

**MONTEREY COUNTY BOARD OF SUPERVISORS**

<b>MEETING:</b> February 7, 2012 1:30 P.M.		<b>AGENDA NO:</b> S-6
<b>SUBJECT:</b> Public hearing to:		
<ul style="list-style-type: none"> <li>a. Consider Addendum No. 2 to previously certified EIR No. 84-007 for the Monterra Ranch Subdivision;</li> <li>b. Consider approval of the modification to the York Highlands Combined Development Permit (PLN100020/Resolution No. 11-342) to: 1) change the access from York Highlands Road 1 to the existing Monterra Ranch Subdivision entrance at Highway 218; 2) re-designate the approximately 1,400 foot long section of York Highlands Road 1 between State Highway 68 and York Highlands Road 2 from a 60-foot wide road and utility easement to a 50-foot wide emergency access and public utility easement; 3) designate the 50-foot wide, approximately 1,200-foot long fire access road between Monterra Ranch Phase 6 and York Highlands as a 60-foot wide private road and public utility easement; 4) modify Condition No. 52 (Board of Supervisors Resolution No. 11-342) to eliminate the requirement for specific improvements to Highway 68 at the York Highlands Road 1 entrance; and 5) amend the vesting tentative map to create a 1.79-acre open space parcel (Parcel T), thereby reducing Ranch Lot 1, and to merge a 0.48 acre portion of Parcel H (Monterra Phase 10, Scenic Easement Parcel) with an existing well parcel to create one water utility parcel; and</li> <li>c. Consider adoption of an amendment to the Mitigation Monitoring and Reporting Plan to incorporate amended conditions.</li> </ul> <p>(Modification to Combined Development Permit - PLN120024/Banker's Development Group, LLC (York Highlands), South of the intersection of York Road and Highway 68, Greater Monterey Peninsula Area Plan)</p>		
<b>Project Location:</b> South of the intersection of York Road and Highway 68, Monterey	<b>APN:</b> 259-092-072-000M	
<b>Planning File Number:</b> PLN120024	<b>Owners:</b> Monterey County Bank, et al; United Security Bank; Monterra Ranch of Monterey Homeowners Association; Canada Woods Water Co. LLC <b>Applicant:</b> Banker's Development Group LLC	
<b>Plan Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and Staked:</b> No	
<b>Zoning Designation:</b> "RDR/10-UR-VS" (Rural Density Residential, 10 acres per unit with Urban Reserve and Visual Sensitivity overlays); and "RDR/10-UR-D" (Rural Density Residential, 10 acres per unit with Urban Reserve and Design Control Overlays)		
<b>CEQA Action:</b> Addendum No. 2 to Previously Certified Monterra Ranch EIR (No. 84-007)		
<b>DEPARTMENT:</b> RMA – Planning Department		

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a. Consider Addendum No. 2 to previously certified EIR No. 84-007 for the Monterra Ranch Subdivision;
- b. Approve the modification to the previously approved York Highlands Combined Development Permit (PLN100020) to: 1) change the access from York Highlands Road 1 to the existing Monterra Ranch Subdivision entrance at Highway 218; 2) re-designate the approximately 1,400 foot long section of York Highlands Road 1 between State Highway 68 and York Highlands Road 2 from a 60-foot wide road and utility easement to a 50-foot

wide emergency access and public utility easement; 3) designate the 50-foot wide, approximately 1,200-foot long fire access road between Monterra Ranch Phase 6 and York Highlands as a 60-foot wide private road and public utility easement; 4) modify Condition No. 52 (Board of Supervisors Resolution No. 11-342) to eliminate the requirement for specific improvements to Highway 68 at the York Highlands Road 1 entrance; and 5) amend the vesting tentative map to create a 1.79-acre open space parcel (Parcel T), thereby reducing Ranch Lot 1, and to merge a 0.48 acre portion of Parcel H (Monterra Phase 10, Scenic Easement Parcel) to create one water utility parcel, subject to revised conditions of approval; and

- c. Amend the Mitigation Monitoring and Reporting Program to incorporate amended conditions.

