

Exhibit C
Addendum No. 2 to Previously
Certified EIR No. 84-007

Banker's Development Group, LLC
(York Highlands)
PLN120024

Board of Supervisors
February 7, 2012

EXHIBIT C

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

York Highlands Planning File No. PLN120024 Modification to Combined Development Permit Addendum No. 2

1. Introduction

The Board of Supervisors approved the original Monterra Ranch Subdivision and certified the EIR for the project (EIR. No. 84-007) on October 6, 1987 (Resolution No. 87-527). 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.

The Board of Supervisors considered an Addendum (hereinafter “Addendum 1”) to the previously certified EIR (No. 84-007) and approved the York Highlands Combined Development Permit (PLN100020) on October 18, 2011, (Resolution No. 11-342) consisting of: 1) A vesting tentative map for the re-subdivision of lots created by Monterra Ranch Final Map Phases 6, 8, & 10 consisting of the reconfiguration of 24 residential lots, 3 open space parcels, 1 scenic easement parcel, and 3 road and utility parcels as reconfigured and shown on the attached vesting tentative map; 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; and 4) Use Permit for development on slopes greater than 25 percent.

This application is for a 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 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 0.47 acre parcel with an existing well parcel to create one water utility parcel.

This technical addendum (hereinafter "Addendum No. 2") has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the EIR for the Monterra Ranch Subdivision, certified on October 6, 1987 by the Board of Supervisors in Resolution No. 87-527. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

The Board of Supervisors in Resolution No. 87-527 certified an EIR for the Monterra Ranch subdivision on October 6, 1987. The EIR is incorporated herein by reference. An Initial Study prepared for the York Highlands Combined Development Permit concluded that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR had occurred and Addendum 1 was prepared for that project. The Initial Study and Addendum 1 are incorporated herein by reference.

Addendum 2 has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines because some changes or additions to the EIR are necessary but none of the conditions described in Public Resources Code section 21166 or CEQA Guidelines section 15162 triggering a supplemental or subsequent EIR have occurred. None of the conditions described in Section 15162(a) calling for the preparation of a subsequent EIR have occurred:

1. No substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete exists to show that the project will have significant effects not discussed in the previous EIR or that substantial effects previously examined will be more severe than shown in the previous EIR.

The proposed modification will change the access for the York Highlands area from York Highlands Road 1 (as shown on the vesting tentative map) to the main Monterra Ranch entrance at Highway 218. This modification to the project does not propose

the addition of any new building sites to the project. There will be no increase in traffic beyond what was anticipated and evaluated in the previously certified EIR for the Monterra Ranch subdivision. A traffic report prepared 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 utilizing the existing four leg intersection at 218 for access would be slightly better than the York Road intersection which currently only has three legs. Adding a fourth leg to the signalized intersection would increase the delay at York Road slightly; therefore, the change in access would have a slight beneficial impact to traffic.

The alignments of the road and fire access road being re-designated to facilitate the change in access will not change. Impacts associated with the construction of road improvements within these alignments were anticipated and analyzed in the Monterra Ranch EIR and Addendum 1. There will be no new impacts.

Condition No. 52 of Board of Supervisors Resolution 11-342 requires 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. With the elimination of the access at York Highlands Road 1, the requirement for these improvements is no longer necessary. Modification of this condition to eliminate the requirement for specific improvements will cause no new environmental impacts.

All of the mitigation measures from the previously approved Monterra Ranch EIR were incorporated into the York Highlands Combined Development Permit (PLN100020) as conditions of approval. Mitigation Measure No. 71 requires an approach lane to Highway 68 and a left-turn pocket on the east entrance (York Highlands Road 1) as well as a left-turn pocket on Highway 68 at Olmstead Road. The left turn pocket at Olmstead Road has already been constructed. With the elimination of the access at York Highlands Road, it is no longer necessary to require the construction of an approach lane or left turn pocket. This mitigation measure is no longer necessary and its deletion will cause no new environmental impacts.

The original intent of the applicant was to transfer land on the northwest corner of Parcel H (Scenic Easement Parcel, Phase 10), to the Canada Woods Water Company. This land is located adjacent to an existing, irregular-shaped .22 acre well parcel owned by the Canada Woods Mutual Water Company. According to the applicant, water system improvements were always anticipated to be constructed in this area. Due to a drafting error, this corner of Parcel H was excluded from the vesting tentative map. This revision corrects the error. The area in question wraps around the existing well parcel and includes access, drainage and utility easements. The use of the area will not change. This correction will result in no new impacts.

All of the areas designated as open space 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. On residential lots, all areas except for

designated building and development envelopes will also be subject to a conservation and scenic easement deed. The 1.79-acre open space parcel was part of Parcel H (Scenic Easement Parcel, Phase 10) but was included as part of Ranch Lot 1 on the vesting tentative map. This land contains an old barn, and drainage, access and utility easements. This parcel will be subject to a conservation and scenic easement with allowance for a small mail repository. This change will result in no new impacts because it increases the amount of land in open space.

3. Conclusion

Review of the proposed modification by County staff, the Monterey Regional Fire Protection District and Caltrans and the administrative record as a whole demonstrate that the changes to the project proposed by this modification do not result in new environmental effects not previously identified in the EIR or result in a substantial increase in the severity of the previously identified effects. The modification will result in reduced impacts to traffic at the Highway 68/York Road intersection by the elimination of an additional turn movement. Additionally, there are no changes in circumstances or new information or new information of substantial importance that would result in the involvement of new environmental effects not previously identified in the EIR or a substantial increase in the severity of the previously identified effects.

Attachments:

- a. Addendum 1 to Previously Certified EIR No. 84-007
- b. York Highlands (PLN100020) Initial Study
- c. EIR No. 84-007 for the Monterra Ranch Subdivision, dated October 6, 1987