

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: October 18, 2011		AGENDA NO:
SUBJECT: Public hearing to:		
<ul style="list-style-type: none"> a. Consider Addendum to previously certified EIR No. 84-007 for the Monterra Ranch Subdivision; b. Consider adoption of an amendment to the Greater Monterey Peninsula Area Plan (part of the 2010 Monterey County General Plan) to change the land use designation of a portion of Parcel H from Public Quasi-Public and Urban Reserve to Rural Density Residential, 10 acres per unit and Urban Reserve; c. Consider approval of the Combined Development Permit consisting of: <ul style="list-style-type: none"> 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; and 4) Use Permit for development on slopes greater than 25 percent; and d. Consider adoption of the Mitigation Monitoring and Reporting Program. 		
Project Location:	South of the intersection of Highway 68 and York Road	APN: 259-092-072-000M
Planning Number:	PLN100020	Name: York Highlands
Plan Area:	Greater Monterey Peninsula Area Plan	Flagged and Staked: YES
Zoning Designation:	“RDR/10-UR-VS” (Rural Density Residential, 10 acres per unit with Urban Reserve and Visual Sensitivity overlays); and “RDR/10-UR-D” (Rural Density Residential, 10 acres per unit with Urban Reserve and Design Control Overlays)	
CEQA Action:	Addendum	
DEPARTMENT:	RMA – Planning Department	

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the Addendum to previously certified EIR No. 84-007 for the Monterra Ranch Subdivision;
- b. Adopt an amendment to the Greater Monterey Peninsula Area Plan (part of the 2010 Monterey County General Plan) to change the land use designation of a portion of Parcel H from Public Quasi-Public and Urban Reserve to Rural Density Residential, 10 acres per unit and Urban Reserve;
- c. Approve the Combined Development Permit 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; and 4) Use Permit for development on slopes greater than 25 percent; and

d. Adopt the Mitigation Monitoring and Reporting Program.

SUMMARY:

The subject properties are located within the Monterra Ranch Subdivision, south of Highway 68, approximately 6 miles east of the City of Monterey and 14 miles southwest of the city of Salinas.

The proposed project includes the re-subdivision of lots created by Monterra Ranch Final Map Phases 6, 8 & 10¹. Improvements associated with the re-subdivision include: tree removal, grading, and development on slopes in excess of 25%.

Pursuant to the properties' zoning designations and policies of the Greater Monterey Peninsula Area Plan, the entitlements for the project include a Combined Development Permit consisting of: a Vesting Tentative Map, a Use Permit for tree removal, an Administrative Permit to allow grading within a Visually Sensitive Zoning District and a Use Permit to allow development on slopes in excess of 25%. A General Plan Amendment to change the land use designation of a portion of current Parcel H from Public Quasi-Public and Urban Reserve to Rural Density Residential and Urban Reserve will also be required for approval of the project. (Project issues are discussed in detail within **Exhibit No. 1** of the staff report).

An Addendum to the Certified EIR (No. 84-007) for the Monterra Ranch Subdivision has been prepared for the Board to consider. An Initial Study and a proposed Negative Declaration were circulated for review and comment from September 8, 2011 to September 27, 2011. Potential impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, land use/planning, noise were identified to be less than significant (See attached **Exhibit D**). Because the Initial Study demonstrated that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, a determination has been made that an Addendum is more appropriate than a Negative Declaration; the underlying analysis in the Initial Study has not changed.

DISCUSSION:

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

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and those that are checked (“✓”) have comments and/or recommended conditions:

✓	Environmental Health Bureau
✓	Public Works Department
✓	Water Resources Agency
✓	Monterey County Regional Fire Protection District
	Greater Monterey Peninsula Land Use Advisory Committee

¹ The Final Map for Phase 6 was recorded in Volume 22, Cities and Towns, Page 56. The Final Map for Phase 8 was recorded in Volume 23, Cities and Towns, Page 14. The Final Map for Phase 10 was recorded in Volume 23, Cities and Towns, Page 16.

The proposed project was reviewed by the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) on May 4, 2011. The LUAC recommended approval of the project by a vote of 6-0 (**Exhibit G**), but expressed concerns relative to congestion at the York Road intersection. Staff has addressed these concerns in the Initial Study and recommended findings and conditions.

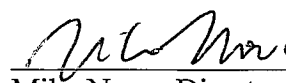
FINANCING:

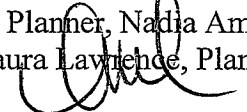
Funding for staff time associated with this project is included FY11-12 Final Budget for the Planning Department.

Prepared by:


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Approved by:


Mike Novo, Director of RMA-Planning

This report was prepared with assistance by John Ford, Senior Planner, Nadia Amador, Associate Planner, Craig Spencer, Associate Planner and reviewed by Laura Lawrence, Planning Services Manager 

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Environmental Health Bureau; Public Works; Monterey County Water Resources Agency; Monterey County Regional Fire Protection District; Mike Novo; Carl Holm; Laura Lawrence, Planning Services Manager; Applicant/Owner (Banker's Development Group); Agent (Alan Williams); Jacqueline Zische, Attorney; The Open Monterey Project; LandWatch; Project File No. PLN100020

The following attachments have been provided to the Board of Supervisors and are on file with the Clerk of the Board:

- Exhibit A: Discussion of Proposed Project
- Exhibit B: Draft Board Resolution for adoption of General Plan Amendment, including
 1. General Plan Amendment Map
- Exhibit C: Draft Board Resolution for approval of PLN100020, including:
 1. Conditions of Approval and Mitigation Monitoring and Reporting Plan
 2. Vesting Tentative Map
- Exhibit D: Addendum to Previously Certified EIR No. 84-007, including
 1. Initial Study
 2. EIR No. 84-007 for Monterra Ranch Subdivision
- Exhibit E: Comments on Initial Study
- Exhibit F: Justification letter for 25% slope
- Exhibit G: Greater Monterey Peninsula LUAC Minutes
- Exhibit H: Trail Map
- Exhibit I: Three Dimensional Building Envelopes and Development Criteria
- Exhibit J: Planning Commission Resolution No. 11-033
- Exhibit K: Vicinity Map