

Monterey County Planning Commission

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| Meeting: January 31, 2007 | Agenda Item: |
| Project Description: Receive a staff presentation, conduct a public hearing and consider the Castroville Community Plan including the EIR | |
| Project Location: Castroville | |
| Environmental Review: Environmental Impact Report | |
| Department: Resource Management Agency – Housing and Redevelopment Office | |

RECOMMENDATION:

It is recommended that the Planning Commission receive a staff presentation, conduct a public hearing, consider the Castroville Community Plan and the Draft and Final EIR, and continue the item to February 14, 2007, directing staff to prepare appropriate resolutions recommending that the Board of Supervisors take the following actions:

1. Certify the EIR and adopt a Statement of Overriding Considerations;
2. Approve the Castroville Community Plan for the Inland areas;
3. Adopt the Mitigation Monitoring and Reporting Program; and
4. Adopt a Resolution of Intent to amend the North County Coastal Land Use Plan to incorporate the Castroville Community Plan as applied in the Coastal areas.

OVERVIEW OF PROPOSED ACTION:

On December 13, 2006 the Planning Commission received a staff presentation on the Castroville Community Plan and received copies of the Draft Community Plan and Errata, and the Draft and Final EIR. In addition, an Errata to the Final EIR dated January 16, 2007 is attached. The recommended action is for the Planning Commission to receive public testimony and consider the proposed Castroville Community Plan. It is also recommended that the Planning Commission continue the item to February 14, 2007 and provide staff with direction to prepare the appropriate resolutions with specific recommendations for the Board of Supervisors.

DISCUSSION:

Description of Community Plan:

The Castroville Community Plan is intended to become part of the County's General Plan. The Community Plan is a comprehensive land use, public improvement, and economic development program prepared in partnership with community residents, business owners and landowners to guide future development and redevelopment of the community. As presented to the Planning Commission on December 13, 2006, the Castroville Community Plan has been prepared to provide a program to address a number of existing challenges facing the community in a way that builds upon and enhances Castroville's many strengths. The program contained in the Community Plan

brings together a number of strategies into an integrated approach to direct and guide the future development of Castroville. These strategies include the following:

- Provides a solution to the existing traffic and circulation problems and ensures that improvements are in place concurrent with need.
- Provides expansion of the Castroville Seawater Intrusion Project (CSIP) to reduce groundwater pumping for surrounding agricultural uses resulting in a groundwater balance for the expansion of the community.
- Addresses the current flood hazards constraining redevelopment potential in the downtown while creating an attractive open space amenity along the edge of the community.
- Provides approximately 1600 new housing units in mixed income neighborhoods.
- Provides a 130-acre expansion of the existing industrial park.
- Requires compact, land efficient design, well defined community boundaries, and adequate buffering between urban and agricultural uses.
- Requires significant conservation easements on agricultural property adjacent to the Community to create a permanent urban boundary.
- Increases the community's economic base to facilitate revitalization of the downtown.
- Provides a strategy to attracting businesses that provide quality jobs.
- Provides an implementation program to ensure that the existing residents of Castroville benefit from the new development.

The Community Plan includes infill development and redevelopment opportunities within the existing community of Castroville as well as new development in several expansion areas, called "Opportunity Areas". The infill area is in the Inland Area of the County and all the expansion areas, with the exception of the Cypress Opportunity Area, are located in the Coastal Zone. While the Community Plan has been prepared to provide a comprehensive approach to future development in Castroville, it is structured to allow implementation of the infill development and the Cypress area to proceed in advance of the Coastal Areas portion of the Community plan, which will require Coastal Commission certification.

Environmental Review:

A draft and Final EIR have been prepared for the Community Plan, both of which were previously distributed to the Planning Commission. Since that time, the Monterey County Water Resources Agency (WRA) submitted additional recommendations related to clarifying some of the mitigation measures related to flood control and drainage. These recommendations have been incorporated into an Errata to the Final EIR (dated January 16, 2007) and included as Attachment 1. None of the revisions included in that Errata result in new impacts or change the conclusions in the impact analysis. Therefore, a re-circulation of the EIR is not required. As described in the EIR, there are several impacts that cannot be fully mitigated and may result in significant and unavoidable impacts. Adoption of a Statement of Overriding Considerations will be required.

General Plan Consistency and Local Coastal Program Amendments:

The Board of Supervisors has recently adopted a new General Plan for the inland areas of the County (GPU-2006). The Castroville Community Plan is consistent with GPU-2006. If GPU-2006 were not to go into effect and the 1982 General Plan were to remain in effect, at the time the Board of Supervisors approves the Castroville Community Plan for the Inland areas, a General Plan Amendment (GPA) will be required to incorporate the Community Plan. The EIR for the Community Plan includes a consistency analysis for the 1982 General Plan and describes the amendments that would be required to the 1982 General Plan.

The adoption of the Community Plan for those expansion areas located in the Coastal Zone will require amendments to the North County Coastal Land Use Plan which is part of the County's Local Coastal Program (LCP). The amendments include changing the land use designations for the expansion areas located in the Coastal Zone as well as amendments to certain policies. The EIR includes a description and analysis of the required amendments. At the time the Board of Supervisors approves the Community Plan for the Inland areas, they would need to adopt a Resolution of Intent to incorporate the Coastal portions of the Castroville Community Plan as an amendment to the LCP. After the Board action, the LCP Amendment would be submitted to the Coastal Commission for certification. Once the Coastal Commission takes action, the Board will need to formally take action.

Implementation of the Community Plan, once adopted, will require a number of related actions including adoption of amendments to the Zoning Code, approval of General Development Plans for each Opportunity Area, adoption of a development impact fee program, and annexations to the Castroville Water District and other special districts for those areas not currently included in those special district boundaries.

OTHER AGENCY INVOLVEMENT:

The Castroville Redevelopment Citizen's Advisory Subcommittee (CAC) has held numerous public workshops and meetings on the Community Plan and the associated EIR. The meetings were widely noticed and well attended by residents, property owners, business owners, service providers, and interested groups. On September 13, 2006 the CAC voted to forward the draft Community Plan onto the Planning Commission and Board of Supervisors with a recommendation that it be approved.

Submitted By:

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