

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

Resolution No. 12-038

Resolution of the Monterey County Board of Supervisors approving modification to Combined Development Permit PLN100020 (PLN120024).....)

Modification (PLN120024) to previously approved Combined Development Permit (PLN100020) for York Highlands came on for public hearing before the Monterey County Board of Supervisors on February 7, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

FINDINGS AND EVIDENCE

1. FINDING: The County has received and processed a request from the applicant (Banker’s Development Group) for modification of Combined Development Permit (CDP) (PLN100020). The CDP included a Vesting Tentative Map, a Use Permit for tree removal, an Administrative Permit for grading in a Visually Sensitive District and a Use Permit for Development on slopes greater than 25 percent (Resolution No. 11-342, approved by the Board of Supervisors on October 18, 2011).

- EVIDENCE: a) Section 19.05.070.B of the Subdivision Ordinance provides: “any proposed modification(s) shall be indicated on the revised vesting tentative map or by a letter of request for any proposed modification of condition(s). Only the appropriate decision making body shall have the authority to render a final decision on the proposed modification. Any such approved modification shall not alter the expiration date of the vesting tentative map, and not relieve the burden of responsibility to complete all conditions of the tentative map.” b) A letter requesting modification of the project was submitted on January 24, 2012. c) Section 19.01.040.A designates the Board of Supervisors as the appropriate authority with respect to Combined Development Permits where appropriate. The Board of Supervisors approved the Combined Development Permit that is being modified and is therefore the appropriate authority with respect to this application for modification of the Combined Development Permit. d) On October 6, 1987, the Board of Supervisors approved the original Monterra Ranch Subdivision (Resolution No. 87-527) and certified the EIR for the project (EIR No. 84-007). The original project consisted of a Vesting Tentative Map for the subdivision of 2,911.60 acres into 283 parcels ranging in size from 2 acres to 60 acres. The applicant chose to file final maps for “phases” of the subdivision, all of which have been approved by the Board of Supervisors and recorded for each phase of

- the subdivision.
- e) On October 18, 2011, the Board of Supervisors considered an Addendum to the previously certified Monterra Ranch EIR and approved the York Highlands Combined Development Permit (PLN100020) (Resolution No. 11-342) consisting of: 1) A Vesting Tentative Map for the re-subdivision of Monterra Ranch Final Map Phases 6, 8 & 10 consisting of the reconfiguration of 24 residential lots (Phase 6: Lot 44 Remainder; Phase 8: Lots 164 - 171; Phase 10: Lots 5-10, 117 -122, Ranch Lots 1, 3 and 4), 3 open space parcels (Phase 8: Parcels A, B & C), 1 scenic easement parcel (Phase 10, Parcel H), and 3 road and utility parcels (Phase 6: Parcel R2; Phase 8: Parcel L; Phase 10: Parcel M); 2) Use Permit for tree removal for subdivision improvements (not for building envelopes); 3) Administrative Permit for grading of less than 131,100 cubic yards (approximately 70,500 cubic yards cut and 60,600 cubic yards fill) in a Visually Sensitive District).
 - f) The proposed modifications consist of: 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; 5) delete Mitigation Measure No. 71; and 6) 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 parcel with an existing well parcel to create one water utility parcel.
 - g) Section 19.05.070.A of the Subdivision Ordinance provides that modifications to conditions or revision of an approved vesting tentative map may be considered by the appropriate decision making body upon application in writing by the subdivider provided: 1) No lots, units or building sites are added; 2) The changes are consistent with both the intent and spirit of the original vesting tentative map approval; 3) There are no resulting violations that affect Monterey County Codes; and 4) There will be no new significant adverse environmental effect from the change.
 - h) No new lots: This modification to the project will not result in the addition of any new lots, units or building sites. Approximately one half acre in the northwest corner of Parcel H (Scenic Easement Parcel, Phase 10) will be merged with an existing irregular-shaped .22 acre well parcel to create a 0.70-acre water utility parcel. Due to a drafting error, this corner of Parcel H was excluded from the vesting tentative map. This amendment corrects the error. A 1.79-acre open space parcel will be created from Ranch Lot 1. This piece of land was also part of Parcel H (Scenic Easement Parcel, Phase 10) but was included in Ranch Lot 1 on the vesting tentative map. All of the areas designated as open space, including this area, will be held in common by the homeowner's

association and will be subject to a conservation and scenic easement deed granted to the County of Monterey, pursuant to Condition 17 of the Combined Development Permit. A condition (Condition No. 6) has been added to specify that the 1.79-acre parcel is subject to a conservation and scenic easement deed but that does not prohibit the construction of a small mail receptacle for the use of Monterra Ranch homeowners, subject to further permits from the county.

