



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details

File #: RES 24-101 **Name:** PLN150372 - River View

Type: BoS Resolution **Status:** Scheduled PM

File created: 5/17/2024 **In control:** Board of Supervisors

On agenda: 6/4/2024 **Final action:**

Title: PLN150372 - RIVER VIEW AT LAS PALMAS LLC
Public hearing to consider:

- a. Certifying the Final Subsequent Environmental Impact Report (FSEIR), as augmented September 2023;
- b. Adopting a Statement of Overriding Considerations finding that the benefits of the project outweigh the significant and unavoidable traffic impacts;
- c. Adopting a Mitigation Monitoring and Reporting Plan;
- d. Adopting an amendment to the text of the Las Palmas Ranch Specific Plan (LPRSP) to:
 1. Increase the unit cap from 1,031 to 1,058, to allow for an additional 27 residential lots on Parcel Q;
 2. Add a new Policy 12 in Chapter II, Section C, specifying that Parcel Q shall require 25% of new housing units as affordable, 15% of which shall be on-site and available to moderate-income households and the remaining 10% of which shall be provided through payment of an in-lieu fee; and
 3. Update Figures E and H to recognize Parcel Q;
- e. Approving a Vesting Tentative Map to create 27 residential lots, including four moderate income units, and an open space parcel; and
- f. Approving a Use Permit to allow development on slopes in excess of 25%.

Project Location: 15.64-acre lot within Las Palmas Subdivision #1, south of River Road and west of Country Park Road, within the Las Palmas Ranch Specific Plan area in the Toro Area Plan approximately 1.25 miles west of Spreckels and 0.5 miles east of State Highway 68.
Proposed CEQA action: Certify the Final Subsequent Environmental Impact Report, adopt a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Discussion, 3. Attachment B - Draft CEQA Resolution, 4. Attachment C - Draft Las Palmas Ranch Specific Plan Amendment Resolution, 5. Attachment D - Draft Vesting Tentative Map Resolution, 6. Attachment E - Las Palmas Ranch Specific Plan (adopted September 1983), 7. Attachment F - Toro Land Use Advisory Committee Minutes (October 23, 2023), 8. Attachment G - Draft Subsequent Environmental Impact Report, 9. Attachment H - Final Subsequent Environmental Impact Report, 10. Attachment I - Augmentation to the Final Subsequent EIR, 11. Attachment J - Vicinity Map, 12. Attachment K - Comment Letters, 13. Attachment L - Planning Commission Resolution No. 24-005

Date	Ver.	Action By	Action	Result
6/4/2024	1	Board of Supervisors		