



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 25-155

June 03, 2025

Introduced: 5/6/2025

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Find that the acceptance of the Resource Conservation Easement Deed for an Agricultural Buffer is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15317; and
- b. Accept a Resource Conservation Easement Deed for 32 foot wide Agricultural Buffer spanning 380 linear feet (approximately 12,151 square feet) at 10520 Tembladera Street, Castroville (Accessor's Parcel Number: 030-156-004-000) to satisfy Condition of Approval No. 20 in the Planning Commission Resolution No. 24-037 (Planning File No. PLN220122); and
- c. Authorize the Chair of the Board of Supervisors to execute the Resource Conservation Easement Deed for an Agricultural Buffer; and
- d. Direct the Clerk of the Board to submit the Resource Conservation Easement Deed for an Agricultural Buffer to the County Recorder for filing with all recording fees to be paid by the applicant. (Resource Conservation Easement Deed for an Agricultural Buffer - PLN220122, Castroville Self Storage LLC, Accessor's Parcel Number: 030-156-004-000, Castroville Community Plan)

PROJECT INFORMATION:

Planning File Number: PLN220122

Owner: Barbara French

Project Location: 10520 Tembladera Street, Castroville

APN: 030-156-004-000

Plan Area: Castroville Community Plan

CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines section 15317

RECOMMENDATION:

Staff recommends that the Board of Supervisors:

- a. Find that the acceptance of the Resource Conservation Easement Deed for an Agricultural Buffer is categorically exempt pursuant to CEQA Guidelines section 15317; and
- b. Accept a Resource Conservation Easement Deed for 32 foot wide Agricultural Buffer spanning 380 linear feet (approximately 12,151 square feet) at 10520 Tembladera Street, Castroville (Accessor's Parcel Number: 030-156-004-000) to satisfy Condition of Approval No. 20 in the Planning Commission Resolution No. 24-037 (Planning File No. PLN220122); and
- c. Authorize the Chair of the Board of Supervisors to execute the Resource Conservation Easement Deed for an Agricultural Buffer; and
- d. Direct the Clerk of the Board to submit the Resource Conservation Easement Deed for an Agricultural Buffer to the County Recorder for filing with all recording fees to be paid by the applicant.

SUMMARY:

On December 11, 2024, the Planning Commission adopted Resolution No. 24-037, which approved a Use Permit and Design Approval (Planning File No. PLN220122, Castroville Self Storage LLC). The permit authorized the construction of a mini-warehouse storage facility and a two-story mixed-use building. The Planning Commission approved the project subject to 26 Conditions of Approval. Condition of Approval No. 20 requires the owner, Castroville Self Storage LLC, to convey a Resource Conservation Easement Deed (RCED), which includes an Agricultural Buffer, to the County of Monterey over the portions of the property where resources exist and it serves as a buffer from neighboring agricultural fields pursuant to the 2010 General Plan. Agricultural Element Policy AG-1.2 of the General Plan calls for an Agricultural Buffer between agricultural and non-agricultural uses. The acceptance and recordation of the RCED will satisfy Condition No. 20 of the approved resolution for the project (**Attachment B**).

DISCUSSION:

On December 11, 2024, the Planning Commission approved a Use Permit and Design Approval to allow the construction of a 54,409 square foot mini-warehouse storage facility (9 single-story buildings) and a two-story mixed-use building consisting of a 1,294 square foot office on the first floor, a 1,294 square foot residential unit on the second floor, and associated site improvements.

The property, located at 10520 Tembladera Street in Castroville, requires an Agricultural Buffer, as defined in the 2010 General Plan Agricultural Element Policy AG-1.2 and Title 21 section 21.66.030.F of the Monterey County Code, including development adjacent to Farmland, Permanent Grazing, or Rural Grazing zoning districts. Agricultural Buffers are required to be a width of two hundred (200) feet, or wider where necessary, to mitigate adverse impacts between agriculture and adjacent land uses. Within non-residential zoning districts, the easement may be reduced to a width of not less than fifty (50) feet.

The Tembladero Slough passes between the commercial site and the adjacent agricultural land which functions as an approximate 40-foot-wide natural barrier between the adjacent parcels. The proposed 32 foot agricultural buffer easement within the mini-storage parcel would further increase the buffer distance to approximately 72 feet. The proposed office and residential unit will be at a greater distance (over 200 feet) from the adjacent agricultural fields. This distance, combined with appropriate perimeter landscaping on the side of the project closest to the slough, was found by the Agricultural Commissioner's Office and HCD-Planning to meet the buffer requirements of Title 21 section 21.66.030.

As required by the 2010 General Plan and Title 21, the Planning Commission applied a condition to require an RCED for the protection of agricultural and non-agricultural land uses. Condition No. 20 of the approval requires the applicant to dedicate an RCED over those areas of the property not approved for development to ensure long-term protection of the slough's habitat while protecting the health and safety of those residing on the property. No construction or recreational uses will be allowed within the established easement area. The applicant is required to record the easement to ensure that future property owners are aware of and avoid development within the easement.

The applicant has submitted the RCED and map showing the general location of the easement on the property, along with the metes and bounds description, which are appended to this Report, collectively, as **Attachment B**.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Acceptance of the scenic easement qualifies for a Class 17 categorical exemption under CEQA because it constitutes the acceptance of easements to maintain the open space character of the area (CEQA Guidelines, § 15317).

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed the RCED as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY2024-25 Adopted Budget for Housing and Community Development (HCD) Appropriation Unit HCD002, Unit 8543. All costs associated with the maintenance of the RCED will be borne by the project applicant, not the County of Monterey.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents an effective and timely response to our HCD customers. Processing this application in accordance with all applicable policies and regulations also provides the County with accountability for the proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: Kayla Nelson, Associate Planner ext. 6408

Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with the Clerk of the Board:

Attachment A - Memorandum to the Clerk of the Board

Attachment B - Resource Conservation Easement Deed for an Agricultural Buffer, including:

- Property Legal Description
- Monterey County Planning Commission Resolution No. 24-037
- Easement Plat Map

cc: Front Counter Copy; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Barbara French, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN150548

