



## Monterey County Board of Supervisors

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### Board Order

A motion was made by Supervisor Mary L. Adams, seconded by Supervisor Wendy Root Askew to:

1. **Adopt Resolution No.: 21-307** to:

- a. certify the Rancho Cañada Village Second Final Environmental Impact Report (SCH#: 20006081150) (SFEIR);
- b. Adopt CEQA findings for approval of the Project;
- c. Adopt a Statement of Overriding Considerations;

2. **Adopt Resolution No.: 21-308** to amend the text of Carmel Valley Master Plan Policy CV-1.27 and/or update Assessor Parcel Numbers:

3. **Adopt Ordinance No.: 5360** to: rezone approximately 25 acres of the Project site from Public/Quasi-Public with Design Control, Site Plan Review and Residential Allocation Zoning Overlay Districts (PQP-D-S-RAZ) to Medium Density Residential with a maximum density of 3 dwelling units per acre together with Design Control and Site Plan Review Overlays (MDR/3-D-S); rezone 5 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 10 dwelling units per acre and Design Control and Site Plan Review Overlays (HDR/10-D-S); rezone approximately 3 acres from PQP-D-S-RAZ to High Density Residential with a maximum density of 5 dwelling units per acre and Design Control and Site Plan Review Overlays (HDR/5-D-S), and a rezone of the remaining approximate 41 acres of the project site from PQP-D-S-RAZ to Open Space (O). The ordinance also amends sections 21.10.070 (High Density Residential Zoning District special regulations) and 21.12.070 (Medium Density Residential Zoning District special regulations) of the Monterey County Code to include special setback, height, lot coverage, and floor area ratio regulations for development in the Rancho Cañada Village Subdivision.; and

4. **Adopt Resolution No.: 21-309** to: approve a Combined Development Permit for the Rancho Cañada Village “Increased Unit, Greater Affordability Project” (refinement of Alternative 6B of the SFEIR), for a total of 145 units, including forty affordable units consisting of twenty-eight units affordable to moderate income households, six Workforce Housing I (affordable to households earning between 120% and 150% of County median income) and six Workforce Housing II units (affordable to households earning between 150% and 180% of County median income). The Combined Development Permit consists of:

- a. A Standard Subdivision Vesting Tentative Map subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38 acres of habitat preserve on two Open Space lots;
  - b. A blanket Administrative Permit (Site Plan Approval) allowing development on 93 single family residential lots (parcels to be zoned Medium Density Residential), 12 townhomes, and 40 units of affordable/workforce housing (parcels to be zoned High Density Residential) within the S Site Plan Review Zoning Overlay Districts;
  - c. An Administrative Permit for development within the S District of a 1.5 acre community park and 8.6 acres of common areas, grading of up to 220,000 cubic yards and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage.
  - d. Use Permit for development in the Carmel Valley Floodplain; and
  - e. Use Permit for removal of up to 37 trees.
5. Adopt the Mitigation Monitoring and Reporting Plan.

The approval of the Combined Development Permit is conditional on two conditions subsequent which are, in sum, that no litigation is filed on the approvals and that the applicant notify the County Housing and Community Development Director of intention to proceed with the approvals within 100 days of the posting of the Notice of Determination.

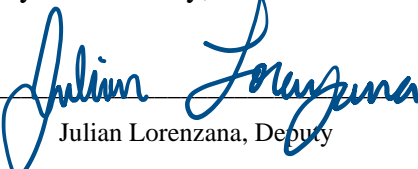
PASSED AND ADOPTED on this 27<sup>th</sup> day of July 2021, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Askew and Adams  
NOES: None  
ABSENT: None  
(Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting July 27, 2021.

Dated: October 20, 2021  
File ID: RES 21-140  
Agenda Item No.: 19

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

  
Julian Lorenzana, Deputy