

# Attachment A

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## **ATTACHMENT A DISCUSSION**

As outlined below, projects in the Castroville Community Plan area that require review by a citizen's advisory committee are currently reviewed by the North County Inland Land Use Advisory Committee (LUAC). Supervisor Calcagno requested that RMA-Planning staff analyze impacts on department priorities and resources resulting from the establishment of a LUAC for the Castroville. Staff responded to the referral and was subsequently directed to proceed in establishing a Castroville Land Use Advisory Committee. Staff recommends creating a Castroville LUAC because there is value for a localized and specific review of projects in Castroville as the rural nature of North County is vastly different from the urban development of Castroville.

### **History of the Establishment of the Castroville Community Plan**

In 2003, Monterey County initiated the preparation of the Castroville Community Plan to provide a long-term planning framework for the community. The Community Plan is intended to be incorporated into and become a part of the County's General Plan and Local Coastal Program (LCP) as the Community Plan straddles areas governed by the inland North County Area Plan and the coastal North County Land Use Plan. 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. 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 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 On March 3, 2009, the LCP amendment for the Castroville Community Plan was withdrawn from consideration by the California Coastal Commission and may be submitted or included with the North County LCP update. The 2010 Monterey County General Plan, adopted October 26, 2010, designates the Castroville inland area as a Community Area.

### **Review by an Advisory Committee**

The Castroville/Pajaro Redevelopment area was established in November 1986 and on March 22, 1994, an advisory body was created: the Castroville/Pajaro Redevelopment Citizen's Advisory Committee (CAC). The CAC's primary function was to serve as an advisory body to the Board of Directors of the Monterey County Redevelopment Agency in policy matters related to the implementation of the Castroville/Pajaro Redevelopment Plan. The CAC's secondary function was to review projects in the capacity consistent to that of a LUAC. Due to the dissolution of the Redevelopment Agency, the CAC has been disbanded.

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

Exhibit B of the LUAC Guidelines indicates that projects within the Castroville Community Plan area are subject to review by the Castroville Citizens Advisory Committee. However, the North County Inland LUAC currently reviews Castroville projects due to dissolution of the CAC.

Development in the Castroville area is urban, resulting in the “unique urban design vision” of CCP that is supporting and enhancing of the existing defined urban design pattern of the community. Section 1(b) of the Land Use Advisory Committee Procedures (“Guidelines”) states that 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. Thus, staff recommends that a Castroville Land Use Advisory Committee be established to review development within the Castroville Community Plan area.

### **Modifications to the LUAC Procedures as a Result of Establishing a Castroville LUAC**

“Exhibit B” of the Land Use Advisory Committee Procedures includes a list of the current LUACs. The list indicates that projects within the Castroville Community Plan area are subject to review by the Castroville Citizens Advisory Committee. Staff recommends this exhibit be modified to establish Castroville LUAC as a separate LUAC. The proposed amendment, with strikeout and underline, is attached as **Exhibit 1** to the draft Board resolution (see Exhibit B of Exhibit 1).

In order to clarify review guidelines for projects subject to LUAC review, staff recommends the Board of Supervisors consider modification of Item 2 of “Exhibit A” of the Land Use Advisory Committee Procedures. This section states LUACs shall review any discretionary permit for which any local area plan, land use plan, or master plan requires review by a local citizen’s committee. In addition to those governing plans, staff proposes to include “specific plan” and “community plan.” The proposed amendment with strikeout and underline is attached as **Exhibit 1** to the draft Board resolution (see Exhibit A of Exhibit 1).

### **Environmental Review**

The establishment of the Castroville LUAC and the revisions to the Land Use Advisory Committee Procedures (“Guidelines”) is an organizational, administrative activity that will not result in direct or indirect physical changes to the environment. Therefore, the activity is not considered a project and is not subject to CEQA as defined in Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines.

### **Planning Commission Recommendation**

Pursuant to Section 3(b) of the Land Use Advisory Committee Procedures, the Planning Commission may recommend to the Board of Supervisors to establish a LUAC for a more specific geographic area within a Planning Area. Staff has scheduled the matter for December 10, 2014 at the Planning Commission. Staff is recommending the Planning Commission consider and recommend the Board of Supervisors establish the Castroville Land Use Advisory Committee and make the proposed changes to the Land Use Advisory Committee Procedures (“Guidelines”).



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