

FINAL ENVIRONMENTAL IMPACT REPORT ERRATA

FOR THE

CASTROVILLE COMMUNITY PLAN

SCH# 2005061132

PREPARED FOR:

**HOUSING & REDEVELOPMENT OFFICE
COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901**

PREPARED BY:

PMC

PACIFIC MUNICIPAL
CONSULTANTS

November 2006

Errata: January 16, 2007

Errata
Draft Castroville Community Plan
January 16, 2007

The following comment letter, received from Monterey County Water Resources Agency (MCWRA), was responded to by the County of Monterey subsequent to release of the Final EIR on November 20, 2006.

DEC 21 2006

MONTEREY COUNTY



WATER RESOURCES AGENCY

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December 18, 2006

Marti Noel, Senior Administrative Analyst
Monterey County Housing and Redevelopment Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

RE: Castroville Community Plan – DFEIR Comments

Dear Ms. Noel:

After reviewing the subject Draft Final Environmental Impact Report (DFEIR), dated November 15, 2006, the Monterey County Water Resources Agency (Agency) has the following comments:

Mitigation Measure 3.8-1a, Page 3-9

The Agency recommends the following revisions to the first two paragraphs of the mitigation measure:

The County of Monterey...The water use analysis shall be submitted to the Castroville Water District and Monterey County Water Resources Agency for review and shall identify the agricultural land currently in production that would be annexed into Zone 2B in order to meet the CSIP replacement acreage requirement, which may be phased.

The CSIP replacement requirement is as follows: For every acre of existing farmland currently using recycled water for irrigation within Zone 2B that is converted to urban uses, two acres of farmland shall be annexed into Zone 2B ~~in accordance with current CSIP standards~~. The farmland to be annexed into Zone 2B must be currently and historically in production, and currently using groundwater, not recycled water, to irrigate. Upon annexation into Zone 2B, farmland shall receive recycled water through turnouts to be constructed by the project applicant(s). Project applicant(s) shall provide any right-of-way to ensure that at least one turnout is provided for every 100 acres annexed into Zone 2B. The project applicant(s) for new development shall be responsible for engineering and installing the new CSIP transmission lines and associated equipment (i.e. piping, booster pumps, and connections) in accordance with current CSIP standards, and removing the existing CSIP transmission lines to be abandoned. The acreage to be annexed into Zone 2B and the CSIP transmission lines to be removed and installed shall be noted on the General Development Plan prior to recordation of the Final Maps for each Opportunity Area. All plans and specifications shall be submitted to the Water Resources Agency for review and approval.

18-1

Salinas Valley Water Project (SVWP), Page 3-12

The Agency recommends that this section be updated as follows:

The Salinas Valley Water Project (SVWP) addresses the water resources management issues within the Salinas Valley. It provides for the long-term management and protection of groundwater resources in the basin by meeting the following objectives: ~~eliminating~~ stopping seawater intrusion, and providing adequate water supplies and flexibility to meet current and future (year 2030) needs. In addition, the SVWP provides the surface water supply necessary to attain a hydrologically balanced groundwater basin in the Salinas Valley. As part of the SVWP, the Monterey County Water Resources Agency and the Monterey Regional Water Pollution Control Agency (MRWPCA) ~~have created~~ constructed and operate the Monterey County Water Recycling Projects. To pay for improvements provided through the Salinas Valley Water Project, a special assessment zone, Zone 2c ~~(a revision of formerly Zones 2 and 2a and 2b)~~ has been established and is shown in figure 3.8-2, Salinas Valley Water Project Zone 2c. ~~Water users within Zone 2c are assessed a special tax to fund water improvement projects in exchange for access to potable water.~~

18-2

Mitigation Measure 3.9-4b, Page 3-15

The Agency recommends that the mitigation measure be updated as follows:

The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the Community Plan and within Special Flood Hazard Area, submit a two copies of the FEMA Conditional Letter of Map Revision (CLOMR) application including all supporting documentation, to the Monterey County Water Resources Agency with the discretionary permit subdivision application or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA ~~Any changes to the floodway will require the project applicant to submit a Letter of Map Revision (LOMR) application including all supporting documentation to the Monterey County Water Resources Agency after final grading permit signoff and prior to issuance of building permit, in order to amend the FEMA Flood Insurance Map. The hydrologic and hydraulic analysis and other application materials must be provided to the Water Resources Agency with CLOMR and LOMR submittals.~~

Mitigation Measure 3.9-4c, Page 3-15

The Agency recommends that the mitigation measure be updated as follows:

Prior to Monterey County Planning Department deeming applications complete for General Development Plans and other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas, the County of Monterey shall require that the project applicant(s) contract with a registered professional civil engineer or licensed land surveyor to determine the top of bank of the Castroville and Tembladero Sloughs in accordance with Chapter 16.16 of the Monterey County Code. Cross sections shall be submitted to the Monterey County Water Resources Agency, for review and approval, ~~by Monterey County Water Resources Agency and the~~ "top of bank" shall be noted on the site plans. Any development proposed within the required 50-foot setback shall provide supporting evidence satisfactory to the Monterey County Water Resources Agency that: (1) the proposed development will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and/or (2) the proposed new development will be safe from flow-related erosion hazards

18-3

and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards.

