

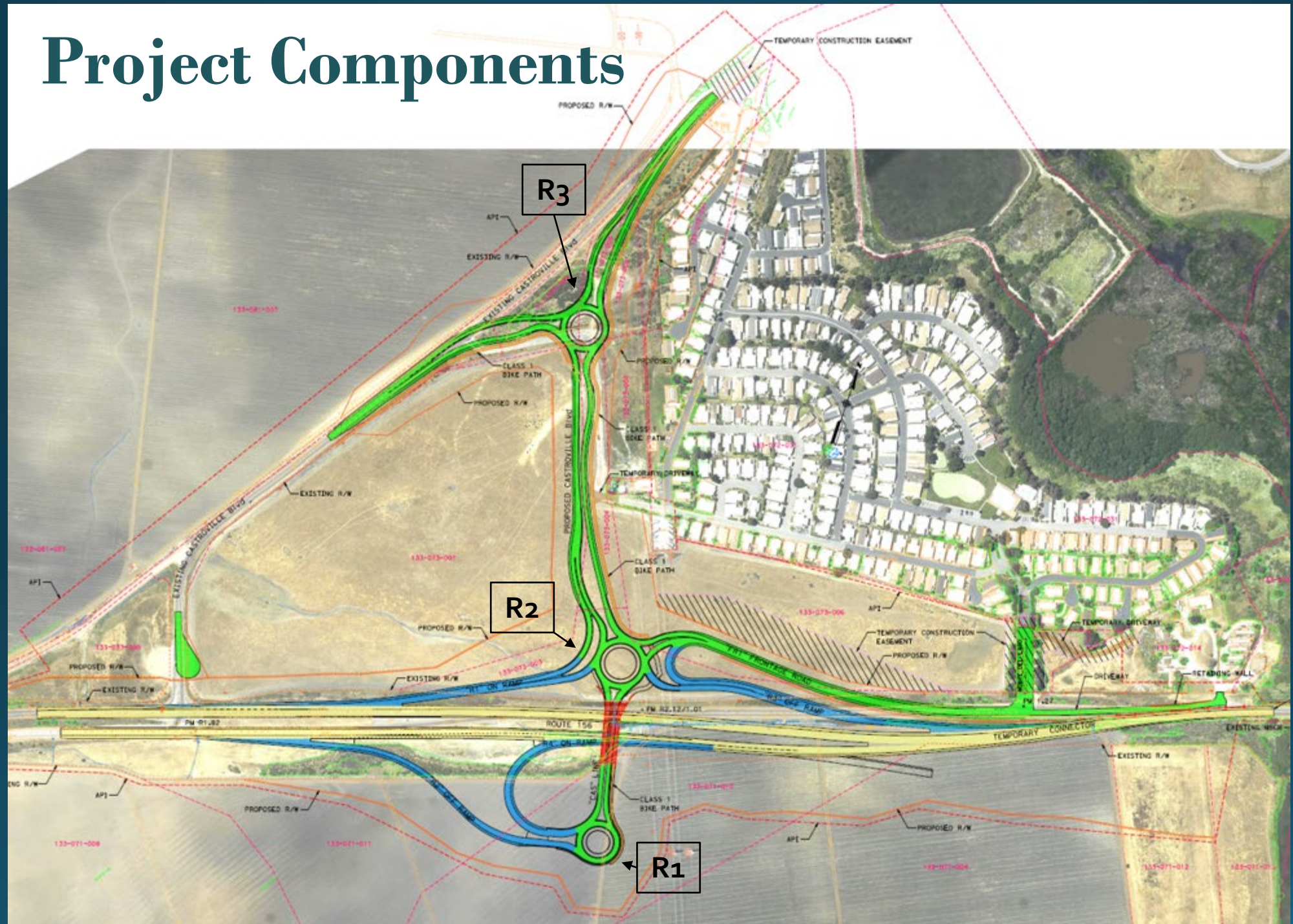
# PLN200118 CALTRANS

## State Route 156/Castroville Blvd Interchange Project



**Board of Supervisors  
March 21, 2023 – Item 9**

# Project Components



# Previous Actions

- *December 6, 2022* – Board of Supervisors
  - Approved amendments to the North County Land Use Plan (NC LUP) & Coastal Implementation Plan (CIP), Part 2
  - Adopted a Resolution of Intent to approve the Project
- *February 10, 2023* – California Coastal Commission certified the amendments to the NC LUP & CIP



