

*Before the Board of Supervisors
County of Monterey, State of California*

In the matter of the application of:

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) (PLN110173)

RESOLUTION NO. 23-102

Resolution by the Monterey County Board of Supervisors:

1. Considering the Certified Final Revised Environmental Impact Report (SCH No. 1995083033) for the September Ranch Subdivision Project and find adoption of the General Plan amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162;
2. Adopting a resolution amending the Monterey County 2010 General Plan to reclassify the land use designation of:
 - a. The northerly portion of Parcel A (APN: 015-172-013-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Open Space;
 - b. The southerly portion of Parcel A (APN: 015-172-013-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - Acres/Unit to Open Space;
 - c. All of Parcel B (APN: 015-172-015-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Open Space;
 - d. All of Parcel C (APN: 015-172-016-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Open Space;
 - e. The northerly portion of Parcel D (APN: 015-172-017-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Open Space;

- f. The southerly portion of Parcel D (APN: 015-172-017-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 – 1 Acres/Unit to Open Space;
- g. The northerly portion of Lot 22 (APN: 015-172-042-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Residential – Low Density 5 - Acres/Unit; and
- h. The southerly portion of Lot 29 (APN: 015-172-049-000) and Lot 30 (APN: 015-172-050-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Residential – Rural Density 5+ Acres/Unit.

[Approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Carmel Valley (Assessor's Parcel Numbers: 015-172-017-000, 015-172-042-000, 015-172-049-000, and 015-172-050-000), Carmel Valley Master Plan.]

The SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) General Plan amendment and rezone (PLN110173) came on for a public hearing before the Monterey County Board of Supervisors on March 21, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors finds and decides as follows:

RECITALS

WHEREAS, on November 9, 2010, by Resolution Number 10-312, the Board approved a Combined Development Permit (CDP) for the September Ranch Subdivision Project consisting of: (1) a Vesting Tentative Map (VTM) for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed restricted workforce housing lots) for a total of 95 residential lots; (2) a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); (3) 300.5 acres of common open space (Parcels A & C); (4) 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; and (5) 6.9 acres of open space reserved for future public facilities (Parcel B); and

WHEREAS, on December 8, 2020, by Board Order, the Board of Supervisors approved the Final Map for Phase 1 of the September Ranch Subdivision which includes a dividing 540-acres of the total 891 acres into 40 parcels consisting of 33 conforming lots to be developed with

market-rate homes, a parcel for inclusionary housing (Parcel F), the equestrian parcel (Parcel E), public use parcel (Parcel B), open space parcels (Parcel A & D), park parcel (Parcel C), and a parcel for future Phase 2 which may be used for inclusionary housing (Parcel G); and

WHEREAS, in compliance with Monterey County Code Chapter 21.91 and Condition of Approval No. 30 of Board of Supervisors Resolution 10-312, the agent for the owner, Carmel Reserve LLC, filed a formal request to proceed with the General Plan amendment to redesignate Parcels A, B, C and D to “Open Space”; and

WHEREAS, as specified in, and approved by the September Ranch CDP, Parcels A and C are intended for common open space, Parcel B is intended for open space reserved for future public facilities and Parcel D is intended for public open space for donation/dedication. The current Land Use Designation of these parcels, as illustrated in Carmel Valley Master Plan Figure LU3, are *Residential – Rural Density 5+ Acres/Unit* and/or *Residential – Low Density 5 - Acres/Unit*; and

WHEREAS, in order to achieve consistency between the Land Use Designation of Parcels A, B, C and D to be consistent with the intended use, a General Plan amendment shall be approved to reclassify their Land Use Designation to *Open Space*; and

WHEREAS, as illustrated in Carmel Valley Master Plan Figure LU3, the Land Use Designation for Lots 22, 29 and 30 are *Residential – Rural Density 5+ Acres/Unit* and *Residential – Low Density 5 - Acres/Unit*. To avoid confusion during future development of these lots, the General Plan amendment includes cleaning up the designation so that each lot is wholly within a single land use designation; and

WHEREAS, on February 22, 2023, in accordance with Government Code sections 65358 and 65854 – 65857, as well as Monterey County Code Chapter 21.91, the Planning Commission held a duly noticed hearing to consider recommending to the Board of Supervisors on the following:

1. A resolution to redesignate Parcels A-D and Lots 22, 29 and 30 (Attachment 1);
and
2. An ordinance (Attachment 2) to rezone Parcels A-E and Lots 1-33, 39, 40 and 73;
and

WHEREAS, on November 9, 2010, the Board of Supervisors certified the Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project as memorialized in Board of Supervisors Resolution No. 10-312. Change of use, designation and zoning were anticipated and analyzed in this FEIR; and

WHEREAS, the Board of Supervisors has considered the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project and finds adoption of the General Plan amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; and

WHEREAS, at least 10 days before the public hearing before the Board of Supervisors, notices of the hearing were published in the Monterey County Weekly, provided to all those who requested notice, and were also posted on and near the project site.

DECISION

NOW, THEREFORE, be it resolved, based on the above recitals, the written and documentary evidence, the staff reports, oral testimony, and the administrative record as a whole, that the Board of Supervisors:

- a. Considers the Certified Final Revised Environmental Impact Report (SCH No. 1995083033) for the September Ranch Subdivision Project and find adoption of the General Plan Amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162;
- b. Adopts a resolution amending the Monterey County 2010 General Plan to reclassify the land use designation of:
 - a. The northerly portion of Parcel A (APN: 015-172-013-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Open Space;
 - b. The southerly portion of Parcel A (APN: 015-172-013-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - Acres/Unit to Open Space;
 - c. All of Parcel B (APN: 015-172-015-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Open Space;
 - d. All of Parcel C (APN: 015-172-016-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Open Space;
 - e. The northerly portion of Parcel D (APN: 015-172-017-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Open Space;
 - f. The southerly portion of Parcel D (APN: 015-172-017-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 – 1 Acres/Unit to Open Space;
 - g. The northerly portion of Lot 22 (APN: 015-172-042-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Rural Density 5+ Acres/Unit to Residential – Low Density 5 - Acres/Unit; and
 - h. The southerly portion of Lot 29 (APN: 015-172-049-000) and Lot 30 (APN: 015-172-050-000), as shown in Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5 - 1 Acres/Unit to Residential – Rural Density 5+ Acres/Unit.

