

ATTACHMENT C

Before the Planning Commission in and for the County of Monterey, State of California

Resolution No. _____
Resolution of the Monterey County Planning
Commission recommending that the Board of
Supervisors amend the Monterey County General Plan
And Local Coastal Program to
incorporate the Castroville Community Plan

The Castroville Community Plan came on for a public hearing before the Planning Commission on January 31, 2007, February 7, 2007, and March 14, 2007. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes the following recommendation with reference to the following facts:

RECITALS

1. Section 65300 et seq. of the California Government Code requires each county to adopt a comprehensive, long-term General Plan for the physical development of each county.
2. On September 30, 1982, the Board of Supervisors of the County of Monterey (“County”) adopted a comprehensive update of the County’s General Plan (“General Plan”). Subsequent amendments to the 1982 General Plan established various area plans, including the North County Area Plan adopted in 1985. The Planning Commission’s recommendation herein is made with reference to this General Plan.
3. Pursuant to the California Coastal Act (California Public Resources Code section 30000), the County has adopted a Local Coastal Program, certified by the California Coastal Commission, for that portion of the county which lies within the coastal zone. On April 28, 1982, the Board of Supervisors adopted the North County Land Use Plan. This Land Use Plan became part of the County’s Local Coastal Program (LCP), certified by the California Coastal Commission. The Planning Commission’s recommendation herein is also made with reference to the LCP.
4. In 2003, Monterey County initiated the preparation of the Castroville Community Plan to provide a long-term planning framework for the community. The Community Plan is intended to be incorporated into and become a part of the County’s General Plan and Local Coastal Program. The Community Plan area straddles the coastal zone boundary and includes areas governed respectively by the inland area North County Area Plan and the coastal area North County Land

Use Plan. The Board of Supervisors must amend the 1982 General Plan, including the North County Area Plan, to incorporate the Community Plan as applicable in the inland area of the County. The Local Coastal Program, including the North County Land Use Plan, must be amended to incorporate the Community Plan as applicable in the coastal zone of the County. While the Community Plan has been prepared to provide a comprehensive approach to future development in Castroville, it is structured to allow adoption and implementation of the Plan as applicable in the inland area in advance of and separate from adoption and implementation of the Plan as applicable in the coastal area of the County.

5. The Castroville Community Plan establishes new land use designations that would replace the existing land use designations in the inland North County Area Plan and North County Land Use Plan for the Community Plan area. The Castroville Community Plan also establishes specific policies for the planning area that supplement the existing General Plan and Local Coastal Program policies. In addition, to ensure internal consistency, the following amendments to North County Land Use Plan policies, shown by strike-out and underlining, are as follows:

Amendment to North County Land Use Plan Policy 2.6.2.(2):

Divisions of prime and productive farmland, designated as Agricultural Preservation or Agricultural Conservation shall be permitted only when such division does not adversely effect the land's long-term agricultural viability. During the subdivision review process, the applicant shall be required to demonstrate the proposed division will not diminish the economic viability of the agricultural land. All subdivided agricultural parcels must be of a size that agricultural use is not diminished. All divisions of agricultural land shall be conditioned to ensure continued long-term agricultural use by recording easements, Williamson Act contracts or other suitable instruments. Subdivision or conversion of Agricultural Preservation or Agricultural Conservation farmland for non-agricultural use shall be permitted only where there is an overriding need to protect the public health and safety, ~~or~~ where the land is needed to "infill" existing developed areas, or within the Castroville Community Plan boundaries.

Amendment to North County Land Use Plan Policy 2.5.3.A (2):

The County's long-term policy shall be to limit groundwater use to the safe yield level. The first phase of new development shall be limited to a level not exceeding 50 percent of the remaining buildout as specified in the LUP except for development proposed within the Castroville Community Plan, which would result in a long-term decrease in the amount of groundwater being pumped from the Salinas Groundwater basin. The maximum may be further reduced by the County if such reductions appear necessary based on new information or if required in order to protect agricultural water supplies. Additional development beyond the first phase shall be permitted only after safe yields have been established or other water supplies are determined to be available by an approved LCP amendment. Any amendment request shall be based upon definitive water studies and shall include appropriate water management programs.