- i) Consistent with intent and spirit of original vesting tentative map approval: 1) The change in access does not affect the location of the roads being modified; the original intent of was to construct roads in those locations and road improvements will be constructed in the same locations as previously approved. 2) The original intent of the applicant was to merge the land surrounding the well parcel with that well parcel to create a larger buffer around the existing wells. As stated in Finding 1, Evidence h above, this area was inadvertently excluded from the vesting tentative map and this modification corrects the error; 3) The 1.79-acre open space parcel (Parcel T) is located on Monterra Ranch Road at the northern corner of Parcel H (Scenic Easement Parcel, Phase 10). The dedication of additional open space is consistent with the spirit of the original map approval which includes open space areas throughout the subdivision.
- j) No violations: The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. This modification to Combined Development Permit PLN100020 will not result in any violations of Monterey County Code. Staff has reviewed Monterey County RMA-Planning Department and Building Services Department records and is not aware of any violations existing on the property or any condition that would be brought out of compliance with Monterey County Code as a result of the modification.
- k) No new significant environmental impacts: This modification will not result in any new significant environmental effects. See Addendum and Finding No. 5.
 - l) There will be no increase in traffic beyond what was anticipated and evaluated in the previously certified EIR for the Monterra Ranch subdivision.
- m) This modification allows: re-designation of 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; and designation of the 50-foot wide and approximately 1,200-foot long fire road between Monterra Ranch Phase 6 and York Highlands to a 60-foot wide private road and public utility easement. These changes will allow the use of the road that was previously designated for emergency access only for primary access and will limit access to the subdivision at York Road to emergency access only. This will allow residents to utilize the main Monterra Ranch access at Highway 218.
- n) This modification changes Condition of Approval No. 52 (Board of

Supervisors Resolution no. 11-342) as related to the change of access as follows:

- a. Change Condition No. 52 to read: PWSP005 – CALTRANS ENCROACHMENT PERMIT REQUIRED Obtain an encroachment permit from Caltrans and ~~construct left turn channelization on State Highway 68 at the entrance to the subdivision (York Highlands (Road 1) as shown on the vesting tentative map), including acceleration and deceleration tapers.~~ for any work that may be required within the Caltrans right of way at the York Road emergency access to York Highlands . (Public Works).

Compliance Action: Prior to commencement of any work within the Caltrans right of way, Building/Grading Permit Issuance Owner/Applicant shall provide evidence to the Department of Public Works that obtain an encroachment permit from Caltrans for said work has been issued. Applicant is responsible to obtain all required permits. and environmental clearances.;

As the modification to the Combined Development Permit eliminates access to the subdivision at York Highlands Road, these specific improvements are no longer necessary. An encroachment permit from Caltrans will still be required to allow emergency access from Highway 68 at the intersection with York Highlands Road.

- o) ~~Delete Mitigation Measure No. 71: An approach lane to Highway 68 on the east entrance should be provided to separate right and left turn traffic. In addition, a left turn pocket on Highway 68 with an adequate deceleration lane should be provided to facilitate access to the east entrance of and to the western entrance off of Olmstead Road.~~

With the elimination of the subdivision entrance at York Highlands Road 1, the approach lane and left-turn pocket on the east entrance is no longer needed. The left-turn pocket at Olmstead Road has already been constructed. There is no longer a need for this mitigation measure.

These modifications shall be in addition to the previously applied findings, evidence and conditions of Combined Development Permit incorporated into the Conditions Compliance and Mitigation Monitoring and Reporting Plan.

- p) This modification to the Combined Development Permit has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19); and
 - Subdivision Map Act.

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

2. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District and RMA-Public Works. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to traffic. A traffic report prepared by Hexagon Transportation Consultants dated December 14, 2011 indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed this report and concurs with the conclusion.
 - c) Comments submitted by Caltrans indicate that Caltrans supports the use of the main Monterra Ranch entrance at Highway 218 for access to the project.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120024.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA-Planning Department, RMA-Public Works, Monterey County Regional Fire Protection District and Caltrans). The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Preceding findings and supporting evidence for PLN120024. The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120024.
4. **FINDING:** The hearing on the request for the modification has been publicly noticed pursuant to Monterey County Code Section 21.78.030 of Monterey County Code Title 21 (Zoning).
- EVIDENCE:**
- a) On January 27, 2012 notices were mailed to residents within 300 feet of the project site.
 - b) On January 28, 2012 notices were posted in at least 3 different public places on and near the subject property.
 - c) On January 28, 2012 the notice was printed in the Monterey County Herald, a newspaper of general circulation in the project area.

5. **FINDING:** **CEQA (Addendum)** - An Addendum to a previously certified EIR No. 84-007 for Monterra Ranch Subdivision was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- d) An EIR for the Monterra Ranch Subdivision (No. 84-007) was prepared and certified by the Board of Supervisors on October 6, 1987 (Board Resolution 87-257).
 - e) On October 18, 2011, the Board of Supervisors considered an Addendum (Addendum No. 1) to the Monterra Ranch Subdivision EIR and approved the York Highlands Combined Development Permit (PLN100020), (Resolution No. 11-342) which consisted of 1) a vesting tentative map for the re-subdivision of lots created by Monterra Ranch Final Map Phases 6, 8, & 10; 2) Use Permit for tree removal for subdivision improvements; 3) Administrative Permit for grading of less than 131,100 cubic yards (approximately 70,500 cubic yards cut and 60,600 cubic yards fill) in a Visually Sensitive District; and 4) Use Permit for development on slopes greater than 25 percent.
 - f) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. All applicable mitigation measures have been carried forward from the Mitigation Monitoring Program adopted when the Monterra Ranch Subdivision was approved (Resolution No. 87-527). A Mitigation Monitoring and Reporting Plan for the York Highlands Combined Development Permit (PLN100020) was adopted by the Board of Supervisors on October 18, 2011 (Resolution No. 11-342).
 - g) A second Addendum (Addendum No. 2) to the Monterra Ranch Subdivision EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines) to address this modification to the October 2011 Combined Development Permit.
 - h) Addendum No. 2, attached as **Exhibit C** to the February 7, 2012, Staff Report to the Board of Supervisors reflects the County's independent judgment and analysis.
 - i) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior EIR. The proposed modification to the project will not result in any new building sites or change the location of any roads or other subdivision improvements. The traffic report prepared for the project by Hexagon Transportation Consultants dated December 14, 2011 concluded that the entrance location for the York Highlands portion of Monterra would make very little difference to traffic volume in the area due to the small number (37) of homes involved, but that the proposed change in access to the project from York Highlands Road 1 to the main Monterra Ranch entrance at Highway 218 will result in a minor beneficial impact to traffic at the York Road/Highway 68 intersection due to the elimination of the need for an additional turn movement at that intersection. Modification of the vesting tentative map

to create a new 1.79-acre open space parcel will not create new significant impacts because the site was subject to a conservation and scenic easement deed prior to the creation of the parcel and will continue to be subject to a conservation and scenic easement deed pursuant to Condition No. 17; the limitations on development of the parcel will be similar, except that the conservation and scenic easement deed will now not restrict the homeowner's association from installing a small mail receptacle on the parcel.

- j) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the EIR was adopted. There have been some changes in the regulatory setting since the time that the Monterra Ranch Subdivision EIR was certified; however the new regulations and policies do not suggest that the project would have new significant impacts on the environment not previously identified in the EIR. There is no substantial change in circumstance that would result in new impacts not previously considered in the EIR. For example, a significant unavoidable impact to traffic was identified in the EIR. Even with the change in access, this would remain true today.
- k) Evidence that has been received and considered includes: the application, technical reports (see Finding 2/Site Suitability) and comments from Caltrans. These documents are on file in the RMA-Planning Department (PLN120024) and are incorporated herein by reference.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Board of Supervisors does hereby:

1. Consider Addendum No. 2 to previously certified EIR No. 84-007 for Monterra Ranch Subdivision; and
2. Approve the Modification to 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; 5) delete Mitigation Measure No. 71; and 6) 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 parcel with an existing well parcel to create one water utility parcel in general conformance with the attached sketch and subject to the attached conditions and Mitigation Monitoring and Reporting Program for the Combined Development Permit (Resolution No. 11-342) previously adopted on October 18, 2011, except as modified herein, all being attached hereto and incorporated herein by reference; and

3. Amend the previously approved Mitigation Monitoring and Reporting Plan to incorporate amended conditions.

PASSED AND ADOPTED this 7th day of February, 2012 upon motion of Supervisor Salinas, seconded by Supervisor Armenta, by the following vote:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter
NOES: None
ABSENT: None
ABSTAIN: None

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 76 for the meeting on February 7, 2012.

Dated: February 16, 2012

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

By Denise Hancock
Deputy

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120024

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This modification PLN120024 to previously approved York Highlands Combined Development Permit (PLN100020) consists of amendments 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 parcel with an existing well parcel to create one water utility parcel. This modification was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: NON-STANDARD - The applicant shall record a Permit Approval Notice. This notice shall state: "A Modification (PLN120024) to the previously approved York Highlands Combined Development Permit (PLN100020) (Resolution Number _____) was approved by the Board of Supervisors for Assessor's Parcel Numbers 259-241-001-000; 259-241-003-000; 259-241-004-000; 259-092-072-000; 259-092-075-000; 259-191-023-000; 259-191-024-000; 259-211-016-000; 259-231-016-000; 259-231-017-000; 259-231-018-000; 259-231-019-000; 259-231-020-000; 259-231-021-000; 259-231-022-000; 259-231-023-000; 259-231-024-000; 259-231-025-000; 259-231-026-000; 259-231-028-000; 259-251-001-000; 259-251-002-000; 259-251-003-000; 259-251-004-000; 259-251-005-000; 259-251-006-000; 259-251-007-000; 259-251-008-000; 259-251-009-000; 259-251-010-000; 259-251-011-000; 259-251-012-000; 259-251-013-000; 259-251-014-000; and 259-251-015-000 on February 7, 2012. The Modification was approved subject to 6 conditions of approval which run with the land. All of the conditions of approval and mitigation measures applied to the Combined Development Permit (PLN100020) approved by Board of Supervisors Resolution No. 11-342 continue to apply, except as amended by this Modification. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the recordation of the final map, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PDSP-001 CONDITIONS AND MITIGATION MEASURES OF PLN100020 APPLY (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All of the 72 conditions of approval and 92 mitigation measures adopted by the Board of Supervisors by Resolution No. 11-342 for the York Highlands Combined Development (PLN100020) continue to apply, except as amended by this Modification (PLN120024). Condition No. 52 has been amended to reflect the fact that specific improvements are no longer necessary at the York Road entrance to the subdivision. Delete Mitigation Measure No. 71 because the improvements required have either been completed or are no longer necessary.

