



# County of Monterey

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: RES 25-030

February 25, 2025

**Introduced:** 2/11/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Resolution

Public hearing to consider:

- a. Certifying the Final Supplemental Environmental Impact Report for the Harper Canyon/Encina Hills project (State Clearinghouse Number: 2003071157), which supplements the Final Environmental Impact Report for the same project with information pertaining to wildlife corridors;
- b. Reinstating Board of Supervisors Resolution No. 15-084 for the Harper Canyon/Encina Hills project, except as amended with respect to the issue of wildlife corridors, which:
  - i. Certified the Final Environmental Impact Report for the project;
  - ii. Adopted a Statement of Overriding Considerations;
  - iii. Upheld an appeal by Harper Canyon Realty LLC of the Planning Commissions denial of the project;
  - iv. Approved a Combined Development Permit consisting of a:
    - 1) A Vesting Tentative Map for the subdivision of 344 acres into 17 residential lots ranging in size from 5.13 acres to 23.42 acres on 164 acres with one 180-acre remainder parcel;
    - 2) Use Permit for the removal of approximately 79 Coast live oak trees over six inches in diameter for road and driveway construction;
    - 3) Use Permit for development on slopes in excess of 30 percent;
    - 4) Use Permit for the creation of a public water system with a standalone treatment facility; and
    - 5) Grading for net cut and fill of approximately 2,000 cubic yards; and
  - v. Adopted a Mitigation Monitoring and Reporting Plan.
- c. Adopting a resolution modifying reinstated Resolution No. 15-084 relating to wildlife corridors and updating the record in conformance with the Monterey County Superior Court's Second Amended Peremptory Writ of Mandate issued on July 1, 2021 (Case Number M131193).
- d. Adopting a revised Mitigation Monitoring and Reporting Plan ("MMRP") reflecting modifications to the reinstated permit and replacing the previously adopted MMRP.

### PROJECT INFORMATION:

**Planning File Number:** PLN000696

**Owner:** Harper Canyon Realty LLC (Encina Hills)

**Project Location:** South of Highway 68, East of San Benancio Road and west of Toro Park

**APN:** 416-611-001-000; 416-611-002-000; and 416-621-001-000

**Agent:** Matthew Francois and Michael Cling

**Plan Area:** Toro Area Plan

**Flagged and Staked:** No

**CEQA Action:** Reinstate certification of the Final EIR dated December 2013 and certify a Subsequent Final EIR dated December 2024 modifying the December 2013 EIR with respect to wildlife corridors.

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the public hearing to April 15, 2025.

SUMMARY:

The applicant has requested that the Board continue the public hearing on the Harper Canyon Project due to a scheduling conflict. Additionally, comments from the public have been received that also requested the item be continued to allow more time to review and comment on the Final Supplemental EIR. Given the request of the applicant and interested parties, staff suggests that the Board continue the public hearing on this matter to a date certain of April 15, 2025.

OTHER AGENCY INVOLVEMENT:

This continuance report has been prepared by the Housing & Community Development Department without input from other agencies. Other agencies were involved in review of the application and HCD staff will address this when the matter returns on April 15, 2025.

FINANCING:

Funding for staff time associated with this project is included in the FY24/25 Adopted Budget for HCD.

Prepared and Approved by: Craig Spencer, Director of HCD, x5233

cc: Front Counter Copy, Matthew Francois (applicant), Michael Cling (applicant), Craig Spencer (Director of HCD); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Richard Rosenthal, Meyer Community Group, Tanya Diamond, Pathways for Life; Michael Weaver; Rachel Saunders, Big Sur Land Trust; Julie Vance, California Department of Fish & Wildlife; Project File PLN000696