

# ATTACHMENT A

## CASTROVILLE COMMUNITY PLAN

### SUMMARY OF COMMENTS FROM PLANNING COMMISSION

**Planning Commission Meeting**  
**January 31, 2007**

#### *Introduction, Goals and Policies Section*

1. *Request for clarification on the role the narrative plays in the document versus policies, particularly as to whether or not the narrative is enforceable.*

The *Introduction* of the Community Plan has been revised to address this comment. The Castroville Community Plan carries with it the same force of law as a general plan, and should be considered as the "constitution" or basic planning document for a specific area. *The Castroville Community Plan* will be adopted into the *Monterey County General Plan*, and includes land use designations, infrastructure improvements, public facilities, and an economic development strategy specific to the area within the Community Plan Boundary. The Community Plan also contains specific implementation requirements for new development that are more detailed than requirements generally applied by the County to areas outside community plan areas. These implementation requirements include adoption of a "Castroville Community Plan" zoning classification into the County's Zoning Code (both Title 20 and Title 21), which will require that new development conform with this Community Plan. Another implementation requirement of the Community Plan will include the adoption of specific Design Guidelines and Development Standards which assist in the interpretation of the Community Plan. The Design Guidelines and Development Standards are included in draft form in the appendices of the Community Plan and are anticipated to be adopted with the adoption of the amendment to the Zoning Code.

The Community Plan also includes general goals and policies, as well as a detailed development and implementation program. The implementation program includes both actions required by the County and other public agencies as well as actions that will be required for private development to proceed. The development program is structured to allow distinctive areas in the Community Plan to develop independently of other areas. As such, a specific phasing program for the contemplated development is not required. This approach reflects a desire for flexibility in allowing implementation to reflect private market opportunities.

Development proposals will be evaluated to determine consistency with overall intent and purpose of the Community Plan, including the *Goals and Policies* section, the general development goals for each Opportunity Area (as relevant), as well as specific development requirements described in the *Implementation* section. New development will also be evaluated based on consistency and conformance with the *Design Guidelines* and *Development Standards* that will be adopted as part of the amendments to the County zoning Codes. Although the Community Plan provides implementing measures and development requirements more specific to this particular community, these measures and requirements must be reviewed and interpreted in light of all aspects of this Community Plan, including this Introduction, in order to fully meet the intent of this Plan.

2. *A commenter asked why Castroville is not an incorporated city.*

The community of Castroville's preference is to create a Community Service District (CSD) that is governed locally as a first step. The consensus of the community is that they would eventually they would become incorporated. However, incorporation was determined to be premature at this time due to economic reasons.

3. *Requested for clarification on how Policy 2.3, specifically related to how it will be enforced and clarification on the Castroville Citizen Advisory Committees Role.*

Policy 2.3 in the *Goals and Policies* section of the Community Plan has been revised to include language that the Castroville Citizens Advisory Committee (CAC) shall review and comment on development proposals outside the community that have the potential to affect Castroville and ensure that future development does not negatively impact the community.

The Castroville Redevelopment Citizen's Advisory Subcommittee (CAC) was formed for the purposes of redevelopment activities, not just for developing the Community Plan. It is envisioned that the roles, responsibilities, and administration of the existing CAC will be amended and expanded, as an implementing measure of this Community Plan, to include the review of new development within the Community Plan boundary and act as the primary advisory body to the Planning Commission and other approving bodies on land use related matters. Clarification on the role of the CAC was incorporated into the Introduction section of the Community Plan.

4. *Concern over required amendments to the Local Coastal Program (LCP) and request for clarification on what would happen if the LCP amendment is not approved, specifically what the impact that will have on the rest of the Community Plan.*

The *Introduction* section of the Community Plan has been revised to address this issue. The Community Plan Boundary includes areas in the North County (Inland) Planning Area as well areas in the *North County (Coastal) Land Use Plan* of the *Monterey County General Plan*. The Community Plan has been structured to allow those portions located in the inland area (infill development, Merritt Street Corridor and the Cypress Opportunity Area) to be adopted by the County and to be implemented in advance of amendment of the Local Coastal Program for the coastal areas. The Community Plan has been prepared to provide a comprehensive program to address the needs and concerns of the Castroville community, including installing infrastructure improvements, providing new housing opportunities, improving the downtown, and providing move up job opportunities. Full implementation of the Community Plan is a long-term program, which will be dependent market forces and various actions by other agencies, including the Coastal Commission for those areas located in the Coastal Zone. The requirements for development in the inland areas are not dependent on the areas in the Coastal Zone being implemented. However, implementation of the entire plan is required to fully meet the goals of the Community.

5. *Request for clarification on how the agricultural conservation easements can be required on properties not included in the Community Plan.*

In many cases the area to be put in an agricultural easement on adjacent property would be under same ownership of land to be developed.

6. *Request for clarification on implementation of the Community Plan prior to Coastal Commission approval of the LCP amendment.*

Full implementation of the Community Plan is a long-term program, which will be dependent on market forces and various actions by other agencies, including the Coastal Commission for those areas located in the Coastal Zone. The requirements for development in the inland areas are not dependent on the areas in the Coastal Zone being implemented. However, implementation of the entire plan is required to fully meet the goals of the community of Castroville.

The Cypress Residential, Merritt Street Opportunity Areas and the Infill sites can all proceed without an amendment to the Local Coastal Program (LCP). A comprehensive LCP amendment is planned for the areas of the Community Plan boundary within the Coastal Zone. The LCP Amendment process will take approximately one year. The action by Board of Supervisors would be to adopt a resolution of intent to adopt the Community Plan for those portions within the Coastal Zone pending approval of the LCP amendment by the Coastal Commission.

## **Planning Commission Meeting**

February 7, 2007

***Recap, Introduction, Process, Issues from Previous Meeting***

1. *Request for clarification on the role of the Castroville Advisory Committee (CAC) and whether or not the CAC would make recommendations on proposed development rather than the LUAC (LUAC members are appointed by the Planning Commission). In addition clarification is needed pertaining to the duties, appointment, terms, etc. of the CAC.*

It is envisioned that the roles, responsibilities, and administration of the existing Castroville Redevelopment Citizen's Advisory Subcommittee (CAC) will be amended and expanded, as an implementing measure of this Community Plan, to include the review of new development within the Community Plan boundary and act as the primary advisory body to the Planning Commission and other approving bodies on land use related matters. Clarification on the role of the CAC was incorporated into the *Introduction* section of the Community Plan.

2. *Concerns about how the Community Plan is to be implemented and the standing of policy versus narrative. Would like a diagram of how the process will work.*

The *Implementation* section of the Community Plan was revised to include flowcharts that outline private development processes including review by the CAC. The *Introduction* section, as described above, was revised to address that the Community Plan is a planning document for a specific area.

3. *A commissioner suggested that an ordinance defining the role of the CAC should be adopted prior adoption of the Community Plan. Another commissioner stated that the Castroville Advisory Committees (CAC) duties need to be described in the Community Plan, but that an ordinance does not need to be adopted prior to the community Plan.*

As stated above, it is envisioned that the roles, responsibilities, and administration of the existing Castroville Redevelopment Citizen's Advisory Subcommittee (CAC) will be amended and expanded, as an implementing measure of this Community Plan. This can be accomplished by either ordinance or resolution adopted by the Board of Supervisors. The amended role will include the review of new development within the Community Plan boundary and act as the primary advisory body to the Planning Commission and approving bodies on land use related matters. Clarification on the role of the CAC was incorporated into the Introduction of the Community Plan.

***Goals and Policies Section***

4. *Request for clarification on how the community can attract specific types of businesses.*

Attracting specific types of businesses can be accomplished through the *Design and Development Standards and Economic Development Strategy*. For example, within the *Design and Development Standards*, industrial uses consisting of light and heavy industrial uses, as well as agricultural industrial activities are proposed. Industrial uses proposed consist of agricultural uses. Uses that have the potential for severe environmental contamination, such as chemical or primary metals manufacturing are not appropriate. Uses that are intensive water users are also not appropriate. Additionally, uses that are land intensive, but do not have the potential for significant job creation or revenue potential are also discouraged to avoid losing valuable agricultural land without gaining substantial benefits for the community. In addition, development standards for building design and landscaping will discourage inappropriate uses.

5. *Request that the Goals and Policies be revised to state responsibilities and actions.*

The policies were revised to address the comment. The Glossary was revised as well to clearly define all terms used in the Community Plan.

### ***Community Plan Concept***

6. *The Commissioners asked how the land use designations relate to the General Plan and stated that further clarification should be made regarding the land use designations so that it is clear that that designation is solely for Castroville.*

The text in the *Community Plan Concept* within the *Castroville Community Plan* was revised to explain the relationship between the *Monterey County General Plan* (1982) land use designations and those in the Community Plan. The Castroville Community Plan residential land use designations provide for development similar to or greater than the High Density Residential land use designation in the *Monterey County General Plan* (1982). The land use designations for Castroville have been designated with "-C" after the land use to clarify that they are specific to Castroville.

As described in the *Introduction* section, the *Castroville Community Plan* will be adopted into the *Monterey County General Plan*, and includes land use designations, infrastructure improvements, public facilities, and an economic development strategy specific to the area within the Community Plan Boundary.

The Community Plan also contains specific implementation requirements for new development that are more detailed than requirements generally applied by the County to areas outside community plan areas. These implementation requirements include adoption of a "Castroville Community Plan" zoning classification into the County's Zoning Code (both Title 20 and Title 21), which will require that new development conform with this Community Plan. Another implementation requirement of the Community Plan will include the adoption of specific Design Guidelines and Development Standards which assist in the interpretation of the Community Plan. The Design Guidelines and Development Standards are included in draft form in the appendices and are anticipated to be adopted concurrent with the adoption of the Community Plan.

7. *Request for clarification as to whether or not the definitions in the glossary are consistent with the General Plan/Zoning Code?*

Terms within the "Glossary" are primarily based on definitions provided in Chapters 20.06 and 21.06 of the Monterey County Zoning Ordinance (Title 20 and Title 21) unless otherwise noted in parentheses. An explanation has been added.

8. *Request for clarification as to whether or not the Community Plan is consistent with the Housing Element, specifically the high density requirements.*

The *Introduction* section to the Community Plan has been revised to clarify the Community Plan's consistency with the Housing Element under the subsection "*Relationship to Other Plans and Programs.*" The *Monterey County General Plan* includes a Housing Element that was adopted on November 4, 2003 and subsequently certified by the State Housing and Community Development (HCD) Department. The *Castroville Community Plan* is consistent with the Housing Element. Specific programs contained in the Housing Element require that the County adopt the Castroville Community Plan to provide housing to meet the County's Regional Housing Needs Allocation. Of particular importance is providing the opportunity for higher density housing to accommodate very low and low-income households. The Community Plan includes a significant amount of mixed income land use which allows housing densities up to 30-units per acre.

9. *Request for further clarification on the definition of the Low Density Residential designation in the Community Plan. A Commissioner recommended placing a "C" after the designation so that staff knows that is specific to the Castroville Community Plan.*

The Low Density Residential (LDR-C) provides for primarily single-family detached dwellings and duplexes on standard size lots at a minimum density of seven dwelling units per acre and a maximum of eight dwelling units per acre. This would encourage development at densities similar to the High Density Residential (HDR) land use designation in the Monterey County General Plan (1982), which has a density of 5 to 10 units per acre. The *Community Plan*

*Concept* section of the Community Plan has been revised to include this information. The land use designations have been revised to include a "C" after the designation to note that this designation is specific to Castroville.

10. *Request for clarification as to whether not individual lots in the New Industrial Opportunity Area would require a General Development Plan.*

As stated on page 128 of the Community Plan a General Development Plan will be required to be prepared and approved for the entire New Industrial Opportunity Area prior to development of individual parcels. Specific lot improvements within each parcel will be reviewed for consistency with the approved General Development Plan.

### ***Opportunity Areas Section***

11. *Request for clarification on where the high density residential would be located within the Cypress Residential Opportunity Area.*

The high density residential uses in the Cypress Residential Opportunity Area are to be located within Subarea D. Graphics and tables that define the distribution of land uses and housing types within each Opportunity Area and the Infill sites have been added to the *Opportunity Areas* section of the Community Plan.

12. *Request that the subareas that pertain to each Opportunity Area be distinguished from the conceptual site plans.*

The subareas are required for each Opportunity Area. Figures have been added ("Proposed Land Uses" figures) to the *Opportunity Areas* section of the Community Plan that depict the land use designations and subareas within each Opportunity Area. The previous figure that depicted each Opportunity Area has been re-named as "Conceptual Layout."

13. *Request for clarification of the relationship between housing type mixtures and affordability.*

Page 21, "Relationship to Other Plans and Programs" in the *Introduction* section of the Community Plan was revised to address affordability and consistency with the Housing Element's requirements. The *Castroville Community Plan* is consistent with the Housing Element. Specific programs contained in the Housing Element require that the County adopt the Castroville Community Plan to provide housing to meet the County's Regional Housing Needs Allocation. Of particular importance is providing the opportunity for higher density housing to

accommodate very low and low-income households. The Community Plan includes a significant amount of mixed-income land use which allows housing densities up to 30-units per acre.

14. *Table B-1 in Appendix B states that HDR is not allowed downtown.*

Table B-1 has been revised and renumbered as Table B-2 in the Appendix B to the Community Plan to clarify densities and types of allowable development within each land use designation. The downtown area of Castroville is designated for "Mixed Use." Therefore, multi-family units such as condominiums, townhomes, or apartments would be allowed at densities ranging from 15 to 30 dwelling units per acre. The density for the mixed use designation would encourage development at densities higher than the High Density Residential land use designation in the Monterey County General Plan (1982), which has a density of 5 to 10 units per acre.

### ***Circulation Section***

15. *The goals and policies in the Community Plan are intended to promote a walkable community. Clarification is requested regarding requirements in the Community Plan for specific improvements such as wider sidewalks and bicycle lanes. Also, since Merritt Street falls within Caltrans jurisdiction, the maintenance of Merritt Street could be a problem.*

Caltrans is supportive of the proposed improvements to the Merritt Street corridor, which includes signals and bulb outs to slow traffic. Other design guidelines are specifically provided in the adopted *Merritt Street Revitalization Program* for Merritt Street. The Redevelopment Agency was awarded a grant from TAMC to assist in funding a new a traffic signal on Merritt Street, which will improve safety downtown along Merritt Street. The County and the Redevelopment Agency have an established relationship with Caltrans to address maintenance issues.

16. *Request for clarification on funding for infrastructure improvements particularly since Measure A did not pass. Clarification was requested for prospects for the County with respect to funding and the timeline for improvements.*

As outlined in Appendix E, the implementation of the *Castroville Community Plan* will require a local impact fees to fund the cost for transportation projects directly serving the community, in addition to the TAMC's regional traffic impact fee which will provide funding for regional improvements.

Mitigation Measure (MM 3.14-7) in the EIR requires that project applicants contribute their fair share towards pedestrian and bicycle improvements and install improvements within each Opportunity Area. These improvements include



providing bicycle lanes and/or bicycle paths along all primary streets within each Opportunity Area.

17. *Request for clarification on whether or not the railroad underpass is acceptable to the railroad.*

The railroad has not expressed any concerns at this time.

18. *Concern regarding the heavy truck traffic going through downtown.*

Extension of Castroville Boulevard is part of the Community Plan providing the existing industrial area and the proposed New Industrial Opportunity Area with direct access via Highway 156 without having to go through downtown via Merritt Street. Weight restriction limits can be placed downtown so that trucks are guided to Castroville Boulevard. and Highways.

### ***Infrastructure and Public Services***

19. *Request for more information on the Castroville Seawater Intrusion Project (CSIP).*

The *Infrastructure and Public Services* section of the Community Plan includes additional information regarding water supply and the Castroville Seawater Intrusion Project (CSIP).

20. *Request for more information on how the required water demand analysis would be used.*

The water demand analysis would be used to ensure that the maximum allowable consumption within the planning area has not been exceeded. Based on the water analysis prepared by Schaaf and Wheeler Consulting Civil Engineers, full buildout of the proposed Community Plan would decrease the net amount of water being extracted from the groundwater basin by approximately 62 AFY. This reduction in groundwater pumping takes into account the estimated water demand of the proposed Community Plan based on land use; base projected water demands upon completion of the Salinas Valley Water Project diversion project in 2008; an increase in the amount of wastewater generated within the planning area; and the transfer of agricultural land in the CSIP service area on a 2:1 ratio.

### ***Economic Development Strategy Section***

21. *Request for clarification on Table 2 on pg. 203 which shows anticipated manufacturing business.*

The types of manufacturing business identified is based on the industrial park, a percentage of the regional demand, growth in the region and potential housing opportunities. Several businesses have moved from their location to the Castroville area. For example, Witherspoon Inc. was moved from Campbell to Castroville. Castroville can implement programs to attract specific types of businesses.

*22. Request for clarification on what approach will be taken with respect to amending the Local Coastal Program. Two options are presented on page 203.*

A comprehensive LCP amendment will be prepared by Monterey County and must be approved by the County and certified by the Coastal Commission following approval of the Community Plan prior to any development being implemented within the Coastal Zone. The Commuter Train Station, New Industrial, and North Entrance are located within the Coastal Zone and are subject to the Monterey County Local Coastal Program (LCP). The Community Plan has been revised to reflect this approach.

*23. Request for clarification on how development will proceed in the Merritt St. Corridor.*

The Community Plan accommodates development on a parcel-by-parcel basis, however consolidating development on a block-by-block basis would be encouraged.

*24. Request for clarification regarding what items in the appendices are prescriptive and what are advisory.*

Policies 1.2, 1.5, 2.2, and 3.2, specifically require consistency with the Design Guidelines (Appendix A) and Development Standards (Appendix B) which will be adopted subsequent to the adoption of the Community Plan as part of the Zoning Code amendments. Furthermore, the Implementation section and Implementation Matrix (Appendix D) provides additional clarification that development proposed within the community must be consistent with the Design Guidelines and Development Standards. Clarification was added to the Introduction section of the Community Plan. The Glossary was moved from the Appendices into the Community Plan document. The Land Use Densities were moved into the Development Standards. The Financing Plan, Infrastructure Exhibits, Slough Exhibits, and Economic Analysis appendices are including for background information only.

*25. Request for clarification on whether or not the affordability of accessory dwelling units has been evaluated.*

Accessory dwellings are allowed in conjunction with certain housing types. They must be a minimum of 800 square feet in gross floor area and located behind a primary residence. There is not a requirement that they be restricted for affordability as they are affordable by design.

26. *Request for clarifications on the assumptions of housing cost per square and other information related to the financial analysis. Request for an example of financial forecasts for Cypress residential.*

Assumptions assumed a sale price of \$400K for Single Family Residential, \$210K for multi-family; \$70/square foot assumed a profit margin of 10-25 percent. Recently the market has slowed down but prices haven't necessarily dropped. The Merritt Street Corridor Opportunity Area is in-fill development that has existing infrastructure in place so therefore the costs are less.

27. *Request clarification on how the recreation and parks financial concerns are addressed.*

Policy 10.7 has been added to *Goals and Policies* section to ensure fiscal neutrality to the County and other affected agencies.

28. *Request for clarification on mixed-use definitions with minimum and maximum densities.*

Table B-1 in Appendix B, Development Standards has been revised to include a definition for Mixed Use, as well as maximum and minimum development densities.

29. *Request for clarification on comments from Caltrans related to requiring a PSR for Artichoke Ave. Request for clarification as to whether or not Artichoke Avenue can be implemented in the near-term.*

Caltrans is no longer requiring a Project Study Report (PSR) for Phase I of the Artichoke Avenue improvement. The County has retained an engineering firm and is complete with the 70% design which has been reviewed by Caltrans. Environmental review is currently. As required by mitigation measure MM 3.14-1b, the first Opportunity Area to develop shall execute an agreement with the County of Monterey that provides for the funding of the portion of the construction of Artichoke Avenue between Highway 1 and Mead Street (Phase I). Reimbursement may be obtained from future adopted traffic impact fees paid by new development within the planning area benefiting from the improvement and/or other funding sources. Redevelopment tax increment funding will also be used to fund this improvement.

30. *Request for clarification as to whether or not buffer areas with trails pose incompatible uses.*

The intent in the buffer requirements in the Community Plan is to resolve conflicts between agricultural and urban land uses since a buffer would provide a distance from sensitive receptors (e.g. single family homes) and agricultural uses. However, future development within the Community Plan would require that the uses are consistent with Section 21.66.030.F.2,c which states that "land within an agricultural easement may not be used for recreational areas as part of housing projects or public facilities."

30. *Request for clarification on impact fees and assumed home pricing contained in the Financial Analysis.*

The average home price in Castroville is currently around \$580,000. Numerous developers looked at the fees using their own analysis and found them acceptable. The fees are also consistent with the fees charged by other agencies.

31. *Request for clarifications if it was the intent to provide changes with recommendations at the next Planning Commission meeting.*

Revisions have been made to the Community Plan and clarifications are incorporated herein.

32. *Comment that the Community Plan needs to be functional prior to approval. Request for a final draft of the Community Plan with strike-through and underlined text and a clean copy.*

The Community Plan has been revised with both a clean copy and a copy which denotes the changes.

33. *Comment that adequate parks, recreation and schools are important. Comment that it is important to provide job opportunities for local residents.*

As noted above, Policy 10.7 has been added to *Goals and Policies* section to ensure fiscal neutrality to the County and other affected agencies. The Community Plan would provide job opportunities for local residents.

34. *Concern about impact of new development and requirements for new parks and open space on cost for providing recreation services and maintenance of new facilities.*

Fiscal impact analysis prepared for the Community Plan indicates that the new

development will not have a negative fiscal impact on the County or special districts, however until new development is actually proposed the revenues and costs cannot be accurately determined. Some of the Opportunity areas include parks and open space areas that need to be designed to specify actual facilities and analysis needs to be prepared to determine appropriate funding mechanisms for funding of both capital improvements and maintenance and operations. As noted above, Policy 10.7 has been added to *Goals and Policies* section to ensure fiscal neutrality to the County and other affected agencies. In addition clarifications have been added to the Community Plan requiring that more detailed fiscal impact analyses be prepared in conjunction with the development approvals of the Opportunity Areas to insure that the requirement for fiscal neutrality is met.