



County of Monterey

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

Legislation Details

File #:	RES 21-140	Name:	PLN040061-AMD1 - Rancho Canada Ventures
Type:	BoS Resolution	Status:	Passed
File created:	7/21/2021	In control:	Board of Supervisors
On agenda:	7/27/2021	Final action:	7/27/2021
Title:	<p>Public hearing to consider actions to conditionally approve the Rancho Cañada Village Project (PLN040061-AMD1/ Rancho Canada Ventures, LLC), including:</p> <p>a. General Plan Amendment - Resolution to amend of the text of Carmel Valley Master Plan Policy CV -1.27 to provide that notwithstanding any other General Plan policies, residential development may be allowed with a density of up to 10 units/acre with a minimum of 20% affordable housing; and</p> <p>b. Zoning Amendment - An ordinance to rezone approximately 25 acres of the project site from Public/Quasi-Public with Design Control, Site Plan Review and Residential Allocation Zoning Overlay Districts (PQP-D-S-RAZ) to Medium Density Residential with Design Control and Site Plan Review Overlays (MDR/3-D-S), rezone 5 acres from PQP-D-S-RAZ to High Density Residential with Design Control, Site Plan Review Overlays (HDR/10-D-S); rezone approximately 3 acres from PQP-D-S-RAZ to High Density Residential with Design Control, Site Plan Review Overlays (HDR/5-D-S); and rezone the remaining approximate 41 acres of the project site from PQP-D-S-RAZ to Open Space (O). The ordinance also amends sections 21.10.070 (High Density Residential Zoning District special regulations) and 21.12.070 (Medium Density Residential Zoning District special regulations) of the Monterey County Code to include special setback, height, lot coverage, and floor area ratio regulations for development in the Rancho Cañada Village Subdivision.; and</p> <p>c. Rancho Cañada Village project - A Combined Development Permit for Rancho Cañada Village "Increased Unit, Greater Affordability Project" (refinement of Alternative 6B of the Second Final EIR), for a total of 145 units, including forty affordable units consisting of twenty-eight units affordable to moderate income households, six Workforce Housing I (affordable to households earning between 120% and 150% of County median income) and six Workforce Housing II units (affordable to households earning between 150% and 180% of County median income). The Combined Development Permit consists of:</p> <p>1) A Standard Subdivision 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;</p> <p>2) A blanket Administrative Permit (Site Plan Approval) allowing development on 93 single family residential lots (parcels to be zoned MDR), 12 townhomes, and 40 units of affordable/workforce housing (parcels to be zoned HDR) within the S (Site Plan Review) Zoning Overlay District;</p> <p>3) 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 area-wide flood control and drainage.</p> <p>4) Use Permit for development in the Carmel Valley Floodplain; and</p> <p>5) Use Permit for removal of up to 37 trees.</p> <p>d. Adopt a Mitigation Monitoring and Reporting Plan.</p>		

Proposed CEQA Action: Certify the Rancho Cañada Village Second Final Environmental Impact Report (SCH#: 20006081150) (SFEIR)

Location: In the Carmel Valley along Carmel Valley Road, east of the intersection of Carmel Valley Road and State Route 1 in unincorporated Monterey County (former West Course at Rancho Canada Golf Course) [Assessor Parcel Numbers: 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]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Project Discussion, 3. Attachment C - Draft Board Resolution for General Plan Amendment, 4. Attachment B - Draft Board Resolution for Second Final EIR, 5. Attachment D - Draft Ordinance amending Section 21-16, 6. Attachment E - Draft Resolution for RCV Project, 7. Attachment F - Errata Memo to the FEIR, 8. Attachment G - Vicinity Map, 9. Attachment H - Housing Advisory Committee Minutes for January 13 and February 17, 2021, 10. Attachment I - Carmel Valley Land Use Advisory Committee Minutes for February 16, 2021, 11. Attachment J - Final EIR (distributed on April 16, 2021), 12. Attachment K - Correspondence concerning the Project refinements, 13. Attachment L - Correspondence concerning the FEIR, 14. Attachment M - Court of Appeal Decision in CVA v. County (May 19, 2021), 15. Attachment N - Planning Commission Resolution Nos. 21-023 and 21-024, 16. Attachment O - Proposed Floor Plans, Design and Layout for Affordable Housing, 17. Power point No 19, 18. Completed Board Order Item No. 19, 19. Completed Ordinance Item No. 19, 20. Completed Resolution Item No. 19 (21-307), 21. Completed Resolution Item No. 19 (21-308), 22. Completed Resolution Item No. 19 (21-309)

Date	Ver.	Action By	Action	Result
7/27/2021	1	Board of Supervisors	adopted	Pass