

Exhibit N
Supplemental Information from Applicant

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

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MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



REDEVELOPMENT AND HOUSING OFFICE

Jim Cook
Director

168 West Alisal Street, 3rd Floor
Salinas, CA 93901
(831) 755-5390
Fax: (831)755-5398
www.co.monterey.ca.us

May 24, 2011

Craig Spencer
Planning Department
County of Monterey
168 W. Alisal Street, 2d Floor
Salinas, CA 93901

**Re: Supplemental Information from Applicant
Appeal of Planning Commission Denial of MST/Whispering Oaks
PLN090071**

Dear Mr. Spencer:

The Applicant would like to supplement its appeal with the following information:

1. Reduction in Tree Removal Permit from 4400 to 3400

The analysis in the Environmental Impact Report with respect to tree removal on the Property was based on a classic "worst case scenario," in keeping with the spirit of analyzing all potential (not probable) impacts. In response to the concerns raised at the Planning Commission, however, a more detailed analysis of the likelihood of actual tree removal was undertaken.

That analysis reveals that of the 6,166 trees identified in the EIR, at least 2,210 will be preserved and retained through actions incorporated into the design of the Project affecting the property outside of the building envelopes for each parcel. That is, because of the landscape corridor identified along Intergarrison Road, the approximately 58 acres of Open Space designations identified as Parcels C and D, the trees identified to be preserved in the MST parking lot, and the areas between the various parcels, at least 2,210 trees will be retained.

That number, however, does not include the amount of trees to be retained and preserved within each Whispering Oaks parcel by compliance with the proffered General Development Plan (GDP). As will be elaborated upon at the hearing, the GDP requires proposed developers to maintain a minimum 20-foot natural landscape buffer along Intergarrison Road, as well as a minimum 10-foot landscaping

buffer for internal streets. Additionally, development within individual parcels requires the implementation of the best management practices identified in the Forest Resource Evaluation already presented to the County. These best management practices include the siting of buildings and parking set backs so as to maximize tree preservation, individualized grading, and the relocation of existing trees where feasible. Thus, any tree removal will be limited to the minimum required under the circumstances of the case presented at the time.

Following the strategies laid out in the GDP, the Applicant estimates that between 10 to 35% of the trees located within a parcel area can also be retained. While each individual site will be different, and will be specifically and individually reviewed when development is proposed for that site, assuming that 20% of the trees within a specific parcel will be retained, it is estimated that an additional 660 trees will be preserved on site.

Accordingly, the Applicant proposes to reduce the maximum number of trees that could be removed under this Combined Development Permit from 4400 to 3400, and will agree to be bound by that number. Notwithstanding this requested reduction, however, the Applicant will still agree to replace or relocate 4400 trees, as mitigation for the potential removal of up to 3400 trees. This is better than a 1:1 replacement and exceeds the provisions of Monterey County Code § 21.64.260.D.5.

2. Treatment of Applicant

It has also been claimed that the Applicant is seeking "preferential" treatment from the County's entitlement process with regard to tree removal because of the public entity nature of the owner of the Property. This is incorrect.

The MST parcel, which is the only parcel currently slated for development, is the subject of a Forest Management Plan, prepared by a qualified professional forester selected from the County's list of consulting foresters. The full MST site was ground surveyed and trees were tallied by size class and condition. Retained trees were also identified, and tree protection measures set forth, and a tree replacement mitigation program (of both transplanting and new planting) was stated. As such, MST has followed the procedures set forth in County ordinances for a tree removal permit, just as any other developer.

With respect to the Whispering Oaks parcels, because their development will be market driven and no specific proposal has been identified, a Forest Evaluation Plan was prepared, consistent with County procedures. The Forest Evaluation Plan requires the preparation of a Forest Management Plan at such time as one or more parcels are proposed for development. Further, the General Development Plan for the Site contains all the recommendations set forth in the Forest Evaluation Plan. As such, the GDP requires future development of these parcels to follow the best management practices set forth therein, including individualized grading and design geared towards preserving as many oak trees as feasible. When specific permits are sought with respect to the individual parcels in Whispering Oaks, the County will review those specific proposals for compliance with the terms of County ordinances and the conditions imposed pursuant to this process.

3. Equestrian Access

Without participating in the 2-year process leading up to the Planning Commission hearing, some individuals objected to the proposed Project at that hearing by asserting the existence of an historic "trail" that cuts through the Property owned by the Agency.

