

FINAL ENVIRONMENTAL IMPACT REPORT ERRATA

FOR THE

CASTROVILLE COMMUNITY PLAN

SCH# 2005061132

PREPARED FOR:

HOUSING & REDEVELOPMENT OFFICE
COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY
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January 2007

Revised: March 8, 2007

Errata
Castroville Community Plan Final EIR
March 8, 2007

The following are corrections and revisions to the Castroville Community Plan Draft EIR dated May, 2006, Final EIR dated November 2006, and Errata to the Final EIR dated January 16, 2007. Additions are indicated in underline and deletions indicated in ~~strikeout~~.

Due to typographical error, mitigation measure MM 3.2-2 on page 3.2-19 in Section 3.2, Agricultural Resources of the Draft EIR has been revised as follows:

- MM 3.2-2** The County of Monterey shall require that the project applicant(s), as a condition of approvals for General Development Plans and other discretionary approvals for the North Entrance Opportunity Area, Commuter Train Station Opportunity Area, Cypress Residential Opportunity Area, and New Industrial Opportunity Area, record permanent conservation easements on farmland adjacent to the proposed developments or within the required agricultural buffer areas in order to ensure a permanent limit to urban development. The conservation easements shall be generally located as depicted on Figure 3.2-2, Proposed Locations of Agricultural Easements and shall be dedicated to an appropriate non-profit land or resource conservation organization. Roadways, trails, and drainage facilities may be located within the easements that are to be located within the buffer areas as determined appropriate during the approval process for the General Development Plans and/or other discretionary permits for the above referenced Opportunity Areas.

Within the Cypress Residential Opportunity Area, ~~the County of Monterey shall require the project applicant(s) dedicate a 200-foot agricultural conservation easement~~ buffer shall be included along the boundary with adjacent farmland, as a condition of project approval. The extent of this buffer can be partially fulfilled by incorporating the width of the Tembladero Slough, the planned 100-foot wetlands restoration area along the banks of the slough, and planned roadways. The exact width of the buffer will

be determined through the General Development Plan process when final site design features are established, subject to review and approval by the County of Monterey.

Per staff recommendation, mitigation measure MM 3.8-1a on page 3.8-23 in Section 3.8, Hydrogeology and Groundwater Resource section of the 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), to serve the replacement acreage, 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 both components of the replacement acreage related to phasing of the annexation of acreage into Zone 2B, ~~and occupancy shall be phased accordingly.~~

Per staff recommendation, mitigation measure MM 3.9-4 on page 3.9-27 in Section 3.9, Surface Water Hydrology section of the EIR 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 the Monterey County Water Resources Agency any necessary easement, within the project site, required for levee maintenance. 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 Required easements 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 Adequate 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.

The second paragraph (Impact 3.13-3) on page 3.13-18 in Section 3.13, Public Services of the Draft EIR has been revised to be in accordance with North Monterey County Unified School District's Resolution No. 2005-0621 as follows:

Funding for new schools comes primarily from state funds, bonds, general fund, capital facilities funds, and developer impact fees. According to the NMCUSD, costs for staff would be provided by State funding that is based upon average daily attendance counts. Costs to build needed school facilities will be provided by existing developer fees. These fees are currently (January 2006) assessed at a rate of ~~\$2.14~~ \$2.63 per square foot of residential development and ~~\$0.34~~ \$0.42 per square foot for commercial development. Pursuant to Section 65996 (3)(h) of the California Government Code, payment of these fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Any environmental impacts resulting from construction of new schools will be analyzed by the MPUSD prior to construction. In addition, the proposed Community Plan would generate approximately \$158,991 in property tax revenue for the NMCUSD. Therefore the increased demand on the North Monterey County Unified School District is considered a **less than significant impact**.