Mitigation Measure 3.9-4d, Page 3-16

The Agency recommends that the mitigation measure be updated as follows:

Prior to recording the Final Maps for General Development Plans within the Cypress Residential and Merritt Street Corridor Opportunity Area, the County of Monterey shall require that the project applicant(s) dedicate to Monterey County Water Resources Agency a levee maintenance easement that consists of the 100-year flood channel and extends an additional 25 feet wide from the top of slope adjacent to the agricultural field on the west side of the Tembladero Slough as required by the Monterey County Water Resources Agency. The easement shall be recorded on the final map. Prior to recordation, the applicant shall provide the final map to the Water Resources Agency for review and approval. Maintenance of any proposed levees outside of the easement shall be the responsibility of the project applicant(s), developer, homeowners or other maintenance entity created and funded by the homeowners, and may be funded through establishment of a new benefit assessment zone.

18-3
cont.

A maintenance/access road shall be located within the 100-year channel adjacent to the restoration area on the east side of the Tembladero Slough and on top of any proposed levees on the west side of the Tembladero Slough. The developer shall construct channel improvements capable of conveying 100-year flows identified in the FEMA Flood Insurance Study, with maintenance and access roads. The levee side slopes shall be a minimum of 2:1. The proposed channel alignment and maintenance easement shall be shown on the General Development Plan. All necessary improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

If you have any questions please feel free to contact me at (831) 755-4860. Thank you for the opportunity to review the DFEIR.

Sincerely,



Tom Moss, CFM
Senior Hydrologist, Floodplain Management and Development Review Section

Response to Letter #18 – Monterey County Water Resources Agency

Response to Comment 18-1

Comment noted. Mitigation measure MM 3.8-1a on page 3.8-23 in Section 3.8, Hydrogeology and Groundwater Resources of the Draft EIR has been revised as follows:

MM 3.8-1a The County of Monterey shall require that the project applicant(s), for General Development Plans within the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, submit a water use analysis that demonstrates the associated water use is within the maximum allowable water budget for the proposed Community Plan upon completion of the Salinas Valley Water Project's diversion project. The sum of groundwater demand sources shall be subtracted from the maximum allowable consumption within the planning area, using the water consumption estimates in the proposed Community Plan, to determine the amount of supply available for development within the proposed Community Plan. The water use analysis shall be submitted to the Castroville Water District and Monterey County Water Resources Agency for review and shall identify the agricultural land currently in production that would be annexed into Zone 2B in order to meet the CSIP replacement acreage requirement, which may be phased.

The CSIP replacement requirement is as follows: For every acre of existing farmland currently using recycled water for irrigation within Zone 2B that is converted to urban uses, two acres of farmland shall be annexed into Zone 2B ~~in accordance with current CSIP construction standards~~. The farmland to be annexed into Zone 2B must be currently and historically in production, and currently using groundwater, not recycled water, to irrigate. Upon annexation into Zone 2B, farmland shall receive recycled water through turnouts to be constructed by the project applicant(s). Project applicant(s) shall provide any required right-of-way to ensure that at least one turnout is provided for every 100 acres annexed into Zone 2B. The project applicant(s) for new development shall be responsible for engineering and installing the new CSIP transmission lines and associated equipment (i.e. piping, booster pumps, and connections) in accordance with current CSIP standards and removing the existing CSIP transmission lines to be abandoned. The acreage to be annexed into Zone 2B and the CSIP

transmission lines to be removed and installed shall be noted on the General Development Plan prior to recordation of the Final Maps for each Opportunity Area. All plans and specifications shall be submitted to the Water Resources Agency for review and approval.

The project applicant(s) for new development shall demonstrate, through an agreement with MCWRA, the ability to annex two acres of farmland for every one acre of existing farmland to be removed from Zone 2B; however, the annexation of new farmland to Zone 2B can be phased. Prior to approval of development for the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, the project applicant(s) shall annex into Zone 2B half of the total required acreage and provide appropriate connections for distribution of CSIP water to the annexed land. An agreement between the project applicant and MCWRA shall require annexation of the remaining acreage (and installation of associated infrastructure) into Zone 2B within one year after the completion of the Salinas Valley Water Project's diversion project as a condition of project approval of the General Development Plan. The first half of the acreage shall receive CSIP water prior to completion of the Salinas Valley Water Project's diversions project. However, the second half of the acreage identified to be annexed into Zone 2B will continue to pump irrigation water from groundwater resources until completion of the Salinas Valley Water Project. The water use analysis shall reflect the phasing of the annexation of acreage into Zone 2B and occupancy shall be phased accordingly.