Compliance or Monitoring Action to be Performed: On-going: All conditions and mitigation measures found in Board of Supervisors Resolution No. 11-342 continue to apply, except as modified by this Modification (PLN120024)

5. PD017 - DEED RESTRICTION-USE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to or concurrent with the recordation of the final map the applicant shall record a deed restriction stating that "This parcel has been created as a water utility parcel. Uses or development not related to the use of the parcel for water utilities shall not be allowed." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to or concurrent with the recordation of the final map, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning Department.

6. PWSP005 - CALTRANS ENCROACHMENT PERMIT REQUIRED

Responsible Department: Public Works Department

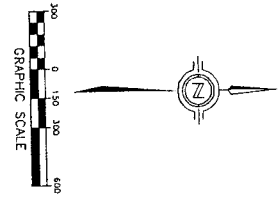
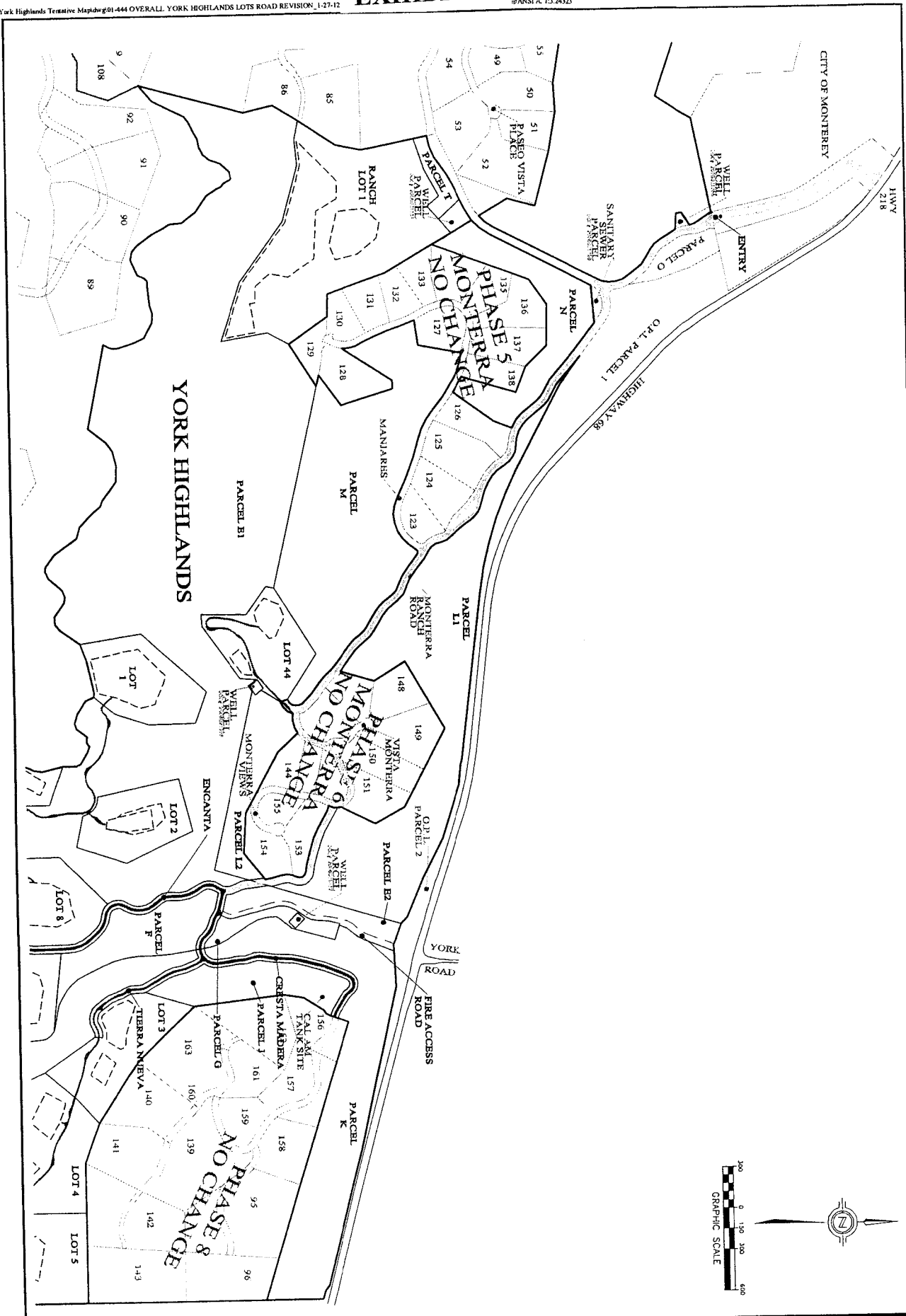
Condition/Mitigation Monitoring Measure: MODIFIED CONDITION NO. 52: Obtain an encroachment permit from Caltrans for any work that may be required within the Caltrans right of way at the York Road emergency access to York Highlands. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to commencement of any work within the Caltrans right of way, Applicant shall provide evidence to the Department of Public Works that an encroachment permit from Caltrans for said work has been issued. Applicant is responsible to obtain all required permits.

