



Monterey County Planning Commission

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Agenda Item # 4

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Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN040061 - Rancho Canada Ventures, LLC (Rancho Canada Village Subdivision)

Public Workshop to receive an overview of the proposed Ranch Canada Village Subdivision and the issues associated with it and the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report* (RDEIR).

Proposed CEQA Action: Environmental Impact Report being prepared
Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive a presentation of the proposed Ranch Canada Village Subdivision and the issues associated with it and the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report* (RDEIR); and
- b. Conduct a public workshop.

PROJECT INFORMATION:

Owner: Rancho Canada Ventures, LLC

Project Location: Rancho Canada Golf Club, 4860 Carmel Valley Road, Carmel Valley

APNs: 281-unit Project: 015-162-009-000, 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-027-000, 015-162-039-000, 015-162-040-000 and 015-162-043-000;
130-unit Alternative: 015-162-009-000, 015-162-017; 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-041-000, 015-162-042-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000.

Zoning: Public/Quasi-Public (P/Q-P)

Agent: Alan Williams

Plan Area: Carmel Valley Master Plan

Parcel sizes: Approximately 82 acres

Flagged and Staked: No, it was determined that the houses would not be visible from Carmel Valley Road.

SUMMARY:

This staff report provides an overview of the proposed Ranch Canada Village Subdivision (PLN040061) and the issues associated with it and the *Rancho Canada Village Project Recirculated Draft Environmental Impact Report* (RDEIR) that has been prepared for it. Given the RCV Project's history, relative complexity and community interest it was decided to schedule a workshop before the Planning Commission, in advance of holding a public hearing, where the Project could be discussed in depth but in a more informal, interactive format with

Commissioners. Since the RCV Project is not being considered for any action at this time, a second meeting (public hearing) on the Project requesting the Planning Commission's recommendation to the Board of Supervisors will be scheduled. This second Planning Commission meeting is scheduled to be held on October 26, 2016. It is expected that a Final EIR, including responses to comments received on the RDEIR, will have been prepared and provided to Planning Commissioners in advance of the October 26 Planning Commission meeting.

Since this is a workshop and not a public hearing on the Rancho Canada Subdivision Project, intended to inform and allow for a response to questions from Commissioners and the public, there is no staff recommendation.

Several letters have been received about the workshop. These are attached (**Attachment E**).

Attachment A provides a detailed overview of the proposed project.

The following are the tentatively schedule hearing dates for consideration of the Project and Alternative:

- **October 26, 2016:** Planning Commission consideration of the Final EIR, the Project and the Alternative.
- **November 9:** Second Planning Commission hearing, if necessary.
- **December 6:** Board of Supervisors consideration of Final EIR, the Project and the Alternative.

OTHER AGENCY INVOLVEMENT:

The following agencies have been consulted on this project:

- RMA-Public Works Department
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- County Counsel
- Federal Emergency Management Agency (FEMA)
- U.S. Fish and Wildlife Service
- California State Transportation Agency (Caltrans)
- Transportation Agency for Monterey County
- Monterey County Local Agency Formation Commission
- Monterey Peninsula Water Management District
- Carmel Unified School District
- Monterey-Salinas Transit
- Monterey County Sheriff
- Cypress Fire Department
- California Air Resources Board
- California Dept. of Fish and Wildlife
- Regional Water Control Board, District 3

The RCV Project and 130-unit Alternative were presented to the Carmel Valley Land Use

Advisory Committee (LUAC) at its September 21, 2015 and February 1, 2016 meetings. Both the applicant and County staff attended the LUAC meetings, presented information and responded to questions from LUAC members and the public. At the conclusion of the February 1 meeting the LUAC voted not to provide a recommendation to the Planning Commission and Board of Supervisors regarding the RCV subdivision scenarios since the RDEIR was not yet available. Similarly, the 281-unit Project was presented to the LUAC in May 2004, at which time the LUAC voted not to make a recommendation.

The Project and Alternative were presented to the Housing Advisory Committee (HAC) at its March 9, 2016 meeting. Both the applicant and County staff attended the HAC meeting, presented information and responded to questions from HAC members. The HAC's discussion focused on the proportion of affordable units that should be required of the 130-unit Alternative, but ultimately, after three separate motions, the HAC did not provide a recommendation due a lack of majority on the motions.

Prepared by: Luke Connolly, AICP, Management Specialist

Reviewed by: John Ford, RMA Services Manager, Ext. 5178

Approved by: Carl P. Holm AICP, Resource Management Agency (RMA) Director

The following attachments are on file with the RMA:

Attachment A - Discussion

Attachment B - Vicinity Map

Attachment C - Project Site Plan (281 Unit)

Attachment D - Alternative Site Plan (130 Unit)

Attachment E - Comments related to conducting workshop.

cc: Front Counter Copy; Planning Commission; John Ford, RMA Services Manager; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Cypress Fire District; Monterey County Sheriff; MPWMD; Carmel Unified School District; FEMA; Caltrans; Monterey-Salinas Transit; TAMC; Molly Erickson, Stamp & Erickson; Carmel Valley Association; Open Monterey Project; Land Watch Monterey County; Margaret Robbins; Suzie Franklin; CSA50 Citizens Advisory Committee