



PLN040061-AMD1 - RANCHO CANADA VILLAGE PROJECT



Presentation to the Board of Supervisors
July 27, 2021

Mary Israel, Project Planner



TODAY'S HEARING



Certify FEIR, vote on General Plan Amendment,
Rezone Ordinance, Project entitlements



Project Location



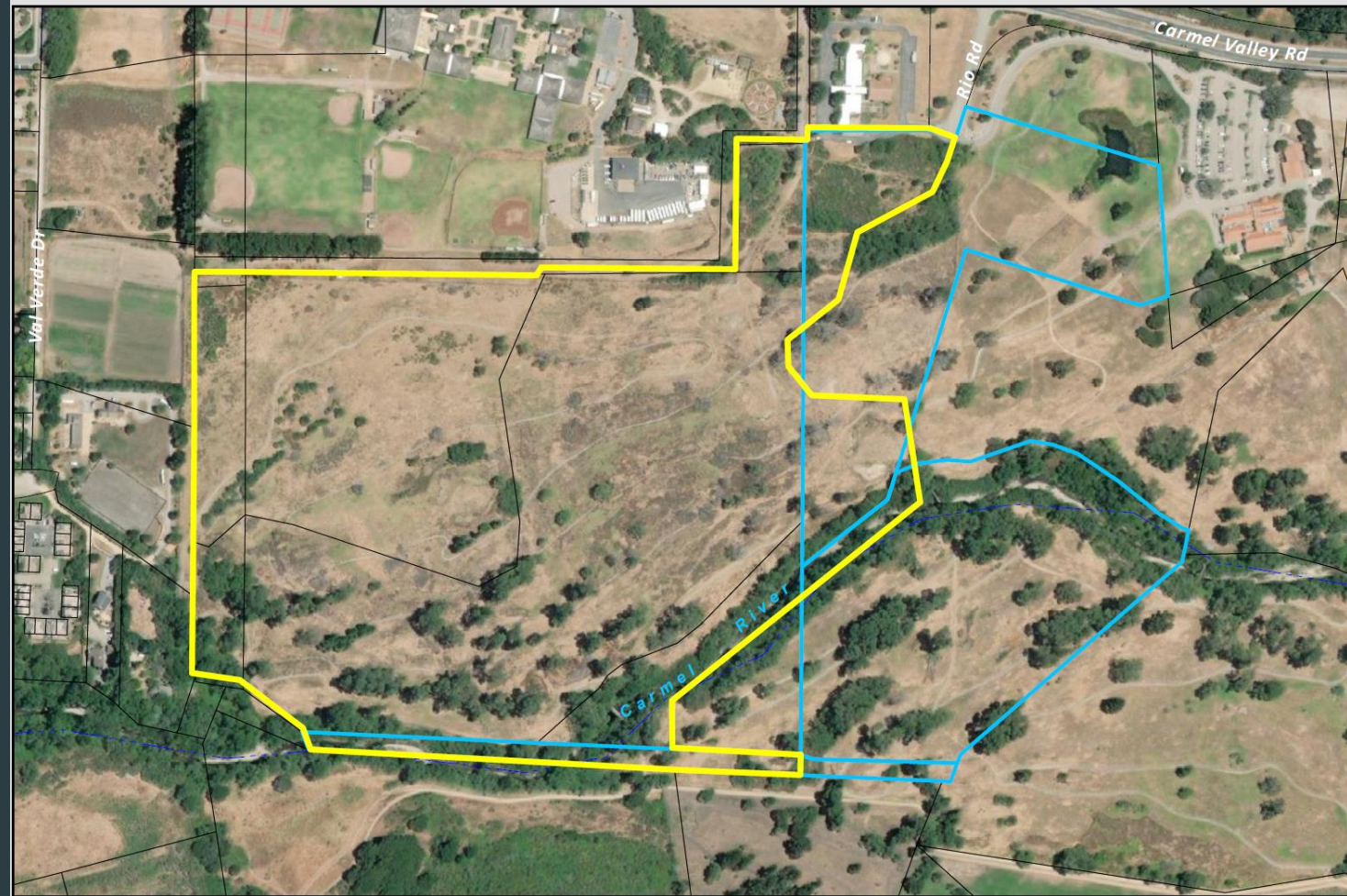
Between Carmel Valley Road and the Carmel River, east of Val Verde Drive





Public/Quasi-Public (P/QP)



~77 acres



-  Rancho Canada Village Subdivision Development Area
-  Portions of these parcels are included in the Rancho Canada Village Subdivision



Monterey County
Housing and Community Development
Map Date: 4/22/2021

Note: The data used in this map is representational only, and is not intended for survey or project planning work. The County accepts no liability for the misuse of this map.



