

Notice of Public Hearing

Monterey County Board of Supervisors

NOTICE IS HEREBY GIVEN that the **Board of Supervisors of the County of Monterey**, State of California will hold a public hearing to consider certification of an Environmental Impact Report, adoption of General Plan amendments and rezoning, and approval of the project described below. The hearing will be held on **Tuesday, December 13, 2016** at the hour of 1:30PM, 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 80-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. Approximately 40 acres of the site is proposed for residential development

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); Combined Development Permit, including Vesting Tentative Map for a Standard Subdivision, tree removal, development in the Carmel River Floodplain site plan review for grading, infrastructure installation and site improvements.

Planning Area: Carmel Valley Master Plan

Project Description: Combined Development Permit for Vesting Tentative Map, development in the Carmel River Floodplain, tree removal, site plan review; grading and infrastructure installation will also be required.

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 an approximately 4.6 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. Recommended actions include rezoning from Public/Quasi-Public to residential district(s) consistent with the proposed densities. The Planning Commission recommended approval of

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the Alternative and rezoning.

The Alternative proposes 25 units of deed-restricted rental housing affordable to moderate income households.

Approval of the proposed level of affordability for the Alternative will require a General Plan Amendment to CVMP Policy CV-1.27 to reduce the affordability requirement from 50% affordable/workforce housing to 20% affordable housing. The Planning Commission did not recommend approval of the General Plan amendment.

Proposed CEQA Action: Certification of a Final Environmental Impact Report (FEIR), which identified significant and unavoidable impacts related to Transportation and Traffic . Approval of the Alternative would require adoption of a Statement of Overriding Considerations. 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 for public comment from June 2 through August 8, 2016. The FEIR responds to comments and is available on the County's website (www.co.monterey.ca.us) and in hard copy at the County Resource Management Agency-Planning, 168 W. Alisal Street, 2nd Floor, Salinas, CA

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 BOARD OF SUPERVISORS AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

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