



# Monterey County

## Planning Commission

### Agenda Item #3

Legistar File Number: PC 16-076

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
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November 16, 2016

**Introduced:** 11/9/2016

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

#### **PLN040061 - Rancho Canada Ventures, LLC (Rancho Canada Village Subdivision)**

Public hearing to consider making a recommendation to the Board of Supervisors to:

- a. Certify the *Rancho Canada Village Project Environmental Impact Report* (EIR);
- b. Adopt CEQA findings and adopt a Statement of Overriding Considerations for the 130-unit Alternative's significant and unavoidable impacts;
- c. Amend the text of General Plan Policy CV-1.27 so that the 130-unit Alternative shall be required to provide a minimum of 20%, rather than 50%, affordable/workforce housing;
- d. Rezone the 130-unit Alternative site that occupies the former Rancho Canada West Course from Public/Quasi-Public (P/Q-P) to Medium-Density Residential (MDR) and Lot 130 from Public/Quasi-Public (P/Q-P) to Low-Density Residential (LDR);
- e. Approve the Rancho Canada Village Subdivision project (PLN040061, 130-unit alternative), including:
  1. Approve the Vesting Tentative Subdivision Map for the 130-unit Alternative,
  2. Approve a Combined Development Permit for development in the Carmel River Floodplain; tree removal, allowing the removal of up to 139 native trees; and grading and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage; and
- f. Adopt a Mitigation and Monitoring Reporting Plan.

**Proposed CEQA Action:** Certify the Rancho Canada Village Environmental Impact Report Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan.

#### RECOMMENDATION:

Staff recommends that the Planning Commission recommend the Board of Supervisors:

- a. Certify the *Rancho Canada Village Project Environmental Impact Report* (EIR);
- b. Adopt CEQA findings and adopt a Statement of Overriding Considerations for the 130-unit Alternative's significant and unavoidable impacts;
- c. Amend the text of General Plan Policy CV-1.27 so that the 130-unit Alternative shall be required to provide a minimum of 20%, rather than 50%, affordable/workforce housing;
- d. Rezone the 130-unit Alternative site that occupies the former Rancho Canada West Course from Public/Quasi-Public (P/Q-P) to Medium-Density Residential (MDR) and Lot 130 from Public/Quasi-Public (P/Q-P) to Low-Density Residential (LDR);
- e. Approve the Rancho Canada Village Subdivision project (PLN040061, 130-unit alternative), including:
  1. Approve the Vesting Tentative Subdivision Map for the 130-unit Alternative,
  2. Approve a Combined Development Permit for development in the Carmel River Floodplain; tree removal, allowing the removal of up to 139 native trees;

and grading and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage; and

- f. Adopt a Mitigation and Monitoring Reporting Plan.

A resolution with findings and evidence recommending approval as recommended is attached for consideration by the Planning Commission. A matrix of 135 recommended conditions and mitigation measures is included as part of the resolution.

**PROJECT INFORMATION:**

**Owner:** Rancho Canada Ventures, LLC

**Project Location:** Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley

**APNs:** 281-unit Project: 015-162-009-000, 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-027-000, 015-162-039-000, 015-162-040-000 and 015-162-043-000;  
130-unit Alternative: 015-162-009-000, 015-162-017; 015-162-025-000, 015-162-026-000, 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.

**Zoning:** Public/Quasi-Public (P/Q-P)

**Agent:** Alan Williams

**Plan Area:** Carmel Valley Master Plan

**Parcel sizes:** Approximately 81.7 acres

**Flagged and Staked:** No

**SUMMARY:**

Staff presented an overview of the proposed Ranch Canada Village Subdivision (PLN040061) at a Planning Commission workshop on September 14, 2016. Staff identified issues associated with the *Rancho Canada Village Project* and associated *Recirculated Draft Environmental Impact Report (RDEIR)*. A public hearing has been scheduled for November 16 for the Planning Commission to consider and make a recommendation to the Board of Supervisors on three components:

- 1) Environmental Impact Report (EIR). The EIR as a whole consists of the RDEIR, the draft Final EIR, and the Mitigation Monitoring and Reporting Program. A finding of Overriding Considerations must be made due to potentially significant impacts that cannot be fully mitigated to a less than significant level.
- 2) Project. Staff recommends consideration of the 130-unit alternative. Findings and conditions are based on this alternative.
- 3) General Plan Amendment - amending Policy CV-1.27 affordability rate from 50% to 20%. As proposed, the Commission is asked to exclude existing lots that would otherwise allow one unit from calculating the requirement (meaning the obligation would be 25 units) and agree to building 25 moderate income units on-site, no low or very low units.
- 4) Rezoning the 130-unit Alternative site that occupies the former Rancho Canada West Course from Public/Quasi-Public (P/Q-P) to Medium-Density Residential (MDR) and Lot 130 from Public/Quasi-Public (P/Q-P) to Low-Density Residential (LDR).

In 2004, Rancho Canada Ventures, LLC applied for a 281-unit subdivision called Rancho Canada Village Subdivision (PLN040061). This application included amending the 1982 General Plan to change the land use designation from public/quasi-public (PQP) to medium density residential (MDR). In January 2008, the *Rancho Canada Village Specific Plan Draft Environmental Impact Report* (Draft EIR) was prepared and circulated for public comment; however, due to changing economic conditions and other factors the project did not go forward for consideration by the Planning Commission or Board of Supervisors at that time and was essentially put on hold.