Environmental Assessment

- ▶ Certify the Final Environmental Impact Report
- ▶ Adopt CEQA Findings, and
- ▶ Adopt Statement of Overriding Considerations



POTENTIALLY SIGNIF. IMPACTS REQUIRING MITIGATION

- ▶ Aesthetics/Visual
- ▶ Air Quality
- ▶ Archaeological/Historical
- ▶ Biological Resources
- ▶ Geology/Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards & Hazardous Materials
- ▶ Hydrology/Water Quality
- ▶ Land Use/Planning
- ▶ Noise
- ▶ Public Services, Utilities/ Service Systems
- ▶ Transportation & Traffic



SIGNIFICANT UNAVOIDABLE IMPACTS

- ▶ Traffic
- ▶ Land Use/Planning



Statement of Overriding Considerations

- ▶ Policy H-3.7 of the Housing Element, jobs/housing balance
- ▶ range of housing types
 - ▶ small-lot single-family
 - ▶ townhouses (affordable by design)
 - ▶ 40 income-restricted apartments
- ▶ Preserve ~ 38 acres of conservation-oriented open space onsite + 9 acres of common area open space, with trails
- ▶ economic benefits to the County and the economy



PROJECT: General Plan Amendment

- ▶ Adopt a GP amendment to Policy CV-1.27 of the Carmel Valley Master Plan, Special Treatment Area for RCV, to be amended to
 - ▶ Reduce affordable housing minimum requirement from 50% to 20% and remove “Workforce” from requirement
 - ▶ Add clause “Notwithstanding any other General Plan policies”



