

**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:
RANCHO CANADA VENTURES LLC (PLN240202-DEP)
RESOLUTION NO. 25-041

Resolution by the County of Monterey Planning
Commission:

- 1) Consider the previously certified Second Final Environmental Impact Report for the Rancho Cañada Village subdivision (SCH#: 2006081150), find that the project is consistent with the SFEIR and preparation of an additional environmental document is not required, pursuant to CEQA Guidelines section 15162, and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
- 2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

[PLN240202-DEP, Rancho Canada Ventures, located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley Master Plan (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000)]

The RANCHO CANADA VENTURES LLC application (PLN240202-DEP) came on for a public hearing before the County of Monterey Planning Commission on December 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

RECITALS

WHEREAS, the proposed project (PLN240202-DEP), located between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000) is consistent with the policies of the Monterey County 2010 General Plan, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned High Density Residential, with Design Control and Site Review overlays (“HDR/10-D-S”), which allows for the construction of the high-density residential apartment buildings on a legal lot of record, subject to the granting of an Administrative Permit and Design Approval. Previously, Planning File No. PLN040061-AMD1, Board of Supervisors Resolution No. 21-309 approved an Administrative Permit to allow the

proposed 40-unit apartment buildings on Parcel A. However, a Design Approval was not previously approved and is therefore subject to the Planning Commission's consideration;

WHEREAS, as proposed, the project consists of construction of construction of four two-story buildings of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet with shared parking and associated improvements including four carports for a total of 40 covered parking spaces, 48 uncovered parking spaces, concrete trash enclosures (three of 1,743 square feet and one of 3,423 square feet), bike racks, and drive aisles;

WHEREAS, the project, as proposed, will meet the 28 inclusionary unit (moderate income levels) and 12 workforce unit (6 units of Workforce I and 6 units of Workforce II) affordable housing requirement of the previously approved Rancho Canada Village Subdivision that was entitled by the Combined Development Permit (Planning File No. PLN040061-AMD1, Board of Supervisors Resolution No. 21-309). As proposed, a minimum of 20% affordable housing will be provided, consistent with Carmel Valley Master Plan (CVMP) Policy CV-1.27 Special Treatment Area affordability levels, as amended by Ordinance 5360 (Board of Supervisors Resolution No. 21-308);

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in County of Monterey Title 21 section 21.10.060 as well as the requirements for driveways set forth in the Conditions of Approval for the previously approved development (PLN040061-AMD1, Condition No. 21);

WHEREAS, the proposed project, as mitigated, meets the Land Use Policy 2010 General Plan Policy LU-2.33(b), which requires the residential use to be subordinate to the character of the area. The certified Second Final Environmental Impact Report (SFEIR, SCH#20006081150) concluded that the subdivision would have potentially significant environmental impacts related to land use within the project area, but land use compatibility impacts are mitigated to a less than significant level with incorporation of Mitigation Measure AES-1, which requires the developer to implement measures to reduce light and glare and visual intrusion to surrounding land uses and other public viewpoints, and requires that the developer plant a vegetative buffer with native tree/shrub/scrub cover with locally derived stock around the periphery of the project site including on the northern edge of the Rio Road extension, on the western edge of the project north of Rio Road, and the project boundary with Carmel Middle School. Vegetative buffering on the periphery of the subdivision required by AES-1 shall be installed after construction of subdivision improvements. The affordable housing design incorporates Mitigation Measure AES-1 by including matte neutral colors and materials, downlit lighting features, and a draft Landscaping Plan that has tree and shrub screening;

WHEREAS, the proposed colors and materials are deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associate carports will be beige wood and steel and will have roof-mounted solar panels. Each building will have an associated beige concrete trash enclosure. Roofing, windows, and proposed exterior lighting fixtures suggest a rural theme. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood, consistent with CVMP Policies CV-1.1 and CV-1.20;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and, as sited, designed, and conditioned, will not result in adverse visual impacts that were not considered in the SFEIR and mitigated through the Mitigation Measure AES-1, described above. As designed and mitigated, the project shall be effectively screened to reduce potential visibility from Carmel Valley Road and is consistent with the applicable scenic resource policies of the 2010 General Plan and the CVMP;

WHEREAS, Condition No. 112 for Inclusionary Housing Requirements was applied to the previously approved subdivision (PLN040061-AMD1), and the required Inclusionary Housing Agreement (IHA) has been fully signed and recorded (Document No. 2023026086). Condition No. 112 and the IHA required, "of the twenty-eight moderate-income units, eight will have a minimum of one bedroom, and twenty will have a minimum of two bedrooms. Of the six Workforce I units, two will have a minimum of two bedrooms, and four will have a minimum of three bedrooms. Of the Workforce II units, two will have a minimum of two bedrooms, and four will have a minimum of three bedrooms." The proposed project floor plans include eight one-bedroom units, 24 two-bedroom units, and eight three-bedroom units, and therefore conforms to Condition No. 112 (of PLN040061-AMD1) and the IHA;

WHEREAS, PLN040061-AMD1 had a requirement to establish a Homeowners Association (HOA) for maintenance of common areas (Condition No. 49). Parcel A (subject parcel) may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this hearing, there has been no subdivision of Parcel A. Therefore, Condition No. 11 has been applied to this permit to require that the Applicant/Owner provide an Operations Plan detailing how common areas shall be maintained, and safety of the occupants shall be ensured, as well as coordination with PLN040061-AMD1 Condition No. 112, prior to operation. If the Applicant/Owner subdivides Parcel A and establishes an HOA or similar entity with an Inclusionary Housing Marketing Plan prior to operation, then Condition No. 11 can be alternatively met.

WHEREAS, the subject 5-acre property is identified in its current configuration as Parcel A on a Final Map entitled “Rancho Canada Village”, recorded August 22, 2023 (Volume 24, Cities & Towns, Page 87). Therefore, the County recognizes the subject property as a legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property;

WHEREAS, the proposed project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review as a project requiring a public design approval. The project was reviewed at a duly noticed LUAC meeting on November 3, 2025. After discussion that included supportive comments from the public, the LUAC voted 5 ayes – 0 noes with 2 absent to support the project as proposed;

WHEREAS, on July 27, 2021, the County certified the Rancho Cañada Village subdivision SFEIR (SCH#: 2006081150) and this development was analyzed in the document. This Design demonstrates consistency with applicable Mitigation Measure AES-1. Furthermore, as designed and conditioned and in all other respects, the developer is in compliance with the Mitigation Monitoring and Reporting Plan approved by the Board of Supervisors with Resolution Nos. 21-307 and 21-309, and compliance with all Mitigation Measures and conditions of approval is feasible with this design;

WHEREAS, pursuant to Title 21 section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Planning Commission, and the decision of the Board of Supervisors would be final and may not be appealed.

NOW, THEREFORE, BE IT RESOLVED, based on the above recitals, the County of Monterey Planning Commission does hereby:

- 1) Consider the certified Second Final Environmental Impact Report for the Rancho Cañada Village subdivision (SCH#: 2006081150), find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162, and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measure AES-1; and
- 2) Approve a Design Approval to allow the construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet).

PASSED AND ADOPTED on this 10th day of December 2025, upon motion of Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Getzelman, Mendoza, Hartzell, Gonzalez, Roberts, Work, Shaw, Monsalve, Diehl
NOES: None
ABSENT: Gomez
ABSTAIN: None

DocuSigned by:
Melanie Beretti
F6C3AC03D78644E

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DECEMBER 12, 2025.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DECEMBER 22, 2025.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

- 1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
- 2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
- 3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240202-DEP

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN240202-DEP) allows construction of four two-story apartment buildings consisting of 8,128 square feet, 8,688 square feet, 13,448 square feet, and 8,688 square feet, containing 40 units (28 inclusionary units [moderate-income level] and 12 workforce units [6 units of Workforce I and 6 units of Workforce II]), and associated site improvements including shared parking and associated improvements. Building colors and materials consist of a deep tan stucco body with brown vinyl window and trim, and brown concrete roof tile. Associated carports consist of beige wood, steel, and roof-mounted solar panels. Trash enclosures consist of beige concrete (three of 1,743 square feet and one of 3,423 square feet). The property is located at between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1 (Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000), Carmel Valley Master Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Design Approval (Resolution Number 25-041) was approved by Planning Commission for Assessor's Parcel Numbers 015-165-014-000 & 015-165-015-000 on December 10, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. EHSP08 - SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected from common areas and consolidated prior to removal off site.

5. PDSP001: CONFORMANCE WITH CONDITIONS OF APPROVAL FOR PLN040061-AMD1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Per Condition No. 4 of PLN040061-AMD1, a Mitigation Monitoring and Reporting Plan (MMRP) Agreement was prepared by staff and County Counsel, signed and notarized by the Applicant and the HCD Director, and recorded by the Applicant as County Document No. 2023013641. PLN240202-DEP, as permitted through Resolution No. 25----, is related to the Combined Development Permit approved by the Board of Supervisors on July 27, 2021 (Board of Supervisors Resolution Nos.21-307, 21-308, and 21-309). Work authorized under this Permit must comply with the Conditions of Approval/Mitigation Monitoring and Reporting Plan for PLN040061-AMD1, as memorialized in the MMRP Agreement prepared for it. This condition of approval memorializes that the MMRP approved through the PLN040061-AMD1 resolutions will continue as formalized in the MMRP Agreement, and this project and its conditions of approval are added to and in general conformance with them.

Compliance or Monitoring Action to be Performed: Comply with all Conditions of Approval herein and the Conditions of Approval/Mitigation Monitoring and Reporting Plan as formalized by the MMRP Agreement (County Document No. 2023013641).

6. EHSP01 - SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected from common areas and consolidated prior to removal off site.

7. PDSP002: LANDSCAPING PLAN

Responsible Department: Planning

Condition/Mitigation LANDSCAPING PLAN

Monitoring Measure: The site shall be landscaped. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. Plants shall be predominantly native to Carmel Valley pursuant to Carmel Valley Master Plan Policies CV-3.3 and CV-3.10. Landscaping shall improve visual compatibility with the immediate areas in compliance with PLN040061-AMD1 Mitigation Monitoring and Reporting Plan's Mitigation Measure AES-1.
(HCD-Planning)

Compliance or Prior to issuance of construction permits, Applicant/owner shall submit Landscape
Monitoring Package Application to HCD Chief of Planning for review and approval.
Action to be

Performed:

Prior to final inspection, Applicant/owner shall installed landscaping in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee
Monitoring Measure: pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)

Compliance or Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic
Monitoring mitigation fee.
Action to be

Performed:

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Prior to issuance of building permits, applicant shall pay the Regional Development
Monitoring Measure: Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County
Monitoring Building Services Department the traffic mitigation fee. Owner/Applicant shall submit
Action to be proof of payment to the HCD-Engineering Services.
Performed:

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

11. PDSP003: OPERATIONS PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: OPERATIONS PLAN. The project relates to PLN040061-AMD1, which has a requirement to establish a Home Owners Association (HOA) for maintenance of common areas (Condition No. 49). Parcel A may be excluded from that HOA and separately subdivided with a distinct HOA or similar entity. At the time of this project's hearing, there is no subdivision of Parcel A. Therefore, the Applicant/Owner shall be required to provide an Operations Plan for the site prior to operation, including but not limited to:

- a) identify the management entity for ongoing maintenance of landscaping and shared areas,
- b) describe operational planning for fire, earthquake and other emergency safety,
- c) identify onsite management for compliance with state law regarding lease agreements, security deposits, repair procedures, and fair housing laws,
- d) detail coordination with PLN040061-AMD1 permit Condition No. 112, including an Inclusionary Housing marketing plan submittal to HCD-Housing for review and approval.

Alternatively, in the case that the Applicant/Owner subdivides Parcel A after construction of the structures described in PLN240202-DEP, this condition shall be met by formation of a Home Owners Association or similar entity upon completion of the subdivision improvements (standard Public Works condition of approval of a subdivision) and an Inclusionary Housing marketing plan reviewed and approved prior to operation (meeting Condition No. 112, PLN040061-AMD1).
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to operation, the Applicant/Owner shall provide an Operations Plan that includes the items described in the body of this condition (with stand alone Inclusionary Housing Marketing plan required per Condition No. 112 of PLN040061-AMD1) for review and approval.

The HCD-approved Operations Plan shall be followed as an on-going condition.

In the case that the Applicant/Owner subdivides Parcel A after construction of the structures described in PLN240202-DEP, this condition shall be met by formation of a Home Owners Association or similar entity/entities upon completion of the subdivision improvements (standard Public Works condition of approval of a subdivision) and an Inclusionary Housing marketing plan reviewed and approved prior to operation (required by Condition No. 112 of PLN040061-AMD1).

