



County of Monterey

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

Legislation Details (With Board Report)

File #: 13-1142 **Name:** Vardell
Type: General Agenda Item **Status:** Passed
File created: 10/23/2013 **In control:** Board of Supervisors
On agenda: 11/5/2013 **Final action:** 11/5/2013
Title: Public hearing to consider adoption of a resolution to:
a. Certify that the Board has reviewed and considered the Addendum together with the Environmental Impact Report (EIR) for the Santa Lucia Preserve (EIR No. 94-005); and
b. Approve a Map Amendment to increase the Homeland boundary of adjusted Lot 65 of the Santa Lucia Preserve Phase A Subdivision Map by 1.08 acres.
(Map Amendment - PLN130466/Vardell, 34205 Robinson Canyon Road, Carmel, Greater Monterey Peninsula Area Plan)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Completed Board Order & Resolution w/final Conditions, 2. Completed Board Order & Resolution with Attachments, 3. Completed Board Order & Resolution, 4. Attachment A - Discussion, 5. Attachment B - Draft Board Resolution, 6. Attachment B-1 Recommended Conditions of Approval, 7. Attachment B-2 - Amended Final Map, 8. Attachment C - Vicinity Map, 9. Attachment D - Settlement Agreement, 10. Attachment E - Declaration of Protective Restrictions, 11. Attachment F - EIR for the Santa Lucia Preserve (EIR No. 94-005), 12. Attachment G - Addendum to the Santa Lucia Preserve EIR, 13. Attachment H - Santa Lucia Preserve Phase A Final Map, 14. Attachment I - Vardell Lot Line Adjustment, 15. Attachment J - Planning Commission Resolution No. 13-036

Date	Ver.	Action By	Action	Result
11/5/2013	1	Board of Supervisors	approved	Pass

Public hearing to consider adoption of a resolution to:
a. Certify that the Board has reviewed and considered the Addendum together with the Environmental Impact Report (EIR) for the Santa Lucia Preserve (EIR No. 94-005); and
b. Approve a Map Amendment to increase the Homeland boundary of adjusted Lot 65 of the Santa Lucia Preserve Phase A Subdivision Map by 1.08 acres.
(Map Amendment - PLN130466/Vardell, 34205 Robinson Canyon Road, Carmel, Greater Monterey Peninsula Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN130466
Owner: Thomas A. and Andrea M. Vardell Living Trust
Project Location: 34205 Robinson Canyon Road, Carmel
APN: 239-061-011-000
Agent: John Bridges
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: No
CEQA Action: Addendum to the Santa Lucia Preserve EIR No. 94-005 prepared pursuant to CEQA Guidelines, Section 15164

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Certify that the Board has reviewed and considered the Addendum together with the Environmental Impact Report (EIR) for the Santa Lucia Preserve (EIR No. 94-005); and
- b. Approve a Map Amendment to increase the Homeland boundary of adjusted Lot 65 of the Santa Lucia Preserve Phase A Subdivision Map by 1.08 acres.

SUMMARY:

The Vardells have applied for a Map Amendment to move/increase the Homeland boundary (commonly referred to as a building envelope) by approximately 1.08 acres. The applicant is pursuing the map amendment to adjust the Homeland boundary pursuant to a private settlement agreement among the property owners (the Vardell Living Trust), the Santa Lucia Preserve Association (SLPA), and the Santa Lucia Conservancy (Conservancy), relative to a disagreement regarding the location of two existing structures located outside the existing Homeland boundary. In addition, the project has been conditioned to record an Openlands Conservation Easement and Declaration on the portions of Vardell property outside of the Homeland area.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

No other agencies reviewed this project proposal.

FINANCING:

Funding for staff time associated with this project is included in the FY13-14 Adopted Budget for RMA - Planning.

Prepared by: David J. R. Mack, Associate Planner, ext. 5096

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Benny Young, Director Resource Management Agency

This report was prepared with assistance by Laura Lawrence and reviewed by Mike Novo

cc: Front Counter Copy; David Mack, Project Planner; Laura Lawrence, Planning Services Manager; Thomas and Andrea Vardell, Applicant/Owner; John Bridges, Fenton & Keller, Agent; The Open Monterey Project; LandWatch; Project File PLN130466

The following attachments on file with the Clerk of the Board:

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| Attachment A | Discussion |
| Attachment B | Draft Board Resolution |
| Attachment B-1 | Recommended Conditions of Approval (Matrix) |
| Attachment B-2 | Amended Final Map |
| Attachment C | Vicinity Map |
| Attachment D | Settlement Agreement (includes Deed of Conservation Easement) |
| Attachment E | Declaration of Protective Restrictions for the Homelands and Openlands |
| Attachment F | EIR for the Santa Lucia Preserve (EIR No. 94-005) |
| Attachment G | Addendum to the Santa Lucia Preserve EIR |

Attachment H Santa Lucia Preserve Phase A Final Map (Volume 20 C&T Page 8)
Attachment I Vardell Lot Line Adjustment (Volume 30 of Surveys Page 70 - April 2009)
Attachment J Planning Commission Resolution No. 13-036