6. The Community Plan will provide new affordable housing opportunities, new employment opportunities, provide flood protection, improve the circulation system, provide recreational and open space amenities, and will facilitate revitalization of the downtown.
7. Pursuant to Government Code sections 65350 et seq., the County may amend the adopted General Plan provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the General Plan.
8. Pursuant to Public Resources Code section 30514, related regulations, and the County's certified Local Coastal Program, the County may amend the adopted Local Coastal Program, provided that the County follows certain procedures, including obtaining certification by the California Coastal Commission of major amendments. Accordingly, prior to formally amending the Local Coastal Program to incorporate applicable aspects of the Castroville Community Plan, the Board must adopt a resolution of intent, submit the proposed amendment to the California Coastal Commission together with sufficient materials to allow a thorough and complete review, and obtain Coastal Commission certification of the amendment.
9. The policies of the General Plan and North County Land Use Plan have been reviewed to ensure that the proposed amendments maintain the compatibility and internal consistency of the General Plan and the Land Use Plan. The Planning Commission finds that, with the amendments proposed herein, the Castroville Community Plan is consistent with the General Plan and Local Coastal Program and, in respect to that portion affecting the coastal zone, conforms to the policies of the Coastal Act. The Planning Commission recommends that the Board of

Supervisors declare its intention to carry out the amendment in a manner fully in conformity with the California Coastal Act.

10. New zoning classifications, consistent with the new General Plan land use designations, and adoption of specific design guidelines and development standards for the Community Plan Area will be considered under separate future actions.
11. A Final EIR has been prepared for the Community Plan, which analyzed the environmental impacts associated with implementing the Community Plan. By separate resolution of even date herewith, the Planning Commission has recommended that the Board of Supervisors certify the Final EIR and adopt CEQA Findings and a Statement of Overriding Considerations.
12. On January 31, 2007, February 7, 2007, and March 14, 2007, the Planning Commission held duly noticed public hearings to consider and make recommendations to the Board of Supervisors regarding certifying the EIR, adopting the Castroville Community Plan, and approving the Mitigation Monitoring and Reporting Program. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Herald and the Salinas Californian and were also posted at the Castroville Library.

DECISION

NOW, THEREFORE, the Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors:

1. Amend the 1982 General Plan and the North County Area Plan (inland) to incorporate the Castroville Community Plan as applicable in the inland area of the County including replacing the land use designations shown in the North County Area Plan for the inland Community Plan area with designations set forth in the Castroville Community Plan for those areas (Figure 4 of the Castroville Community Plan);
2. Take the following actions in regard to the Local Coastal Program:
 - a. Adopt a Resolution of Intent to amend the North County Land Use Plan to incorporate the Castroville Community Plan as applicable in the coastal area of the County including replacing the land use designations shown in the North county Land Use Plan for the coastal Community Plan area with the designations set forth in the Castroville Community Plan for those areas (Figure 4 of the Castroville Community Plan).

- b. Adopt a Resolution of Intent to amend the following North County Land Use Plan policies in the manner indicated below by strike out and underlining:
 Adopt the following amendments to General Plan policies:
Amendment to North County Land Use Plan Policy 2.6.2.(2):
Divisions of prime and productive farmland, designated as Agricultural Preservation or Agricultural Conservation shall be permitted only when such division does not adversely effect the land's long-term agricultural viability. During the subdivision review process, the applicant shall be required to demonstrate the proposed division will not diminish the economic viability of the agricultural land. All subdivided agricultural parcels must be of a size that agricultural use is not diminished. All divisions of agricultural land shall be conditioned to ensure continued long-term agricultural use by recording easements, Williamson Act contracts or other suitable instruments. Subdivision or conversion of Agricultural Preservation or Agricultural Conservation farmland for non-agricultural use shall be permitted only where there is an overriding need to protect the public health and safety, ~~or~~ where the land is needed to "infill" existing developed areas, or within the Castroville Community Plan boundaries.

 - Amendment to North County Land Use Plan Policy 2.5.3.A (2):
The County's long-term policy shall be to limit groundwater use to the safe yield level. The first phase of new development shall be limited to a level not exceeding 50 percent of the remaining buildout as specified in the LUP except for development proposed within the Castroville Community Plan, which would result in a long-term decrease in the amount of groundwater being pumped from the Salinas Groundwater basin. The maximum may be further reduced by the County if such reductions appear necessary based on new information or if required in order to protect agricultural water supplies. Additional development beyond the first phase shall be permitted only after safe yields have been established or other water supplies are determined to be available by an approved LCP amendment. Any amendment request shall be based upon definitive water studies and shall include appropriate water management programs.
 - c. Declare the County's intention to carry out the amendment in a manner fully in conformity with the California Coastal Act.
 - d. Submit a Resolution of Intent to amend the LCP, together with materials sufficient for a thorough and complete review, to the California Coastal Commission for certification.
3. Adopt the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A and incorporated herein by reference.

Upon a motion of Commissioner _____,
Seconded by Commissioner _____,

And carried by the following vote:

AYES:
NOES:
ABSENT: