



June 7, 2021

Chair Ana Ambriz  
Monterey County Planning Commission  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Subject: Rancho Canada Village Subdivision

Dear Chair Abriz and Members of the Planning Commission:

LandWatch supports Rancho Cañada Village subdivision FEIR Alternative 6B “Increased Unit, Greater Affordability Project,” with the following conditions:

1. The LLC builds a minimum of 50 affordable multifamily rental units.
2. The units reflect the distribution of incomes from low to moderate levels identified in the County’s Inclusionary Housing Ordinance.
3. The LLC takes all steps consistent with law to assure that units are rented to Monterey County residents, particularly those working in Carmel Valley, in order to reduce greenhouse gas reductions; improve jobs/housing balance; and provide for fewer vehicle trips for work, shopping, schools, and other daily activities.

Alternative 6B of the FEIR provides:

This alternative would include a 145- to 155-unit residential subdivision consisting of 105 market rate homes and **40 to 50 affordable units**. The affordable units would be located on a 5-acre parcel in the northwestern corner of the project site. Under this alternative, at least 25% of the total proposed units would be affordable, and subject to affordability restrictions, with the exact mix of very low, low, moderate, or workforce units to be determined by the County. Of the 105 market rate homes, 12 townhouses would be clustered to allow for the use of solar infrastructure.

Thank you for your consideration.

Sincerely,

Michael D. DeLapa  
Executive Director