As it pertains to the Property, however, the apparent "trail" being claimed is in reality an easement owned by Pacific Gas & Electric for an underground gas line. This claimed "trail" is not recognized or designated in the Fort Ord Base Reuse Plan. To the contrary, proposed equestrian trails identified in the Reuse Plan with respect to the Property are located to the north of the landfill capsules, as shown in the attached map. Furthermore, it appears that the area claimed as a trail at the hearing goes through areas of protected sand gilia habitat, and the Applicant's proposed mitigation site.

While these users have not sought required permission to use the Property, the Agency is willing to work with them to provide equestrian access along a properly permitted trail which would skirt the southern end of the landfill caps, rather than the northern caps, as currently designated in the Base Reuse Plan. To that end, the Applicant would be willing to commit to dedicate a minimum 10-foot set back along the rear of lots 3, 4, 5, 6, 14, 15 and 16, as well as Parcel B, prohibiting development in those set back areas in order to allow potential users the opportunity to obtain permits for the development of a trail that will allow equestrian uses.

Additional information will be contained within our presentation on June 14, 2011, but we wanted to provide you with the above observations and additional commitments as soon as possible.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Cook", written over a faint printed name.

Jim Cook, Director
Redevelopment and Housing Office

Fort Ord/Reuse Plan
Trails

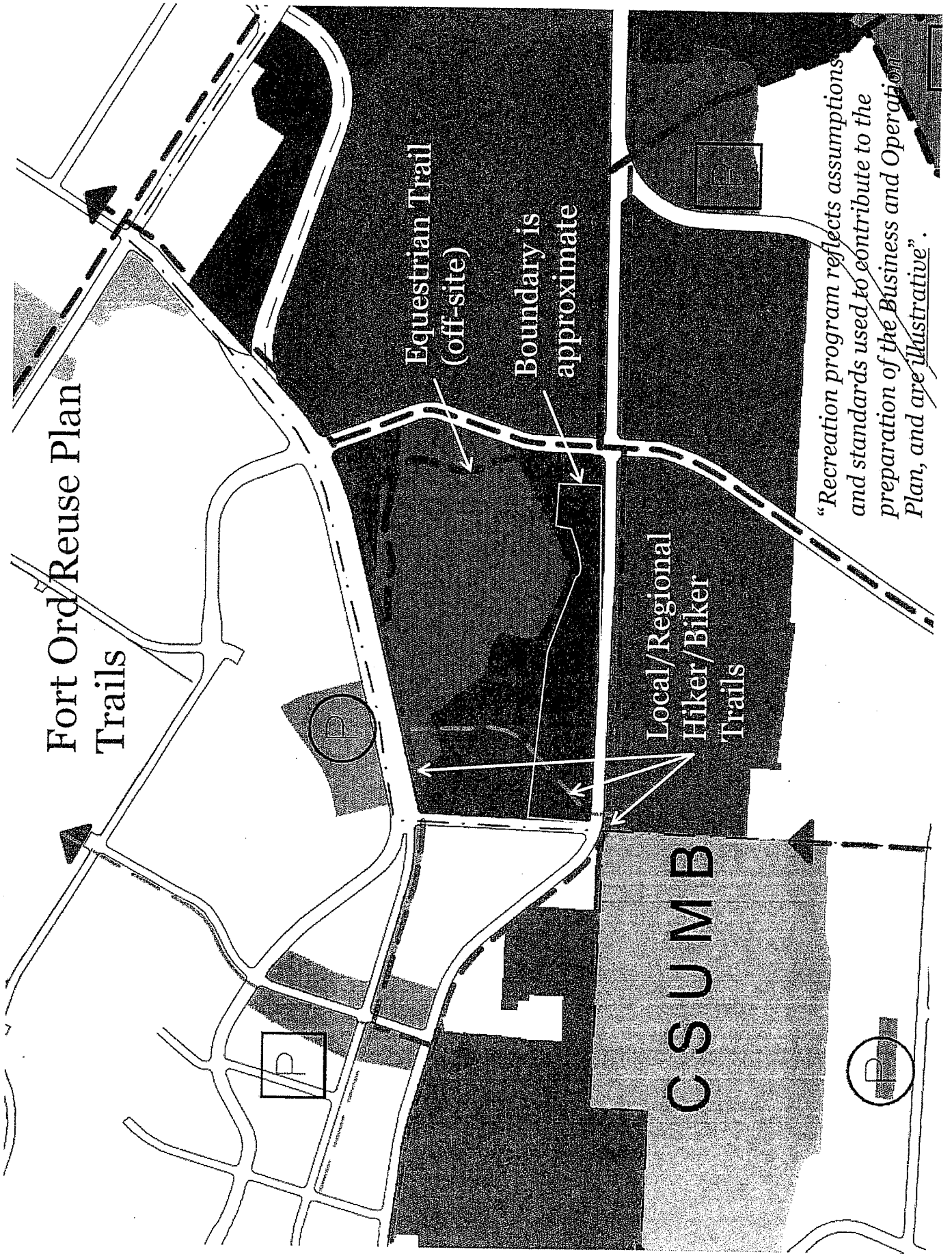
Equestrian Trail
(off-site)

