

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 12, 2006	Agenda Item: 3
<p>Project Description: (SEPTEMBER RANCH, PLN050001) 1) A PRELIMINARY PROJECT REVIEW MAP (PPRM) & VESTING TENTATIVE MAP (VTM) A) SUBDIVISION OF 891 ACRES INTO 110 LOTS WITH 95 MARKET-RATE RESIDENTIAL LOTS, INCLUDING LOT 101, 20.2 ACRES IN SIZE, CURRENTLY THE SITE OF THE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE; B) 15 LOTS FOR INCLUSIONARY HOUSING; C) 472 ACRES OF COMMON OPEN SPACE (PARCELS A,C & D) AND 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) TO BE LOCATED ON EACH RESIDENTIAL LOT OUTSIDE OF THE DESIGNATED BUILDING ENVELOPE; D) ANNEXATION TO A PUBLIC FACILITY TO PROVIDE FOR SEWAGE COLLECTION, DISPOSAL AND TREATMENT. 2) A USE PERMIT FOR THE ONGOING COMMERCIAL OPERATION OF AN EQUESTRIAN CENTER (LOT 101) OPEN TO THE PUBLIC. 3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS; BACKUP WELL(S); BOOSTER PUMPS; WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION. 4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 890 PROTECTED COAST LIVE OAKS FOR CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS, SPECIFICALLY DEVELOPMENT OF ROADS, DRAINAGE DETENTION AREAS AND INCLUSIONARY HOUSING. 5) A USE PERMIT FOR 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS. 6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES 30 PERCENT OR MORE FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS, SPECIFICALLY DEVELOPMENT OF ROADS AND AN EXCEPTION TO POLICY 26.1.10 OF THE MONTEREY COUNTY GENERAL PLAN THAT PROHIBITS DEVELOPMENT ON SLOPES 30 PERCENT OR MORE 7) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE LOCATED IN A TRAILER OR AN ALTERNATIVE STRUCTURE AND A SECURITY GATEHOUSE.</p>	
<p>Project Location: North of Carmel Valley Road and north of the intersections with Canada Way & Brookdale Drive in the Mid-Carmel Valley Area, (Assessor Parcel Numbers: 015-171-010-000, 015-171-012, 015-361-013-000 and 015-361-014-000)</p>	
<p>Plan Area: Carmel Valley Master Plan</p>	<p>Flagged and staked: Yes</p>
<p>Zoning Designation: RDR/10-D-S and LDR/2.5-D-S</p>	<p>CEQA Action: None for Study Session</p>
<p>Department: Planning and Building Inspection</p>	

RECOMMENDATION:

- 1) Receive a staff introductory report on the September Ranch Project.

OVERVIEW OF PROPOSED ACTION

Project staff will present an overview of the of the September Ranch project with a focus on the key physical parameters of the applicant’s proposal as a prelude for full consideration of the

Project by the Planning Commission in May after the FEIR is released. The applicant will also be asked to provide a presentation.

The Planning Commission participated in a field trip in April, 2005 to view the September Ranch property. Only two Commissioners were able to participate. Members of the LUAC and the public were in attendance. Staff and the EIR consultant reviewed the comment letters on the DEIR and made a decision to re-circulate several chapters: Biological Resources, Water Supply and Availability, Cumulative Impacts(water supply and biological resources), Alternatives and Other CEQA Considerations. Comments were received on April 3rd. Staff are currently working on the preparation of a full set of response to comments that will be included in a FEIR.

Given the complexity of the project, its lengthy history, and the timeframe since the Planning Commission field visit, staff felt it would be valuable to conduct a workshop for the Commission and the public.

The staff presentation will focus on the following:

KEY PROJECT FEATURES: EXISTING PROPERTY FEATURES; NUMBERS OF UNITS; LAYOUT; INFRASTRUCTURE;

ALTERNATIVE LOCATIONS FOR INCLUSIONARY HOUSING

HISTORIC RESOURCES

PROPERTY ENTRANCE/TRAFFIC SAFETY ISSUES

WATER SUPPLY

CEQA ALTERNATIVES

The workshop format will be informal. There will be an opportunity for the Planning Commission and the public to view display boards. There will also be an opportunity for interactive discussion between the Commission, staff and consultants.

LUAC RECOMMENDATION:

LUAC recommended denial (Unanimous)

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April 5, 2006

cc: Planning Commission (10); File; etc