

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: January 24, 2012		TIME:		AGENDA NO: 46.1	
SUBJECT: Set February 14, 2012 at 1:30 p.m. as the date and time for the public hearing to consider the following actions:					
a. Rescind certification of the Environmental Impact Report prepared for the Monterey-Salinas Transit/Whispering Oaks Business Park project;					
b. Introduce, waive reading, and consider an ordinance to rescind Ordinance No. 5181, which amended 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 the remaining approximately 58 acres 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. Rescind approval of 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: 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;					
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. Rescind the Mitigation Monitoring and Reporting Plan for the MST/Whispering Oaks Business Park project.					
e. Rescind allocation of 92.7 acre feet of water per year to the MST/Whispering Oaks Combined Development Permit.					
(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)					
Project Location:		A portion of the former Army Landfill site in Fort Ord		APN: 031-101-041-000 and 031-101-056-000	
Planning Number:		PLN110231		Name: MST/Redevelopment Agency of Monterey County	
Plan Area:		Fort Ord		Flagged	
Zoning Designation:		PQP-D-S		and No	
CEQA Action:		Environmental Impact Report		Staked:	
DEPARTMENT:		RMA – Planning Department			

RECOMMENDATION:

It is recommended that the Board of Supervisors direct staff to set the hearing at the first available opportunity, which as of the date of this staff report is February 14, 2012, so that the full Board of Supervisors can consider actions related to the Whispering Oaks project.

SUMMARY:

On July 12, 2011, the Board of Supervisors approved a Combined Development Permit and rezoning for the Whispering Oaks project, and a water allocation to the site, within the former Fort Ord. A referendum petition seeking repeal of the Board's Ordinance No. 5181 (the "Ordinance") relating to the rezoning of the subject property has successfully qualified for the ballot. Under State law, the qualification of the referendum results in the suspension of the ordinance, and the Board must reconsider the ordinance. The Board may either set the ordinance for an election or rescind the action to rezone the property. At the Board of Supervisors meeting on December 6, 2011, the Board of Supervisors directed staff to return on January 24, 2012 to consider rescinding all approvals related to this project.

OTHER AGENCY INVOLVEMENT:

County Counsel, Elections, and Resource Management Agency – Planning Department have been consulted with respect to this report.

FINANCING:

Funding for staff time associated with this action is included in the FY11-12 Final Budget for the Planning Department and Office of the County Counsel.

Prepared and approved by:

Mike Novo, Director
RMA - Planning Department

Date: January 16, 2012

cc: Front Counter Copy; Board of Supervisor's (14); County Counsel; Monterey Regional Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; CSUMB; City of Marina; FORA; Mike Novo, Project Planner; Redevelopment Agency, Owner; Monterey-Salinas Transit, Co-applicant; Land Watch; Richard Rosenthal; The Open Monterey Project; Planning File PLN110231