



**CLERK'S NOTICE**  
**Board of Supervisors Meeting**  
**Tuesday, June 14, 2011**

Agenda material is available at:

[http://www.co.monterey.ca.us/cob/Supplemental\\_Addendum%202011/](http://www.co.monterey.ca.us/cob/Supplemental_Addendum%202011/)

- S-9 Public hearing to consider:
- a. Certifying the Environmental Impact Report prepared for the Monterey-Salinas Transit/Whispering Oaks Business Park project;
  - b. Consider an 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. Consider the 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. Consider the 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)