPTION:

The project site is comprised of two parcels numbers (APN: 031-101-056 and 031-101-041) containing an area of 115.53 acres on the former Fort Ord military base, east of the city limits of Marina. These two parcels represent a portion of the over 300 acre former Army landfill site situated between Imjin Parkway and Intergarrison Road east of Seventh Avenue. Neighboring agencies or jurisdictions include:

- The City of Marina to the north and west;
- The City of Seaside to the south;
- Property owned by the University of California at Santa Cruz (UCSC) directly to the west;
- Property owned by California State University at Monterey Bay (CSUMB) to the south and east; and
- The Fort Ord Reuse Authority

Officially, the project is within the sphere of influence for the City of Marina and is within the Fort Ord Reuse Authority jurisdictional boundaries.

The majority of the site is undeveloped and is covered with coast live oak woodland. The site also contains annual grassland, central maritime chaparral, and disturbed areas in pockets throughout the site. These various habitat types are home to several sensitive plant and animal species including Sand Gilia, the dusky-footed woodrat, and potentially the California Tiger Salamander (CTS).

Land uses at the site are governed by the Fort Ord Master Plan which is the County adopted version of the Fort Ord Reuse Plan within the 2010 Monterey County General Plan. The site is designated in the Fort Ord Master Plan for Planned Development-Mixed Use. Current zoning at the property is Public Quasi-Public with Design Control and Site Plan Review Overlays (PQP-D-S). The PQP zoning was applied to the entire County portion of the former Fort Ord. As properties are developed pursuant to the Fort Ord Master Plan land use designations, updated zoning classifications are required.

As part of the Fort Ord Reuse Plan, MST was given two parcels near the intersection of 7th Avenue and Gigling Road. Lot 1 of the project (Phase I) has been determined to be a better location for the MST facility because of size needs and the location on the future multi-modal corridor along Intergarrison Road. The subject site also provides better access to arterial roadways. MST would relocate their existing bus operations from existing facilities in Monterey and the City of Salinas to this new central location on proposed Lot 1. Operations and development of Lot 1 would be guided by the proposed General Development Plan for the MST property.

Whispering Oaks Business Park would occupy the remaining 15 lots within the subdivision. Whispering Oaks Business Park has been envisioned as a self-contained, mixed use, "green

business park.” One of the primary desired results of the business park construction is to create local jobs in the Fort Ord area consistent with the goals of the Fort Ord Master Plan. Development and operations on Lots 2-16 (Whispering Oaks Business Park) would be guided by a separate General Development Plan proposed for the Whispering Oaks Business Park.

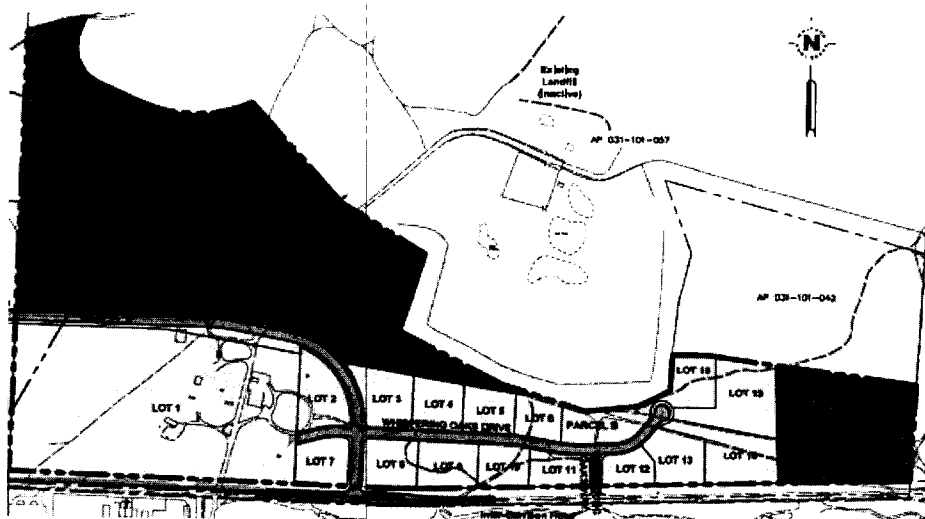
Entitlements for the project include:

- 1) Rezoning a 58 acre portion of the former landfill site from PQP-D-S to Heavy Commercial (HC-D-S) and rezoning approximately 58 acres from PQP-D-S to Open Space (O-D-S) to go into effect only if and when the first final map of the MST/Whispering Oaks Business Park subdivision is recorded;
- 2) Standard Subdivision Phased Vesting Tentative Map consisting of subdividing 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 ranging in size from 1 acre to 3 acres with the exception of Lot 1 which contains approximately 24 acres, a roadway parcel (approximately 7.39 acres, Parcel A), a drainage detention and percolation parcel (approximately 1.71 acres, Parcel B), and two Open Space parcels (approximately 58 acres, Parcel C & 8.71 acres, Parcel D (See Figure 1);
- 3) General Development Plan for the proposed Whispering Oaks Business Park;
- 4) General Development Plan and Use Permit to allow for the development of the Monterey Salinas Transit (MST) administrative and maintenance facility containing the following: A) a 36,000 square foot three-story administrative building; B) a 96, 450 square foot two-story bus maintenance building; C) 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 D) approximately 15 acres of paved parking to accommodate up to 281 busses and 388 automobiles;
- 5) Two Use Permits to allow the removal of approximately 3,400 Coast Live Oak trees; and
- 6) Administrative Permit for Development in a Site Plan District and a Design Approval for development in a Design Control (D) District.

Phasing of the project will be done as follows:

- Phase 1 will consist of a final map for Lot 1, a disposition and development agreement to convey the 24.37 acre Lot 1 from the Redevelopment Agency of Monterey County to Monterey Salinas Transit (MST), development of the new administrative and maintenance bus facility as described above, road and driveway improvements including construction of Engineers Equipment Road, and off-site drainage basins to intercept storm run-off from the south that currently flows onto Lot 1.
- Phase 2 will consist of a final map for Lots 2 through 11, Parcel A and Parcel B, consisting of road improvements (Parcel A), drainage detention (Parcel B), and a portion of Whispering Oaks Business Park (Lots 2-11).
- Phase 3 will consist of a final map for Lots 12 through 16 and Parcels C & D completing the Whispering Oaks Business Park parcels and the two Open Space parcels.

Figure 1



II. INCORPORATION OF PREVIOUS REPORTS

Planning Commission Staff Report

The description under Section I above is the same as it appears in the project discussion contained in Exhibit A of the March 9, 2011 Planning Commission Staff Report with the exception of the number of trees to be removed. Rather than repeat that information again, that discussion is attached hereto as Exhibit G and incorporated herein by reference. This report will summarize and highlight important information from the Planning Commission staff report and then focus on the action of the Planning Commission, the appeal contentions, and public comments received since that time.

