



Legislation Details (With Board Report)

File #: 20-589 **Name:** September Ranch
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On agenda: 8/6/2020 **Final action:**
Title: Receive a report on the County Parks Conditions for the September Ranch Subdivision Project.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Board Report.pdf, 2. Attachment A - September Ranch Conditional of Approval.pdf, 3. Attachment B - Tentative Map, Phases 1 & 2.pdf, 4. Attachment C - Park Specific Conditions.pdf

Date	Ver.	Action By	Action	Result
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Receive a report on the County Parks Conditions for the September Ranch Subdivision Project.

RECOMMENDATION:

It is recommended that the Park Commission receive a report on the County Parks Conditions for the September Ranch Subdivision Project.

SUMMARY:

On November 9, 2010, the Monterey County Board of Supervisors approved the September Ranch Project subdividing 891 for residential, equestrian, open space and future public facility uses. The project was approved subject to 190 conditions of approval (**Attachment A** - September Ranch, Conditions of Approval). The project developer has requested the project be divided into two phases- Phase 1 and 2 (**Attachment B**, Tentative Map), so staff identified those conditions of approval that shall be met prior to Phase 1 Final Map. Those conditions include several specific conditions applied by County Parks, which are listed in **Attachment C**, and are noted below:

- A 3.2-acre park parcel dedicated to the County. The parcel is un-developed and located off Carmel Valley Road at the westerly end of the September Ranch property. **Condition No. 100, (PKSSP001 Park Parcel, non-standard condition).**
- An approximate 1-mile, 20-foot wide public trail easement at the westerly end of the September Ranch property. Located within this 20-foot easement is an existing trail that traverses from the 3.2 AC park parcel and connecting to Jacks Peak Park. **Condition No. 101 (PKS004 Recreational Trails Easement).**
- **A determination that all trails on the tentative subdivision map are private and are not allowed to directly access Jacks Peak County Park. Condition 102 (PKSSP002 Private trails, non-standard condition).**
- **The dedication of land and recreation improvements for park and recreation purposes reasonably serving the residents of the inclusionary and workforce housing units. Condition No. 103 (PKSSP003**

Recreation Requirements / Land Dedication Non-Standard Condition).

- Assessment by a Certified Historic Resource Consultant to determine the potential for historic resources on Parcel E, the Equestrian Center (the c. 1875 farmhouse and the c. 1932 barn w/ c. 1954 addition). The assessment determined that the structures do not qualify for a Historic Resources overlay district. **Condition No. 104, (PKSSP004 Historic Resources Non-Standard Condition).**
- The actual construction of the public recreational trail within the twenty (20) foot trail easement (located along the westerly boundary of the September Ranch Subdivision property), for the purpose of providing public access from Carmel Valley Road to Jacks Peak County Park. **Condition No. 105, (PKSSP005 Construction of Trails Non-Standard Condition).**
- Dedication of 242.9 acres of open space land, referred to as Parcel D to the County of Monterey, to be managed by RMA-Parks. **Condition No. 106, (PKSSP006 Land Dedication Non-Standard Condition).**

Acceptance of a final map is ministerial, meaning the Board is simply verifying compliance with the conditions. Staff finds that the developer has met all Phase 1 conditions related to County Parks. Phase 1 Final Map Acceptance is anticipated to be considered by the Board in August/September of 2020. We are presenting this information to the Parks Commission to be aware of how staff is clearing these conditions.

DISCUSSION:

The September Ranch property is located in Carmel Valley, approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road. The property is bounded on the south by Brookdale Drive and a residential subdivision, on the west by the senior-living community of Del Mesa Carmel and the Roach Canyon open space area (managed by RMA-Parks), on the east and northeast by Canada Woods (Tehama) and Canada Woods North subdivisions, and on the northwest by Jack's Peak County Park.

The project site is a predominately south facing slope divided by several small canyons that traverse from north to south. The terrain is hilly, with elevations ranging from 70-feet above sea level to 968 feet above sea level. Onsite vegetation consists primarily of Monterey pines, coastal live oaks, coastal sage scrub and grasslands. An equestrian facility occupies the flat terraces that front on Carmel Valley Road. The facilities include a barn with box stalls, hay storage, a tack room and office, outdoor fenced stalls, training ring, training arena and fenced pasture areas. One residential unit that serves as employee housing is also on the project site. There are existing trails throughout the property, many associated with the Equestrian Center, and one in particular that provides a regional trail connection between the Carmel Valley community and Jacks Peak County Park near the top of the ridge offering spectacular, distant views to Carmel Valley, Carmel and beyond. The September Ranch trail also provides a connecting link between the communities surrounding Jacks Peak and the HWY 68 area, through September Ranch property to the Carmel Valley area.

