

REPORT TO MONTEREY COUNTY BOARD OF SUPERVISORS

SUBJECT	BOARD MEETING DATE	AGENDA NUMBER
<p>A) INTRODUCE, WAIVE THE READING, AND SET FOR PUBLIC HEARING ON MARCH 15, 1994, AT 2:30 P.M., A REZONING ORDINANCE DESCRIBED IN STAFF'S RECOMMENDATION; B) SET A PUBLIC HEARING FOR MARCH 15, 1994, AT 2:30 P.M. TO: 1) CERTIFY THE FINAL EIR (EIR #91-001) FOR THE CANADA WOODS PROJECT; 2) ADOPT A RESOLUTION OF INTENTION TO AMEND THE CARMEL VALLEY MASTER PLAN AS DESCRIBED IN STAFF'S RECOMMENDATION; 3) ADOPT A REZONING ORDINANCE DESCRIBED IN STAFF'S RECOMMENDATION; 4) ADOPT THE FINDINGS AND EVIDENCE AND APPROVE THE COMBINED DEVELOPMENT PERMIT (PC-93142) FOR THE CANADA WOODS TRUST AS DESCRIBED IN STAFF'S RECOMMENDATION (AP# 169011004000; 169011005000; 169221008000; 169221013000; 169221015000; 169221016000), LOWER CARMEL VALLEY AREA</p>	<p>2/22/94 CONSENT</p> <p>(5) (1) <i>Unan</i></p>	<p>28.</p>
DEPARTMENT	PLANNING & BUILDING INSPECTION	

RECOMMENDATION

It is recommended that the Board of Supervisors:

- A) Introduce a rezoning ordinance (Exhibit A), waive its reading, and set a public hearing for its adoption on March 15, 1994, at 2:30 p.m.;
- B) Set a public hearing for March 15, 1994, at 2:30 p.m. to:
 - 1) certify the final Environmental Impact Report (EIR #91-001) (Exhibit B) for the Canada Woods project subject to the findings and evidence in Exhibit C;
 - 2) adopt a Resolution of Intention (Exhibit D) to amend the Carmel Valley Master Plan Land Use Plan to change the land use designation on parcel G from "Low Density Residential, 2.5 acres per unit" to "Visitor Accommodations/Professional Offices;"
 - 3) adopt the rezoning Ordinance (Exhibit A) referenced in paragraph A above, subject to the findings and evidence in Exhibit C, for the following rezonings:
 - a) from "LDR/2.5-D-S" (Low Density Residential) to "O" (Open Space) or to some other classification on parcels A1, A2, I, K, L, and M;
 - b) from "LDR/2.5-D-S" (Low Density Residential) to "HC-D-S" (Heavy Commercial) or to some other classification on parcels C, D and the rear portion of E;
 - c) from "LDR/2.5-D-S" (Low Density Residential) to "VO-D-S" (Visitor Serving/Professional Offices) or to some other classification on parcel G;
 - 4) approve the Canada Woods Combined Development Permit (PC-93142) for the Canada Woods Trust based upon the

findings and evidence and subject to the conditions attached as Exhibit C. The permit includes:

- a) a vesting tentative map for a standard subdivision to allow division of 550 acres into 58 parcels ranging in size from 1.2 to 89.6 acres each, including 44 parcels for residential development, 2 parcels for agricultural use, 1 parcel (Parcel B) for employee/rental housing only, 5 parcels for commercial use 2 of which are proposed for a mix of employee/rental housing and commercial uses, and 6 lettered parcels devoted to open space and the sewage treatment facility;
- b) a General Development Plan for commercial development on parcels C, D, E and F;
- c) a General Development Plan for commercial development on parcel G;
- d) a request for waiver of the policy prohibiting development on slopes in excess of 30 percent;
- e) a Use Permit for the sewage and wastewater treatment facilities on parcels H and J;
- f) a Use Permit for a service center, offices, sheriff's substation, R.V./vehicle storage, laundry facilities, and employee/rental housing on parcels C and D;
- g) a Use Permit for professional offices on parcel G;
- h) an Administrative Permit to convert a farm stand to a convenience store on parcel F;
- i) removal of 87 Coast Live oaks north of Carmel Valley Road;
- j) Design Approval for development on parcels C and D, F, G and H.

SUMMARY

The Canada Woods site is located in the lower Carmel Valley area (see Exhibit E). Approval of this project would allow the division of 550 acres into 58 parcels for residential, commercial, agricultural and open space use. A Final Environmental Impact Report (EIR #91-001) has been prepared for this project by Denise Duffy and Associates. The EIR identifies a number of potentially significant impacts, but states that implementation of the proposed mitigation measures, which are incorporated in the project design or as recommended conditions of approval, would reduce these impacts to a less than significant level.

DISCUSSION

See Exhibit F

OTHER AGENCY INVOLVEMENT


The Office of Intergovernmental Affairs, the Water Resources Agency, Environmental Health, Public Works, Parks, Sheriff's and Fire departments have reviewed and commented on the project. The Office of County Counsel has reviewed and approved the Ordinance (Exhibit A) and the findings and evidence included in Exhibits C and D.

The Planning Commission considered this project on January 26,

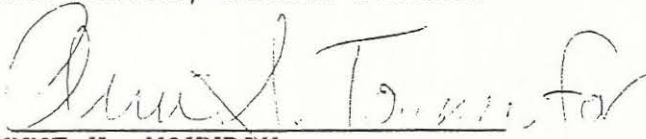
1994, and voted 8 to 1 (1 absent) to recommend certification of the EIR and approval of the Combined Development Permit. The Subdivision Committee considered the application on December 16, 1993, and voted unanimously (7 to 0) to recommend approval. Both the Planning Commission Resolution No. 94016 and the Subdivision Committee Resolution No. 93086 are on file with the Board Clerk.

FINANCING

There is no impact to the General Fund.


ROBERT SLIMMON, JR., DIRECTOR,
PLANNING AND BUILDING INSPECTION
FEBRUARY 15, 1994

Report prepared by Ann Towner, Senior Planner

Report reviewed by: 
LYNNE H. MOUNDAY
SUPERVISING PLANNER - MPAT

Exhibits: (A) Resolution to Set a Public Hearing, Rezoning Ordinance and Map; (B) Final Environmental Impact Report #91-001 (Board Members Only) and Memorandum Clarifying Data Included in the EIR's Traffic Analysis; (C) Resolution with Findings, Evidence and Conditions for Approval of the Canada Woods Combined Development Permit; (D) Resolution of Intention to Amend the Carmel Valley Master Plan & Site Map; (E) Location and Vicinity Maps with 300' and 2500' limits; (F) Discussion

cc: Clerk to Board (16); Doug Holland, County Counsel; Efren Iglesia, Deputy County Counsel; Mary Anne Dennis, Environmental Health; Owen Stewart, Water Resources Agency; Herb Naslund, Public Works; Rich Brandau, County Parks; Cathy West, LAFCO; Jim Smith, Mid-Carmel Valley Fire Protection District; Sheriff's Dept. (Crime Prevention Unit); Robert Slimmon, Jr.; Dale Ellis; Nick Chiulos; Lynne Mounday; Ann Towner; Faris Speirs; Frank Brunings; Applicant; Nick Hall, Denise Duffy & Assoc.; File PC-93142

AT:BS93142
CANADA WOODS DISK #500