III. SUMMARY AND HIGHLIGHTS

Fort Ord Reuse

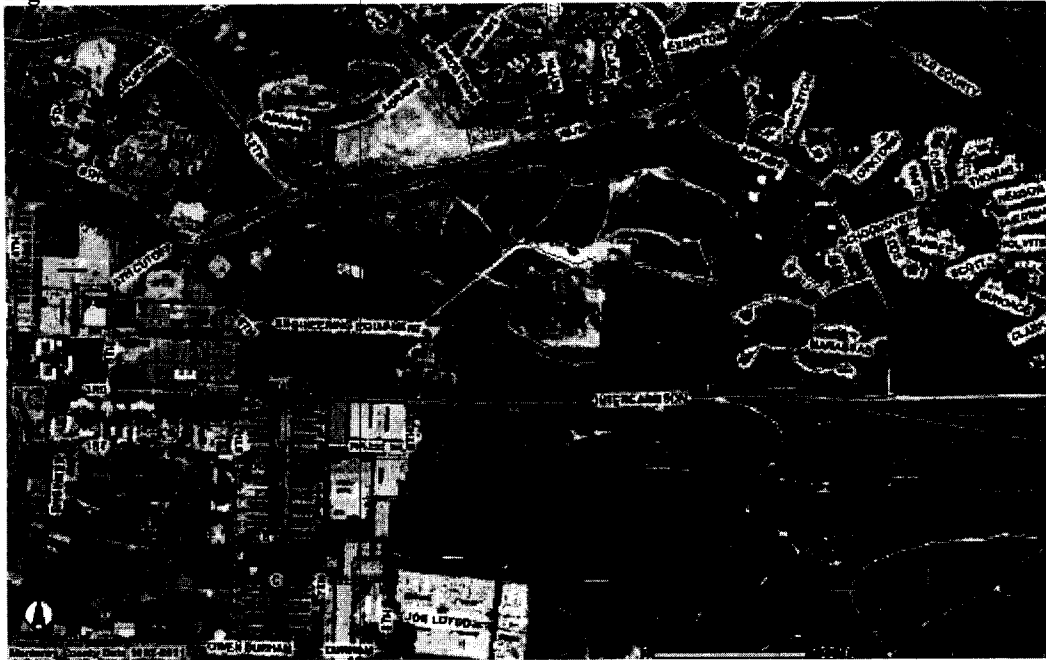
The Planning Commission report (Exhibit G) contains a detailed discussion on the background of the Fort Ord Reuse Plan a version of which the County has adopted in the 2010 General Plan. In light of the Planning Commission decision and the public comment it is important to reiterate that broad mitigations were implemented to address impacts of designating development areas in the Fort Ord Reuse Plan. These mitigations include preservation of over 17,000 acres for habitat. The Reuse Plan also addressed recreational uses. Fort Ord Dunes State Park and several other smaller recreation areas were designated for recreation, and trails connecting the beach to the open space areas were envisioned. Strategic areas were designated for habitat conservation and recreation throughout the Former Base including a portion of the subject landfill site. The following points further highlight the parcels' consistency with the applicable legislation which designate the site for development:

- The Fort Ord area is designated as a Community Area in the 2010 General Plan. The 2010 General Plan describes Community Areas as the appropriate areas in which to focus growth and development in Monterey County.
- The Fort Ord Master Plan designates this site as "Development with Restrictions" specifically referencing the ability to develop approximately 80 acres of the 300 acre

former landfill site. The restrictions stems from the Habitat Management Plan prepared pursuant to the Fort Ord Reuse Plan.

- The development designation is further reflected in the land use map that shows the subject site as being designated for Planned Development and Mixed uses. Refer to Figure # LU6a of the Fort Ord Master Plan.
- The site is subject to restrictions on uses due to the proximity to the former army landfill;
- Impacts to resources were mitigated when the lot was designated for development including preservation of over 17,000 acres of permanent habitat/open space.
- The subject site borders on the City of Marina and is located in between the campus center and campus housing of California State University at Monterey Bay. This provides connectivity with other developed areas as is indicative of a planned approach to concentrate development (See Figure 2).

Figure 2



Subdivision Component

A detailed discussion of the subdivision and conformance with applicable policies and regulations can be found in the attached discussion (Exhibit G). Overall, the subdivision was found to be consistent with the 2010 General Plan, the Fort Ord Master Plan, and the Subdivision Ordinance (Title 19). Key highlights of the review of the subdivision component are as follows:

- Land Use Element –
 - Again the site is located in a Community Area
 - The site is designated for Planned Development and Mixed Use which allows the types of uses proposed. The uses are also appropriate due to the landfill buffer restrictions.