All in substantial conformance with the attached documents (**Exhibit 1**).

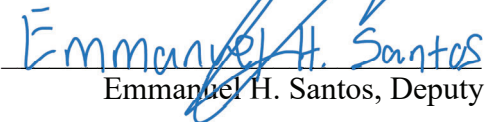
PASSED AND ADOPTED on this 21st day of March 2023, by roll call vote:

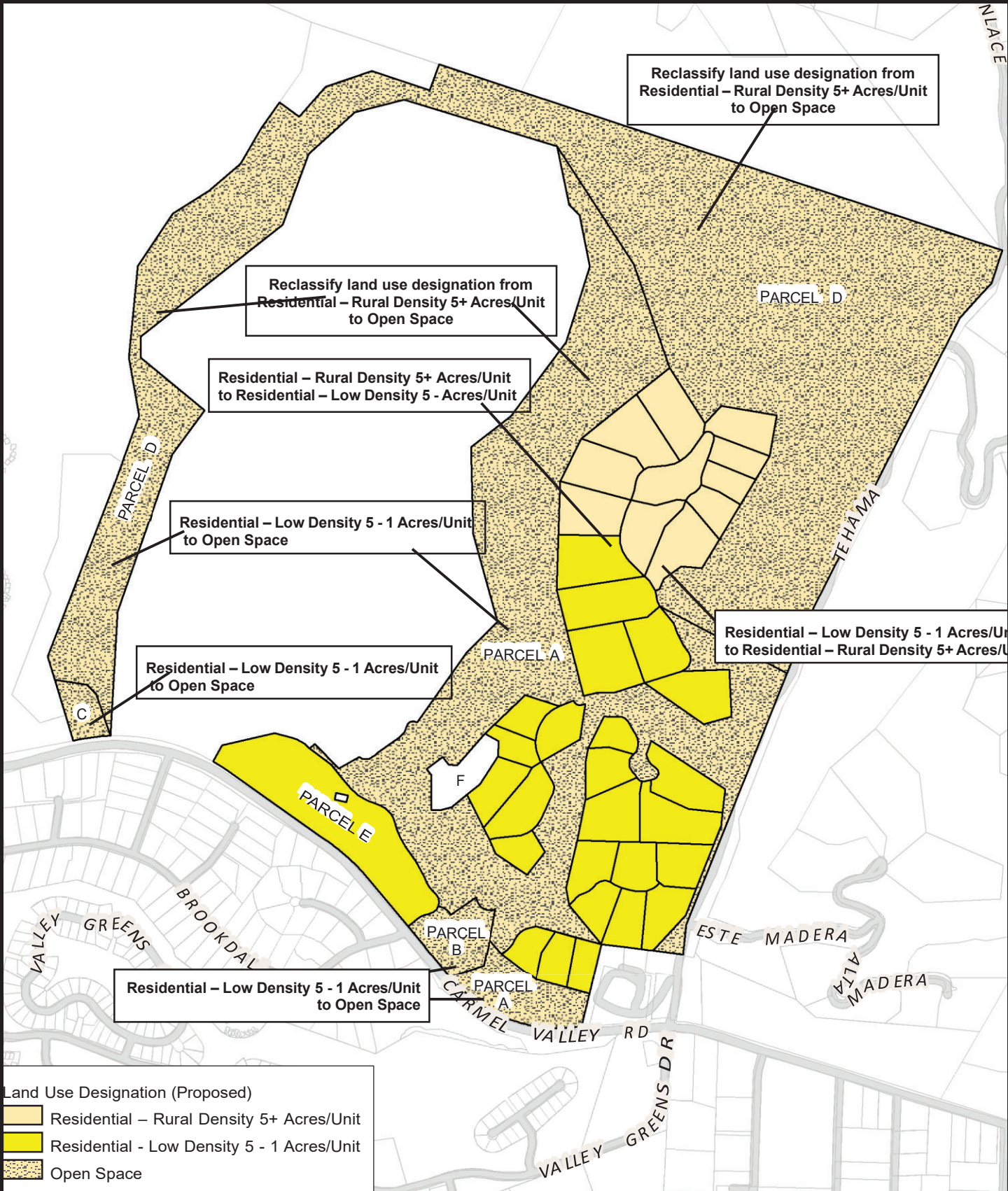
AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams
NOES: None
ABSENT: None

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 on March 21, 2023.

Dated: March 24, 2023
File ID: A 23-044
Agenda Item No. 8

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


Emmanuel H. Santos, Deputy



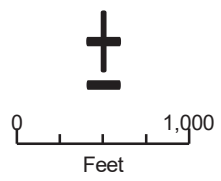
Land Use Designation (Proposed)

	Residential - Rural Density 5+ Acres/Unit
	Residential - Low Density 5 - 1 Acres/Unit
	Open Space

Monterey County 2010 General Plan Amendment

PROJECT: PLN110173 SEPTEMBER RANCH PARTNERS

APN: 015-172-013-000, 015-172-015-000, 015-172-016-000, 015-172-017-000, 015-172-042-000, and 015-172-049-000



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