Response to Comment 18-2

Comment noted. The last paragraph on page 3.8-4 in Section 3.8, Hydrogeology and Groundwater Resources of the Draft EIR has been revised as follows:

The Salinas Valley Water Project (SVWP) addresses the water resources management issues within the Salinas Valley. It provides for the long-term management and protection of groundwater resources in the basin by meeting the following objectives: ~~eliminating~~ stopping seawater intrusion, and providing adequate water supplies and flexibility to meet current and future (year 2030) needs. In addition, the SVWP provides the surface water supply necessary to attain a hydrologically balanced groundwater basin in the Salinas Valley. As part of the SVWP, the Monterey County Water

Resources Agency and the Monterey Regional Water Pollution Control Agency (MRWPCA) ~~have created~~ constructed and operate the Monterey County Water Recycling Project. To pay for improvements provided through the Salinas Valley Water Project, a special assessment zone, Zone 2c (a revision of formerly Zones 2 and 2a and 2b) has been established and is shown in Figure 3.8-2, Salinas Valley Water Project Zone 2c. ~~Water users within Zone 2c are assessed a special tax to fund water improvement projects in exchange for access to potable water.~~

Response to Comment 18-3

In response to comments from the County of Monterey Water Resource Agency, mitigation measure MM 3.9-4 on page 3.9-27 in Section 3.9, Surface Water Hydrology has been revised as follows:

MM 3.9-4b The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan and within Special Flood Hazard Area, submit two copies of the FEMA a Conditional Letter of Map Revision (CLOMR) application including all supporting documentation to the Monterey County Water Resources Agency with discretionary permit-subdivision applications or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA ~~Any changes to the floodway will require the project applicant to submit a Letter of Map Revision (LOMR) application including all supporting documentation to the Monterey County Water Resources Agency after final grading permit sign off and prior issuance of building permit, in order to amend the FEMA flood insurance map. The hydrologic and hydraulic analysis and other application materials must be provided to the Monterey County Water Resources Agency with CLOMR and LOMR submittals.~~

MM 3.9-4c Prior to Monterey County Planning Department deeming applications complete for General Development Plans and other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas, the County of Monterey shall require that the project applicant(s) contract with a professional civil engineer or licensed land surveyor to determine the top of bank of the

Castroville and Tembladero Sloughs in accordance with Chapter 16 of the Monterey County code. Cross sections shall be submitted to Monterey County Water Resources Agency for review and approval ~~by Monterey County Water Resources Agency~~ and the "top of bank" shall be noted on the site plans. Any development proposed within the required 50-foot setback shall provide supporting evidence satisfactory to the Monterey County Water Resources Agency that: (1) the proposed development will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and/or (2) the proposed new development will be safe from flow-related erosion hazards and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards.

MM 3.9-4d Prior to recording the Final Maps for General Development Plans within the Cypress Residential and Merritt Street Corridor Opportunity Area, the County of Monterey shall require that the project applicant(s) dedicate to Monterey County Water Resources Agency a levee maintenance easement that consists of the 100-year flood channel and extends an additional 25 feet wide from the top of slope adjacent to the agricultural field on the west side of the Tembladero Slough ~~as required by the Monterey County Water Resources Agency~~. The easement shall be recorded on the final map. Prior to recordation, the applicant shall provide the final map to the Water Resources Agency for review and approval. Maintenance of any proposed levees outside of the easement shall be the responsibility of the project applicant(s), developer homeowners or other maintenance entity created and funded by the homeowners, and may be funded through establishment of a new benefit assessment zone. ~~Vegetation maintenance of any proposed levees shall be the responsibility of the project applicant(s) and may be funded through establishment of a new benefit assessment zone.~~

A maintenance/access road shall be provided adjacent to the agricultural field and another maintenance/road shall be located within the 100-year channel adjacent to the restoration area on the east side of the Tembladero Slough and on top of any proposed levees on the west side of the Tembladero Slough. The developer shall construct channel improvements capable of conveying 100-year flows identified in the FEMA Flood Insurance Study, with maintenance and access roads. The levee side slopes shall be a minimum of 2:1. The

proposed channel alignment and maintenance easement shall be shown on the General Development Plan. All necessary improvements shall be constructed in accordance with plans approved by the Water Resources Agency.