- The Fort Ord Master Plan specifically recognizes the MST facilities and Whispering Oaks Business Park as compatible commercial uses on the land fill site (Program E-2.2).
- General Development Plans have been prepared to address consistency with other General Plan Policies such as lighting, colors and materials, and compatibility with surrounding land uses.
- Adequate public services and facilities exist to serve the proposed subdivision. A Water Supply Assessment has been adopted by the Marina Coast Water District. MCWD will also provide sewer services.
- Circulation Element –
 - The new development will be located along the future multi-modal corridor. This is an ideal location to allow direct access to the future bus rapid transit lane.
 - The entire development has been reviewed for impacts to roadways and intersections. Mitigations are included that require road improvements for Tier 1 impacts, payment of fair-share contributions for Tier 2 impacts, and payment of City of Marina traffic fees and Fort Ord Traffic Impact Fees.
 - The project would promote public transportation by allowing Monterey-Salinas Transit to consolidate their operations to one location and also to provide room for future growth of their operations
 - The General Development Plans contain policies to encourage traffic trip reductions and to promote other forms of transportation.
- Conservation and Open Space Element –
 - The site is relatively flat and is not located in a visually sensitive area.
 - Two open space parcels would be created totaling approximately 58 acres of land. This acreage is equivalent to the acreage proposed for development.
 - A tree mitigation plan has been developed consistent with the Oak Woodlands Conservation Act (SB 1334). The project would dedicate two open space parcels and replant trees on a 1:1 basis. This is in addition to the background mitigation that set-aside over 17,000 acres for open space and habitat management.
 - A 2081 (Take Permit) is being considered by the Department of Fish and Game (DFG). Through their permitting authority DFG will be responsible for ensuring that the project will not jeopardize the continued existence of State Listed rare or endangered species, specifically Sand Gilia in this case.
 - The project also proposes to maintain Leadership in Energy and Environmental Design Silver standard for all construction. LEED building standards are encouraged in the 2010 General Plan.

The project also furthers the goals and policies of the 2010 General Plan by providing hundreds of new jobs.

Title 19: The Vesting Tentative Map was reviewed for consistency with the County's subdivision ordinance (Title 19 of the Monterey County Code). The form and content of the proposed map comply with the requirements of Section 19.05.040 of Title 19 and the required process has been followed. None of the findings contained in Section 19.05.055 of Title 19, requiring denial of the subdivision, can be made, except that there is one potential conflict with Section 19.10.045 which requires access to the site. Access is proposed on both Engineer's

Equipment Road and Inter-Garrison Road. Both roads are located on property with underlying ownership by others and lack official easements or public road designations. The applicant has negotiated with the University of California at Santa Cruz (UCSC) to establish an easement through UCSC property along Engineer Equipment Road. The applicant has also been working with CSUMB to obtain official access along Inter-Garrison Road. To address the current unsecured access situation, a condition of approval requiring access through agreement or, if the applicant is unable to acquire legal access, the County will condemn the property at the applicant's expense pursuant to California Government Code Section 66462.5. The applicant has agreed to proceed in this manner.

With the adequate utilities available, consistency with the General Plan, and the condition requiring access, the subdivision application conforms with the policies of the Subdivision Ordinance.

Lot 1 – Monterey-Salinas Transit (MST)

Phase 1 of the subdivision is proposed to include the creation of an approximately 24 acre lot along with road and subdivision improvements. The 24 acre lot would contain a new bus maintenance and operations facility for Monterey-Salinas Transit (MST). MST has developed detailed plans for the development of the site. The subject project includes entitlements to permit development of the new MST facility.

The MST facility has been determined to be an allowed use within the Planned Development Mixed Use General Plan designation and the proposed Heavy Commercial Zoning District (HC). The HC zoning requires preparation and approval of a General Development Plan because the lot is in excess of 1 acre. A comprehensive General Development Plan was prepared for the site. The MST facility design and General Development Plan reflect an appropriate design concept. Lighting, signage, colors and materials, circulation, trash and recycling, landscaping, and hazardous materials handling are addressed in the General Development Plan. Findings required in order to grant a Use Permit pursuant to Section 21.74.050.B can be made for the proposed development.

Lots 2-16 – Whispering Oaks Business Park

Phases 2 and 3 of the proposed subdivision would include the creation of new commercial/industrial lots adjacent to the MST facility. No plans for the development of these lots have been prepared. The lots would be created and then developed on a case-by-case basis. Discretionary review of each development will be required because of the Site Plan Review zoning overlay that will remain in place.