Site Plan/ Design Review Application for Rancho Cañada Village

40 Unit Inclusionary Housing

Monterey County, California

Parcel: 015-165-014-000

015-165-015-000

Sheet Index

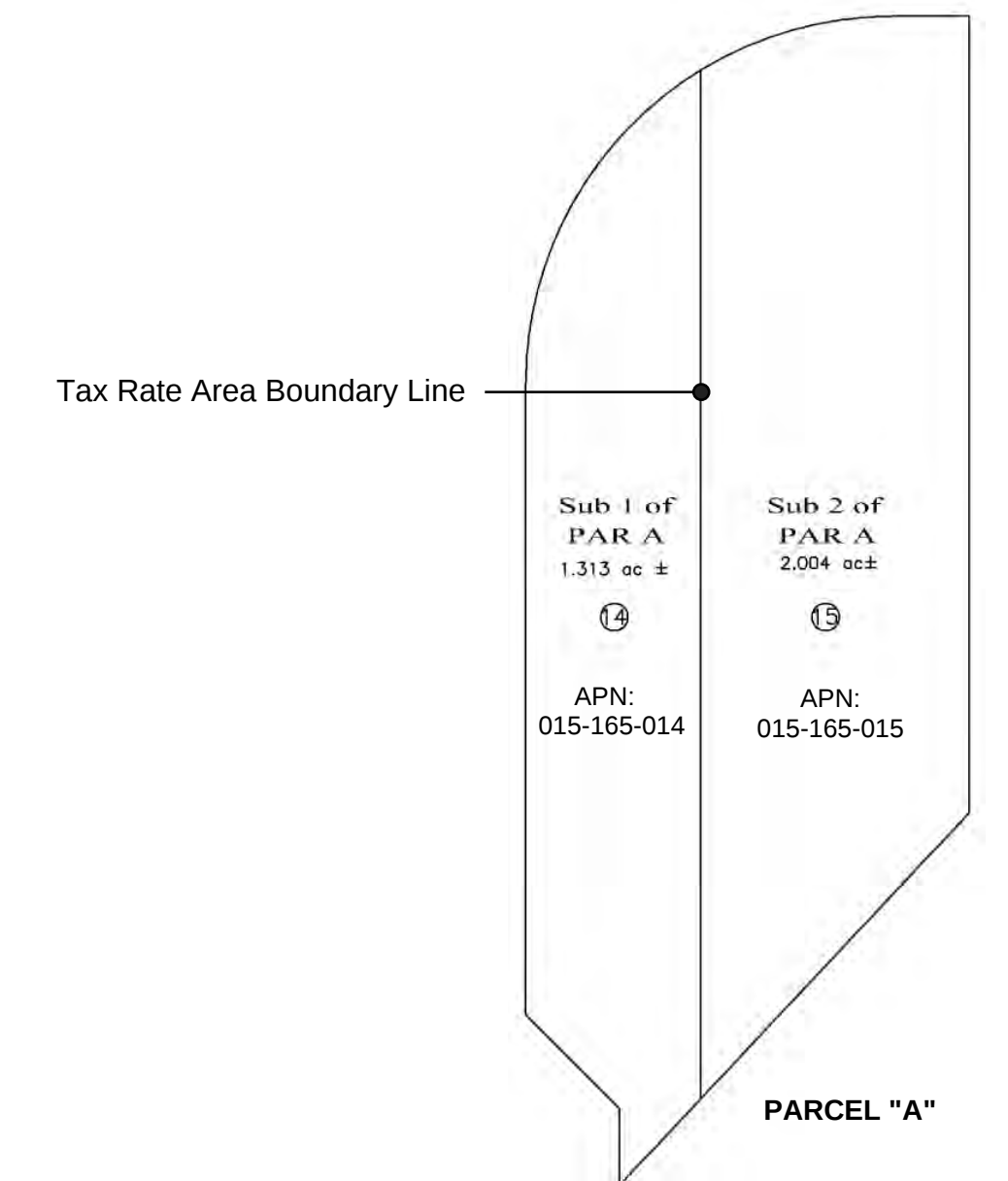
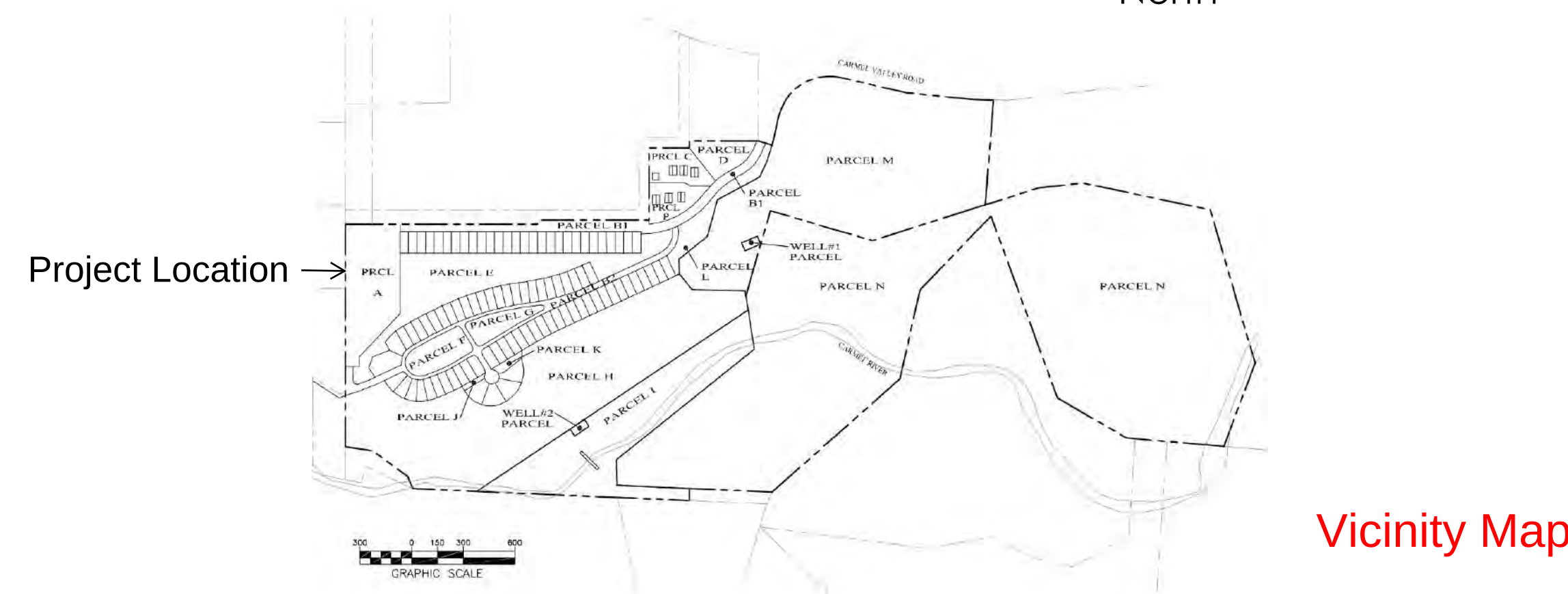
CS Cover Sheet
SP1.0 Overall Project Information Site Plan

A1.0 Building "A1" First Level Floor Plan
A1.1 Building "A1" Second Level Floor Plan
A2 Building "A2" Roof Plan
A3 Building "A3" Elevations
B1.0 Building "B1" First Level Floor Plan
B1.1 Building "B1" Second Level Floor Plan
B2 Building "B1" Roof Plan
B3 Building "B1" Elevations
C1.0 Building "C1" First Level Floor Plan
C1.1 Building "C1" Second Level Floor Plan
C2 Building "C1" Roof Plan
C3 Building "C1" Elevations
D1.0 Carports and Trash Enclosures
D2.0 Building "A" Colored Elevations
D3.0 Building "B" Colored Elevations
D4.0 Building "C" Colored Elevations

L1 Landscape Sheet
L2 Landscape Sheet

I1 Civil Sheet

M1 Material Sheet



Parcel Map

Team

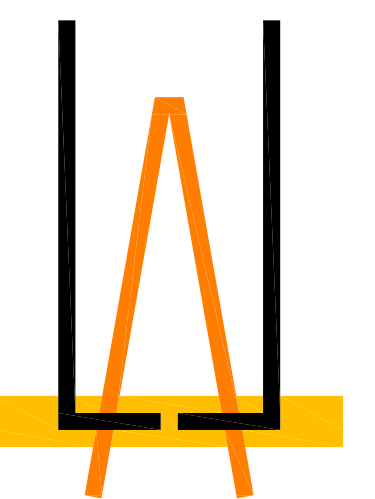
Owner:
Rancho Cañada Ventures, LLC.
P.O. Box 450
Carmel, CA 93921
(831) 625-1066

Civil Engineer:
L and S Engineering and Surveying, Inc.
2460 Garden Road
Monterey, CA 93940
(831) 655-2723

Landscape Design:
Town and Country Gardening & Landscape, Inc.
26485 Carmel Rancho Blvd Carmel, CA 93923
(831) 625-3105

Architect:
Lee-Jagoe Architecture, Inc.
211 W. Franklin Street
Stockton, CA 93953
(831) 718-8172

CS



LEE-JAGOE ARCHITECTURE
INCORPORATED

Rancho Cañada Village
Monterey County, California

Rancho Cañada Ventures, LLC.

October 30, 2025

Preliminary
Concept
Project Data

Zoning:	HDR
Gross Land Area:	5.0 Acres
Net Land Area:	3.317 Acres
# of 1 Bedroom Units:	8 Units
# of 2 Bedroom Units:	24 Units
# of 3 Bedroom Units:	8 Units
# of Total Units:	40 Units
Density:	8.00 Du/Ac Gross 12.06 Du/Ac Net

Coverage Base on Net Land Area:		
Building Coverage:	19,476 SF	13.48%
Parking Coverage:	38,111 SF	26.38%
Landscaping Coverage:	89,801 SF	62.15%

Floor Area Ratio(Net): .214 to 1.00 without carports

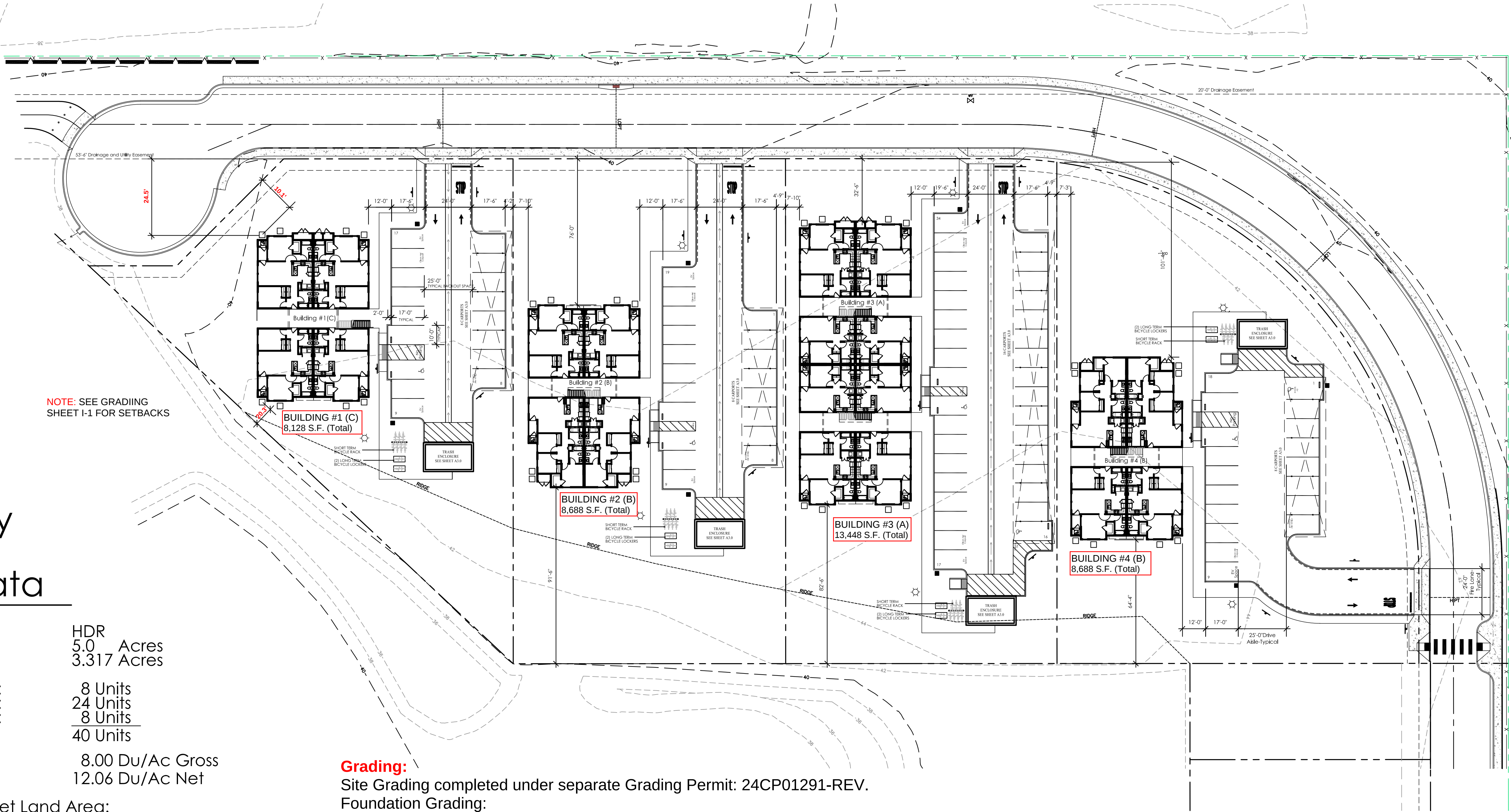
# Parking Spaces:	1.5 per One Bedroom	12 Spaces
	2.0 per Two Bedroom	48 Spaces
	2.2 per Three Bedroom	18 Spaces
	1 per 10 Guest	10 Spaces

Total Req'd Parking Spaces: 88 Spaces

Covered:	40 Spaces
Open:	48 Spaces

Total Parking Spaces: 88 Spaces

----- Fire Lane, curb painted red
= Fire Lane, no parking signs or Accessible Parking Sign

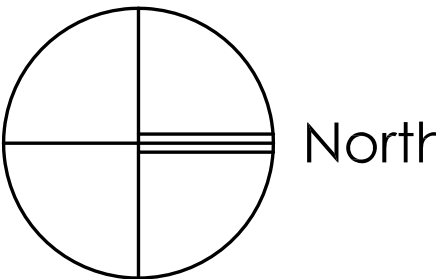


Grading:
Site Grading completed under separate Grading Permit: 24CP01291-REV.