EXHIBIT B

Z:\01-444 York Highlands Tentative Map\dwg\01-444 OVERALL YORK HIGHLANDS LOTS ROAD REVISION: 1-27-12

ANSI A. 13.2432

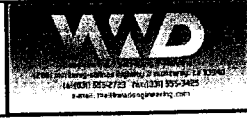


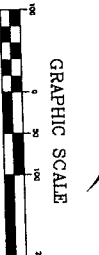
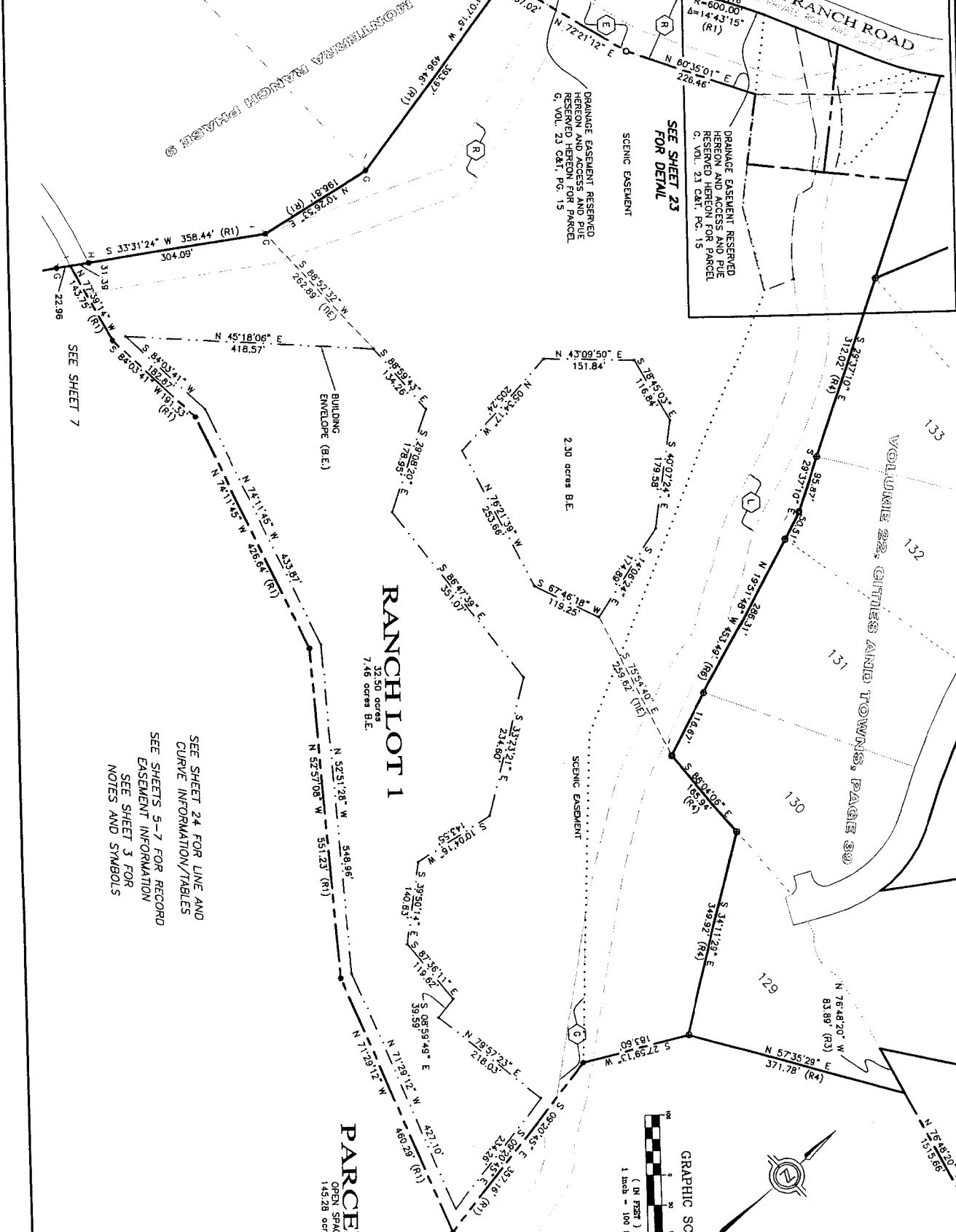
YORK HIGHLANDS
MONTEREY COUNTY, CA

SHEET 1
OF 1
SHEETS

ILLUSTRATION OF
HIGHWAY 218 ACCESS

DRAWN BY: MKS
DESIGNED BY: N/A
DATE: 10-12-11
SCALE: AS SHOWN
JOB NUMBER: 01-444
LAST REVISED: 2-1-2012
REVISED BY: JLL





SEE SHEET 24 FOR LINE AND CURVE INFORMATION/TABLES
 SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION
 SEE SHEET 3 FOR NOTES AND SYMBOLS

PARCEL E1
 OPEN SPACE
 145.28 acres

RANCH LOT 1
 32.50 acres
 7.46 acres B.E.

