



County of Monterey

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

Board Report

File #: RES 23-131, **Version:** 1

PLN040061-AMD1 - Rancho Canada Ventures

Approve the Final Map for the Rancho Cañada Village subdivision, which includes the division of subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38-acres of habitat preserve on two open space lots in substantial conformance with the Vesting Tentative Map approved by the Board of Supervisors with Resolution No. 21-309.

Project Location: Between Carmel Valley Road and the Carmel River, east of Val Verde Drive

Proposed CEQA Action: Statutorily Exempt per California Environmental Quality Act (CEQA) Guidelines section 15268(b)(3) - Approval of Final Subdivision Maps.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that accepting the Final Map is statutorily exempt per section 15268(b)(3) of the CEQA Guidelines;
- b. Approve the Final Map for the Rancho Cañada Village subdivision, which includes the division of subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38-acres of habitat preserve on two open space lots in substantial conformance with the Vesting Tentative Map approved by the Board of Supervisors with Resolution;
- c. Approve the Subdivision Improvement Agreement for the Rancho Cañada Village and authorize the Chair to execute the Agreement for the Subdivision Improvement Agreement;
- d. Accept the Drainage Improvement and Reimbursement Agreement;
- e. Accept the Inclusionary Housing Agreement;
- f. Accept the Tax Clearance Certificate;
- g. Accept the Subdivision Title Guarantee;
- h. Accept the Subdivision Deed of Trust;
- i. Direct the Clerk of the Board to submit the Final Map and the Subdivision Improvement Agreement to the County Recorder for filing, subject to the collection of applicable recording fees, and submit the Deed of Trust, Tax Clearance Certificate from the County Assessor, and the Subdivision Title Guarantee as required by the County Recorder's Office.

PROJECT INFORMATION:

Planning File Number: PLN040061-AMD1

Owner: Rancho Canada Ventures

Assessor's Parcel Numbers: 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000, 015-162-049-000; and portions of 015-162-043-000 and 015-162-051-000.

Agent: Cody Phillips, Lombardo and Associates

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3)

SUMMARY/DISCUSSION:

On July 27, 2021, the Board of Supervisors approved a Combined Development Permit with Resolution No. 21-309 (PLN040061-AMD1/ RANCHO CANADA VENTURES) to:

Conditionally approve a Combined Development Permit for the Rancho Cañada Village "Increased Unit,

Greater Affordability Project” (refinement of Alternative 6b of the Second Final EIR), for a 145 unit subdivision, including 40 affordable units consisting of twenty-eight units for moderate income households, six units of Workforce I housing (affordable to households earning between 120% and 150% of County median income) and six units of Workforce II housing (affordable to households earning between 150% and 180% of County median income), with the Combined Development Permit consisting of:

- a) Vesting Tentative Map subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38-acres of habitat preserve on two open space lots;
- b) A blanket Administrative Permit (Site Plan Approval) allowing development on 93 single family residential lots (parcels to be zoned MDR Medium Density Residential), 12 townhomes, and 40 units of affordable/workforce housing (parcels to be zoned HDR High Density Residential) within the S Site Plan Review Zoning Overlay District;
- c) An Administrative Permit for development within the S District of a 1.5 acre community park and 8.6 acres of common areas, grading of up to 220,000 cubic yards and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve areawide flood control and drainage.
- d) Use Permit for development in the Carmel Valley Floodplain; and
- e) Use Permit for removal of up to 37 trees.

Consistent with Government Code Section 66456.1 of the Subdivision Map Act, this Final Map, is the only map recordation to complete the project related to the approved Vesting Tentative Map. This action before the Board of Supervisors will create 106 residential parcels including 12 condominiums with 6 garage parcels, a powerhouse parcel, 2 well parcels, 3 roadway public utility easement parcels, and 11 open space/drainage control parcels. In accordance with Section 66474.1 of the Subdivision Map Act, the final map has been reviewed and found to be in substantial conformance with the approved Vesting Tentative Map.