Foundation Grading:
Cut = 196 Cu. Yds. (approx., to be spread evenly across the project site)
Fill = 0 Cu. Yds.

Area Calcs:
Building #1 (C) = 8,128 SF Total (First Floor: 4,064 SF, 2nd Floor: 4,064 SF)
Building #2 (B) = 8,688 SF Total (First Floor: 4,344 SF, 2nd Floor: 4,344 SF)
Building #3 (A) = 13,448 SF Total (First Floor: 6,724 SF, 2nd Floor: 6,724 SF)
Building #4 (B) = 8,688 SF Total (First Floor: 4,344 SF, 2nd Floor: 4,344 SF)
Total: = 38,952 SF Total (First Floor: 19,476 SF, 2nd Floor: 19,476 SF)

Covered Porch: = 2,375 SF Total
Carport: = 8,652 SF Total
Trash Enclosure: = 1,344 SF Total
Total Site Coverage: = 31,847 SF or 22% (60% Max.)



Rancho Cañada Village
Monterey County, California

Rancho Cañada Ventures, LLC.

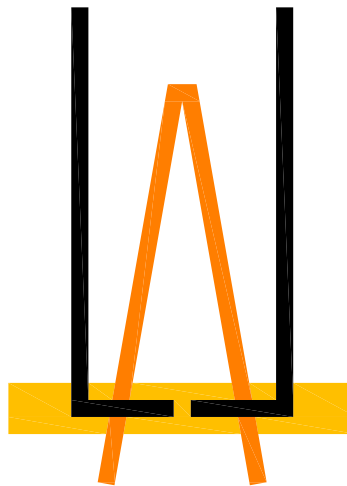
Preliminary
Concept
Site Plan

Parcel: 015-165-014-000 & 015-165-015-000

Sheet SP1.0

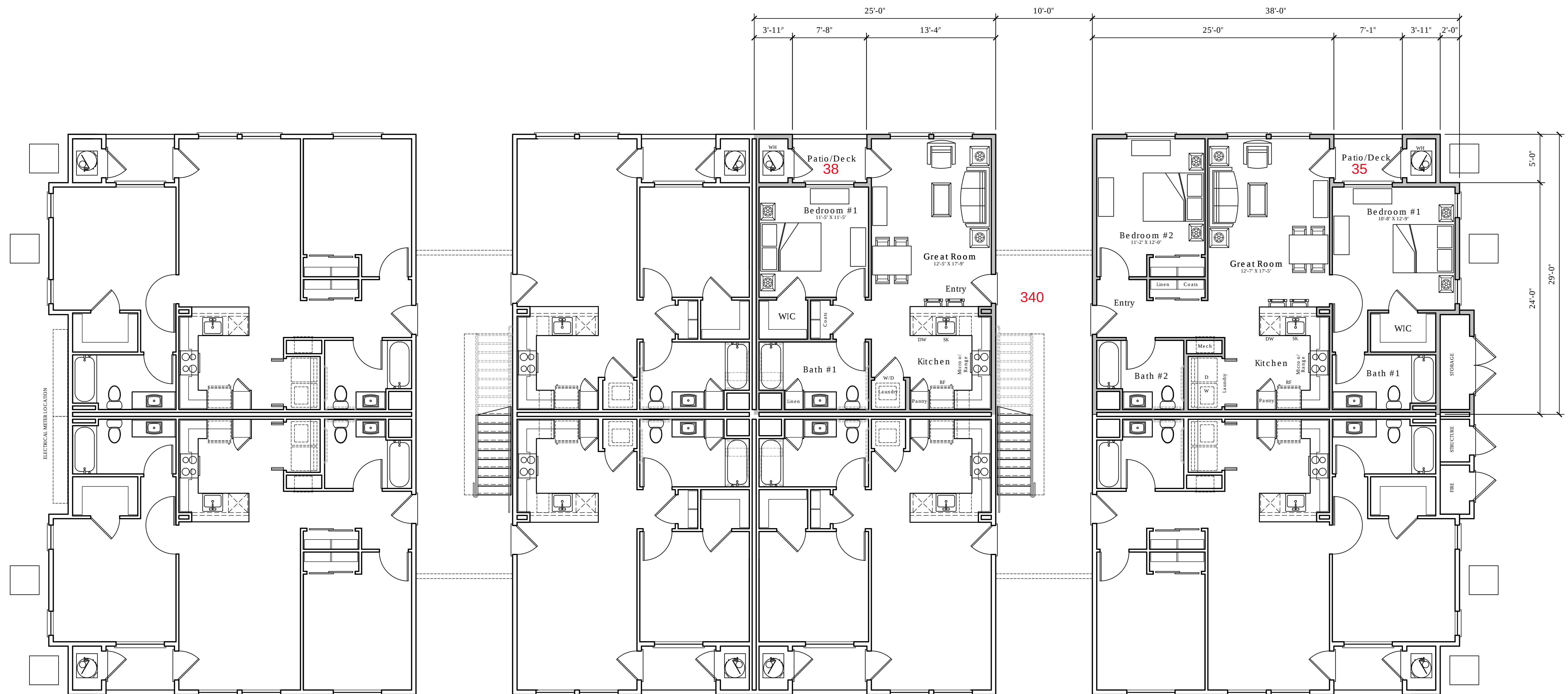
Scale: 1" = 30'-0"
March 02, 2022

SP1



LEE JAGOE ARCHITECTURE
INCORPORATED

2 BEDROOM/2BATH
1016 SQ. FT.



Cov. Porch:
340
340
35
35
38
38
38
38
35
35
= 972 total

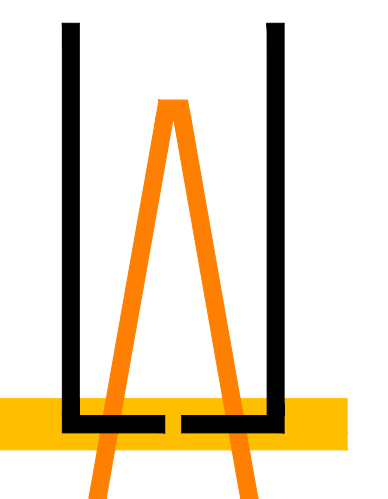
Sheet A1

First Floor

Building A/Unit Plans

March 3, 2021
Scale: 3/16=1'-0"

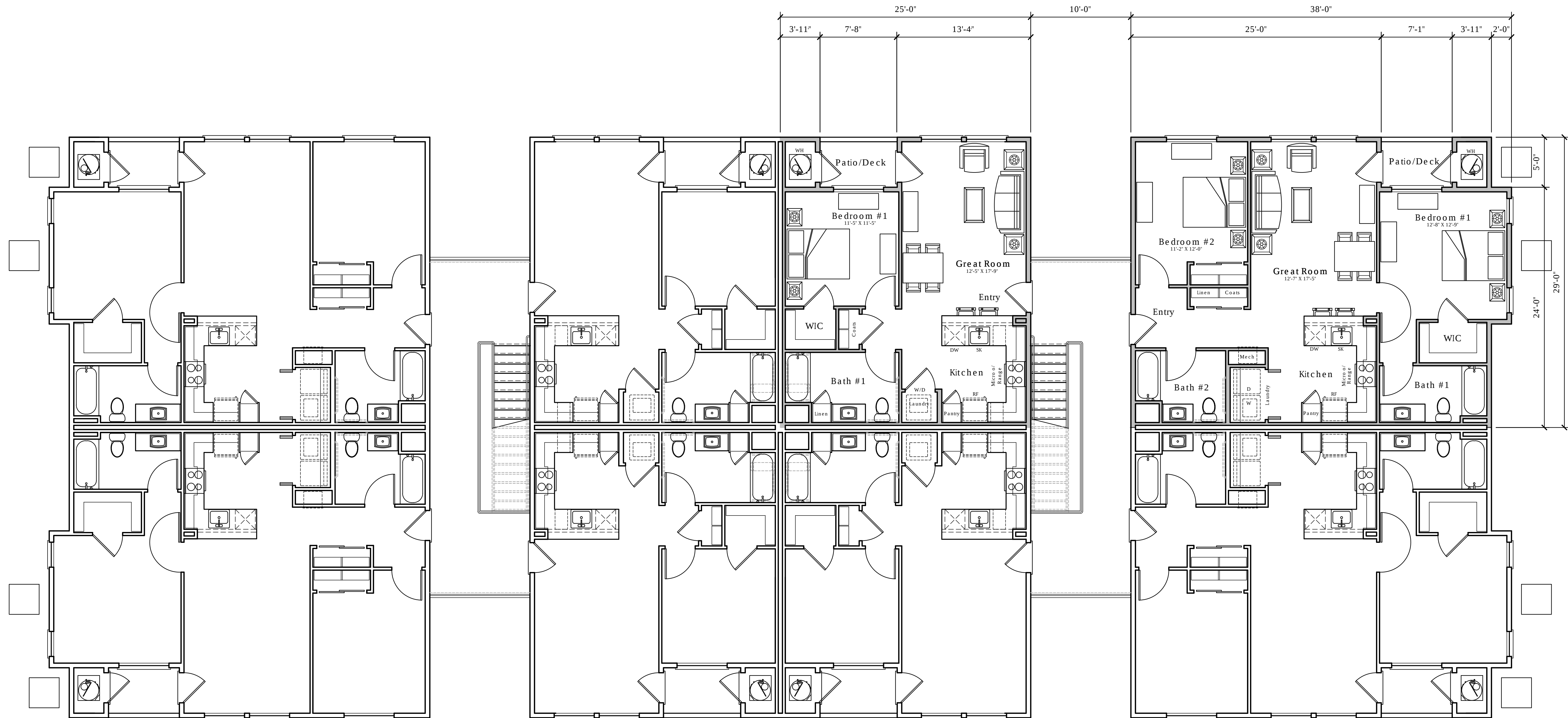
Rancho Cañada Village
Monterey County, California



LEE • JAGOE ARCHITECTURE
INCORPORATED

1 BEDROOM/1 BATH
665 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.

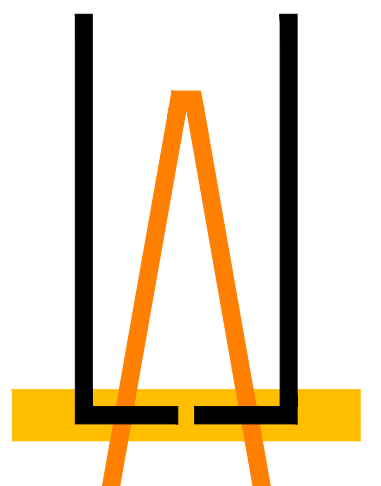


Floor Area:
1,016
1,016
665
665
665
665
1,016
1,016
= 6,724 total

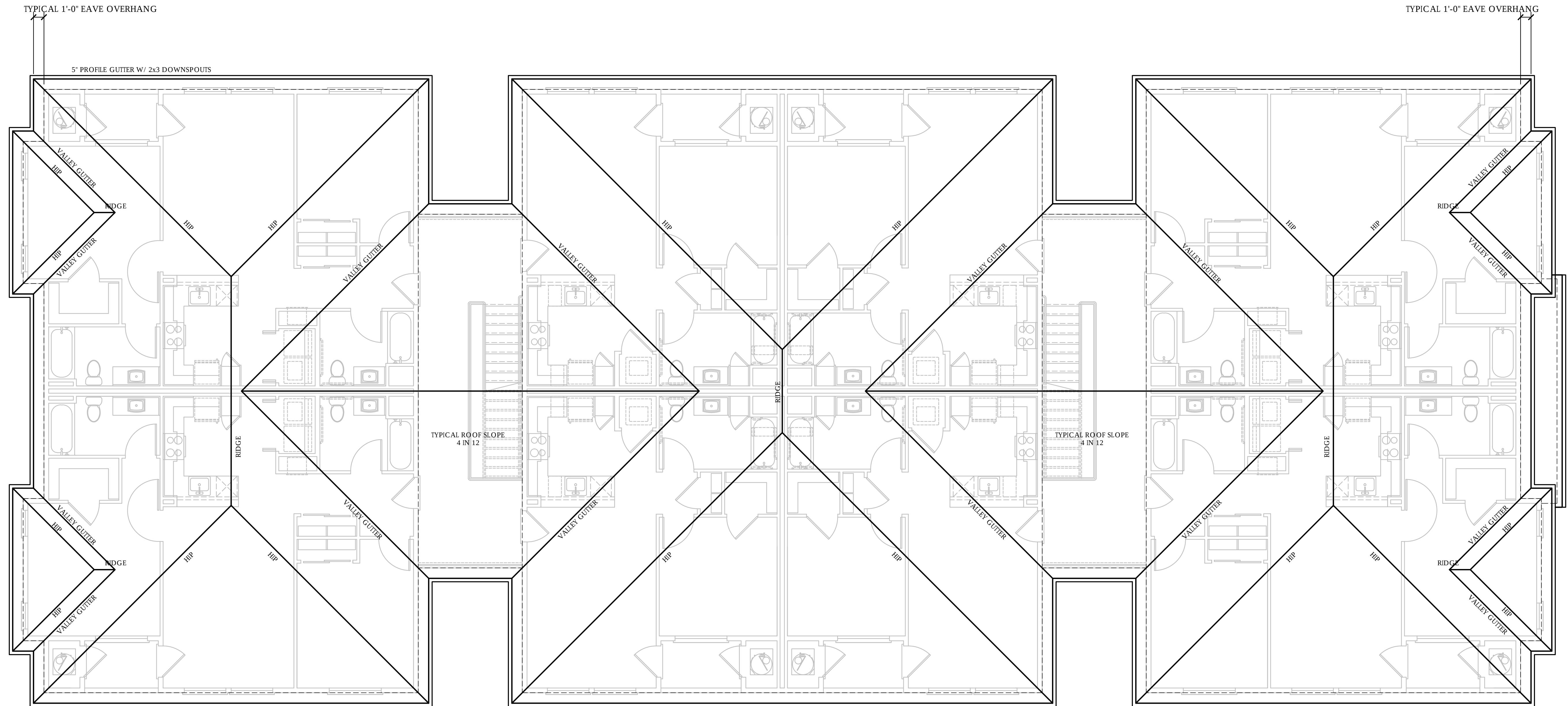
Sheet A1.1
Second Floor
Building A/Unit Plans
March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

Rancho Cañada Ventures, LLC.



LEE JAGOE ARCHITECTURE
INCORPORATED

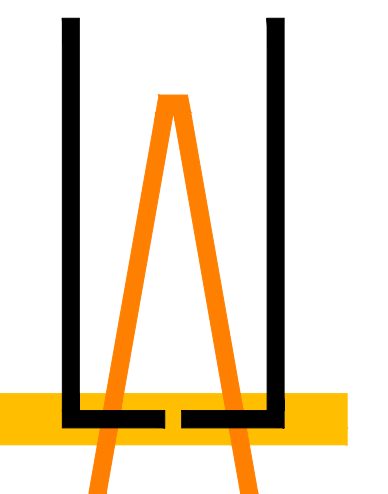


Sheet A2 Building A Roof Plan

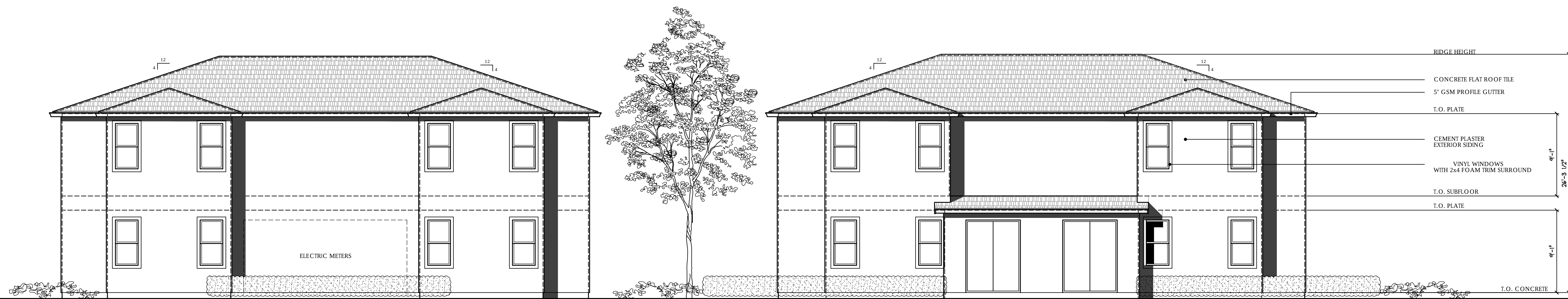
March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

Rancho Cañada Ventures, LLC.

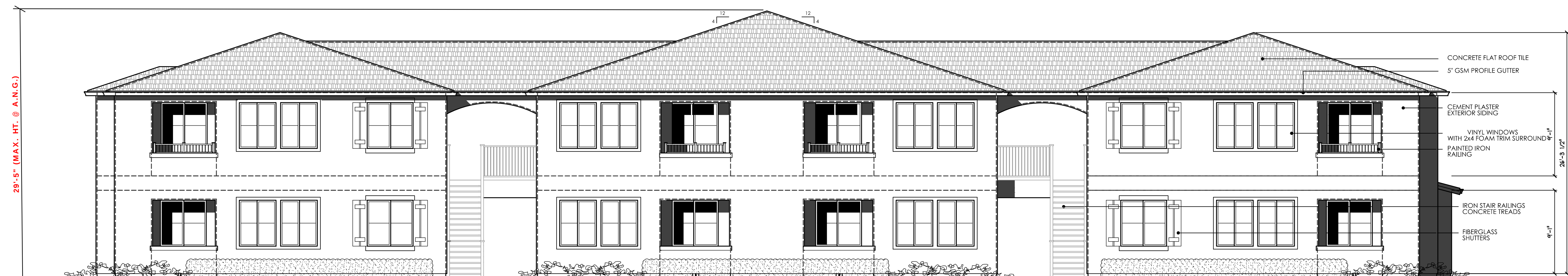


LEE • JAGOE ARCHITECTURE
INCORPORATED



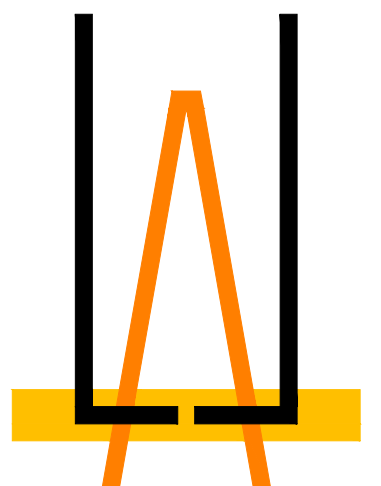
End Unit-Side Elevation-Two Story Elevation

End Unit-Side Elevation-With Meter Rooms Two Story Elevation



Rancho Cañada Village Monterey County, California

Sheet A3
 Prototype Elevation
 March 3, 2021
 Scale: 3/16=1'-0"



LEE JAGOE ARCHITECTURE
 INCORPORATED

3 BEDROOM/2 BATH
1156 SQ. FT.

2 BEDROOM/2BATH
1016 SQ. FT.



BUILDING 'B'-
4 - TWO BEDROOM-TWO BATHROOM
4 - THREE BEDROOM-TWO BATHROOM

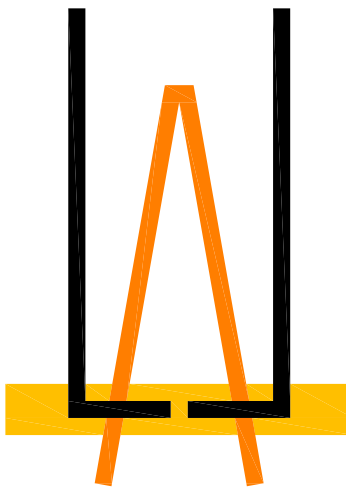
2 - 8 UNIT "B" BUILDINGS-TWO STORY

Cov. Porch:
340
36
36
36
36
36
= 484 total (x2)

Floor Area:
1,156
1,156
1,016
1,016
= 4,344 total (x2)

Sheet B1
First Floor
Building B/Unit Plans
March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California



LEE JAGOE ARCHITECTURE
INCORPORATED

3 BEDROOM/2 BATH

1156 SQ. FT.

2 BEDROOM/2BATH

1016 SQ. FT.



Floor Area:

1,156

1,156

1,016

1,016

= 4,344 total (x2)

Sheet B1.1

Second Floor

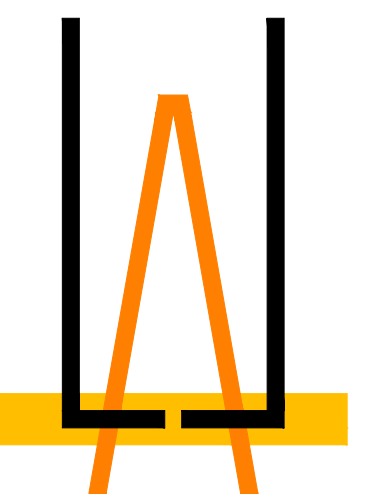
Building B/Unit Plans

March 3, 2021

Scale: $3/16=1'-0''$

Rancho Cañada Village

Monterey County, California



LEE • JAGOE ARCHITECTURE

I N C O R P O R A T E D

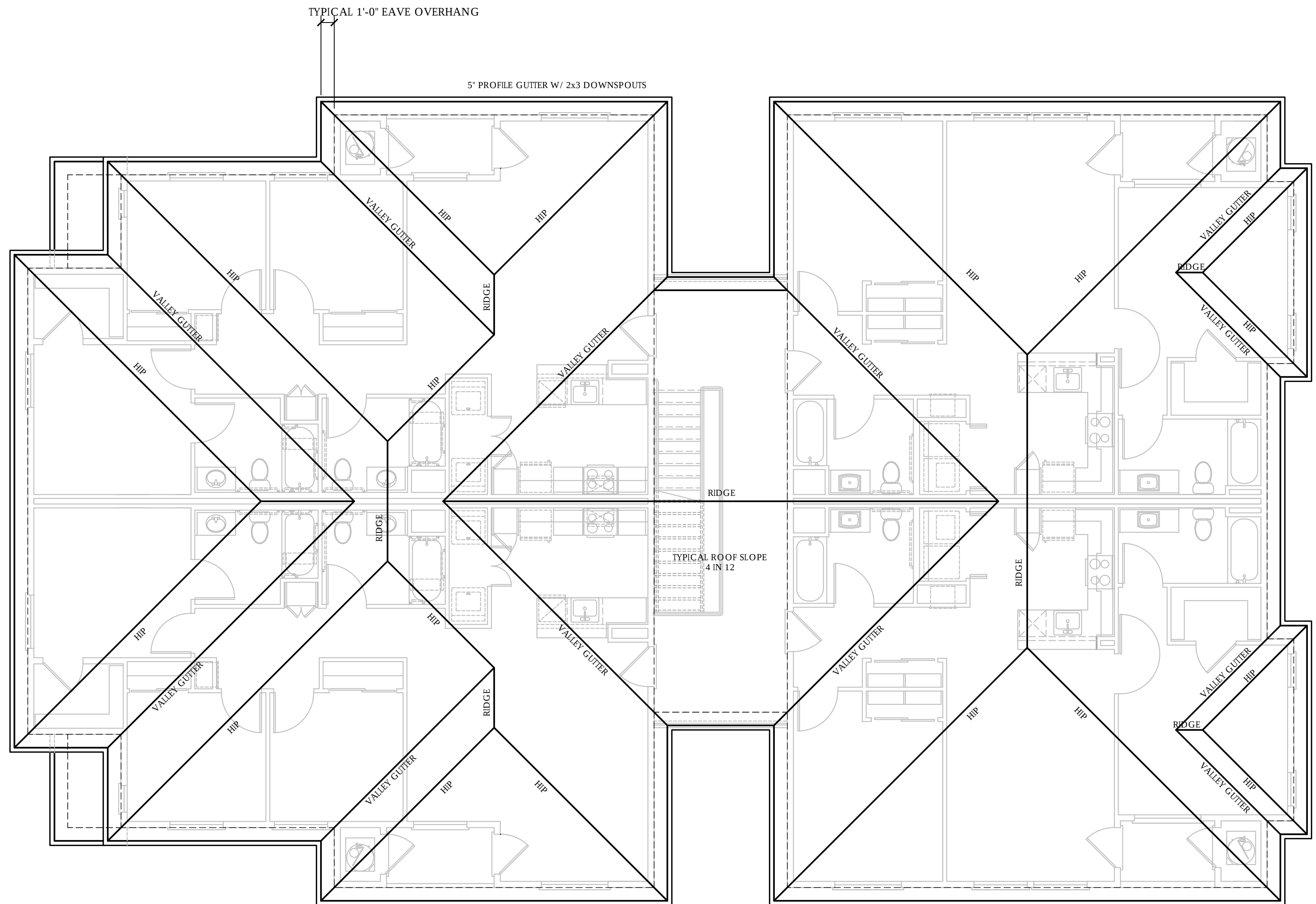
STOCKTON, CA
(209) 957-9254

MLEE.LJARCH@GMAIL.COM

Rancho Cañada Ventures, LLC.