BUILDING ENVELOPE (B.E.)

SEE SHEET 23 FOR DETAIL

DRAINAGE EASEMENT RESERVED HEREON AND ACCESS FOR PARCEL G, VOL. 23, ORD. NO. 15

SCENIC EASEMENT

DRAINAGE EASEMENT RESERVED HEREON AND ACCESS FOR PARCEL G, VOL. 23, ORD. NO. 15

PARCEL MONTEREY RANCH

$L=154.16$
 $R=600.00$
 $\Delta=14.43'15"$
 (R1)

VOLUME 22, CITIES AND TOWNS, PAGE 30

133
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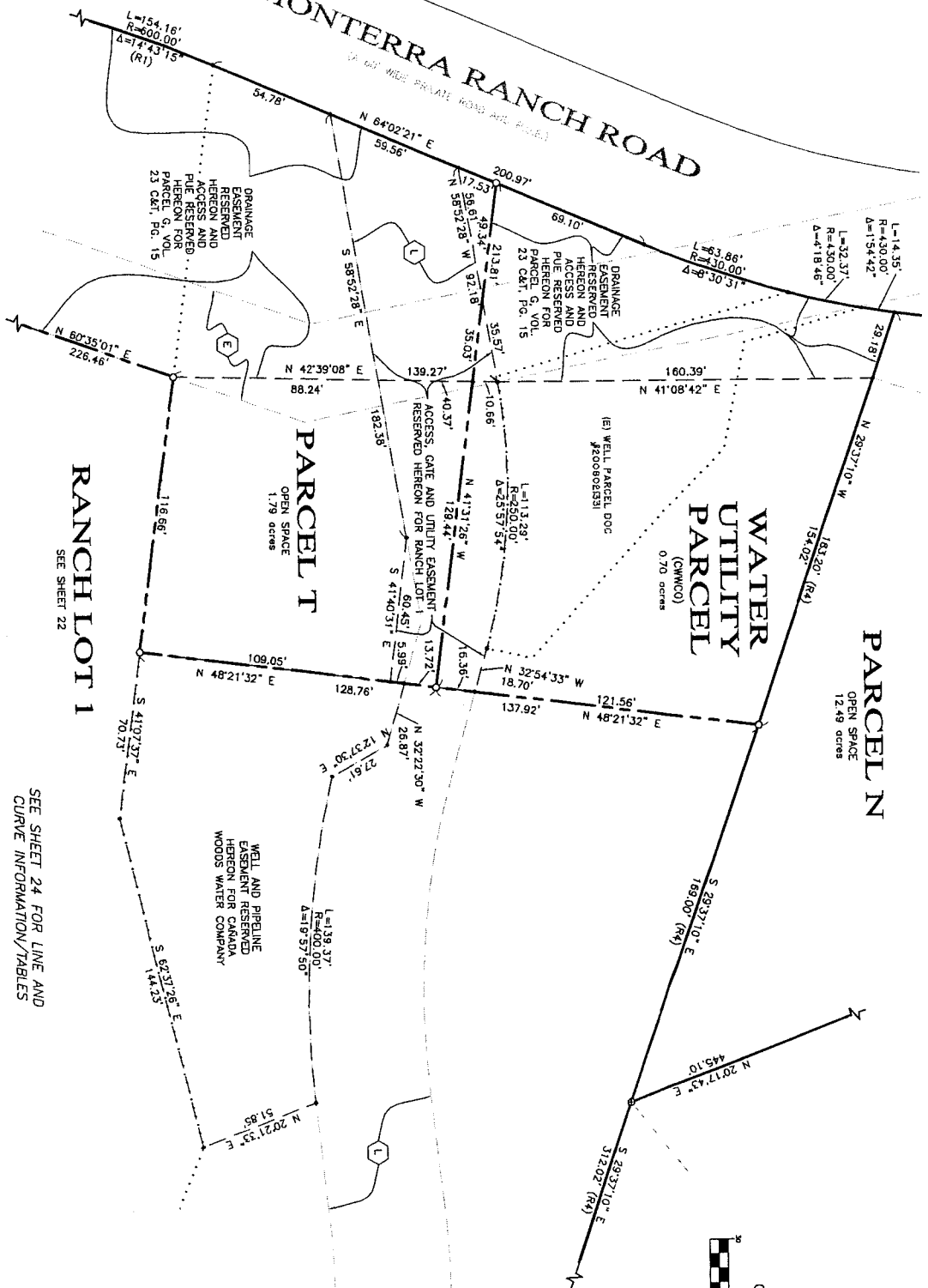
131
130

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SEE SHEET 7

MONTEIRA RANCH ROAD

VA GRANT WHEEL BRILLIANT ROAD AND PLATS



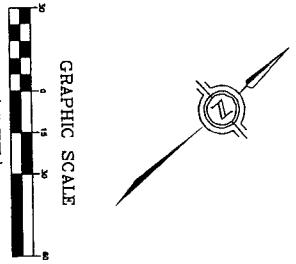
RANCH LOT 1
SEE SHEET 22

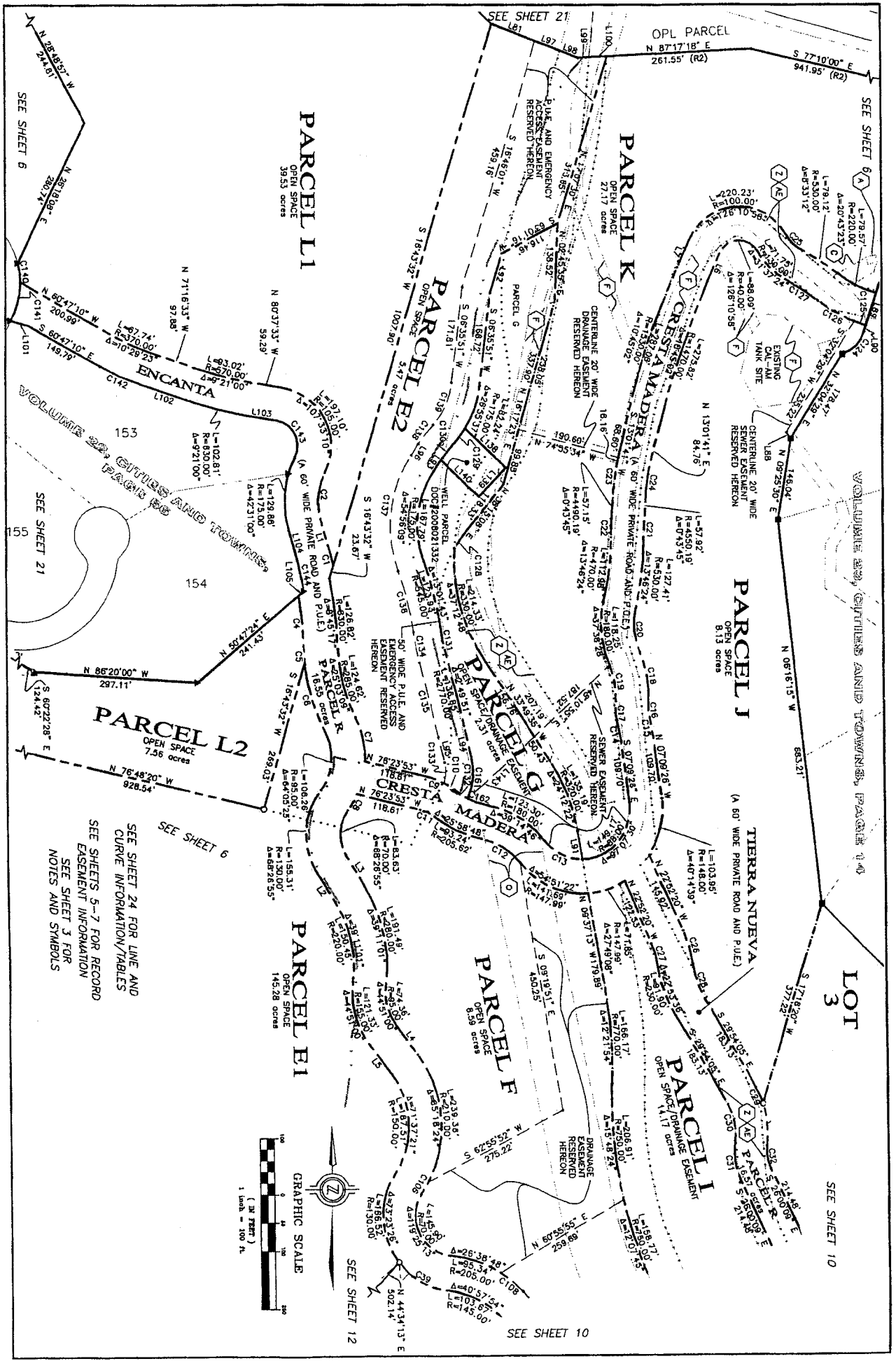
PARCEL T
OPEN SPACE
1.79 acres

WATER UTILITY PARCEL
(COWMCO)
0.70 acres

PARCEL N
OPEN SPACE
12.48 acres

SEE SHEET 24 FOR LINE AND CURVE INFORMATION/TABLES
SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION
SEE SHEET 3 FOR NOTES AND SYMBOLS





SEE SHEET 6

SEE SHEET 21

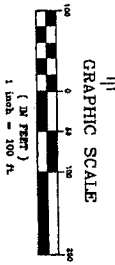
SEE SHEET 21

SEE SHEET 6

SEE SHEET 6

SEE SHEET 12

SEE SHEET 24 FOR LINE AND CURVE INFORMATION/TABLES
SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION
SEE SHEET 3 FOR NOTES AND SYMBOLS



SEE SHEET 21

OPL PARCEL
N 87°17'18" E
261.55' (R2)

SEE SHEET 6

SEE SHEET 21

SEE SHEET 21

SEE SHEET 6

SEE SHEET 6

SEE SHEET 12

SEE SHEET 10

LOT 3

SEE SHEET 10

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



ERRATA MEMORANDUM

Date: February 7, 2012

To: Board of Supervisors

From: Delinda Robinson, Senior Planner *DR*

Subject: Errata to February 7, 2012 Staff Report to Board of Supervisors for York Highlands;
Planning File No. PLN120024

- 1. Per the request of the Monterey County Regional Fire District (see attached), staff recommends that the following two additional conditions of approval be imposed upon the project:

FIRESP001 - EMERGENCY TRAFFIC SIGNAL CONTROL DEVICE (NON-STANDARD CONDITION) – The traffic signal at the intersection of Highway 68 and York Road shall be equipped with an approved emergency traffic signal control device facing the York Highlands subdivision. The device shall meet the specifications of the Monterey County Regional Fire District, shall be compatible with existing traffic signal control equipment, and shall be installed at the applicant’s expense.

