

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

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)**

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

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- c. Rescind approval of a Combined Development Permit consisting of:
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  - 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

PASSED AND ADOPTED on this 24<sup>th</sup> day of January, 2012 by the following vote, to-wit:

AYES:  
 NOES:  
 ABSENT:

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 \_\_\_ for the meeting on \_\_\_\_\_.

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

By \_\_\_\_\_  
 Deputy