MONTEREY, CALIFORNIA 93940
(831) 718-8173

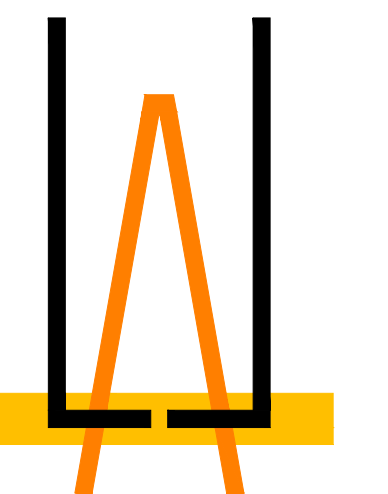
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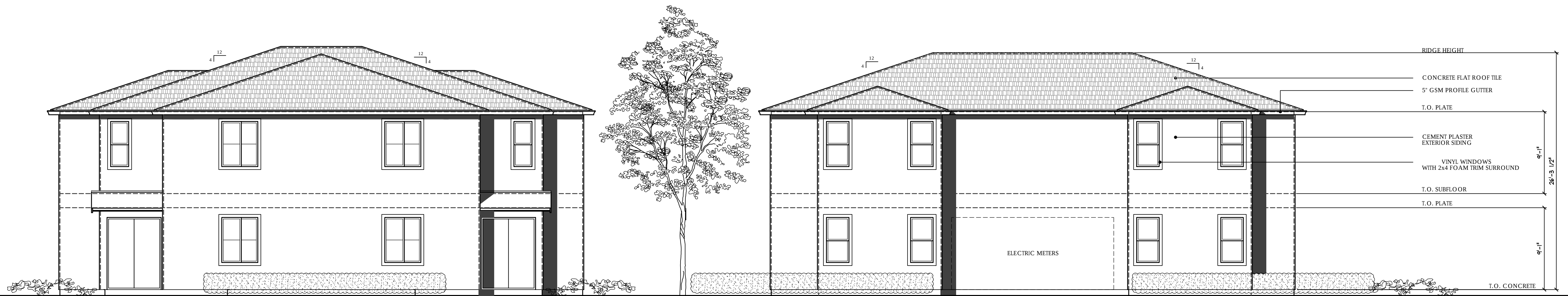
Sheet B2
Building B
Roof Plan

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California



LEE JAGOE ARCHITECTURE
INCORPORATED



End Unit-Side Elevation-
Two Story Elevation

End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



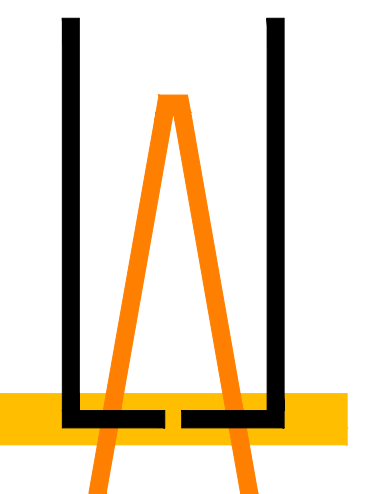
Front/Rear Elevation-
Two Story Elevation

Sheet B3 Prototype Elevation

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

Rancho Cañada Ventures, LLC.

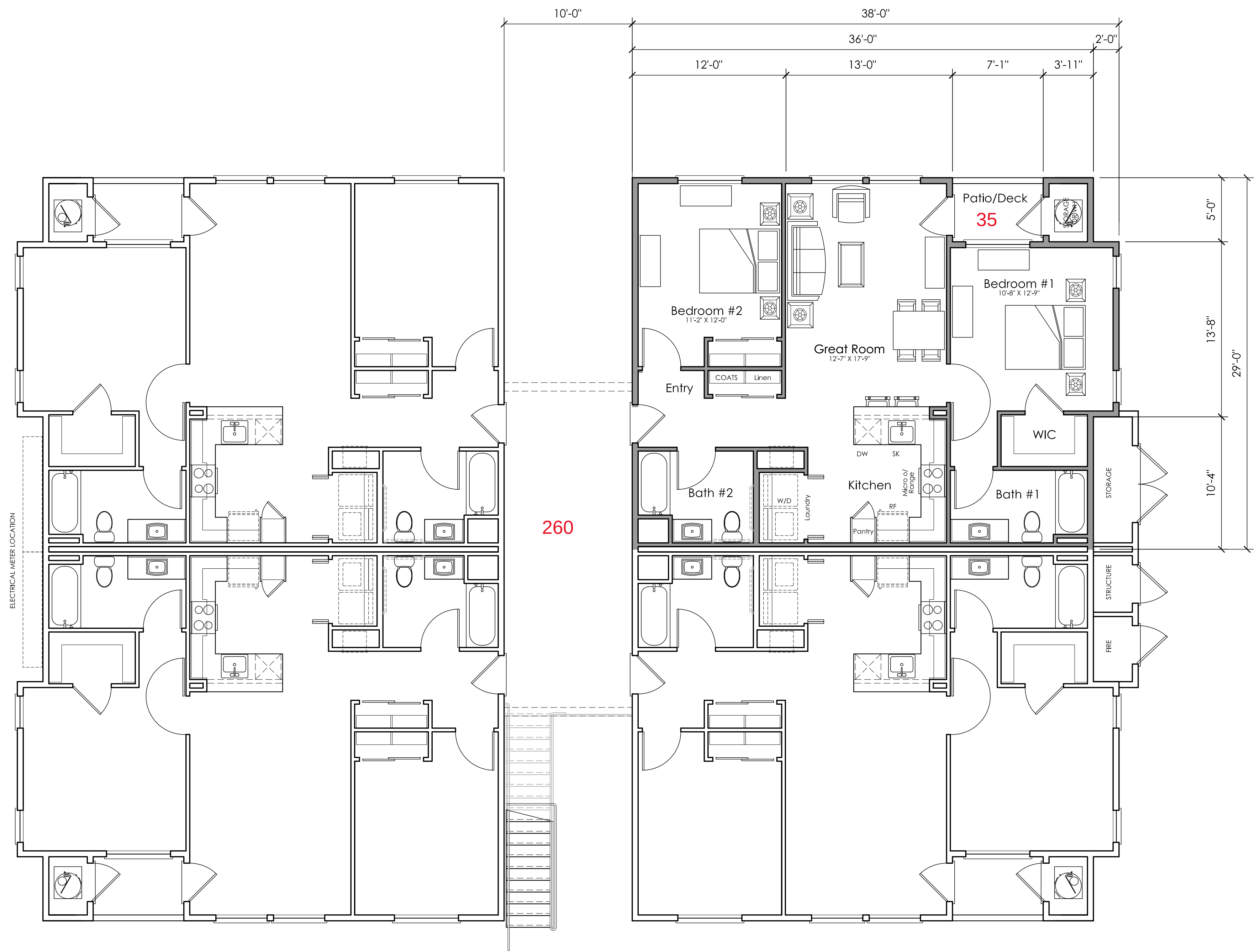


LEE JAGOE ARCHITECTURE
INCORPORATED

2 BEDROOM/2BATH
1016 SQ. FT.

BUILDING 'C'-
8 - TWO BEDROOM-TWO BATHROOM

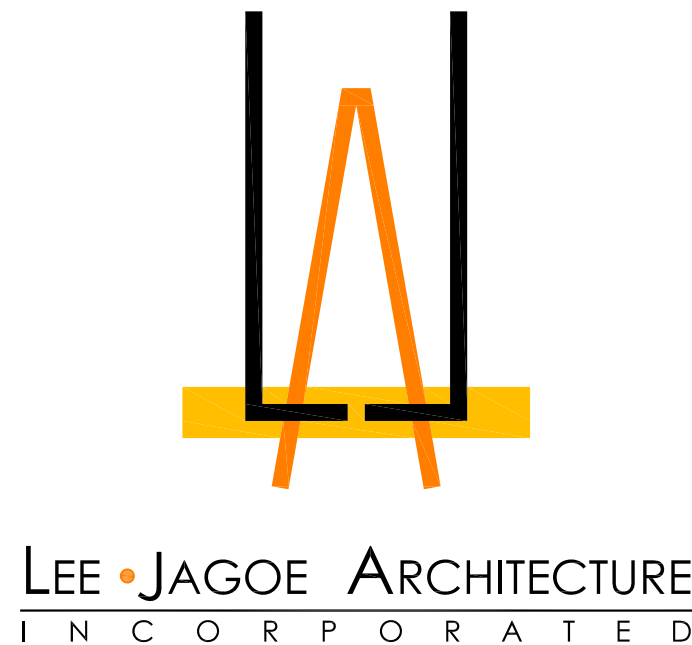
1 - 8 UNIT "B" BUILDINGS-TWO STORY



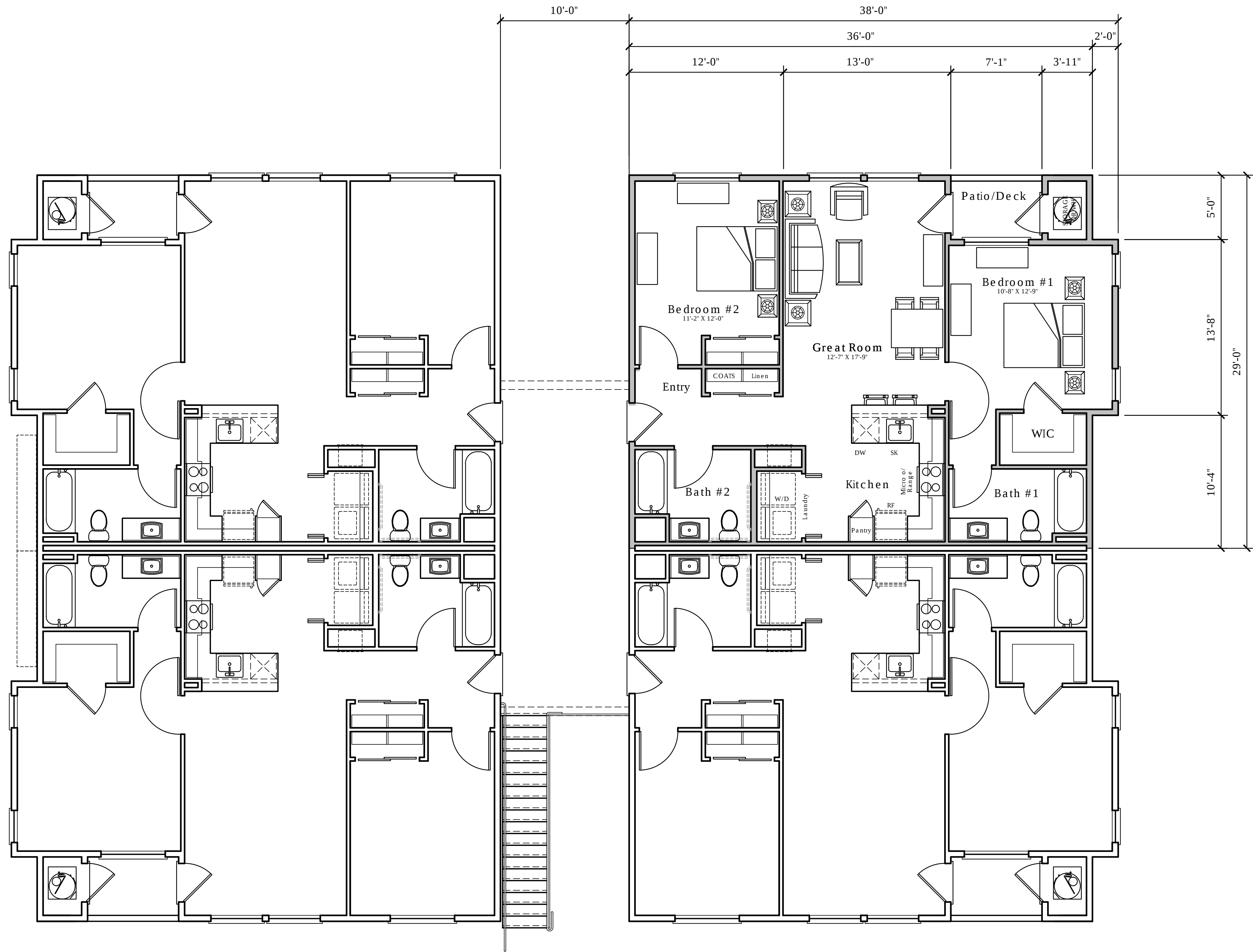
Cov. Porch:	Floor Area:
260	1,016
35	1,016
35	1,016
35	1,016
35	1,016
= 435 total	= 4,064 total

Sheet C1
First Floor
Building C/Unit Plans
March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California



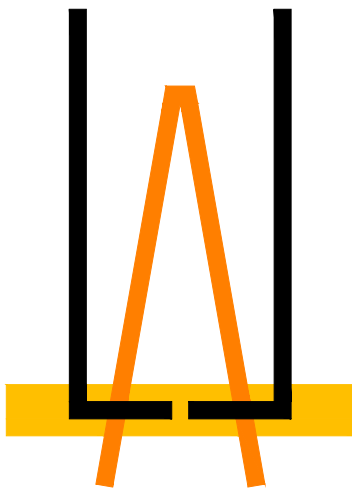
2 BEDROOM/2BATH
1016 SQ. FT.



