



February 9, 2021

Dear Mike:

We have reviewed the Rancho Canada Village project that the Carmel Valley Land Use Advisory Committee (CVLUAC) is scheduled to consider February 16, 2021. The CVLUAC agenda item should be postponed until a complete project description is provided, additional environmental analysis completed, and pending litigation resolved.

The project description on the agenda, which is inconsistent with the description provided online, excludes the following changes:

- Rezoning from Public/Quasi-Public to Medium Density Residential (1-5 units per acre).
- Carmel Valley Master Plan Amendment, Policy CV-1.27:

Special Treatment Area: Rancho Canada Village – Up to 40 acres within properties located generally between Val Verde Drive and the Rancho Canada Golf Course, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Residential development may be allowed with a density of up to 10 units/acre in this area and shall provide a minimum of 50% Affordable/Workforce Housing. Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic, flooding).

Changes from current zoning and the apparent exclusion of the requirement to provide a minimum of 50% affordable housing are significant. Because neither of these changes were addressed in the previous environmental documents, an updated EIR is required. Additionally, the project is still in litigation.

Attached for your reference are LandWatch's July 6, 2020 comments on the second revised DEIR and Carmel Valley Association's January 13, 2021 comments on the applicant's brassy claim of exemption from the County's affordable housing requirements.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. DeLapa", written in a cursive style.

Michael D. DeLapa
Executive Director