Project Referral Sheet Monterey County Planning Department 168 W Alisal St 2nd Floor Salinas, CA 93901 (831) 755-5025

TO: FIRE DEPARTMENT PUBLIC WORKS PARKS DEPARTMENT

HEALTH DEPARTMENT WATER RESOURCES AGENCY OTHER:

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY: Monday, April 4, 2011

Project Title: YORK HIGHLANDS (MONTERRA RANCH PROPERTIES LLC) File Number: PLN100020 File Type: BOS Planner: ROBINSON Location: SOUTH OF HWY 68 & YORK RD INTERSECTION Assessor's No: 259-092-072-000-M

Project Description:

Combined Development Permit consisting of: 1) 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: Adj 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; 3) Administrative Permit for grading of less than 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. The property is located south of the intersection of Highway 68 and York Road, Greater Monterey Peninsula Area Plan.

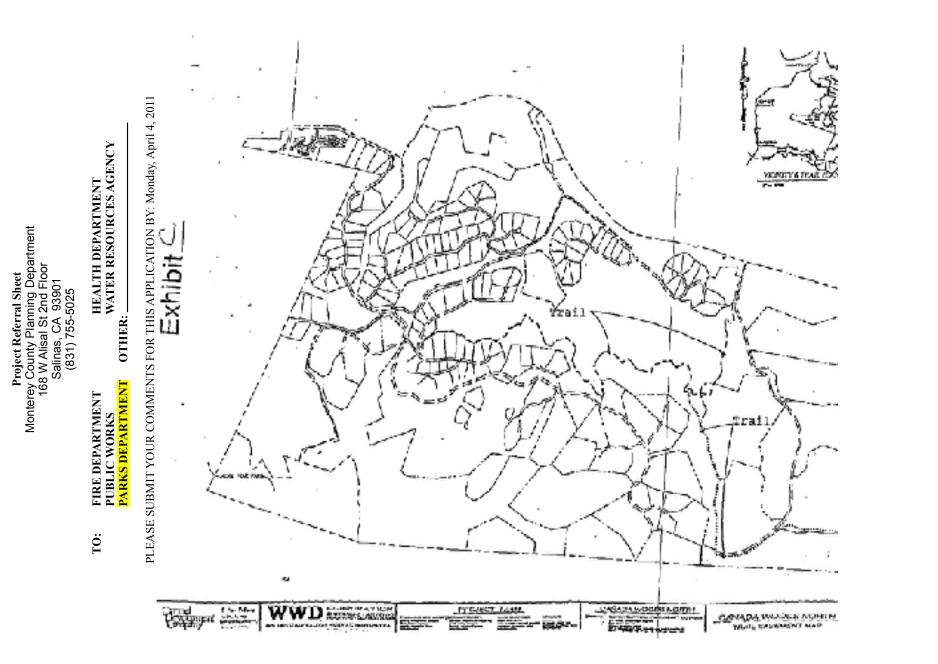
Status: COMPLETE/INCOMPLETE (highlight/circle one) Recomended Conditions:

Please provide a site plan showing on the proposed re-subdivided Phases 6, 8, and 10, any re-alignment of the recreational hiking and equestrian trail dedicated pursuant to an IRREVOCABLE OFFER TO DEDICATE A TRAIL AND DECLARATION OF RESTRICTIONS ("IOD"), originally recorded on December 26, 2001, Document #2001108510.

The above-captioned IOD made by and between Monterra Ranch Properties, LLC, Canada Woods, LLC and the County of Monterey, identifies the timeline for the acceptance by the County for the IOD to dedicate a public trail, and for the Developer to construct a trail between Monterra Ranch and Canada Woods North. An extract from the agreement with regards to the timeline is as follows:

- In the event the County accepts the IOD prior to or within two (2) years from the date of the filing the final map for the last phase of either Monterrra Ranch or Canada Woods North, *whichever occurs last*, Developer shall be obligated to construct a trail in the location generally located in Exhibit "C" (*see attached, and also Sheet 1 of 1, Monterra Ranch Properties, Roads, Lots and Trails, dated 8/10/2006, drawn by BJS and designed by DKF*).
- Said trail shall consist of a 6 to 8 foot wide path of native material as available and appropriate or as required for erosion control per engineered plans or County specifications, as approved by the Parks Department.
- Should the County fail to accept the IOD within the two (2) years from the date of the filing of the final map for the last phase of either Monterra Ranch or Candada Woods North, whichever occurs last, Developer shall be relieved of its obligation to construct the trail.
- Developer shall provide County with written notice of the filing, which shall act to commence the two (2) year time period for County's acceptance of this IOD.

Note that the 8/10/2005 site plan shows the trail largely following 300 to 700 foot contours and was designed to eventually connect to, and be consistent with, the uses allowed within neighboring Jacks Peak Park.



Date: <u>March 21, 2011</u>