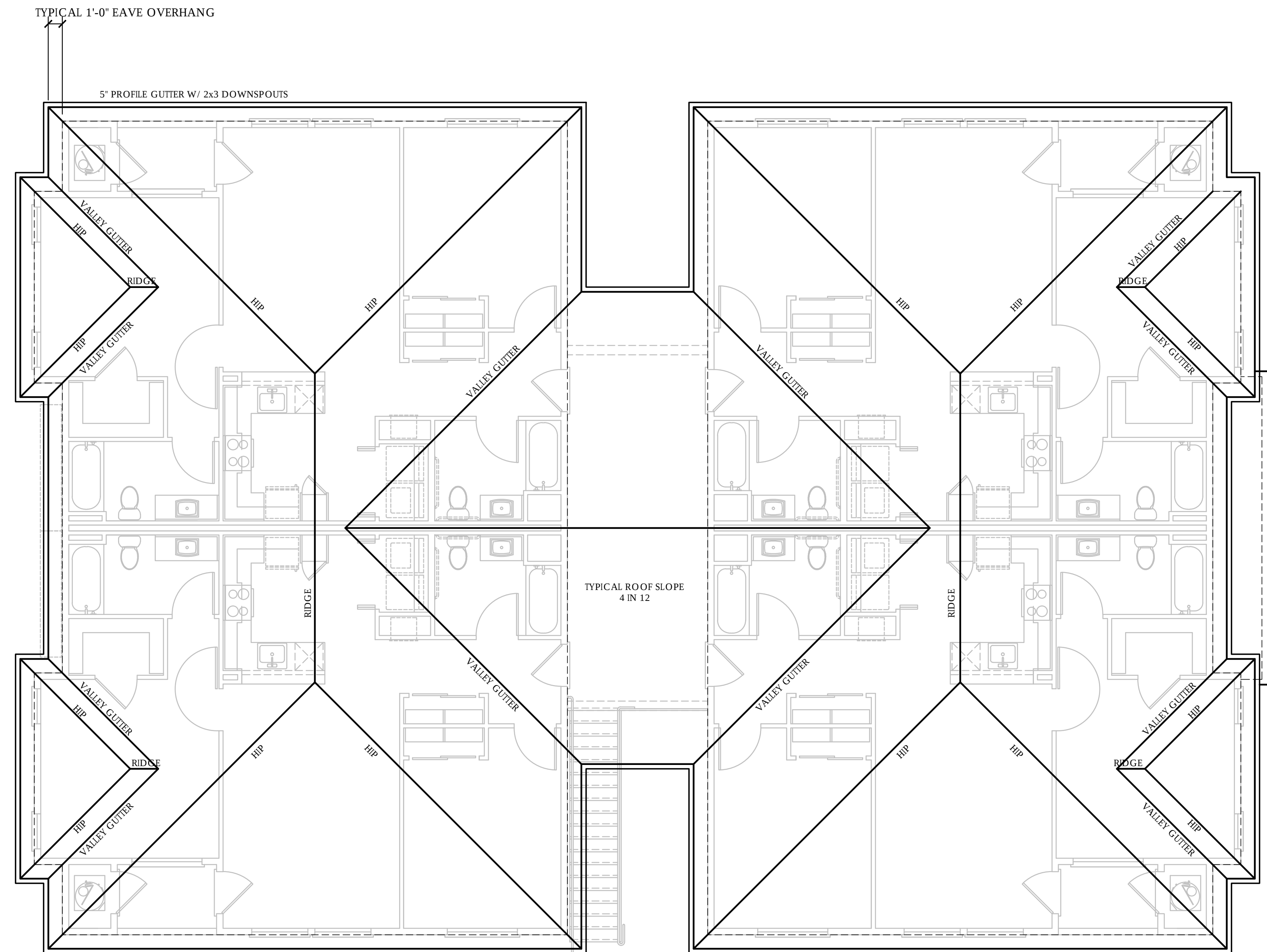
Floor Area:
1,016
1,016
1,016
1,016
= 4,064 total

Sheet C1.1
Second Floor
Building C/Unit Plans
March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California



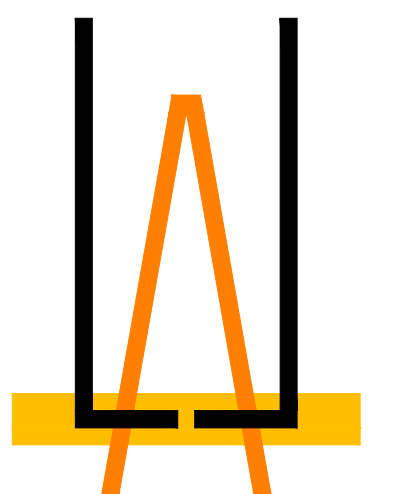
LEE JAGOE ARCHITECTURE
INCORPORATED



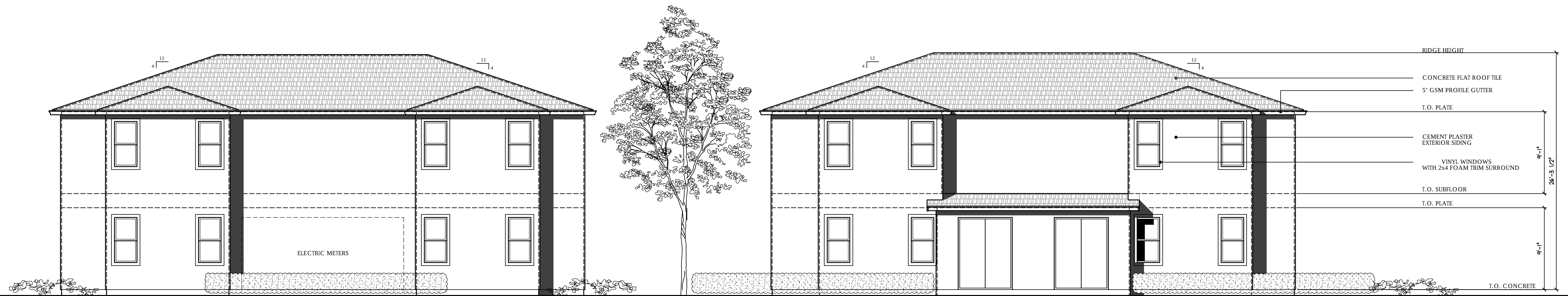
Sheet C2 Building C Roof Plan

March 3, 2021
Scale: 3/16=1'-0"

Rancho Cañada Village
Monterey County, California

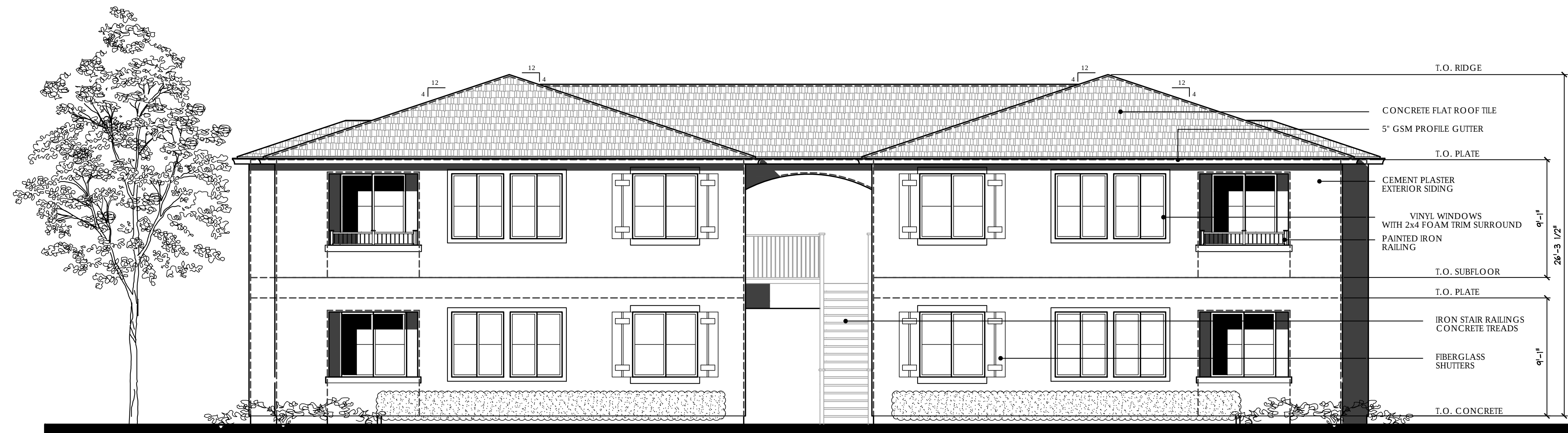


LEE • JAGOE ARCHITECTURE
INCORPORATED



End Unit-Side Elevation-
Two Story Elevation

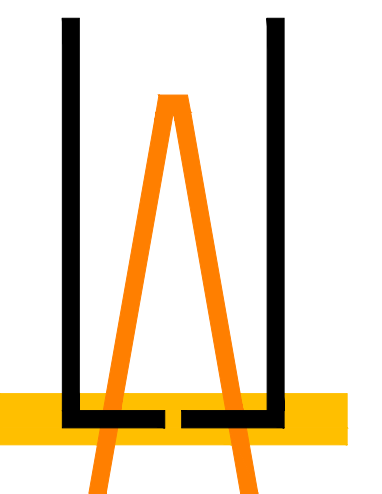
End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation

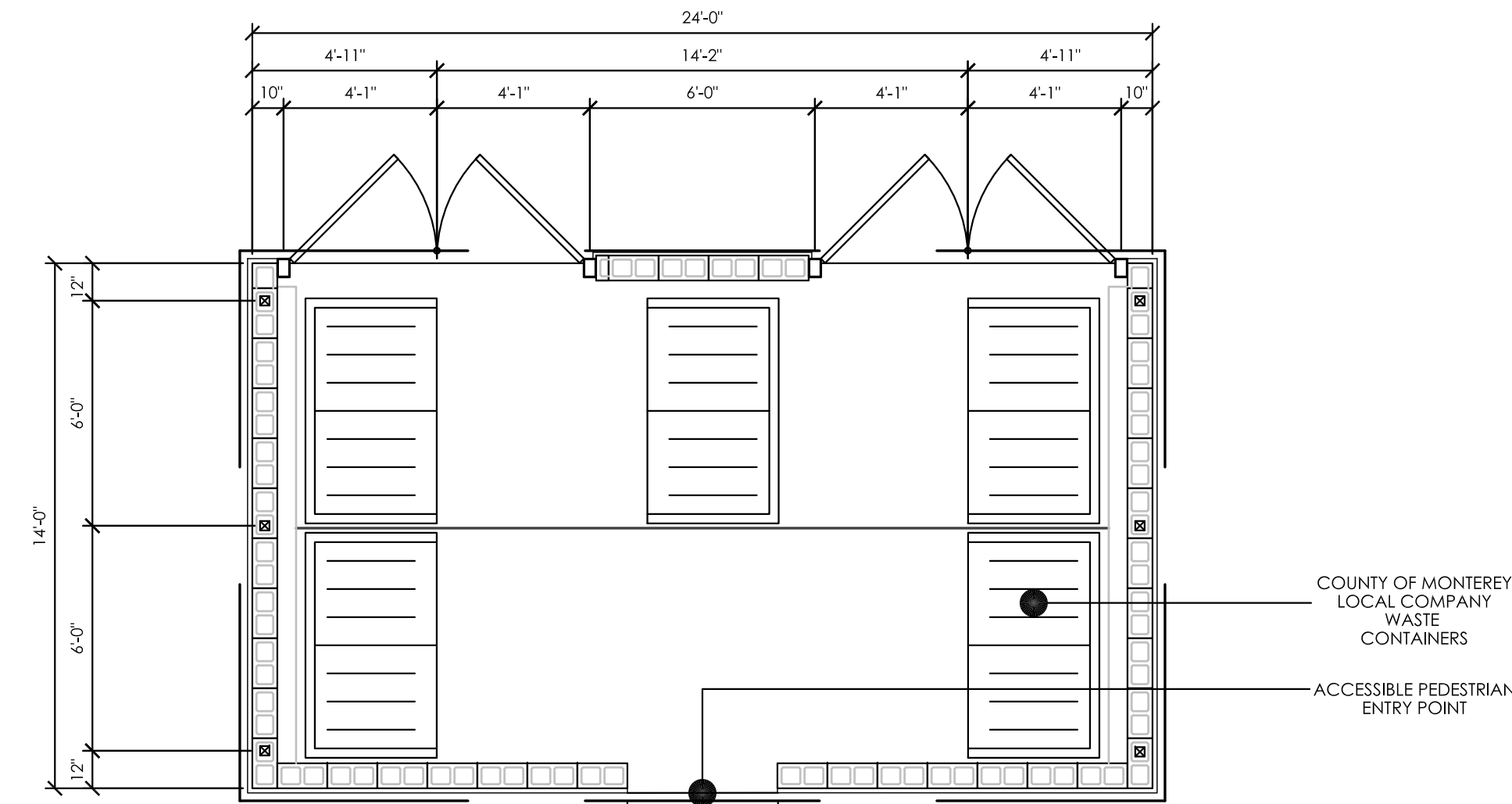
Sheet C3 Prototype Elevation

March 3, 2021
Scale: 3/16=1'-0"

