



Administrative Permit

Legistar File Number: AP 26-012

February 04, 2026

Introduced: 1/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN200118-EXT1 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (HWY 156 ROUNDABOUTS)

Administrative hearing to consider a two-year Permit Extension to a previously approved Combined Development Permit consisting of a: 1) Coastal Development Permit to allow construction of three roundabouts to replace the existing Castroville Boulevard/Highway 156 intersection, including construction of on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard; 2) Coastal Development Permit to allow development on slopes exceeding 25%; 3) Coastal Development Permit to allow the removal of one native tree and two non-native landmark trees; and 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas.

Project Location: State Route (Highway) 156 between Castroville Boulevard [Postmile R1.40] and the Moro Cojo Slough Bridge [Postmile 1.60], adjacent to Castroville Boulevard as it intersects Collin Road, and within the Monte Del Lago mobile home park, Castroville.

Proposed CEQA action: Consider a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines sections 15162 or 15163.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

1. Consider a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines sections 15162 or 15163; and
2. Approve a two-year Permit Extension to a previously-approved Combined Development Permit (Monterey County Board of Supervisors, Resolution No. 23-103, HCD-Planning File No. PLN200118) consisting of:
 - a. a Coastal Development Permit to allow construction of three new roundabouts to replace the existing Highway 156/Castroville Boulevard intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path,

- driveway improvements, a new frontage road, the realignment of a Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard;
- b. Coastal Development Permit to allow development on slopes exceeding 25%;
 - c. Coastal Development Permit to allow the removal of one Coast Live Oak tree and two non-native landmark sized trees;
 - d. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas; and
 - e. Adoption of a Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Geramaldi Aldi

Property Owner: California Department of Transportation

APN: 133-071-010-000, 133-071-011-000, 133-071-021-000, 133-072-014-000, 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 and 133-081-007-000

Parcel Size:

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

Staff is recommending approval of an Extension to a Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On February 4, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, February 3, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
North County Fire Protection District

Prepared by: Summer Obledo, Permit Technician II,
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Board of Supervisors Resolution No. 23-103

Exhibit C - Extension Request

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Summer Obledo, Permit Technician II; Fionna Jensen, Principal Planner; California Department of Transportation, Property Owners; Geramaldi Aldi, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Interested Parties of PLN200118; Planning File PLN200118-EXT1