



## Legislation Details

<b>File #:</b>	20-1028	<b>Name:</b>	September Ranch Final Map
<b>Type:</b>	General Agenda Item	<b>Status:</b>	Passed - RMA Administration
<b>File created:</b>	12/1/2020	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	12/8/2020	<b>Final action:</b>	12/8/2020
<b>Title:</b>	<p>a. Approve the Final Map for Phase 1 of the September Ranch Subdivision which includes 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 (Parcels A &amp; D), park parcel (Parcel C) , and a parcel for future Phase 2 which may be used for inclusionary housing (Parcel G);</p> <p>b. Approve and accept a Conservation &amp; Scenic Easement Deed conveyed to the County over Parcel "B" restricting that parcel to open space for future public facilities as required by Condition of Approval #3 of Combined Development Permit for the September Ranch Subdivision Project, and authorize the Chair to sign the Acceptance and Consent to Recordation;</p> <p>c. Approve and accept a Conservation &amp; Scenic Easement Deed conveyed to the County over those portions of the property outside of the building and/or development envelopes as required by Condition of Approval #3 of Combined Development Permit for the September Ranch Subdivision Project, and authorize the Chair to sign the Acceptance and Consent to Recordation;</p> <p>d. Approve and accept an Irrevocable Offer to Dedicate to Monterey County and authorize the Chair to sign the Acceptance and Consent to Recordation for:</p> <ol style="list-style-type: none"><li>1. "Parcel C" for park and recreational purposes (Condition #100);</li><li>2. A twenty (20) foot public recreational trail easement over the westerly boundary of the September Ranch Subdivision to provide public access from Carmel Valley Road to Jacks Peak County Park (Condition #101); and</li><li>3. "Parcel D" to be managed as part of Jacks Peak Park in perpetuity (Condition #106);</li></ol> <p>e. Approve the Subdivision Improvement Agreement for Phase 1 of the September Ranch Subdivision and authorize the Chair to execute the Agreement and to sign bank instructions for the \$6.5M deposit made by Carmel Reserve LLC for Financial Security for the Subdivision Improvement Agreement;</p> <p>f. Accept the Tax Clearance Letter;</p> <p>g. Accept the Subdivision Map Guarantee;</p> <p>h. Approve the Inclusionary Housing Agreement and Authorize the Director of County Housing and Community Development to execute the agreement; and</p> <p>i. Direct the Clerk of the Board to submit the Final Map and other associated documents to the County Recorder for filing for record upon satisfactory proof of deposit of the financial security for the Subdivision Improvement Agreement, subject to the collection from the applicant of the applicable recording fees.</p> <p>[PLN110173/PLN050001 - Carmel Reserve LLC Phase 1 Final Map (September Ranch), approximately 2.5-miles east of Highway-1 on the north-side of Carmel Valley Road, between Canada Way and Valley Greens Drive (APN: 015-171-010-000)]</p> <p>CEQA Compliance: Statutorily exempt per CEQA Guidelines sec. 15268(b)(3)</p>		

**Sponsors:****Indexes:****Code sections:**

**Attachments:** 1. Board Report, 2. Attachment A - Memo to the Clerk of the Board, 3. Attachment B - Final Map, 4. Attachment C - Condition of Approval & Mitigation Measures Certification, 5. Attachment D - Conservation & Scenic Easement Deed over Parcel B", 6. Attachment E - Conservation & Scenic Easement Deed, 7. Attachment F - Irrevocable Offer to Dedicate, 8. Attachment G - Tax Clearance Letters, 9. Attachment H - Subdivision Map Guarantee, 10. Attachment I - Subdivision Improvement Agreement, 11. Attachment J - Bank Instructions for the Financial Security, 12. Attachment K - Inclusionary Housing Agreement, 13. Item No. 79 Completed Board Order

Date	Ver.	Action By	Action	Result
12/8/2020	1	Board of Supervisors		