Date: January 23, 2018

To: Chair of the Planning Commission and Planning Commissioners

From: Priscilla Walton, Carmel Valley Association, President

Subject: 175 Visitor-Serving Units

CVA is concerned that visitor-serving unit limits of 175 (west of Majorca) and 110 (east of Majorca) in subsections d & e, section CV-1.15 of the Carmel Valley Master Plan Supplemental Policies amended in 2013 should be adjusted downward to zero, given current traffic, water and other environmental conditions. And, in accordance with subsection g, the examination should now be undertaken to confirm that the limits should be adjusted downward to 0.

According to the specific language in the Carmel Valley Master Plan:

“ 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).

 At five year intervals, the County shall also examine any other factors that might warrant a downward adjustment to the residential unit cap.”

The five-year interval is at hand and the environmental constraints of water limits, recent flooding and intense traffic conditions dictate that no more visitor-serving units be approved in the area. We respectfully request that the 175 units be adjusted downward to 0.

CC: Mary Adams 5th District Supervisor, Carl Holm and John Duggan