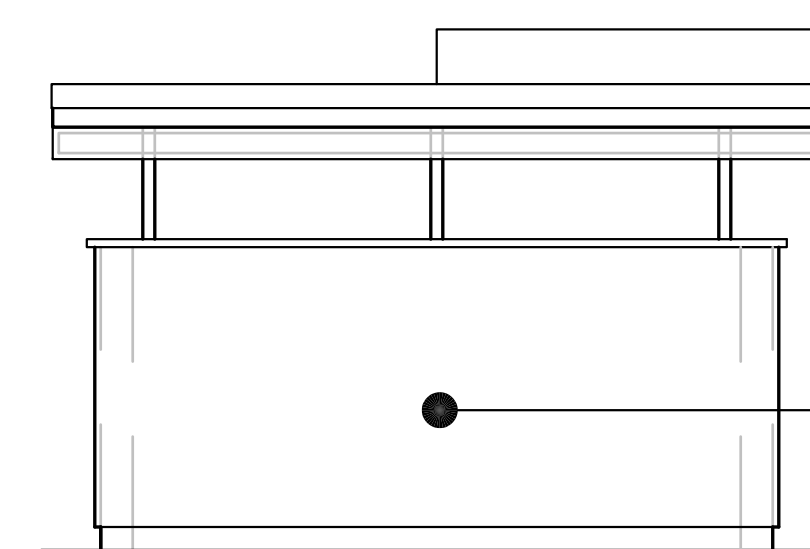


LEE JAGOE ARCHITECTURE
INCORPORATED

Trash Area:
 #1 336
 #2 336
 #3 336
 #4 336
 =1,344 total



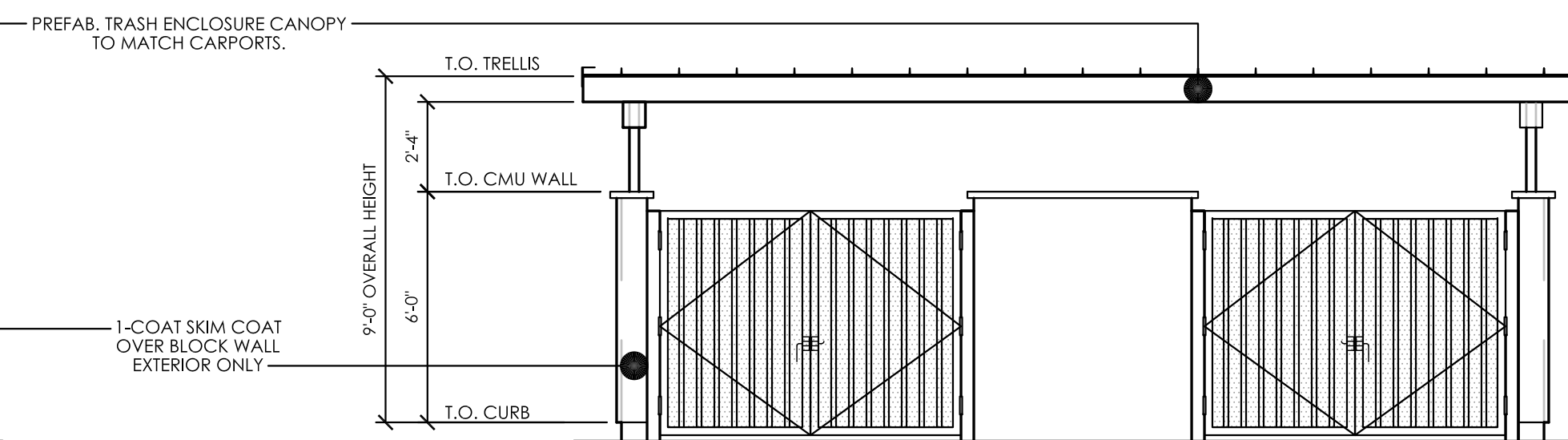
Floor Plan



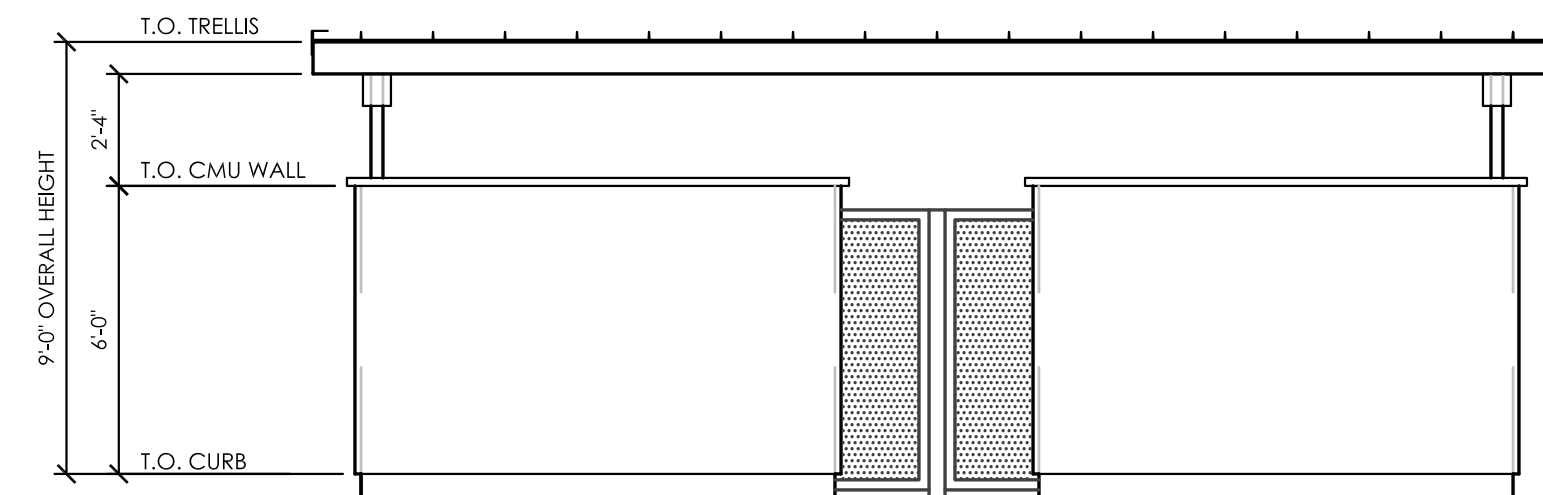
Side Elev.



Canopy



Front Elev.



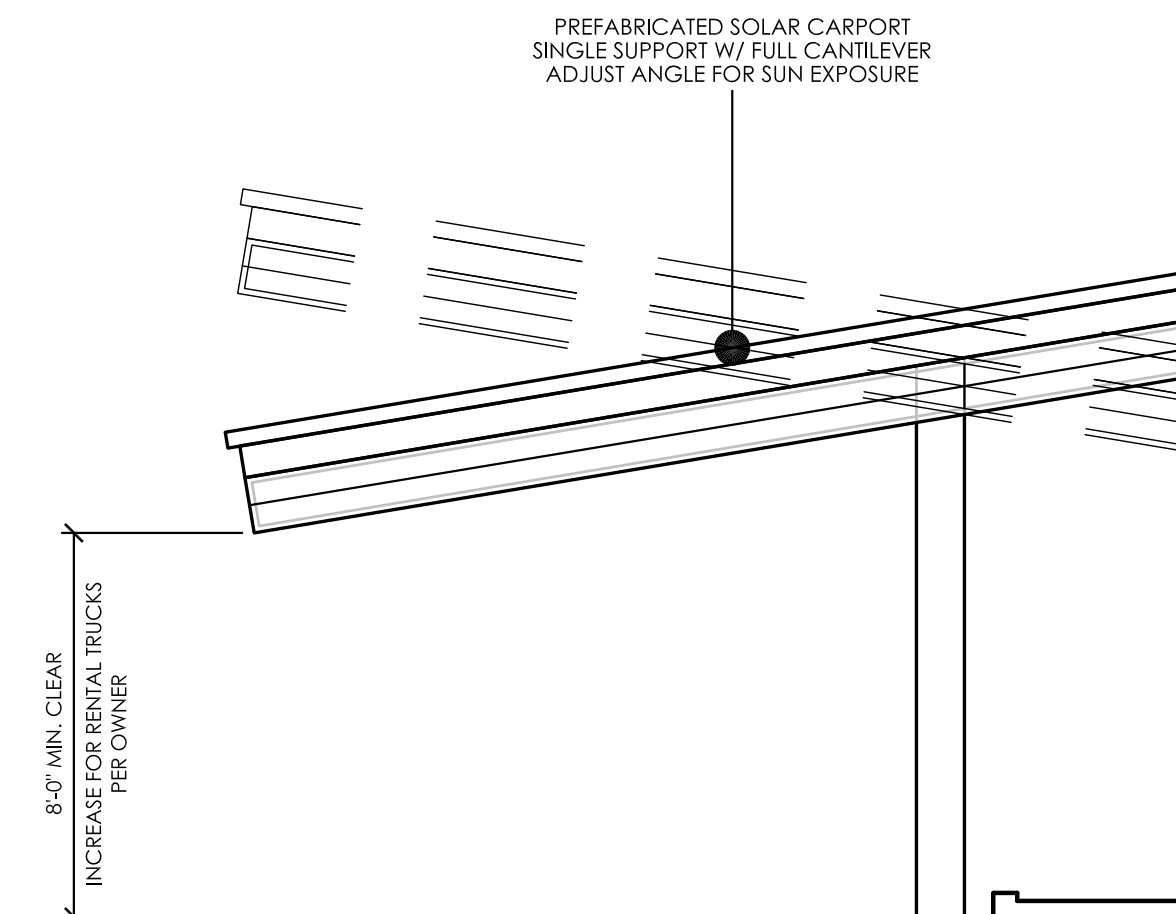
Rear Elev.

Trash Enclosure



Carport

PREFABRICATED SOLAR CARPORT



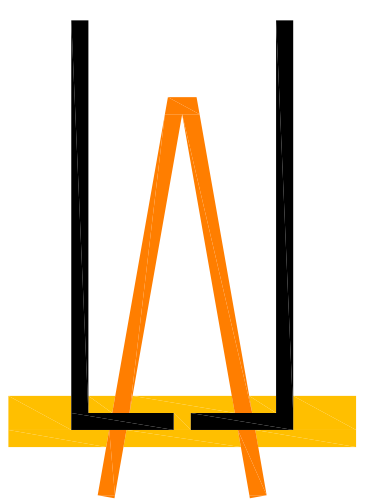
Side Elev.

Carports

Carport Area:
 #1 1,743
 #2 1,743
 #3 3,423
 #4 1,743
 =8,652 total

SEE SHEET M-1 FOR MATERIAL SAMPLES

D1.0



LEE JAGOE ARCHITECTURE
 INCORPORATED

Scale 1/4"=1'-0"
 March 02, 2022

Trash Enclosure/ Carports Rancho Cañada Village Monterey County, California

Rancho Cañada Ventures, LLC.



End Unit-Side Elevation-
Two Story Elevation

End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front Elevation
Building "A"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village Monterey County, California

D2.0  LEE JAGOE ARCHITECTURE
INCORPORATED

Rancho Cañada Ventures, LLC.



End Unit-Side Elevation-With Meter Rooms
Two Story Elevation

End Unit-Side Elevation-
Two Story Elevation

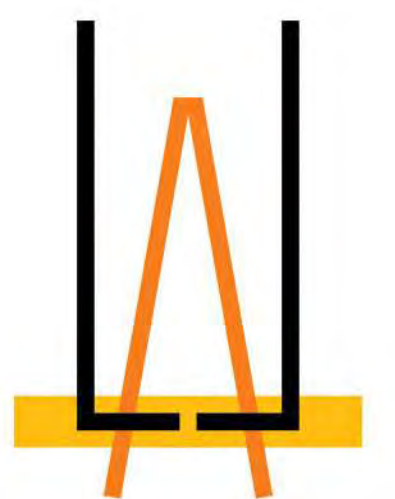


Front/Rear Elevation-
Two Story Elevation
Building "B"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village Monterey County, California

Rancho Cañada Ventures, LLC.



D3.0 LEE JAGOE ARCHITECTURE
INCORPORATED



End Unit-Side Elevation-
Two Story Elevation

End Unit-Side Elevation-With Meter Rooms
Two Story Elevation



Front/Rear Elevation-
Two Story Elevation
Building "C"

SEE SHEET M-1 FOR
MATERIAL SAMPLES

Rancho Cañada Village Monterey County, California

D4.0



MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the
MAWA NOTES
Maximum Allowable Water Allocation (MAWA) calculations prepared for the
Rancho Canada Village Inclusionary Housing Village Park Road, Carmel CA 93923
by Mary Luster (831-601-0858, contact@tncgardenscarmel.com) for Town & Country Gardening & Landscape INC
3/6/24.

Maximum allowable landscape irrigation usage for this site is .21
ft. / year
Formula & Calculations:

MAWA = $\frac{E_{To} \times E_{Tadj} \times LA \times 0.623}{325,851}$

Where:				
Eto	=	46.3" / yr (Zone 3)		
ETadj	=	.80		
LA	=	2992 sq. ft.		
Calculated as:				
		4 sq. ft. / 5 gal. plant	301 plants	1204 sq ft
		16 sq. ft. / 15 gal. plant	33 plants	528 sq ft
		20 sq. ft. / 24" box tree	63 trees	1260 sq ft
			TOTAL	2992 SQ FT

MAWA for this site = $\frac{46.3 \times .80 \times 2992 \times 0.623}{325,851}$ = .21 Acre Feet

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the
Rancho Canada Village Inclusionary Housing Village Park Road, Carmel CA 93923
by Mary Luster (831-601-0858, contact@tncgardenscarmel.com) of Town & Country Gardening & Landscape INC
3/6/24

Maximum allowable landscape irrigation usage for this site is unknown.