Timing:

Prior to recordation of the final map, Applicant shall print the text of this condition on the final map and the specification shall be incorporated into the roadway improvement plans. Prior to the issuance of building permits or grading permits, Applicant shall have the emergency traffic signal control equipment installed and made serviceable.

FIRESP002 - EMERGENCY VEHICLE ACCESS ROAD (NON-STANDARD CONDITION) – An emergency access road shall be constructed from Highway 68 near York Road along the existing utility access road and proposed easement on Parcel E2. The emergency access road shall connect to subdivision roadway Road 2. The first 125 feet of the roadway from Highway 68 to the gate shall be a minimum of 18 feet wide unobstructed with an unobstructed vertical clearance of not less than 15 feet. Turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. The grade shall not exceed 15 percent. Where the road grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface.

Received by Clerk to the Board Additional Material for	
Board Agenda Date of: <u>2-7-12</u>	Item No: <u>5-6</u>
Dist 1 <u>✓</u>	CAO <u>✓</u>
Dist 2 <u>✓</u>	County Counsel <u>✓</u>
Dist 3 <u>✓</u>	
Dist 4 <u>✓</u>	
Dist 5 <u>✓</u>	

Timing:

Prior to recordation of the final map, Applicant shall print the text of this condition on the final map, and the specification shall be incorporated into the roadway improvement plans. Prior to issuance of building permits or grading permits, Applicant shall have the emergency vehicle access road installed and made serviceable.

2. Staff recommends changes to recommended conditions of approval to clarify the intent of the conditions as follows:
 - **Condition No. 4:**
Modify the first sentence to read: “All of the 72 conditions of approval and 92 mitigation measures as adopted by the Board of Supervisors . . .”
 - **Condition No. 5:** Modify the first sentence to read: “Prior to or concurrent with the recordation of the final map the applicant shall record a deed restriction for the Water Utility Parcel stating that . . .”

MONTEREY COUNTY REGIONAL FIRE DISTRICT

19900 Portola Drive, Salinas, California 93908


(831) 455-1828 Fax (831) 455-0646

www.mcrcfd.org

Michael B. Urquides, Fire Chief
David J. Sargenti, Division Chief/Administration

Ron L. Lemos, Division Chief/Operations
Miles J. Schuler, Division Chief/Fire Prevention

January 30, 2012

TO: Delinda Robinson, Planner
FROM: Dorothy Priolo, Deputy Fire Marshal 
FILE #: PLN100020 & PLN120024
NAME: York Highlands
SUBJECT: Revised Conditions of Approval

This memo is submitted in response to the revision that is anticipated for the entrance to the York Highlands subdivision in the vicinity of York Road and Highway 68. It is my understanding that the applicant is proposing to use the entrance at this intersection only as an emergency vehicle ingress and egress. Accordingly, the following conditions apply to this revision:

EMERGENCY TRAFFIC SIGNAL CONTROL DEVICE (NON-STANDARD CONDITION) – The traffic signal at the intersection of Highway 68 and York Road shall be equipped with an approved emergency traffic signal control device facing the York Highlands subdivision. The device shall meet the specifications of the Monterey County Regional Fire District, shall be compatible with existing traffic signal control equipment, and shall be installed at the applicant's expense.

TIMING:

Prior to recordation of the final map, Applicant shall print the text of this condition on the final map, and the specification shall be incorporated into the roadway improvement plans.

Prior to issuance of building permits or grading permits, Applicant shall have the emergency traffic signal control equipment installed and made serviceable.

EMERGENCY VEHICLE ACCESS ROAD (NON-STANDARD CONDITION)– An emergency access road shall be constructed from Highway 68 near York Road along the existing utility access road and proposed easement on Parcel E2. The emergency access road shall connect to subdivision roadway Road 2. The first 125 feet of the roadway from Highway 68 to the gate shall be a minimum of 18 feet wide unobstructed with an unobstructed vertical clearance of not less than 15 feet. Turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. The grade shall not exceed 15 percent. Where the road grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet



*Serving the Northern Salinas Valley, Highway 68 Corridor, Community of Chualar,
Carmel Valley, Mid Carmel Valley & Santa Lucia Preserve*

is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface.

TIMING:

Prior to recordation of the final map, Applicant shall print the text of this condition on the final map, and the specification shall be incorporated into the roadway improvement plans.

Prior to issuance of building permits or grading permits, Applicants shall have the emergency vehicle access road installed and made serviceable.

Thank you for your assistance in this matter. If you have any questions regarding this information, please contact me at (831) 455-1828 or email me at dpriolo@mcrfd.org.