

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: December 12, 2006 – Consent		AGENDA NO:
SUBJECT: Continued public hearing from December 5, 2006 to consider adoption of a Resolution to: 1) Certify the Final Revised Environmental Impact Report; 2) Modify the score of the Citizen’s Subdivision Evaluation Committee to a passing score, based on Findings and Evidence; 3) Approve the Combined Development Permit for the September Ranch Project located on Carmel Valley Road in the Carmel Valley Master Plan Area consisting of the Reduced Forest Impact with High Inclusionary project alternative (73 market rate, 15 inclusionary units and 7 deed-restricted workforce housing units) based on the Findings and Evidence and subject to the recommended conditions of approval; 4) Approve the Mitigation Monitoring and Reporting Plan. (PLN050001/September Ranch) Carmel Valley Road, Carmel Valley Master Plan Area		
Project Location:	Carmel Valley Road, between Canada Way and Valley Greens Drive, Carmel Valley	APN: 015-171-010-000, 015-171-012-000, 015-361-013-000 and 015-361-014-000
Planning Number:	PLN050001	Name: SEPTEMBER RANCH PARTNERS
Plan Area:	Carmel Valley Master Plan	Flagged and Staked: YES
Zoning Designation:	RDR/10-D-S-RAZ and LDR/2.5-D-S-RAZ	
CEQA Action:	EIR	
DEPARTMENT: RMA – Planning Department		

RECOMMENDATION:

Staff recommends that the Board of Supervisors adopt a resolution to:

- 1) Certify the Final Revised Environmental Impact Report;
- 2) Modify the score of the Citizen’s Subdivision Evaluation Committee and adopt a passing score based on the Findings and Evidence;
- 3) Approve the Combined Development Permit for the September Ranch Project consisting of the Reduced Forest Impact with High Inclusionary project alternative (73 market rate, 15 inclusionary units and 7 workforce housing units) based on the Findings and Evidence and subject to the recommended conditions of approval;
- 4) Approve the Mitigation Monitoring and Reporting Plan.

SUMMARY:

On November 14, 2006, the Board of Supervisors continued the public hearing on the September Ranch project. The Board received the staff presentation and also received verbal and written comments from the public. The Board, on a vote of 4-1, adopted a resolution of intent to approve the project with 73 market rate, 15 inclusionary units and 7 workforce housing units and continued the hearing to December 5, 2006 to adopt the final resolution. In order to finalize the changes to the findings and conditions, staff requested a continuance to the December 12, 2006 meeting of the Board of Supervisors.

DISCUSSION:

Per the Board’s direction at the November 14, 2006 hearing, the following elements of the project have been changed: 1) an aspect of Condition 41 which prohibited pasture irrigation was removed because the pasture irrigation is not an element of the project; 2) the water cap was changed to 57.21 acre-feet per year in Conditions 45 & 46; 3) the 22 inclusionary units were

changed to 15 inclusionary units and 7 workforce units for a total of 22 affordable housing units; 4) Lot 68 was moved and the area dedicated to private and public open space; 5) the open space surrounding the development on the western, northern and eastern portions of the property is to be donated/dedicated to a non-profit for public use; 6) Condition 6 would be changed to reflect the wording in Policy 22.2.4.1 in the Carmel Valley Master Plan regarding noise. None of these changes result in additional impacts. These changes and changes made during the November 14, 2006 public hearing resulted in modifications to the following findings and conditions:

- Findings 1, 7, 8, 9, 11i, 16, 22, 25b, 25h, 25i, 25j, 25l, 26a, 26b, 26j, 26l, 26m, 26u, 26v, 28b, 29, 29a, 31 and 36
- Conditions 1, 2, 3, 6, 12, 20, 28, 30, 36, 37, 41, 44, 45, 46, 48, 103, 146, 160, 161, and 164

In addition, minor changes were made by staff to conditions 30, 83, 97, 104, 123, 130, 142, and 172 in order to conform to the 73/22 alternative or to correct errors in the conditions or timing. To address the dedication of land to a non-profit for lease back to the County, new Condition 106 was added to the project. The changes have been incorporated into **Exhibit B** and **Exhibit B-1**. A revised tentative map is attached as **Exhibit F**.

FINANCING:

No fiscal impact.

OTHER AGENCY INVOLVEMENT:

Please see the October 3, 2006 staff report.

Prepared by:

Approved by:

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Date: December 4, 2006

This report was prepared with assistance by Alana Knaster and reviewed by Alana Knaster.

cc: Board of Supervisors; County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; Parks Department; Carmel Valley Fire Protection District; Sheriff's Office; Housing and Redevelopment Office; Monterey Peninsula Water Management District; Carmel Area Wastewater District; Alana Knaster; Mike Novo; Laura Lawrence; September Ranch Partners – Applicant/Owner; Jacqueline Zischke – Lombardo & Gilles; Project File

Attachments: **Exhibit B** Draft Board of Supervisors Resolution
Exhibit B-1 Recommended Conditions and Mitigation Measures
Exhibit F Revised Alternative Project Site Plan

Attachments referenced are available for review upon request