Formula & Calculations:

ETWu = $\frac{E_{To} \times E_{Tadj} \times ALA \times 0.623 \times IEF}{325,851}$

Where:				
Eto	=	46.3" / yr (Zone 3)		
ETadj	=	.80		
ALA	=	1041.6 sq. ft.		
Calculated as:				
		2 sq ft. / 1 gal. plant		
		4 sq. ft. / 5 gal. plant		
		16 sq. ft. / 15 gal. plant		
		20 sq. ft. / 24" box tree		
		20 sq. ft. / 36" box tree		
		150 sq ft. for total of flats		
Spec'd plants:		Very low water use plant square footage	=	240 x 0.1 = 24
		Low water use plant square footage	=	2368 x 0.3 = 710.4
		Medium water plant use square footage	=	512 x 0.6 = 307.2
		High water plant use square footage	=	0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = $\frac{46.3 \times .80 \times 1041.6 \times 0.623 \times .85}{325,851}$ = .063 Acre Feet

IRRIGATION

EACH PER BUILDING

RAIN GAUGE HUNTER IRRITROL RC/RS500
1" MAINLINE
1" DWYER FLOW METER
RAINBIRD ESP-ME SMT IRRIGATION CONTROLLER
1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE
4 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule
5 gal – 2
15 gal – 3
24"- 4
2.0gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

HYDROSEED AREA – TEMPORARY SURFACE WATER SYSTEM

Premium Grassland Mix lb x Acre: 36

Species	Common name
25% Elymus glaucus	Blue wild rye
25% Stipa pulchra	Purple Needlegrass
25% Bromus carinatus	California Brome
25% Flower blend	

Flower Blend Content

Species	Common name
Achillea millefolium	White Yarrow
Trifolium ciliolatum	Foothill Clover
Castilleja exerta	Purple owl's clover
Eschscholzia californica	California Poppy
Sisyrinchium bellum	Blue eyed grass
Lupinus bicolor	Miniature lupine
Clarkia purpurea	Purple Clarkia

REVISIONS	BY

RANCHO CANADA VILLAGE INCLUSIONARY HOUSING MONTEREY COUNTY

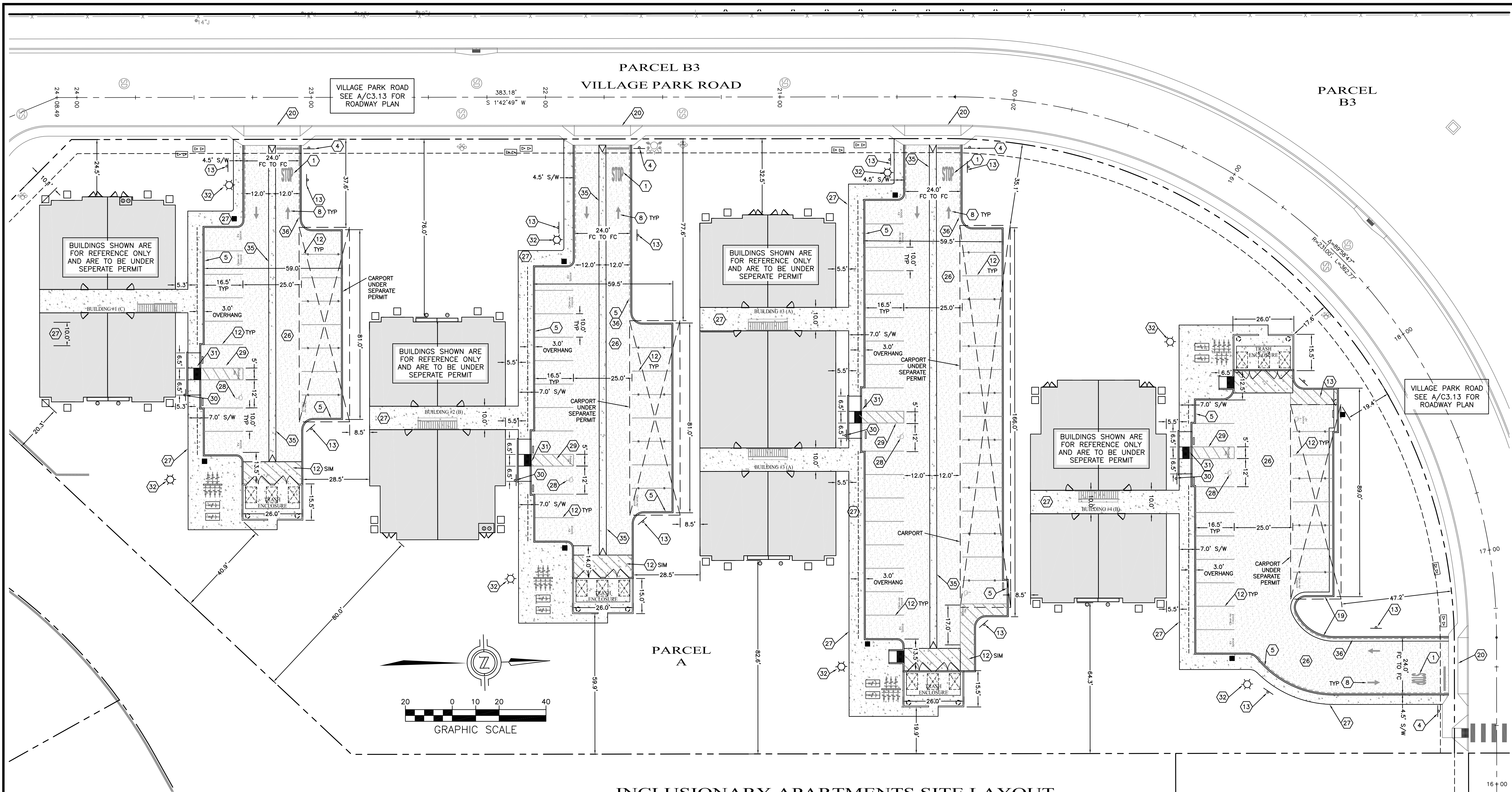
TOWN AND COUNTRY GARDENING & LANDSCAPE INC 26485 CARMEL RANCHO BLVD SUITE 2 CARMEL, CA 93923 831-596-2709, 831-625-3105
--

Date
SCALE 1"=20'

IRRIGATION

L.2

3/6/24 MML



INCLUSIONARY APARTMENTS SITE LAYOUT
SCALE: 1"=20'

SITE PLAN KEYNOTES:

- | | |
|---|---|
| 1 PAINT "STOP" AND 12" WIDE STOP BAR WITH (2) COATS OF WHITE ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS | 10 OVER THE SIDE DRAIN. SEE DETAIL B/C6.7 |
| 2 4" WIDE WHITE STRIPE, ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS. LENGTH = 25' | 11 CATCH BASIN AND APRON. SEE DETAIL E/C6.1 |
| 3 DIRECTIONAL SIGN "ONE-WAY" SIGN, R6-2, ARROW RIGHT. FOR SIGN INSTALLATION SEE DETAIL F/C6.0 | 12 PARKING STALL STRIPE SEE DETAIL E/C6.0 |
| 4 "STOP" SIGN, R1-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 | 13 "NO PARKING FIRE LANE" SIGN, R8-3 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| 5 CONCRETE CURB SEE DETAIL D/C6.0 | 14 "DO NOT ENTER" SIGN, R5-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| 6 TYPE "V" CONCRETE VEE GUTTER SEE DETAIL C/C6.0 | 15 "NO OUTLET" SIGN, W14-2 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| 7 EDGE OF NEW PAVEMENT | 16 "SPEED LIMIT 25" SIGN, R2-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| 8 PAINT DIRECTIONAL ARROW WITH (2) COATS OF WHITE ACRYLIC LATEX TRAFFIC PAINT, DRY BETWEEN COATS. SEE DETAIL H/C6.0 | 17 STREET NAME SIGN FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| 9 DIRECTIONAL SIGN "ONE-WAY" SIGN, R6-2, ARROW LEFT. FOR SIGN INSTALLATION SEE DETAIL F/C6.0 | 18 "SPEED LIMIT 15" SIGN, R2-1 FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| | 19 TYPE "A" CURB AND GUTTER. SEE DETAIL C/C6.0 |
| | 20 DRIVEWAY SECTION (MOD). SEE DETAIL B/C6.6 |
| | 21 PERIMETER FENCE. SEE DETAIL J/C6.0 |
| | 22 CROSSWALK STRIPING. SEE DETAIL K/C6.0 |
| | 23 ACCESSIBLE RAMP, CASE CH CURB RAMP. SEE DETAIL G/C6.6 |
| | 24 SWING GATES W/ CFPD KNOX BOX & PADLOCK. SEE DETAIL L/C6.0 |
| | 25 ROADWAY AC PAVEMENT. SEE SECTION DETAIL A/C6.0 |
| | 26 PARKING/ACCESS ROADWAY AC PAVEMENT. SEE SECTION DETAIL B/C6.0 |
| | 27 CONCRETE SIDEWALK. SEE SECTION DETAIL I/C6.0 |
| | 28 ACCESSIBILITY STRIPING. SEE DETAIL C/C6.6 |
| | 29 ACCESSIBLE LOADING STRIPING. SEE DETAIL D/C6.6 |
| | 30 VAN ACCESSIBLE PARKING SIGN. SEE DETAIL E/C6.6 |
| | 31 ACCESSIBLE RAMP, CASE "C" CURB RAMP. SEE DETAIL F/C6.6 |
| | 32 STREET LIGHT. SEE DETAIL C/C6.7 |
| | 33 RETAINING WALL. PT 3"x12" WITH PT 4"x4" POST AT 6' OC |
| | 34 24" CONCRETE VEE GUTTER. SEE DETAIL D/C6.7 |
| | 35 36" CONCRETE VEE GUTTER. SEE DETAIL E/C6.7 |
| | 36 "RED" PAINTED CURB OR STRIPE AT PAVEMENT EDGE PER FIRE DEPARTMENT REQUIREMENTS |
| | 37 EXTEND AC PAVING TO CREATE LANDING FOR CURB RAMP |
| | 38 DRIVEWAY SECTION (STD). SEE DETAIL B/C6.6 |
| | 39 STREET MONUMENT. SEE DETAIL F/C6.7 |
| | 40 CONCRETE WALKING PATH. SIMILAR TO DETAIL I/C6.0 |
| | 41 CONFORM NEW WALKING PATH TO EXISTING CONCRETE WALKING PATH |
| | 42 ACCESSIBLE PARKING SIGN. SEE DETAIL E/C6.6 |
| | 43 STREET ADDRESS SIGN. SIGN TO READ "94-99" WITH LEFT ARROW. "100-105" WITH A RIGHT ARROW. FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| | 44 STREET ADDRESS SIGN. SIGN TO READ "94-99" WITH LEFT ARROW. "100-105" WITH A RIGHT ARROW. FOR SIGN INSTALLATION SEE DETAIL F/C6.0 |
| | 45 MONUMENT ENTRY SIGN |

I&S ENGINEERING AND SURVEYING, INC.
2400 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL SURVEYOR
No. 59885
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: PIM
DESIGNED BY: CJS
DATE: APRIL 2023
SCALE: AS SHOWN
JOB NUMBER: 16-051
LAST REVISED: OCT 2025
REVISED BY: PIM

INCLUSIONARY APARTMENTS
SITE LAYOUT

RANCHO CAÑADA VILLAGE
SUBDIVISION
GRADING PLANS

SHEET I-1



Brown flat concrete roof tile:
NHD Flat Clay Roof Tile Brown TXT



Deep tan stucco finish - LRV 40:
Trail Dust DE6123



Brown vinyl window & trim:
Milgard Classic Brown



Gooseneck with hidden bulb :
EMONG Farmhouse Sconce



Painted iron railing:
Iron Ore SW 7069



Carport with solar array on roof:
Trail Dust DE6123



CMU trash enclosure (match stucco color):
Trail Dust DE6123

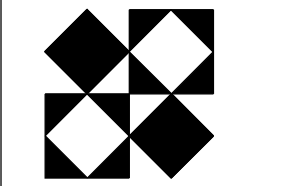


Trash enclosure roof:
Trail Dust DE6123

DATE: 10-28-25
JOB:
DRAWN: B.B., E.C.
REVISED:

Proposed:
A.P.N. : 015-165-014
015-165-015

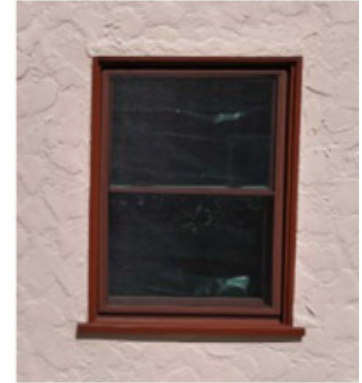
RCV- INCLUSIONARY HOUSING
for Rancho Canada Villages
Carmel, California 93923

 Carmel Development Company

R. Alan Williams
Post Office Box 450
Carmel by the Sea, California 93921
Ph 831-625-1090 Fx 831-626-8069
Ca. St. Lic. #484304

PROJECT FILE NO. PLN240202-DEP

PHOTOGRAPHS



Brown flat concrete roof tile:

Deep tan stucco finish - LRV 40:

Brown vinyl window & trim:

NHD Flat Clay Roof Tile Brown TXT

Trail Dust DE6123

Milgard Classic Brown

Date: 10/30/25 Site Address: _____ Planner: _____

Description: _____

PROJECT FILE NO. PLN240202-DEP

PHOTOGRAPHS



Gooseneck with hidden bulb :

Painted iron railing:

EMONG Farmhouse Sconce

Iron Ore SW 7069

Date: 10/30/25 Site Address: _____ Planner: _____

Description: _____

COLOR SAMPLES FOR PROJECT FILE NO. PLN240202-DEP



Carport with solar array on roof:

Materials: Trail Dust DE6123 Wood or Steel, Solar Panels Colors: _____
 Description: _____



CMU trash enclosure (match stucco color):

Materials: Trail Dust DE6123 CMU Block (split face) Colors: _____
 Description: _____



Trash enclosure roof:

Materials: Trail Dust DE6123 Wood or Steel, Metal Roof Colors: _____
 Description: _____