

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: October 3, 2006 @ 10:30 AM		AGENDA NO:
SUBJECT: PLN050001 / September Ranch, Carmel Valley Road, Carmel Valley Master Plan Area		
Consider adoption of a Resolution to:		
<ol style="list-style-type: none"> 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 and 22 inclusionary units) based on the Findings and Evidence and subject to the recommended conditions of approval; 4) Approve the Mitigation Monitoring and Reporting Plan. 		
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 and 22 inclusionary units) based on the Findings and Evidence and subject to the recommended conditions of approval;
- 4) Approve the Mitigation Monitoring and Reporting Plan.

SUMMARY:

The September Ranch Project was originally approved by the Board of Supervisors in 1998. Following litigation and a decision from the 6th District Court of Appeal, the Board vacated that decision and directed staff to prepare a revised EIR consistent with the court’s direction.

A Revised EIR has been prepared, circulated and reviewed. The EIR concludes that there are no significant unavoidable impacts.

The applicant is seeking approval of a project that would subdivide 891 acres into 94 market lots and 15 inclusionary units. The Subdivision Committee and Planning Commission recommended an alternative analyzed in the EIR that would reduce the project to 73 market rate lots, 22 inclusionary units and an equestrian parcel. Staff concurs with this recommendation. The applicant indicated to the Planning Commission that he could agree to their recommendation and to the conditions of approval with the recommended changes proposed by the Planning Commission.

DISCUSSION:

See **Exhibit A** for a detailed discussion of the Project and Proposed Project Alternative.

Note: The Findings & Evidence (**Exhibit B**) and Conditions (**Exhibit B-1**) are based upon the project alternative. If the Board should choose to approve the proposed project, then the Board should direct staff to revise the Findings & Evidence and the Conditions.

FINANCING:

No fiscal impact.

OTHER AGENCY INVOLVEMENT:

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

✓	Carmel Valley Fire Protection District
✓	Public Works Department
✓	Parks Department
✓	Environmental Health Division
✓	Water Resources Agency
✓	Housing and Redevelopment Office
✓	Sheriff’s Office
	Carmel Valley Land Use Advisory Committee

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on March 21, 2005. The Committee unanimously recommended denial of the project (**Exhibit I**).

Prepared by:

Approved by:

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Date: September 18, 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; 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; September Ranch Partners – Applicant/Owner; Jacqueline Zischke – Lombardo & Gilles; Project File

Attachments:	Exhibit A	Discussion of Proposed Project
	Exhibit B	Draft Board of Supervisors Resolution
	Exhibit B-1	Recommended Conditions and Mitigation Measures
	Exhibit C	Summary Scoring Sheet from Citizen’s Subdivision Evaluation Committee (1998)
	Exhibit D	Scoring Sheets with Modifications Recommended by Staff
	Exhibit E	Proposed Project Site Plan
	Exhibit F	Alternative Project Site Plan
	Exhibit G	Alternative Project Site Plan with areas of greater than 30% slope
	Exhibit H	Vicinity Map
	Exhibit I	Carmel Valley Land Use Advisory Committee Minutes
	Exhibit J	Correspondence Submitted to the Planning Commission
	Exhibit K	Other Correspondence

Attachments referenced are available for review upon request