



May 8, 2020

Carl Holm
Director
Monterey County Resource Management Agency
1441 Schilling Place
Salinas, CA 93901

Subject: Scope of work for revised DEIR for Rancho Canada Village

Dear Mr. Holm:

We have reviewed the alternatives described in the Scope of Work for the Revised DEIR for Rancho Canada Village. Neither the proposed project nor any of the 6 alternatives meet the 2010 Monterey County General Plan inclusionary and affordable housing requirements.

As the County has previously concluded, the Project could not be developed at all under the 1982 General Plan. It can only be developed under the terms of the 2010 General Plan Policy CV-1.27, under which the project site is identified as a "Special treatment Area." In exchange for that special treatment, "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." Furthermore, the Development Evaluation System under Policy LU-1.19 requires at least 35% affordable/workforce housing because this project is not within a Community Area, Rural Center, or Affordable housing Overlay.

In short, LU2-13, requiring only 25% inclusionary housing, does not apply to this Project because the more specific policies under CV-1.27 and LU-1.19 govern its inclusionary housing requirements.

The Scope of Work should be amended to identified alternatives that meeting the 50% affordable housing requirement applicable to this Project under the 2010 Monterey County General Plan.

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