The uses and intensities proposed within the Whispering Oaks General Development Plan (GDP) are of a business park character and include offices, limited local serving retail and food services, limited manufacturing, research and development, artisan shops, and vocational training. Additional uses such as public quasi public uses, sales of alcohol and wireless communications facilities may be allowed subject to a Use Permit in each case. These uses are consistent with the uses allowed in the HC zoning and are in keeping with the location near the CSUMB campus.

The General Development Plan also covers appropriate standards for the design of structures and landscaping, the preservation of trees, lighting design, signage, parking requirements, and contains policies aimed at reducing traffic impacts and greenhouse gas emissions.

IV. ENVIRONMENTAL RESOURCES AND REVIEW

The incorporated Planning Commission report contains details about several of the resource topics discussed in the Environmental Impact Report Prepared for the project. Among the topics discussed are trees, biology, aesthetics, land use, traffic and circulation, and air quality and greenhouse gases. Impacts to trees and the oak woodland at the site have been a subject of concern in the processing of this application. Highlights from the resource discussion include:

Tree Removal –

- The project complies with the Oak Woodlands Conservation Act by providing land to be set-aside as open space and by providing a minimum of 1:1 replacement.
- Preservation of trees on-site will be handled in the following manner:
 - Buffers for maintaining a continuous tree corridor along Inter-Garrison Road have been incorporated in the design.
 - Trees will be preserved within setback areas and between lots as outlined in the General Development Plan and based on the requirement for future permitting of development on the Whispering Oaks lots; and
 - Oak trees will be replanted in the landscaping on each site.
- FORA development impact fees will be paid. These fees cover, amongst other things, costs of maintaining the large open space and habitat areas set-aside pursuant to the Fort Ord Reuse Plan; and
- Replant trees off-site where appropriate to promote the health of other oak woodlands in Fort Ord.

Biology –

- A 2081 (Take Permit) is required for the “take” of Sand Gilia. The applicant has been working with the Department of Fish and Game to secure permits;
- Measures have been taken to minimize the potential for impacts to the California Tiger Salamander even beyond the likely outermost extent of their habitat; and
- Numerous Mitigations have been applied to the development to avoid and protect other sensitive plant and animal species.

Aesthetics –

- The project will be visible for a short stretch along Imjin Parkway and from Inter-Garrison road and the CSUMB campus across the road.
- The MST structures will be located approximately 10 feet below the elevation of Inter-Garrison Road and will maintain a tree buffer between Inter-Garrison road and the required security fence.
- The MST structures propose appropriate architectural character and colors and materials to avoid creating an unsightly maintenance yard and facilities that can often be found in connection with automotive services.

- The Whispering Oaks General Development Plan requires a 20 foot tree buffer along Inter-Garrison Road and it contains requirements for the appropriate design of buildings.

Land Use-

- The allowable uses within the Whispering Oaks Business Park General Development Plan have been negotiated to maintain consistency with the sites location near the CSUMB campus;
- The allowable uses are appropriate within the landfill buffer area; and
- The property is within the sphere of influence of the City of Marina. The Marina General Plan designates the project area for open space and recreation; however, the site is located within Monterey County and is subject to the Monterey County General Plan which includes the Fort Ord Reuse Plan.

Traffic –

- A traffic report was prepared by a licensed traffic engineer. The report was peer-reviewed by a third party traffic engineer and by the Department of Public Works;
- All intersections, which would be significantly impacted according to the level of service standards of Monterey County, will be mitigated through direct intersection improvements at the related phase of the project.
- An agreed upon traffic mitigation fee will be paid to the City of Marina
- FORA traffic impact fees will be paid for cumulative impacts;
- A fair-share contribution is required to mitigate impacts to intersections not covered by a fee program or direct improvements;
- A significant unavoidable impact will occur at the Imjin Parkway and Highway 1 on and off ramps;
- A minor amendment to the Fort Ord circulation plan is required. An equal or superior road alignment is suggested for the Imjin Road, 8th Avenue, and 6th Avenue adjacent to the site; and
- A condition of approval has been incorporated to require official legal access to the project site through easements or through dedication Public Works.

