

**Monterey County Planning Commission Agenda
Special Meeting
Wednesday, August 16, 2006**

**Board of Supervisors Chambers,
Monterey County Government Center
168 West Alisal Street, Salinas, CA
(831) 755-5025**

- A. ROLL CALL: 9:00 AM
- B. PUBLIC COMMENT PERIOD
- C. APPROVAL OF MINUTES: None
- D. SCHEDULED ITEMS
- E. OTHER ITEMS: (no items scheduled)
- F. ADJOURNMENT

Scheduled Items

1.

9:00AM

SEPTEMBER RANCH PARTNERS (PLN050001)

PROJECT LOCATION: CARMEL VALLEY RD CARMEL

PLANNING AREA: Carmel Valley Master Plan Area

PROJECT PLANNER: Alana Knaster

ENVIRONMENTAL STATUS: Environmental Impact Report Prepared

CONTINUED FROM 8/9/06. THE PROJECT PROPOSED IS THE SEPTEMBER RANCH PARTNERS COMBINED DEVELOPMENT PERMIT (PC95062/PLN050001) CONSISTING OF:

1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 94 MARKET-RATE RESIDENTIAL LOTS AND 15 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 109 RESIDENTIAL

LOTS; A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; 472 ACRES OF COMMON OPEN SPACE (PARCELS A,C & D); 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE; A SEWAGE COLLECTION AND WASTEWATER TREATMENT SYSTEM ON A 7-ACRE PARCEL (PARCEL B) OR ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR PUBLIC SEWAGE DISPOSAL; SEPARATE WATER SYSTEMS WITH TWO WELLS, ONE BACKUP WELL, BOOSTER PUMPS AND PIPING FOR DISTRIBUTION OF POTABLE WATER; AND WATER TANKS FOR FIRE SUPPRESSION;

2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES;

3) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 3,582 TREES, INCLUDING 2,692 MONTEREY PINES AND 890 COAST LIVE OAKS, FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AND MAXIMUM POTENTIAL REMOVAL WITHIN EACH BUILDING ENVELOPE;

4) A USE PERMIT FOR APPROXIMATELY 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS;

5) A USE PERMIT FOR DEVELOPMENT ON SLOPES 30 PERCENT OR MORE

FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS; AND

6) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

STAFF WILL RECOMMEND THAT THE PLANNING COMMISSION CONSIDER A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "73/22 ALTERNATIVE" AND MAKE A RECOMMENDATION TO THE MONTEREY COUNTY BOARD OF SUPERVISORS REGARDING THE RDEIR AND THE ADEQUACY OF THE FINDINGS, EVIDENCE, CONDITIONS AND MITIGATIONS FOR THE PROJECT ALTERNATIVE WHICH WOULD RESULT IN A TOTAL OF 95 RESIDENTIAL LOTS (OR UNITS) WITH A NET REDUCTION OF 14 LOTS. THIS ALTERNATIVE CONSISTS OF:

1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE: A) SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (LOT 101); 536.4 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 273.6 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL;

2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES FOR A MAXIMUM OF 50 HORSES AND A MAXIMUM WATER USE OF 3.0 ACRE-FEET PER YEAR;

3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION;

4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 768 PROTECTED COAST LIVE OAKS;

5) AN ADMINISTRATIVE PERMIT FOR UP TO 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS;

6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR INCLUSIONARY HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND

7) AN ADMINISTRATIVE PERMIT FOR INCLUSIONARY HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TRACT SALES OFFICE AND A SECURITY GATEHOUSE.

THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

Recommended Action: RECOMMEND APPROVAL TO BOARD OF SUPERVISORS