Boundary is
approximate

Local/Regional
Hiker/Biker
Trails

CSUMB

*"Recreation program reflects assumptions
and standards used to contribute to the
preparation of the Business and Operation
Plan, and are illustrative".*

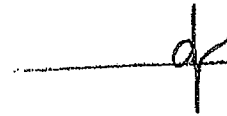




SOLEDAD
CALIFORNIA

May 17, 2011

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2011 MAY 26 PM 4:37
CLERK OF THE BOARD

 DEPUTY

County of Monterey, Board of Supervisors
Gail T. Borkowski, Clerk of the Board
168 West Alisal St., 1st Floor
Salinas CA 93901

RE: Monterey-Salinas Transit Maintenance Facility Letter of Support

Dear Board of Supervisors:

The City of Soledad is a member of the Monterey-Salinas Transit District (MST) and recognizes the important role that public transit plays in supporting our local economy, environment, and quality of life in the region. While demand for public transit services continues to increase, Monterey-Salinas Transit currently lacks appropriately sized facilities to maintain and operate its existing fleet of vehicles. In order to effectively respond to the greenhouse gas and vehicle emissions reduction targets for our region as required under SB 375 and AB 32, MST will need to expand its fleet to meet increased demand throughout the Monterey Bay Region.

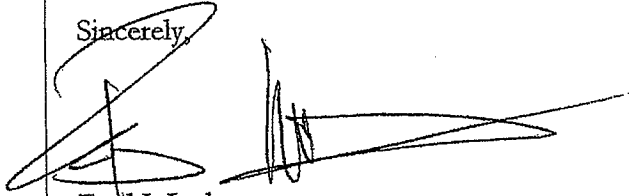
Recognizing the need to grow, and in order to achieve efficiencies in operation, the MST Board seeks to consolidate its transit bus operations, maintenance, and administration functions within a single facility at the Whispering Oaks parcel on the former Ft. Ord as part of a joint development project with the Redevelopment Agency of Monterey County. The site is ideally located adjacent to Intergarrison Road, which is planned to be the primary major east-west multi-modal traffic corridor between the Salinas Valley and the Monterey Peninsula.

To date, MST has invested \$4.7 million dollars in planned development on this site that is consistent with the Fort Ord Base Reuse Plan, Monterey County General Plan, and applicable zoning ordinances. The development plan implements measures that go above and beyond the requirements of the Zoning Ordinance and County General Plan for replacement/replanting of oak trees removed from the site by exceeding the 1:1 replacement requirement. The Project conforms to and promotes the Base Reuse Plan and County General Plan and will help to correct the current job/housing imbalance on the Base. It represents a significant investment of resources and jobs that will only benefit the residents of the communities within Monterey County.

Further delays to the approval of this project will result in increased costs and decreased efficiency to Monterey-Salinas Transit which will have a negative impact on the services they provide to the communities in our region.

The City of Soledad encourages the Board of Supervisors to approve the proposed Monterey-Salinas Transit/Redevelopment Agency development plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred J. Ledesma', written over a circular stamp or seal.

Fred J. Ledesma
Mayor



City of Salinas

OFFICE OF THE MAYOR

200 Lincoln Avenue Salinas, California 93901 2011 MAY 19 09:17:38 201 Fax (831) 758-7368

RECEIVED
MONTEREY COUNTY

CLERK OF THE BOARD

May 4, 2011

af DEPUTY

Gail T. Borkowski, Clerk of the Board
County of Monterey Board of Supervisors
168 West Alisal St. 1st Floor
Salinas CA 93901

RE: Monterey-Salinas Transit Maintenance Facility Letter of Support

Dear Board of Supervisors:

The City of Salinas is a member of the Monterey-Salinas Transit District (MST) and recognizes the important role that public transit plays in supporting our local economy, environment, and quality of life in the region. While demand for public transit services continues to increase, Monterey-Salinas Transit currently lacks appropriately sized facilities to maintain and operate its existing fleet of vehicles. In order to effectively respond to the greenhouse gas and vehicle emissions reduction targets for our region as required under SB 375 and AB 32, MST will need to expand its fleet to meet increased demand throughout the Monterey Bay Region.

Recognizing the need to grow and in order to achieve efficiencies in operation, the MST Board seeks to consolidate its transit bus operations, maintenance, and administration functions within a single facility at the Whispering Oaks parcel on the former Fort Ord as part of a joint development project with the Redevelopment Agency of Monterey County. The site is ideally located adjacent to Intergarrison Road, which is planned to be the primary major east-west multi-modal traffic corridor between the Salinas Valley and the Monterey Peninsula.


To date, MST has invested \$4.7 million dollars in planned development on this site that is consistent with the Fort Ord Base Reuse Plan, Monterey County General Plan, and applicable zoning ordinances. The development plan implements **measures that go above and beyond the requirements of the Zoning Ordinance and County General Plan for replacement/replanting of oak trees removed from the site by exceeding the 1:1 replacement requirement.** The Project conforms to and promotes the Base Reuse Plan and County General Plan and will help to correct the current job/housing imbalance on the Base. It represents a significant investment of resources and jobs that will only benefit the residents of the communities within Monterey County.

Further delays to the approval of this project will result in increased costs and decreased efficiency to Monterey-Salinas Transit which will have a negative impact on the services they provide to the communities in our region.

Monterey County Board of Supervisors
May 4, 2011

The City of Salinas encourages the Board of Supervisors to approve the proposed Monterey-Salinas Transit/Redevelopment Agency development plan.

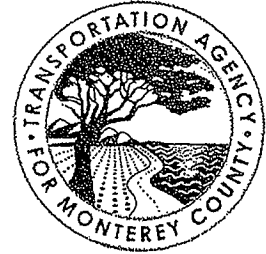
Sincerely,



Dennis Donahue
Mayor

cc: Salinas City Council
Salinas City Manger
Salinas Public Works Director

TAMC RECEIVED
TRANSPORTATION AGENCY FOR MONTEREY COUNTY
FOR MONTEREY COUNTY



Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

2011 MAY 17 PM 1:40

May 10, 2011

DEPUTY

County of Monterey, Board of Supervisors
Gail T. Borkowski, Clerk of the Board
168 West Alisal Street, 1st Floor
Salinas CA 93901

RE: Monterey-Salinas Transit Maintenance Facility Letter of Support

Dear Board of Supervisors:

The Transportation Agency for Monterey County recognizes the important role that public transit plays in supporting our local economy, environment and quality of life in the region. While demand for public transit services continues to increase, Monterey-Salinas Transit (MST) currently lacks appropriately sized facilities to maintain and operate its existing fleet of vehicles. In order to effectively respond to the greenhouse gas and vehicle emissions reduction targets for our region as required under Senate Bill 375, MST will need to expand its fleet to meet increased demand throughout the Monterey Bay Region.

Recognizing the need to grow, and in order to achieve efficiencies in operation, the MST Board seeks to consolidate its transit bus operations, maintenance and administration functions within a single facility as part of a joint development project with the Redevelopment Agency of Monterey County at the Whispering Oaks parcel on the former Ft Ord. The site is ideally located adjacent to Intergarrison Road which is planned to be the primary major east-west multi-modal traffic corridor between the Salinas Valley and the Monterey Peninsula. To date MST has invested \$4.7 million dollars in planned development on this site that is consistent with the Fort Ord Base Reuse Plan and the Monterey County Regional Transportation Plan. The Project represents a significant investment of resources and jobs that will only benefit the residents of the communities within Monterey County.