Air Quality and Greenhouse Gases –

- The project complies with the Air Quality Management Plan;
- Mitigations have been applied to minimize air quality impact from construction activities;
- All development at the site will meet LEED silver standards;
- A significant unavoidable impact was identified due to the project's contributions to greenhouse gas emissions. There are currently no established thresholds of significance for greenhouse gas emission in Monterey County;
- A greenhouse gas analysis was developed for the project in response to comments on the EIR; and
- Measures to reduce or off-set greenhouse gas emissions have been incorporated in the General Development Plans.

The EIR, and the incorporated discussion, recognize that there may be impacts to environmental resources. All the impacts have been evaluated and mitigated through project design, General Development Plans, and mitigations with the exception of one intersection that would operate at deficient levels of service (Imjin Parkway and Highway 1 interchange) and cumulative impacts to Greenhouse Gas emissions.

A statement of overriding considerations has been prepared for the development. The development would have positive benefits including promoting mass transit and creating jobs. Reducing personal vehicle traffic with bus and rail transit is recognized as the primary method to address greenhouse gas emissions by the State and Federal governments. Job creation is also a key goal of the 2010 Monterey County General Plan and the Fort Ord Reuse Plan.

V. PUBLIC COMMENTS AND CORRESPONDANCE

Letters in Opposition

Numerous comments have been received in opposition to the project. Those comments are attached as Exhibit O. Most of these comments contend that the site is not appropriate for the project because of the impacts to the existing oak-woodland and the fact that there are other sites in close proximity that are already disturbed and in disrepair. Many of letters received also claim that the site is designated for recreational use and should remain preserved for recreation and open space.

Impact to Oak Woodlands

There is no argument that the oak woodland at the project site will be impacted. Impacts to oak woodlands should be and are discouraged. In this particular case, the development designation along with the site's strategic location, has been the basis on which MST and the Redevelopment Agency have relied in pursuit of permits for their project. This site happens to be part of an over 300 acre former landfill site and is located in an area that is surrounded by development. Developments on all sides of the landfill parcel include roadways, the Marina Heights subdivision, the CSUMB campus, CSUMB housing and future planned development areas. Although the site is designated for development and the Fort Ord Reuse Plan has mitigated for loss of habitat on a programmatic level, the removal of trees and impacts to oak woodlands have not been ignored.

A misconception thus far has been a stated belief that the site will be mass graded. The proposal actually would involve removal of trees for the MST development and associated subdivision improvements at Phase 1 only at this time. The remaining infrastructure and lot improvements will be done in the future as the business park lots are developed. This means that the trees will remain on Lots 2-16 of the subdivision until plans for development of the lots are approved. Those plans would then be reviewed through a discretionary permit process on an individual basis including review for consistency with the General Development Plan that contains policies limiting tree removal of the individual lots. As the 15 lots are developed within the business park, a maximum of 1,000 trees could be removed for those developments before additional tree permitting is required. The sites would remain forested until demand for the commercial/industrial lots come to fruition.

Again the applicant has incorporated numerous reduction measures and policies to minimize removal of trees at the site. The EIR evaluated removal of 4,400 oak trees as the worst case scenario. Tree corridors and buffers have been established to preserve trees in a logical manner in the subdivision. Two open space parcels equaling the size of the developed area are proposed. Trees will be protected within the setback areas surrounding each lot and trees will be replanted both on and off-site to achieve at least a 1:1 ratio. In response to concerns that have been raised the applicant has revisited the tree removal totals and is willing to be limited to removal of 3,400 trees, a 1,000 tree reduction from the worst case scenario. The project description has been changed to reflect permitting of tree removal at the reduced number.