**SUMMARY:**

The subject properties are located within the Monterra Ranch Subdivision, south of Highway 68, approximately 6 miles east of the City of Monterey. On October 18, 2011, the Board of Supervisors approved a Combined Development Permit (PLN100020) consisting of: A Vesting Tentative Map (VTM) for the re-subdivision of Monterra Ranch Final Map Phases 6, 8 & 10; 2) Use Permit for tree removal for subdivision improvements; 3) Administrative Permit for grading in a Visually Sensitive District; and 4) Use Permit for development on slopes greater than 25 percent (Resolution No. 11-342). At the time of the October approval, the applicant, Banker’s Development Group LLC, proposed to construct an access point to the subdivision on Highway 68 at York Road. The applicant now proposes to provide access through the existing Monterra Ranch Subdivision at the intersection of Highway 68 and Highway 218, and to limit access to the subdivision at York Road to an emergency access easement. Prior Condition No. 52 and Mitigation Measure No. 71 both require specific improvements to Highway 68 at the York Road entrance. With no traffic other than emergency traffic accessing the property at York Road, these specific improvements are no longer necessary. The applicant also requests to revise the VTM to correct a drafting error that excluded a portion of Parcel H (Scenic Easement Parcel, Phase 10) from the VTM. This 0.48 acre piece of land is to be merged with an existing 0.22-acre well parcel, all of which is denoted as a water utility parcel. The applicant also proposes to create a 1.79-acre open space parcel (Parcel T), thereby reducing Ranch Lot 1. The open space parcel will be transferred to the homeowner’s association (See revised vesting tentative map pages, **Exhibit 2-b**).

**DISCUSSION:**

Detailed discussion is provided in Exhibit A.

**OTHER AGENCY INVOLVEMENT:**

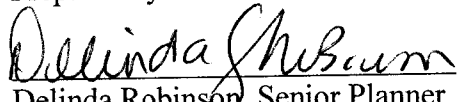
The following agencies have reviewed the project and those that are checked (“✓”) have comments and/or recommended conditions:

	Environmental Health Bureau
✓	Public Works Department
	Water Resources Agency
	Monterey County Regional Fire Protection District
	Caltrans

**FINANCING:**

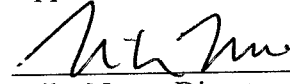
Funding for staff time associated with this project is included FY11-12 Final Budget for the Planning Department.

Prepared by:



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Approved by:



Mike Novo, Director of RMA-Planning

This report was prepared by Delinda Robinson and reviewed by Wendy Strimling.

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Environmental Health Bureau; Public Works; Monterey County Water Resources Agency; Monterey County Regional Fire Protection District; Mike Novo; Laura Lawrence, Planning Services Manager; Applicant (Banker's Development Group); Owners: Monterey County Bank, et al; United Security Bank; Henry Brown, Monterra Ranch Homeowner's Association; Canada Woods Water Company; Agent (Alan Williams); Jacqueline Zische, Attorney; Christine Kemp; The Open Monterey Project; LandWatch; Project File No. PLN120024

The following attachments have been provided to the Board of Supervisors and are on file with the Clerk of the Board:

- Exhibit A Discussion
- Exhibit B Draft Board Resolution including:
  - 1. Revised Conditions of Approval and Mitigation Monitoring and Reporting Plan
  - 2. Revised Vesting Tentative Map Pages
- Exhibit C Addendum No. 2 to Previously Certified EIR No. 84-007, including
  - 1. Addendum No. 1 to Previously Certified EIR
  - 2. York Highlands (PLN100020) Initial Study
  - 3. EIR No. 84-007 for Monterra Ranch Subdivision
- Exhibit D Approved Vesting Tentative Map
- Exhibit E Letter Requesting Modification of Project
- Exhibit F Board of Supervisors Resolution No. 11-342
- Exhibit G Vicinity Map

Revised 12-07-2011