Further delays to the approval of this project will result in increased costs and decreased efficiency to MST which will have a negative impact on the services they provide to the communities in our region. The Transportation Agency therefore strongly encourages the Board of Supervisors to approve the proposed MST Maintenance Facility project.

Sincerely,

Debra L. Hale
Executive Director

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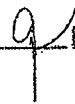


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CLERK OF THE BOARD

May 2, 2011

 DEPUTY

County of Monterey, Board of Supervisors
Gail T. Borkowski, Clerk of the Board
168 West Alisal St., 1st Floor
Salinas CA 93901

RE: Monterey-Salinas Transit Maintenance Facility Letter of Support

Dear Board of Supervisors:

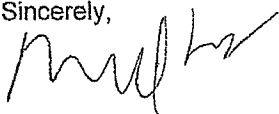
The City of King is a member of the Monterey-Salinas Transit District (MST) and recognizes the important role that public transit plays in supporting our local economy, environment, and quality of life in the region. While demand for public transit services continues to increase, Monterey-Salinas Transit currently lacks suitably sized facilities to maintain and operate its existing fleet of vehicles. In order to effectively respond to the greenhouse gas and vehicle emissions reduction targets for our region as required under SB 375 and AB 32, MST will need to expand its fleet to meet increased demand throughout the Monterey Bay Region.

Recognizing the need to grow, and in order to achieve efficiencies in operation, the MST Board seeks to combine its transit bus operations, maintenance, and administration functions within a single facility at the Whispering Oaks parcel on the former Ft. Ord as part of a joint development project with the Redevelopment Agency of Monterey County. The site is perfectly located adjacent to Intergarrison Road, which is planned to be the primary major east-west multi-modal traffic corridor between the Salinas Valley and the Monterey Peninsula.

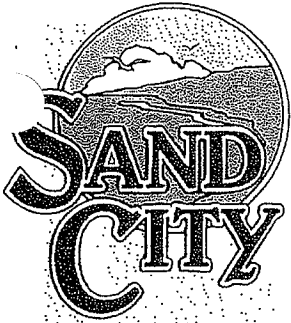
To date, MST has invested \$4.7 million dollars in planned development on this site that is consistent with the Fort Ord Base Reuse Plan, Monterey County General Plan, and applicable zoning ordinances. The development plan implements measures that go above and beyond the requirements of the Zoning Ordinance and County General Plan for replacement/replanting of oak trees removed from the site by exceeding the 1:1 replacement requirement. The Project conforms to and promotes the Base Reuse Plan and County General Plan and will help to correct the current job/housing imbalance on the Base. It represents a significant investment of resources and jobs that will only benefit the residents of the communities within Monterey County. Further delays to the approval of this project will result in increased costs and decreased efficiency to Monterey-Salinas Transit which will have a negative impact on the services they provide to the communities in our region.

The City of King encourages the Board of Supervisors to approve the proposed Monterey-Salinas Transit/Redevelopment Agency development plan.

Sincerely,



Michael Powers,
City Manager
City of King




May 5, 2011

Board of Supervisors
County of Monterey
c/o Gail Borkowski, Clerk
168 W. Alisal Street
Salinas, California 93901

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CLERK OF THE BOARD

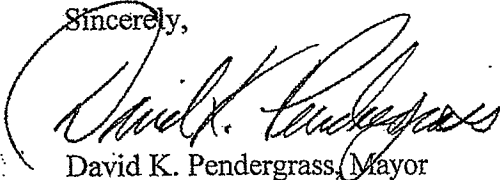
 DEPUTY

Honorable Board of Supervisors:

The City of Sand City hereby supports the long-planned consolidation of the Monterey Salinas Transit (MST) operations and maintenance facility on the former Fort Ord. The site chosen, the "Whispering Oaks parcel", is ideally located adjacent to Intergarrison Road, which will be the primary east-west traffic corridor between the Salinas Valley and the Monterey Peninsula. Given the escalating costs of gasoline and private automobile travel, the alternative transportation services offered by MST will become increasingly valuable over time, as will the need for a consolidated MST facility.

On behalf of the City of Sand City, I encourage the Board of Supervisors to approve the proposed consolidated facility plan.

Sincerely,



David K. Pendergrass, Mayor
City of Sand City

c: City Council
Carl Sedoryk

City Hall
1 Sylvan Park,
Sand City, CA
93955

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Incorporated
May 31, 1960