



County of Monterey

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

Board Report

File #: 22-836, Version: 1

Public Hearing to consider an appeal by The Open Monterey Project from the June 29, 2022 Planning Commission decision approving a Combined Development Permit for the Highway 156 and Castroville Boulevard Interchange Safety Improvement project, including development on slopes exceeding 25%, within 100 feet of environmentally sensitive habitat areas, and the removal of one Coast Live Oak tree.

Project Location: State Route 156 between Castroville Boulevard (postmile R1.40) and the Moro Cojo Slough Bridge (postmile 1.60), North County Land Use Plan, Coastal Zone (Assessor's Parcel Numbers: 133-081-007-000, 133-073-002-000, 133-073-005-000, 133-073-008-000, 133-073-034-000, 133-073-009-000, 133-073-001-000, 133-073-004-000, 133-073-007-000, 133-072-031-000, 133-073-006-000, 133-073-003-000, 133-072-014-000, 133-072-006-000, 133-071-013-000, 133-071-012-000, 133-071-021-000, 133-071-010-000, 133-071-011-000, and 133-071-008-000)

Proposed CEQA action: Consider a CEQA/NEPA Revalidation Form together Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS) previously certified by the California Department of Transportation for the State Route 156 West Corridor Project on January 31, 2013 (SCH#1999111063).

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the hearing to the October 11, 2022 Board of Supervisors meeting.

PROJECT INFORMATION:

Property Owner/Agent: California Department of Transportation

APN: 133-071-010-000, 133-071-011-000, 133-071-012-000, 133-071-013-000, 133-071-021-000, 133-072-034-000, 133-073-001-000, 133-073-002-000, 133-073-003-000, 133-073-004-000, 133-073-005-000, 133-073-006-000, 133-073-007-000, 133-073-008-000, 133-073-009-000 and 133-081-007-000

Parcel Size: 43 acres for all parcels

Zoning: Coastal Agricultural Preserve (CAP), Resource Conservation (RC), High Density Residential (HDR), and Coastal General Commercial (CGC)

Plan Area: North County Land Use Plan

Flagged and Staked: No

SUMMARY:

After notice of the September 13, 2022 Board of Supervisors hearing was distributed, County staff received correspondence from the applicant, Caltrans, requesting postponement of the hearing to October 11, 2022 to allow time to proceed with an amendment to the Local Coastal Program (LCP).

Staff received correspondence from a representative of the appellant, The Open Monterey Project, stating that they were willing to continue the appeal hearing to October date provided that the draft language for “the LCP amendment and the revised agricultural lands mitigation will be released on October 4, 2022.”

Staff has met with Caltrans and California Coastal Commission staff on appropriate LCP language, which would include agricultural lands mitigation. Based on staff report deadlines, the staff report to the Board would

be published prior to October 4, 2022. Therefore, on behalf of the applicant and appellant, staff requests the hearing on this item be continued to the Board of Supervisors meeting scheduled for October 11, 2022.

OTHER AGENCY INVOLVEMENT:

California Coastal Commission
Environmental Health Bureau
Public Works, Facilities & Parks
HCD-Engineering Services
HCD-Environmental Services
North County Fire Protection District
North County Land Use Advisory Committee
Castroville Land Use Advisory Committee
California Department of Transportation, District 5

FINANCING:

The Board appeal fee is \$3,000. However, projects in the coastal zone are not charged an appeal fee. If the County were to charge a fee, then the project could be appealed directly to the Coastal Commission rather than going to the Board first. Funding for staff time associated with this appeal is included in the FY2022-23 Adopted Budget Unit 8543, Appropriation Unit HCD002.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

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

Check the related Board of Supervisors Strategic Initiatives:

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

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Reviewed by: Craig Spencer, HCD Chief of Planning

Approved by: Erik Lundquist, AICP, HCD Director

cc: Front Counter Copy; California Coastal Commission; Erik Lundquist, HCD Director; Craig Spencer, HCD Chief of Planning; Fionna Jensen, Associate Planner; Anna Quenga, AICP, Principal Planner; Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities & Parks; Mitch Dallas, Caltrans, Applicant/Owner; Michael Lew, PE, Caltrans, Project Manager; North County School District; Transportation Agency of Monterey County (TAMC); The Open Monterey Project (Molly Erickson), Appellant; LandWatch (Executive Director); Project File PLN200118.