



Monterey County

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Board Order

Upon motion of Supervisor Salinas, seconded by Supervisor Armenta and carried by those members present, the Board of Supervisors hereby:

- a. Found that the activity is not subject to CEQA pursuant to Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines;
- b. Resolution No. 14-373 established a Land Use Advisory Committee for the Castroville Community Plan area; and
- c. Amended the Land Use Advisory Committee Procedures ("Guidelines").
(Castroville Land Use Advisory Committee - REF140091/County of Monterey)

PASSED AND ADOPTED on this 16th day of December 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on December 16, 2014.

Dated: December 23, 2014
File Number: 14-1349

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. 14-373

Resolution of the Monterey County Board of)
Supervisors establishing the Castroville Land)
Use Advisory Committee for the Castroville)
Community Plan area and amending the)
Monterey County Land Use Advisory)
Procedures (“Guidelines”).....)

WHEREAS, on August 23, 1994, the Monterey County Board of Supervisors adopted Land Use Advisory Committee Procedures.

WHEREAS, on June 24, 2004, the Monterey County Board of Supervisors adopted interim Land Use Advisory Committee Procedures. Interim guidelines were established as a temporary measure to address reduction in Planning Department resources.

WHEREAS, the Planning Commission held public hearings between May 28 and August 8, 2008 to review amendments to the Land Use Advisory Committee Procedures. The proposed changes were intended to provide greater clarity to the roles and duties of the LUACs and planning staff as well as the type of projects that are reviewed by the LUACs. On August 27, 2008, the Planning Commission unanimously voted to recommend approval of revisions to the LUAC Guidelines.

WHEREAS, on November 18, 2008, the Board of Supervisors adopted the Land Use Advisory Committee Procedures (“Guidelines”), following recommendation by the Planning Commission.

WHEREAS, On April 10, 2007, the Board of Supervisors amended the 1982 General Plan and the North County Area Plan to incorporate the Castroville Community Plan as applicable in the inland area of the County.

WHEREAS, On April 10, 2007 the Board of Supervisors adopted a Resolution of Intent to amend the North County Land Use Plan of the Monterey County Local Coastal Program (LCP) to incorporate the Castroville Community Plan as applicable in the coastal zone. On March 3, 2009, the LCP amendment for the Castroville Community Plan was withdrawn from consideration by the California Coastal Commission. The County may submit or include the Castroville Community Plan with the North County LCP update.

WHEREAS, Policy 2.3 of the Castroville Community Plan (CCP) states that an advisory committee shall monitor and comment on development proposals that have the potential to affect the community. Additionally, the CCP Implementation Plan specifically requires review by an advisory committee to determine compliance with the CCP, adopted Design Guidelines, and Development Standards for certain projects.

WHEREAS, the 2010 Monterey County General Plan, adopted October 26, 1010, designates the inland Castroville area as a Community Area.

WHEREAS, on March 22, 1994, the Board of Directors for the Monterey County Redevelopment Agency created the Castroville/Pajaro Redevelopment Project Citizen Advisory Committee (CAC), adopting bylaws outlining the basic organization and administration procedures for the CAC and requiring the CAC to be an advisory body to the Monterey County Redevelopment Agency on policy and planning matters.

WHEREAS, pursuant to State law, on February 1, 2012, the Redevelopment Agency of the County of Monterey was dissolved by operation of law, resulting in the dissolution of the CAC.

WHEREAS, the Castroville Community Plan area lies within the North County Inland LUAC (NC LUAC) and therefore the NC LUAC has the capacity to review projects in lieu of the CAC. However, the North County planning area is rural in nature and the governing policies and regulations reflect such. Conversely, development in Castroville is urban, with regulations that support and enhance the urban design pattern of the community.

WHEREAS, Section 1(b) of the Land Use Advisory Committee Procedures states that one purpose of a LUAC is to “reflect the perspective of the local community with focus on neighborhood character, unique community site and conditions, and potential local effects or contributions that would likely result from the implementation of a proposed project.” Therefore, it is appropriate to create a Castroville Land Use Advisory Committee to review projects within the area subject to the Castroville Community Plan.

WHEREAS, on October 3, 2014, RMA-Planning received a referral (Referral No. 2014.06) from the Board of Supervisors relative to the establishment of a Land Use Advisory Committee (LUAC) for the Castroville Community Plan area and how it would impact department resources and priorities. The referral was completed and the results of the analysis were submitted to the County CAO’s Office. RMA-Planning staff was subsequently tasked to proceed with processing the establishment of the LUAC.

WHEREAS, on December 10, 2014, the Planning Commission considered the establishment of a Land Use Advisory Committee for the Castroville Community Plan area and modifications to Exhibits A and B of the Land Use Advisory Committee Procedures (“Guidelines”). The Planning Commission voted to recommend that the Board of Supervisors establish the Castroville LUAC and make the recommended changes to the LUAC Guidelines.

WHEREAS, the Board of Supervisors intends to amend the Monterey County Land Use Advisory Committee Procedures to establish the Castroville Land Use Advisory Committee and amend Exhibit A (Guidelines for Review of Matters Referred to Land Use Advisory Committees by the Appropriate Authority) to clarify applicability of LUAC review of projects located in areas governed by specific plans and community plans.

WHEREAS, establishment of a LUAC and adoption of these revisions to the Land Use Advisory Committee Procedures is an organizational, administrative activity that will not result

in direct or indirect physical changes to the environment, and as such is not a project under CEQA pursuant to Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Find that the establishment of the Castroville LUAC and revision of LUAC procedures is not a project under CEQA;
- b. Establish a Land Use Advisory Committee (LUAC) for the Castroville Community Plan area; and
- c. Amend the Monterey County Land Use Advisory Committee Procedures ("Guidelines"), as shown in Exhibit 1, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor Armenta, seconded by Supervisor Parker and carried this 16th day of December 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on December 16, 2014.

Dated: December 22, 2014
File Number: 14-1346

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy