

Monterey County Planning Commission

Meeting: March 14, 2007	Agenda Item:
Project Description: Consider recommending adoption of the Castroville Community Plan, including certification of 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 consider the Castroville Community Plan, the Draft and Final EIR and related documents, and recommend that the Board of Supervisors take the following actions:

1. Certify the EIR and adopt Overriding Considerations;
2. Amend the Monterey County General Plan and Local Coastal Program to incorporate the Castroville Community Plan

OVERVIEW OF PROPOSED ACTION:

On December 13, 2006, January 31, 2007, and February 7, 2007, the Planning Commission received staff presentations and conducted a public hearing on the Castroville Community Plan and related documents. On February 7, 2007, the Planning Commission continued the item to March 14, 2007, and directed staff to prepare revisions to the draft Community Plan, primarily to provide clarification and corrections and prepare appropriate resolutions for consideration. A revised draft Community Plan (dated March 2007), and a strike-out version of sections of the previous draft Community Plan (dated December 2004) were prepared and distributed to the Commissioners. Draft resolutions are included as Attachments B and C.

DISCUSSION:

Comments received from the Commission and the public on February 7, 2007, generally pertained to the need for clarification in the Introduction section of the Community Plan to describe how the Plan would be adopted into the General Plan, the relationship between the Plan and the County's zoning codes and how the Plan is to be used in the future to evaluate new development. In addition, several inconsistencies in the Glossary and in the descriptions of the allowed densities were noted. Attachment A contains a list of the primary comments received followed by a response to each. As a result of the comments, a number of revisions have been made to the draft Community Plan which are summarized below:

- **Introduction:** A "Purpose" section was added to clarify why the Community Plan was prepared and how it will be used. A discussion regarding the requirements of development within the non-coastal areas versus development within the Coastal Zone area was added to clarify that the non-coastal areas can develop independently from the

Coastal Zone areas. The role of the Citizen's Advisory Committee (CAC), consistency with the Housing Element, and use of the appendices were also clarified.

- **Goals and Policies:** The policies were revised to clarify responsibility and action for each. In addition, three new policies were added to address review of historical resources, fiscal neutrality and the maintenance of the Tembladero and Castroville sloughs.
- **Community Plan Concept:** The land use designations were clarified.
- **Opportunity Areas:** The objectives for land use and circulation for each area were clarified. Land Uses and densities of development were further defined for each Opportunity Area. In addition, applicable goals and policies were referenced within each Opportunity Area to make the document easier to use.
- **Infrastructure Plan:** The CSIP acreage replacement requirements, water demand summary requirements, and flood improvements were further clarified.
- **Implementation Plan:** Mitigation measures identified in the program-level EIR for the Castroville Community Plan were summarized for each Opportunity Area. A flowchart was added to explain the process for review and approval of future private development.
- **Glossary:** The Glossary was moved from Appendix C to be incorporated into the Community Plan document. Clarification was added to identify those definitions specific to the Castroville Community Plan and those which are consistent with the County's existing Zoning Codes. Definitions for densities were revised to be consistent with the other sections of the document.
- **Appendix B:** The Development Standards, Appendix B, was revised to incorporate land use densities, which were previously contained in Appendix D. Various corrections were made to the Development Standards.
- **Appendix C:** The glossary was moved into the Community Plan document following the Implementation Plan section. An Implementation Matrix that summarizes the requirements for private development was added as Appendix C.
- **Appendix D:** Land use densities were moved to Appendix B and Appendices re-lettered. The mitigation monitoring and reporting program (MMRP) was added to reference mitigation measures identified in the program-level EIR for the Castroville Community Plan.

The recommended action includes forwarding the revised Draft Community Plan (as revised) and the Draft and Final EIR to the Board of Supervisors for consideration. Subsequent to certification of the EIR and adoption of the Community Plan by the Board, an amendment to the County's Zoning Code (Title 21) will be processed for the non-coastal areas. As part of that action the Design Guidelines and Development Standards will be adopted. The Planning Commission will be required to review and formulate a recommendation to the Board of Supervisors for those actions. Amendment to the County's Coastal Zoning Code (Title 20) will be processed as part of the Local Coastal Program (LCP) amendment that will be submitted to the Coastal Commission for the Coastal Zone areas.

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. The Housing and Redevelopment office has coordinated closely with affected special districts including the Castroville Water District, the North County Fire Protection District, the North County Recreation and Parks District, and the North County Unified School District.

Submitted By:

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