At the Planning Commission hearing, impacts to trees were a main factor in the decision to deny the Combined Development Permit. A comment was made at the hearing about the standard to which the Redevelopment Agency was held in regards to tree removal. Most developers are held to a tree-by-tree evaluation and the review in this case was not to that level of detail. In response, the applicant has pointed to the Forest Management Plans prepared for the project. Those Forest Management Plans inventoried trees at the site and made recommendations for tree preservation that have been incorporated in the project design, General Development Plans, and Conditions of Approval. Trees at the site have been inventoried; however, at the subdivision level, a program including tree corridors has been applied on a broader level. At the project level, the MST project will require removal of most of the trees at the site and preservation of trees around the perimeter of the site are the focus. For Whispering Oaks Business Park, General Development Plan policies have been incorporated to guide appropriate siting, design, and tree preservation measures for future development.

The MST portion of the development will involve removal of most of the trees on the 24 acre lot with the exception of the tree preserve at the south western corner of the property and the landscape area along Intergarrison Road. A forester's estimate of the number of trees that will be removed has not changed. The forester's report also evaluated trees that should be considered for protection near the fringes of the development. The Whispering Oaks lots were evaluated for environmental impacts on a similar basis; however, the trees on the Whispering Oaks lots will remain until lots are developed with the exception of the subdivision improvements like the road and drainage parcel. Development of each lot will be reviewed on a case-by-case basis thereby providing a greater degree of flexibility to preserve trees on the newly created lots.

The EIR prepared for the project recognizes that there will be impacts to trees and oak woodlands at the site. The impact analysis tiers off the Fort Ord Reuse Plan EIR with the habitat set-aside and the development limitations placed on the landfill parcel (80 developable acres out of 300 acres). In addition the project implements the specific mitigation measures discussed above. From a policy perspective, the decision to develop this site was made when land use was allocated. This included the realization that tree would be removed. This land use was selected based on the restrictions on the types of uses allowed within the landfill buffer. The proposed uses associated with this application are consistent with the assigned land use within the General Plan. The question now is whether the proposed development is

consistent with the plans and policies of the County, and particularly County standards relating to tree preservation.

The Zoning Ordinance requires that in order to approve a Use Permit for tree removal, a finding be made that the number of trees being removed is the "minimum necessary under the circumstances of the particular case." In the case of MST, there is a need for a large flat unencumbered space for bus circulation and buildings. On a site with oak woodland and gently rolling terrain, it is not possible to retain large numbers of trees and achieve the objectives of the project. The best that can be done is to incorporate tree preservation strategies at the perimeter of the site. This has been accomplished.

In the case of Whispering Oaks, tree removal will occur to accommodate infrastructure improvements and then on a lot-by-lot basis with a total maximum of 1,000 trees permitted for removal under this permit. An oak woodland corridor is proposed along Intergarrison Road which will protect a significant number of trees. Future lot development will be subject to General Development Plan policies that require minimum removal of trees. The Whispering Oaks portion of the development is consistent with the Zoning Ordinance requirement that the number of trees removed be the minimum necessary.