In accordance with Government Code Section 66473 of the Subdivision Map Act and the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (adopted by the Monterey County Board of Supervisors pursuant to Resolution No. 22-311), all conditions of approval requiring compliance prior to recordation of the Final Map have been satisfied. **Attachment J** of this Board Report, Condition Compliance Verification, provides a report demonstrating satisfaction with conditions and mitigations.

The Subdivision Improvement Agreement (**Attachment D**) sets forth the terms and conditions for implementing the required subdivision infrastructure improvements. The developer has provided all required bonds and securities to guarantee funding to complete the required improvements. The developer has submitted a tax clearance certificate in accordance with Government Code Section 66492 and the Final Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. The Agreement has been reviewed and approved as to form by the Office of the County Counsel.

The infrastructure improvements to be constructed include all on-site utilities; sewer lines, storm drain lines, and paved private streets together with sidewalks, streetlights, and street landscaping. Off-site improvements consist of construction of a 12-foot wide westbound median left-turn acceleration lane at the intersection of Carmel Valley Road and Rio Road to safely accommodate vehicles making a northbound left-turn from Rio Road to Carmel Valley Road. Rancho Canada Ventures will also cause new bike lane striping along Carmel Valley Road to be installed near the intersection to improve bicyclist access to the eastbound bike lane.

Affordable housing is required in Parcel A for 40 affordable units consisting of 28 units for moderate income households, six units of Workforce I housing (affordable to households earning between 120% and 150% of County median income) and 6 units of Workforce II housing (affordable to households earning between 150% and 180% of County median income. See **Attachment F**.

Recreation requirements of the Monterey County Code Section 19.12.010 for the Rancho Cañada Village subdivision will be met by providing open space parcels, including approximately 38 acres of passive open space areas with a trail easement through Parcels H and I to connect to Regional Parks parcels to the east.

CEQA:

The acceptance of a Final Parcel Map is statutorily exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines section 15268(b)(3) as a ministerial project that requires no discretionary action by the appropriate authority.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording of the final map:

- Environmental Health Bureau
- Housing & Community Development Division (Planning, Development Services, Environmental Services)
- Cypress Fire Protection District
- Office of the County Counsel

Cal-Am and CAWD approved the design, and potential construction of the subdivision water and sewer systems.

FINANCING:

Funding for staff time associated with processing condition compliance for this project was provided by the permit holder in the amount of \$26,730. The County will require additional funds as needed based on the approved hourly rate in the HCD fee schedule.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action complies with the following Board Strategic Initiatives:

- Strategic Initiative for Economic Development, “through collaboration, strengthen economic development to ensure a diversified and healthy economy.”
- Strategic Initiative for Administration, through “Efficient and Effective Government Operations” because processing this Final Parcel Map in accordance with all applicable policies and regulations provides the County accountability for proper management of our land resources in timely administrative response to our HCD customers.
- Strategic Initiative for Infrastructure, “Plan and develop a sustainable, physical infrastructure that improves the quality of life for County residents and supports economic development results”, by improving the conditions of Carmel Valley Road and by providing for adequate infrastructure for new housing, including 40 units of affordable housing.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Mary Israel, Supervising Planner, ext. 5183
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner
Approved by: Craig Spencer, Interim Director of Housing and Community Development

The following attachments are on file with the Clerk of the Board:

- Attachment A - Draft Resolution
- Attachment B - Cover letter to the Clerk of the Board
- Attachment C - Final Map
- Attachment D - Subdivision Improvement Agreement
- Attachment E - Drainage Improvement Agreement
- Attachment F - Inclusionary Housing Agreement
- Attachment G - Subdivision Title Guarantee
- Attachment H - Tax Clearance Certificates
- Attachment I - Subdivision Deed of Trust
- Attachment J - Condition Compliance Verification

cc: Front Counter Copy; HCD-Engineering Services, Development Services; Environmental Health Bureau; Cypress Fire Protection District; Mary Israel, Planner; Craig Spencer, Interim Director; Anna Ginette Quenga, Principal Planner; Rancho Canada Ventures, Applicant/Owner; Cody Phillips, Agent; Interested Parties; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Carmel Valley Association; Project File PLN040061-AMD1.