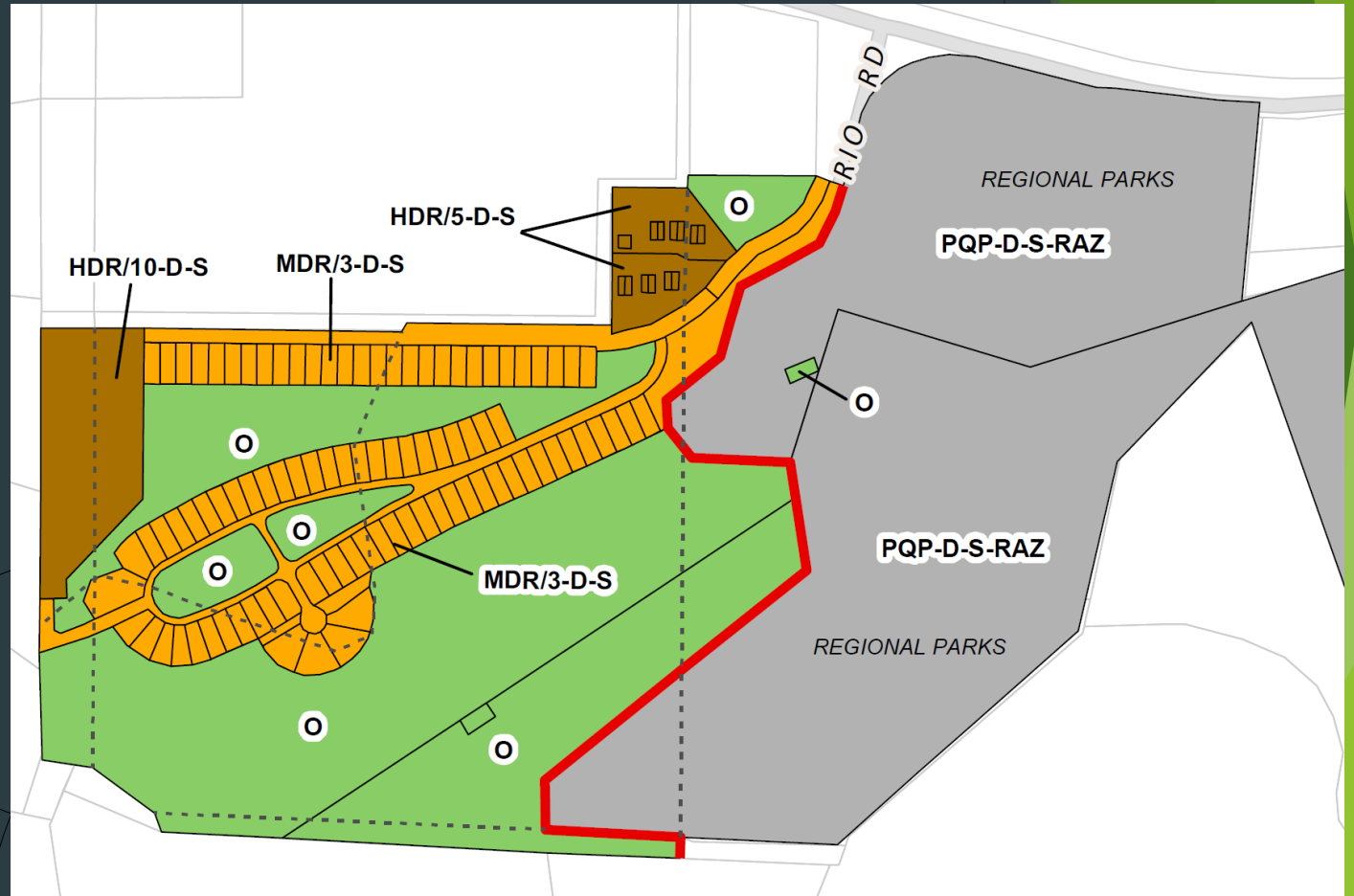
Land Use/Planning Impacts

- ▶ CVMP Policy CV-1.6 Carmel Valley cap on creation of new housing units.
- ▶ General Plan (GP) Policy LU-2.13 amended the Inclusionary Housing Ordinance to add 5% Workforce I units for a total project obligation of 25%.
- ▶ General Plan (GP) Policy LU-1.19 requires development of a Development Evaluation System (DES)
 - ▶ 25% inclusionary plus 10% Workforce
 - ▶ In 2016, the Board found that the project passed the DES criteria, other than the affordability percentage.
- ▶ Amended CV-1.27, the affordability percentage of CV-1.27 20% applied to project and other GP policies are “*notwithstanding.*”



Rezoning Ordinance

- ▶ Rezone the RCV STA area
 - ▶ Medium Density Residential/3-D-S
 - ▶ High Density Residential/10-D-S
 - ▶ High Density Residential/5-D-S
 - ▶ Open Space (all common areas, park and habitat preserve)
 - ▶ Add special dev. standards to HDR & MDR zoning regs in Title 21