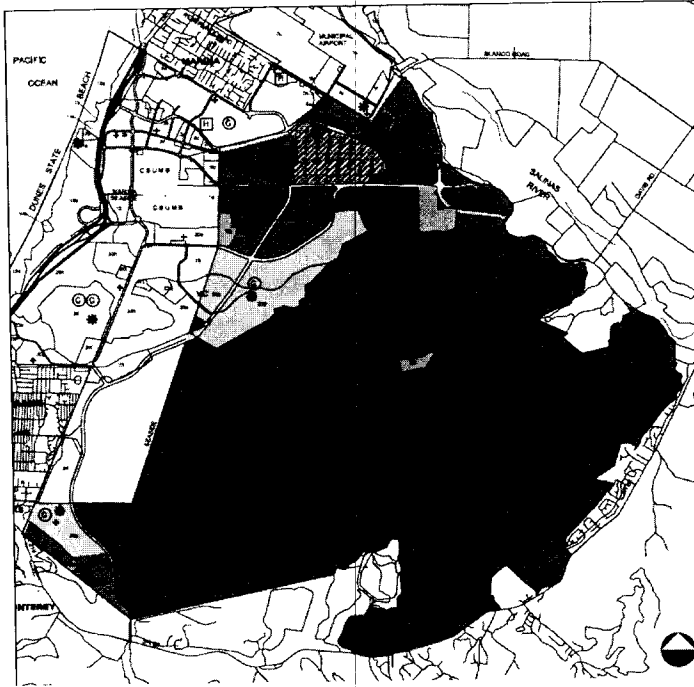
Alternative Locations

Through the base reuse, MST was transferred two parcels on Giggling Road between 7th and 8th. One parcel was a former transportation depot site and contains little natural habitat. The adjacent parcel is approximately the same site as the proposed site and is also covered in oak woodland and has more topographic relief which would require more grading. MST and the Redevelopment Agency identified benefits to both organizations in combining development projects at the landfill site including better access to regional transportation networks for MST. In relocating, MST would exchange their property on Giggling Road for Lot 1 of the subject site with the Redevelopment Agency. The land swap will be accomplished in the future through a disposition and development agreement that is subject to Board approval. Both properties are located within the jurisdiction of Monterey County.

The Planning Commission and Public expressed a desire to see the MST site moved to one of the sites in former Fort Ord with dilapidated buildings on it. Those sites are either owned by other property owners or developers which would require MST to purchase or rent the alternative site. It would be better for MST to return to their existing site rather than to pursue purchasing a new site. The net result of this would be impacts to trees on a similar scale to that proposed at the existing site.

Moving MST to an alternate location would not change the General Plan planned development and mixed use designation at the subject site. It would still be subject to development with some type of commercial use. Alternative sites and projects were evaluated in the EIR but sites under the control of other jurisdictions were not considered due to the reasons described above and the lack of public comment from interested jurisdictions during scoping and review.

Figure 3 – County Land in Fort Ord



Recreation

The third main topic of concern in the opposition letters was impacts to public access of the site. Currently there is a horse riding trail and some paths that cross the subject site along an existing PG & E easement. There are currently no official plans, easements or rights of access for this trail. There are provisions in the Fort Ord Reuse Plan to accommodate recreation uses including a trail system that links Fort Ord State Beach with Bureau of Land Management (BLM) lands. The landfill caps are designated as habitat management and recreation but the proposed development area is not. It is conceivable that a future trail could cross the land fill site, but without an

official plan it is difficult to predict where this might be.

Staff has worked with Redevelopment regarding accommodating a trail easement at the site. Staff recommends that the Whispering Oaks General Plan be modified to include policies that would allow at least a 10 foot trail along the rear setback of the northern lots in the subdivision. These 10 feet would be within the rear setback area of the newly created lots. The General Development Plan site development standards should be modified to provide some tree buffering for a future trail. Pursuant to Fort Ord Master Plan Policies and Objectives, the County will coordinate with the City of Marina and BLM to develop a unified system of hiker/biker and equestrian trails.

Other Correspondence

Letters of support for MST and the proposed project have been received by several local jurisdictions including the Cities of Salinas, Soledad, King City, Sand City, Del Rey Oaks, and the Transportation Agency of Monterey County (TAMC). These letters reiterate the significant investment that MST has made in reliance upon the land use designation of the site and the benefits that can result from moving the MST and Redevelopment Agency project forward.

VI. CONCLUSION

The project is consistent with the applicable policies and regulations of the 2010 General Plan, the Fort Ord Master Plan, the Subdivision Ordinance (Title 19), and the Zoning Ordinance (Title 21) and that the EIR prepared for the project is adequate. Because of the consistency with the applicable policies and the potential benefits of the project, staff recommends that the Board of Supervisors uphold the MST appeal of the Planning Commission decision to deny the project and adopt a resolution (Exhibit B) certifying the Final EIR, approving a Combined

Development Permit consisting of a 16 lot subdivision, two General Development Plans, and Use Permits for development of Lot 1 and for removal of trees and adopt a separate resolution approving the zoning amendment (Exhibit D).