



Board Report

File #: ZA 16-021, Version: 1

PLN150535 - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT

Public hearing to consider action on a Combined Development Permit consisting of the demolition and reconstruction of athletic facilities at the North Monterey County High School, modification of previously graded slopes greater than 25 percent, and development within 100 feet of environmentally sensitive habitat.

Proposed CEQA Action: Exempt from CEQA per Section 15302 of the CEQA Guidelines.

13990 Castroville Boulevard, Castroville, North County Land Use Plan, Coastal Zone

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines; and
- b. Approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition and reconstruction of athletic facilities at the North Monterey County High School, a Coastal Administrative Permit to allow modification of previously graded slopes greater than 25 percent, and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, based on the findings and evidence and subject to fifteen (15) conditions of approval (**Exhibit A**).

PROJECT INFORMATION:

APN: 133-092-007-000

Zoning: PQP (CZ) [Public/Quasi-Public (Coastal Zone)]

Parcel Size: approximately 83.29 acres

Plan Area: North County Land Use Plan

Flagged and Staked: Not Required

SUMMARY:

The North Monterey County Unified School District (NMCUSD) proposes to modernize and improve the existing North Monterey County High School (NMCHS) campus and athletic facilities on the existing developed footprint to bring them into conformance with current federal and state standards. The proposed project is consistent with all relevant policies of the North County Land Use Plan. Staff recommends the Zoning Administrator approve this request.

DISCUSSION:

NMCUSD proposes improvements including upgrades to the football/soccer and track stadium, softball and practice fields, and campus access and security. Specific improvements include: replacement of stadium and practice field bleachers; replacement of the stadium press box; replacement and expansion of the track and field surfaces; improvement of roadway access for emergency vehicles and general traffic; replacement of stadium and sports field lighting; improvement of utility and drainage facilities; installation of security lighting and fencing around the campus; and construction of an approximately 1,600-square-foot concession/restroom building. The proposed demolition and reconstruction of athletic facilities at the NMCHS would also involve modification (re-grading) of previously graded slopes greater than 25 percent, and development within 100 feet of environmentally sensitive habitat area (ESHA) (the adjacent wetland and upland habitat area will be restored and enhanced under a separate coastal development permit-RMA-Planning File No. PLN150247).

Development within an existing footprint minimizes impacts to resources which the Local Coastal Program

seeks to protect. There is ESHA on the adjacent property, but this project will not affect that area. The slopes to be modified in this application are the result of the existing development pattern, so modifying those slopes will not cause adverse impacts from a change in drainage patterns or erosion.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA-Public Works
RMA-Environmental Services
Environmental Health Bureau
Water Resources Agency
North County Fire Protection District

The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not involve any of the following: development requiring CEQA review, a lot line adjustment involving conflicts, a variance, or a Design Approval subject to public hearing review.

FINANCING:

Funding for staff time associated with this project is included in the FYs 2015-16 and 2016-17 Adopted Budgets for RMA-Planning.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: John H. Ford, RMA Services Manager, x5158

Approved by: Carl P. Holm, AICP, Resource Management Agency Director

Attachments:

Exhibit A Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plan, Elevations, Grading Plan

Exhibit B Vicinity Map

cc: RMA Front Counter Copy; Coastal Commission; North County Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; John Ford, RMA Services Manager; NMCUSD (Liann Reyes), Property Owner; Supervisor District 2; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN150535