The Final Map is anticipated to be considered by the Board in August/September of 2020. As a part of the approval, the County will accept the County Parks Conditions. The applicant will dedicate a 3.2-acre parcel (referred to as Parcel C) located at the base of the property off Carmel Valley Road. The parcel is bounded on the west by the Roach Canyon property owned by the County. The 3.2-acre parcel was once a concrete/transfer site that is primarily flat and open and shrouded with a variety of well-established native trees and vegetation. There are also remnants of a concrete slab and foundation. As part of the condition, the developer was required

to clear all construction materials and debris prior to be dedicated to the Monterey County Parks Department for park and recreation purposes, which was deemed completed. There is no formalized vehicle access to the 3.2-acre parcel off Carmel Valley Road, however, the Plan Line Study that will be completed will evaluate the feasibility of providing both ingress and egress access. There have been preliminary discussions about developing a trailhead at this parcel as the 20-foot trail easement with an existing trail provides a connection to and from Parcel C to Jack's Peak Regional Park.

The project has been conditioned to require that within 6 months of acceptance of the Irrevocable Offer to Dedicate a 20-foot trail easement, that the developer will construct a trail within this easement, to Monterey County standards. Much of the trail exists, and the alignment is deemed approved yet requires invasive plant removal and some surface and drainage improvements as well as a developed connection to Jacks Park. Access to and from Carmel Valley Road area and Jack's Peak Park will be limited to the trail and controlled by a gate at Jacks Peak Park. No other access is allowed to Jacks Peak, other than the two (2) emergency evacuation routes required by County Fire.

The developer was required to submit an Irrevocable Offer to Dedicate the open space area shown as Parcel D to a non-profit land conservation or land trust organization. As per the condition, if the developer is unable to identify a non-profit for the purpose of completing this transaction, then Parcel D will be dedicated to the County of Monterey under the same terms. A suitable non-profit land conservation or land trust organization could not be secured, and therefore, the 242.9 acres of open space land will become County property to manage. The open space land will be undeveloped other than having an existing trail system on the property to provide additional open space/recreational opportunities. No private trails are allowed to access County property and the Final Map was revised to remove all private trails that traversed onto County property, other than the two (2) fire access roads.

The applicant was also required to provide land and develop park and recreation improvements to serve the inclusionary/workforce housing units, however, these park and recreation improvements will not be a part of the County's park system and will be managed by others. As per the condition, prior to recordation of the Phase 1 Final Map, the Applicant shall comply with Section 19.12.010 - Recreation Requirements - of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements in accordance with the provisions contained in Section 19.12.010 (D) for park and recreation purposes. The Applicant provided a recreation plan and cost estimate for the improvements to be made on the dedicated parcel (s), and shall provide the County with adequate security in the form of a performance bond for one hundred percent (100%) of the costs for the park and recreation improvements shown on the recreation plan. The park site is intended to be a public "park" complete with the elements and amenities commonly found in a typical public park. It is intended to serve 22 (affordable and workforce) housing units.

OTHER AGENCY INVOLVEMENT:

RMA-Park staff is primarily working with the September Ranch developer and their representatives on the requirements related to the RMA-Park Conditions. County staff from various departments and agencies outside the County are also involved in the project. County counsel has developed the Irrevocable Offer to Dedicate Parcel C, the 20-foot Trail Easement and the 242.9 acres of open space for the RMA-Parks related Conditions.

FINANCING:

The developer will be responsible for the cost of the development of the trail within the 20-easement prior to final acceptance. Discussions regarding the future development of Parcel C and the management of the 242.9 acres are in progress. The County will be responsible for the maintenance and operations once the improvements are developed. It is not currently known what the financial impacts will be until the improvements are determined and the associated maintenance and operation requirements estimates are known.

Staff will be returning to the Board of Supervisors to request additional general funds for the additional expenditures.

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Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

- A. September Ranch, Conditional of Approval
- B. Tentative Map, Phases 1 & 2
- C. Park (specific) Conditions