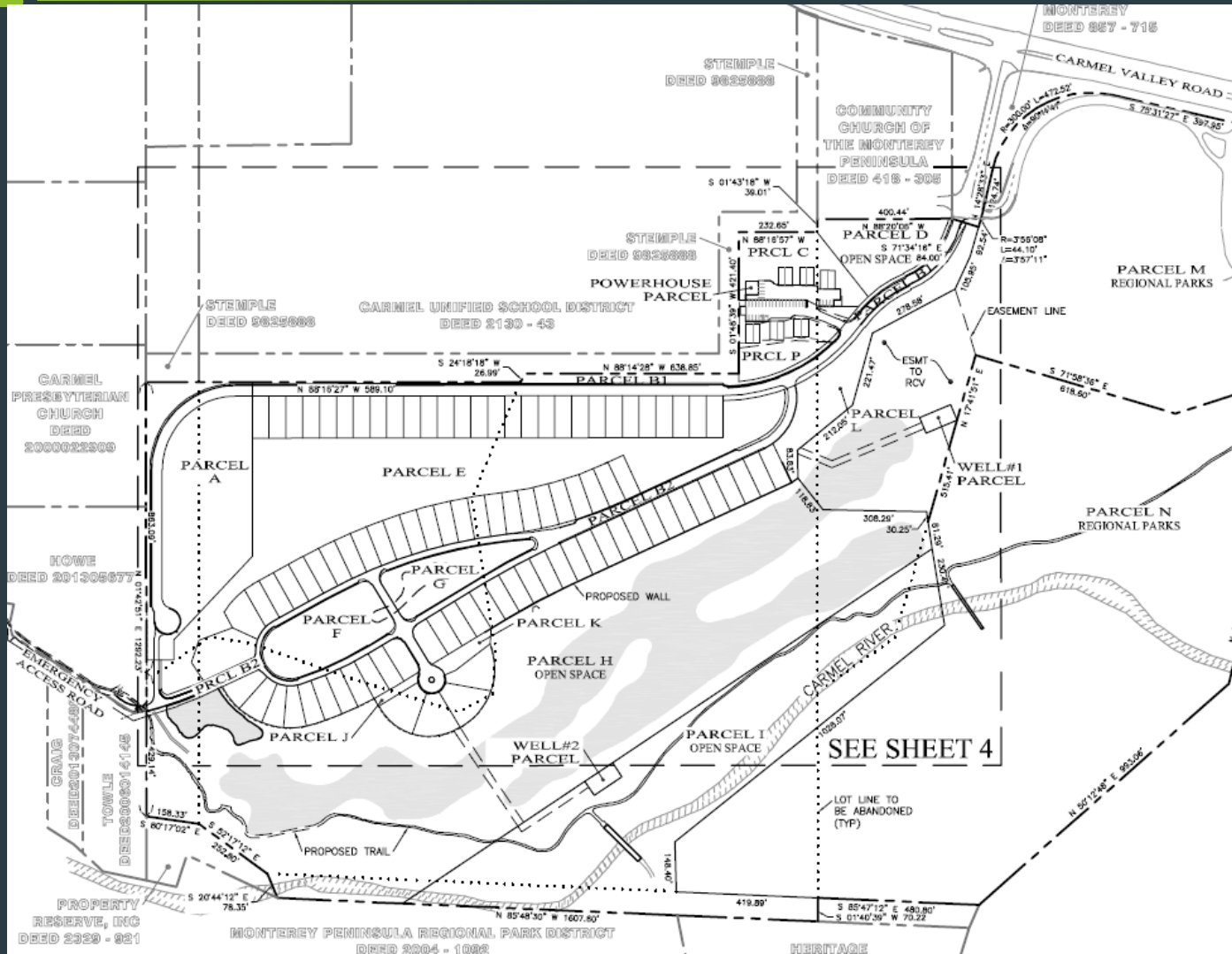




PROJECT

- ▶ Combined Development Permit for the Project, including:
 - ▶ a) Vesting Tentative Subdivision Map (more on next slide)
 - ▶ b) A **blanket Administrative Permit (Site Plan Approval)** allowing development on 105 market rate lots & 40 units of affordable/ workforce housing on one 5-acre lot;
 - ▶ 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.

Vesting Tentative Map (VTM)





Housing Specifics

- ▶ 145 units
 - ▶ 93 SFD residential lots
 - ▶ 12 townhomes
 - ▶ 5 acres w/ affordable housing - 28 inclusionary (all moderate income)* & 12 Workforce

* Inclusionary housing = 20% of 140 new units, as 5 are existing



Conceptual model. Affordable Housing development will be subject to review and independent entitlements.



Unusual Circumstances

- ▶ updated Financial Feasibility Analysis prepared for the Project by Economic & Planning Systems, Inc. (EPS)
- ▶ need for moderate income housing in Carmel Valley
- ▶ 145-unit Project, rather than a smaller project, to augment affordable housing
- ▶ 145-unit Project is responsive to HAC input
- ▶ Townhouses affordable by design, too
- ▶ Court of Appeal decision that the County's 2016 General Plan amendment, rezoning, finding of unusual circumstances for a modified inclusionary housing requirement, and grant of entitlements are valid



Mitigation Monitoring and Reporting Plan

- ▶ Adopt a Mitigation Monitoring and Reporting Plan
 - ▶ Environmental Health Bureau - 8 Conditions of Approval (COA)
 - ▶ Environmental Services (Development Services) - 13 COA, including 8 MM
 - ▶ Fire District - 10 COA
 - ▶ Planning - 46 COA, including most MMs
 - ▶ County Counsel & Risk Management - 1 COA
 - ▶ Housing - 1 COA
 - ▶ Public Works (via Development Services) - 20 COA, including 4 MM



RCV REQUESTS

- Applicant request for changes/deletions to COA #s 4, 38, 47, 52, 55, 112
 - ▶ Traffic signal: cost share via CVTIP or independent of County? (Condition #52)
 - ▶ Private Roads inside subdivision (Condition #47)
 - ▶ Inclusionary Housing COA improved
 - ▶ Other conditions discussed and left as written



Recommendations

- ▶ Certify the Rancho Canada Village Environmental Impact Report;
- ▶ Adopt CEQA Findings and a Statement of Overriding Considerations;
- ▶ Amend Policy CV-1.27 of the 2010 General Plan/Carmel Valley Master Plan reducing the percentage of affordable/workforce housing required from 50% to 20% affordable;
- ▶ Approve a Zoning Ordinance for the area of the project;
- ▶ Approve a Combined Development Permit consisting of a 145-unit Vesting Tentative Subdivision; entitlements for development in the Carmel River Floodplain & tree removal with associated grading and infrastructure; Administrative permits for site plan approvals; and
- ▶ Adopt a Mitigation Monitoring and Reporting Plan.
- ▶ The approval of the Combined Development Permit, rezone ordinance are conditional on two conditions subsequent which are, in sum, that no litigation is filed on the approvals and that the applicant notify the HCD Director of intention to proceed with the approvals within 100 days of the posting of the Notice of Determination.