



County of Monterey

Item No.17

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 24-284

April 16, 2024

Introduced: 4/10/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN150372 - RIVER VIEW AT LAS PALMAS LLC

Public hearing to consider:

- a. Certifying the Final Subsequent Environmental Impact Report (SEIR), as augmented September 2023
- b. Adopting a Statement of Overriding Considerations finding that the benefits of the project outweigh the significant and unavoidable traffic impacts;
- c. Adopting a Mitigation Monitoring and Reporting Plan;
- d. Adopting an amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to:
 1. Increase the unit cap from 1,031 to 1,058, to allow for an additional 27 residential lots on Parcel Q;
 2. Add a new Policy 12 in Chapter II, Section C, specifying that Parcel Q shall require 25% of new housing units as affordable, 15% of which shall be on-site and available to moderate-income households and the remaining 10% of which shall be provided through payment of an in-lieu fee;
 3. Update Figures E and H to recognize Parcel Q
- a. Approving a Vesting Tentative Map to create 27 residential lots, including four moderate income units, and an open space parcel; and
- b. Approving a Use Permit to allow development on slopes in excess of 25%.

Project Location: 15.64-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area in the Toro Area Plan approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.

Proposed CEQA action: Certify the Final Subsequent Environmental Impact Report, adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

RECOMMENDATION:

It is recommended that the County of Monterey Board of Supervisors continue the hearing on this item to the June 4th, 2024, Board of Supervisors hearing.

PROJECT INFORMATION:

Owner: River View at Las Palmas LLC

Agent: Dale Ellis, Anthony Lombardo & Associates

APN: 139-211-035-000

Zoning: Medium Density Residential, 2.61 units per acre with a Design Control District or "MDR/2.61-D"

Parcel Size: 15.64 acres

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Project Planner: Zoe Zepp, Assistant Planner, (831) 755-5198, zeppz@co.monterey.ca.us

SUMMARY/DISCUSSION:

The proposed project includes an Augmented Final Subsequent Environmental Impact Report, a Mitigation Monitoring and Reporting Plan, an amendment to the Las Palmas Ranch Specific Plan, a 27 lot residential subdivision and development on slopes in excess of 25%. Staff requests the Board of Supervisors allow a continuance of the hearing to a date certain, June 4, 2024, to allow staff additional time to prepare for the hearing and to allow the Supervisor from District 5 to be present for consideration of the project.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Craig Spencer, Director of HCD CS

cc: Front Counter Copy; Board of Supervisors; Craig Spencer, HCD Director; Anna Quenga, HCD-Principal Planner; Zoe Zepp, Project Planner; HCD - Engineering Services; Environmental Health Bureau; HCD Environmental Services; Monterey County Regional Fire Protection District; CalFire; River View at Las Palmas LLC, Applicant/Owner; Dale Ellis, Anthony Lombardo and Associates, Agent; The Open Monterey Project; LandWatch; Christine Kemp, Attorney representing the Las Palmas Ranch Master Association No. 1; Pam Silkwood, Attorney representing residents of the Las Palmas subdivision; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN150372