# Recommended Actions

- Board of Supervisors Resolution of Intent No. 22-474
- Consider the environmental documents and adopt a Statement of Overriding Considerations
- Approve the Caltrans Combined Development Permit
- Adopt a Mitigation Monitoring and Reporting Program



# Local Coastal Program Consistency

## Transportation

- *Upgrade state highways for safe & uncongested traffic flow*
- *Consolidate access roads fewer turn on/off the highway*
- *Alternative modes of transportation*

### Stable Urban/Rural Boundaries

- *Policy 2.6.3.5 – Stable Boundary between:*
  - *Biological*
  - *Agriculture*

### Environmentally Sensitive Habitat Areas (ESHA)

- *Need for public services, health & safety while protecting resources*
- *Minimize tree removal & grading*
- *No increase in capacity*
- *No alternative that avoids ESHA*

### Agricultural Conservation

- *Overriding need to protect public health and safety*
- *Would not adversely affect long-term agricultural viability*
- *No alternative that avoids impacts to agricultural resources*

# Public Comment

Last paragraph of Condition of Approval number 7.

If Caltrans conveys a property interest to a land trust or similar organization as part of satisfying the agricultural mitigation requirements of this permit, the organization must be accredited by the Land Trust Accreditation Commission. (HCD-Planning)

# Recommended Change – Condition 7

If Caltrans conveys a property interest to a land trust or similar organization as part of satisfying the agricultural mitigation requirements of this permit, the organization shall be a tax-exempt nonprofit organization as defined in California Civil Code section 815.3 ~~must be accredited by the Land Trust Accreditation Commission.~~ The deed shall specify that the covenant is required by the County of Monterey for compliance with the policies, standards and regulations contained in the Monterey County Local Coastal Plan, as certified by the California Coastal Commission; is funded by local and state dollars; that the purpose of the covenant is to provide for the long-term protection, conservation, and/or enhancement of agricultural lands as set forth in Monterey County Coastal Implementation Plan, Part 2 section 20.144.120.6.d.2; and the covenant shall remain in place in perpetuity.

# Recommended Change – Finding 5, Evidence “d”

Monterey County coastal area, that ensure the ongoing use of that land for agricultural operations in perpetuity (Condition 87). As described in the condition, property interest of agricultural lands shall be conveyed to a tax-exempt nonprofit organization qualified under Section 501(c)(3) of the Internal Revenue Code and qualified to do business in the State of California which has as its primary purpose the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, or open-space condition or use. The deed conveying interest shall include language meeting requirements set forth in California Civil Code Section 714.6(g)(2)(C) and Section 714.6(i): it shall specify that the covenant is required by the County for compliance with the policies, standards and regulations contained in the NC LUP and NC CIP, as certified by the California Coastal Commission; is funded by local and state dollars; specify that the purpose of the covenant is to provide for the long-term protection, conservation, and/or enhancement of productive and potentially productive agricultural lands, with the goal of maintaining the long-term viability and sustainability of agriculture in the North Monterey County coastal zone and is therefore subject to enforceable protections (e.g. fee title acquisition, agricultural conservation easements, agricultural deed restrictions); and shall remain in place in perpetuity. The conditions requirements meet the requirements set forth in regulations contained NC CIP Section 20.144.120.B.6.





# Staff Recommendation

1. Consider the Final Environmental Impact Report/Environmental Assessment with Finding of No Significant Impact together with the Re-Validation Form/Addendum;
2. Adopt a Statement of Overriding considerations finding that there are benefits of the Project; and
3. Approve the Combined Development Permit for the Castroville Blvd/Hwy 156 Interchange Project;
4. Adopt a Mitigation Monitoring and Reporting Program.

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