



County of Monterey

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

Board Report

File #: 13-1142, **Version:** 1

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:

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