

Notice of Public Hearing

Monterey County Planning Commission

NOTICE IS HEREBY GIVEN that the **Planning Commission of the County of Monterey**, State of California will hold a public hearing to consider making a recommendation to the Board of Supervisors on the Environmental Impact Report, General Plan amendments, rezoning, and project described below. The hearing will be held on **Wednesday, November 16, 2016** at the hour of **9:30 a.m.**, in the Monterey County Board of Supervisors Chambers, County Government Center, 168 West Alisal Street, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

Project Name: **RANCHO CANADA VILLAGE SUBDIVISION**
(Rancho Canada Ventures, LLC)

Project File No.: **PLN040061**

Project Location: Approximately 40-acre area located on the south side of Carmel Valley Road (4860 Carmel Valley Road; the West Course of the Rancho Canada Golf Club), approximately 0.6 miles east of Highway 1.

Assessor's Parcel No.: 015-162-009-000, 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-027-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-041-000, 015-162-042-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000.,

Project Approvals/Permit Type: General Plan/Carmel Valley Master Plan Amendments; Rezoning from Public/Quasi-Public to Residential Zoning District(s); Vesting Tentative Standard Subdivision; Combined Development Permit; Site Plan and Design Approvals

Planning Area: Carmel Valley Master Plan

Project Description: Standard Subdivision and Combined Development Permit for development in the Carmel River Floodplain, tree removal, and grading and infrastructure installation will also be required, as well as Design Review and Site approvals.

Rancho Canada Ventures, LLC applied to subdivide approximately 40 acres of the West Course of the Rancho Canada Golf Club into residential lots. The Project for purposes of the Environmental Impact Report is a 281-unit residential subdivision consisting of a mix of single-family residences (141 units), townhomes and condominiums (140 units).

A reduced density alternative (Alternative) is a 130-unit subdivision consisting primarily of single-family attached and detached lots, along with 12 condominium units. The Alternative includes a 4.3 acre parcel (Lot 130) located approximately one-half mile northeast of the main project area, which is presently developed with maintenance facilities and a residence, and would allow for the future redevelopment of one residence .

The entire Project site (including Lot 130 of the Alternative) is designated Public/Quasi-Public (P/Q-P) by the *Monterey County 2010 General Plan*, with a Special Treatment Area designation allowing for residential development. The subject site is in the P/Q-P Zoning District, consistent with its General Plan land use designation and the site's long-time use as a public golf course. Approval of either the Project or the Alternative will require a General Plan Amendment (the Project would need to amend CVMP Policy CV-1.6 due to the number of units proposed; the Alternative would need to amend CVMP Policy CV-1.27 due to the proportion of affordable units included) and redesignation under the General Plan and rezoning to a residential district(s) consistent with the proposed densities of the Project and/or

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Alternative.

Proposed CEQA Action: Recommend certification of an Environmental Impact Report which identified significant and unavoidable impacts that require findings of Overriding Consideration. Both the Project and the Alternative were fully analyzed in the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report* (RDEIR) which was prepared and re-circulated (a previous Draft EIR was prepared and circulated for comment in January 2008) for public comment from June 2 through August 8, 2016.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

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