



While the review generally showed high levels of compliance with mitigation measures and conditions of approval, one condition of approval (but not a mitigation measure) for the Monterra Ranch subdivision has not been implemented, the construction of a 20-car park and ride lot near the entrance to the development at the intersection of Highways 68 and 218. A more thorough discussion is enclosed as Exhibit A.

The settlement agreement with SOPC requires that, if the review found lack of compliance with a condition, the County was to take remedial action or hold a noticed public hearing to consider modifying the condition.

The options for the Board are: 1) direct staff to process a modification or elimination of the condition; 2) pursue litigation against some appropriate party (if any); 3) explore funding options and discuss with Caltrans to opportunity to develop a park and ride lot at the intersection of Highways 68 and 218; or, 4) any other option the Board deems appropriate.

OTHER AGENCY INVOLVEMENT:

The County Counsel's office and the Resource Management Agency ("RMA") concur in the recommendation.

FINANCING:

County Counsel and RMA staff costs associated with the review were absorbed by their respective budgets without any augmentation. Costs associated with any remedial action on the part of the County have not been budgeted.

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Approved by: Carl P. Holm, AICP, Resource Management Agency Director, ext. 5103

The following Attachments are on file with the Clerk of the Board:

- Attachment A - Summary
- Attachment B - 68/218 Aerial View
- Attachment C - FEIR
- Attachment D - Portion 1989 Tent. Map
- Attachment E - Condition Checklist
- Attachment F - Phase 1 condition letter
- Attachment G - Phase 1 Engineer's letter
- Attachment H - York Highlands Matrix

cc: Front Counter Copy; Board of Supervisors; Wendy Strimling, Senior Deputy County Counsel; RMA-Public Works; Richard Rosenthal, Esq.; Michael Weaver, SOPC; Monterra Ranch of Monterey Homeowners Association; Banker's Development Group LLC c/o Carmel Development Company; Jackie Zischke, Esq.