A comprehensive General Plan Update for the inland area of Monterey County was adopted in October 2010, including an update to the Carmel Valley Master Plan. Amendments included creating a Special Treatment Area over the Rancho Canada Golf Course allowing a maximum density of 10 units/acre for up to 40 acres provided at least 50% of the project was affordable/workforce housing (Policy CV-1.27). The higher affordability was based on a higher density. The applicant indicates that the 50% affordability could be achieved for the 281-unit project, which equates to about seven (7) units per acre. However, the applicant indicates that the affordability rate in the STA policy cannot be achieved if the project is reduced to 130 units (3.25 units per acre). Therefore, the applicant requests amending Policy CV-1.27 to change the rate of affordability from 50% to 20% for the 130-unit alternative. The applicant also requests to receive credit for existing lots, meaning that 20% would equate to 25 units, and they propose these units be made affordable rental units at the moderate income level only. The Housing Advisory Committee did not reach a consensus recommendation on this matter.

Policy CV-1.6 of the 2010 General Plan, Carmel Valley Master Plan (CVMP), amended (reduced) the 1982 General Plan (CVMP) buildout cap. This policy, as amended in 2013, established a new limit for new residential units in Carmel Valley to a maximum of 190 units, of which 24 were assigned to the former Carmel Valley Airport site. Of the 166 units available under the 2010 Carmel Valley Master Plan (CVMP), 160 units remain.

The original 2008 Draft EIR was revised to address comments and analyze impacts of a 130-unit, reduced density, alternative. A Recirculated Draft EIR (RDEIR) for was circulated for public review from June 2, through August 8, 2016. At the request of Carmel Valley Association, the County accepted comments received through August 31, 2016. A draft Final EIR has been prepared with responses to comments received on the RDEIR.

Staff finds that the 130-unit alternative project is consistent with the 2010 General Plan. However, the applicant requests reducing the affordability requirement from 50% to 20% due to the economics of the reduced density project. Reducing the affordability would require amending the Special Treatment Area language in Policy CV-1.27 of the 2010 General Plan (CVMP). If the Commission supports the project but not the GP Amendment (as proposed), the Commission could recommend an option to the affordability component for the Board of Supervisors to consider and recommend staff revise the draft resolution accordingly.

#### DISCUSSION

**Exhibit A** provides a detailed overview of the proposed project.

OTHER AGENCY INVOLVEMENT:

The following agencies have been consulted on this project:

- Resource Management Agency (RMA)-Public Works Department
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- County Counsel
- Federal Emergency Management Agency (FEMA)
- U.S. Fish and Wildlife Service
- California State Transportation Agency (Caltrans)
- Transportation Agency for Monterey County
- Monterey County Local Agency Formation Commission
- Monterey Peninsula Water Management District
- Carmel Unified School District
- Monterey-Salinas Transit
- Monterey County Sheriff
- Cypress Fire Department
- California Air Resources Board
- California Dept. of Fish and Wildlife
- Regional Water Control Board, District 3

The 281-unit Rancho Canada Village (RCV) Project was presented to the Carmel Valley Land Use Advisory Committee (LUAC) in May 2004, at which time the LUAC voted not to make a recommendation. On September 21, 2015 and February 1, 2016 the Project and 130-Unit Reduced Density Alternative were presented to the LUAC. Both the applicant and County staff attended the LUAC meetings, presented information and responded to questions from LUAC members and the public. At the conclusion of the February 1, 2016 meeting the LUAC voted not to provide a recommendation to the Planning Commission and Board of Supervisors regarding the RCV subdivision scenarios since the RDEIR was not yet available.

RCV was presented to the Housing Advisory Committee (HAC) at its March 9, 2016 meeting. Both the applicant and County staff attended the HAC meeting, presented information and responded to questions from HAC members. The HAC's discussion focused on the proportion of affordable units that should be required of the 130-unit Alternative, but ultimately, after three separate motions, the HAC did not provide a recommendation due a lack of majority on the motions. The HAC confirmed their action at its April 20, 2016 meeting.

Prepared by: Luke Connolly, AICP, Management Specialist, Ext. 5173

Reviewed by: Jacqueline R. Onciano, Acting Chief of Planning

Approved by: Carl P. Holm AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A Project Discussion

Exhibit B Draft Resolution, including Conditions of Approval/and Mitigation

	Monitoring and Reporting Plan
Exhibit C	Alternative Site Plan
Exhibit D	Alternative Preliminary Grading & Drainage Plan
Exhibit E	Vicinity Map
Exhibit F	Carmel Valley LUAC Minutes
Exhibit G	Housing Advisory Committee Minutes
Exhibit H	Economic Development Department Inclusionary Housing Requirement Memorandum
Exhibit I	Correspondence
Exhibit J	Draft Final EIR (distributed to Commissioners on CD November 9, 2016)

Copies of the RDEIR and Draft FEIR were distributed separately and are available for review on the RMA-Planning public website at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/current-major-projects/rancho-canada-village-specific-plan>

cc: Front Counter Copy; Planning Commission; Jacqueline Onciano, Acting Chief of Planning; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Cypress Fire District; Monterey County Sheriff; MPWMD; Carmel Unified School District; FEMA; Caltrans; Monterey-Salinas Transit; TAMC; Molly Erickson, Stamp & Erickson; Carmel Valley Association; Open Monterey Project; Land Watch Monterey County; Margaret Robbins; Suzie Franklin; CSA50 Citizens Advisory Committee