

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

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HOUSING AND REDEVELOPMENT OFFICE, Jim Cook, Director

168 W. Alisal St., 3<sup>rd</sup> Floor  
Salinas, CA 95901

(831) 755-5390  
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### MEMORANDUM

Date: January 23, 2007

To: Castroville Redevelopment Citizen's Advisory Committee  
Interested Organizations and Individuals

From: Marti Noel, Senior Administrative Analyst

**SUBJECT: CASTROVILLE COMMUNITY PLAN**

The Planning Commission is scheduled to conduct a public hearing and consider the Castroville Community Plan on January 31, 2007 at 9:15am in the Monterey County Board of Supervisors Chambers. A copy of the public notice and the staff report is attached. The CAC members and organizations and individuals that have participated in the preparation of the Community Plan are encouraged to attend.

Please give me a call if you have questions.

# Notice of Public Hearing

## Monterey County Planning Commission

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission, State of California will hold a public hearing to consider the project described below. The hearing will be held on **Wednesday, January 31, 2007** at the hour of **9:15 AM** in the Monterey County Board of Supervisors Chambers, County Government Center, 168 West Alisal Street, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

<b>Project Title:</b>	CASTROVILLE COMMUNITY PLAN
<b>Project Location:</b>	Community of Castroville
<b>Planning Area:</b>	North County Coastal and North County Inland Areas
<b>Environmental Status:</b>	Draft and Final EIR prepared
<b>Description of Recommended Action:</b>	To consider the EIR, the draft Castroville Community Plan, and the Mitigation Monitoring Program and recommend that the Board of Supervisors certify the Final EIR, amend the Monterey County General Plan, and adopt a resolution of intent to amend the North County Coastal Land Use Plan.

**Project Description:** The Planning Commission will hold a public hearing to consider making a recommendation to the Board of Supervisors regarding certification of the Final EIR and adoption of the Castroville Community Plan and related actions. The Castroville Community Plan is a long-range plan designed to direct growth and development in a manner that enhances the quality of life in the community of Castroville. The plan describes both existing and future development within the community. The plan covers area in and around Castroville, including an inland area and a portion of the County's Coastal Zone. Adoption of the Castroville Community Plan will require amendment of the Monterey County General Plan and amendment of the North County Coastal Land Use Plan in order to incorporate the Community Plan and re-designate the area covered by the Community Plan as a Community Plan Area subject to the regulations and requirements contained in the Community Plan. The amendment to the North County Land Use Plan will be required to be submitted to the Coastal Commission for certification.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.

**FOR ADDITIONAL INFORMATION CONTACT:**  
MARTINOEL, Project Manager  
Monterey County Resource Management Agency-Housing and Redevelopment  
168 West Alisal St, 2nd Floor, Salinas, CA 93901  
(831) 755-5390 or noelm@co.monterey.ca.us

## Monterey County Planning Commission

<b>Meeting:</b> January 31, 2007	<b>Agenda Item:</b>
<b>Project Description:</b> Receive a staff presentation, conduct a public hearing and consider the Castroville Community Plan including the EIR	
<b>Project Location:</b> Castroville	
<b>Environmental Review:</b> Environmental Impact Report	
<b>Department:</b> Resource Management Agency – Housing and Redevelopment Office	

### **RECOMMENDATION:**

It is recommended that the Planning Commission receive a staff presentation, conduct a public hearing, consider the Castroville Community Plan and the Draft and Final EIR, and continue the item to February 14, 2007, directing staff to prepare appropriate resolutions recommending that the Board of Supervisors take the following actions:

1. Certify the EIR and adopt a Statement of Overriding Considerations;
2. Approve the Castroville Community Plan for the Inland areas;
3. Adopt the Mitigation Monitoring and Reporting Program; and
4. Adopt a Resolution of Intent to amend the North County Coastal Land Use Plan to incorporate the Castroville Community Plan as applied in the Coastal areas.

### **OVERVIEW OF PROPOSED ACTION:**

On December 13, 2006 the Planning Commission received a staff presentation on the Castroville Community Plan and received copies of the Draft Community Plan and Errata, and the Draft and Final EIR. In addition, an Errata to the Final EIR dated January 16, 2007 is attached. The recommended action is for the Planning Commission to receive public testimony and consider the proposed Castroville Community Plan. It is also recommended that the Planning Commission continue the item to February 14, 2007 and provide staff with direction to prepare the appropriate resolutions with specific recommendations for the Board of Supervisors.

### **DISCUSSION:**

#### Description of Community Plan:

The Castroville Community Plan is intended to become part of the County's General Plan. The Community Plan is a comprehensive land use, public improvement, and economic development program prepared in partnership with community residents, business owners and landowners to guide future development and redevelopment of the community. As presented to the Planning Commission on December 13, 2006, the Castroville Community Plan has been prepared to provide a program to address a number of existing challenges facing the community in a way that builds upon and enhances Castroville's many strengths. The program contained in the Community Plan

brings together a number of strategies into an integrated approach to direct and guide the future development of Castroville. These strategies include the following:

- Provides a solution to the existing traffic and circulation problems and ensures that improvements are in place concurrent with need.
- Provides expansion of the Castroville Seawater Intrusion Project (CSIP) to reduce groundwater pumping for surrounding agricultural uses resulting in a groundwater balance for the expansion of the community.
- Addresses the current flood hazards constraining redevelopment potential in the downtown while creating an attractive open space amenity along the edge of the community.
- Provides approximately 1600 new housing units in mixed income neighborhoods.
- Provides a 130-acre expansion of the existing industrial park.
- Requires compact, land efficient design, well defined community boundaries, and adequate buffering between urban and agricultural uses.
- Requires significant conservation easements on agricultural property adjacent to the Community to create a permanent urban boundary.
- Increases the community's economic base to facilitate revitalization of the downtown.
- Provides a strategy to attracting businesses that provide quality jobs.
- Provides an implementation program to ensure that the existing residents of Castroville benefit from the new development.

The Community Plan includes infill development and redevelopment opportunities within the existing community of Castroville as well as new development in several expansion areas, called "Opportunity Areas". The infill area is in the Inland Area of the County and all the expansion areas, with the exception of the Cypress Opportunity Area, are located in the Coastal Zone. While the Community Plan has been prepared to provide a comprehensive approach to future development in Castroville, it is structured to allow implementation of the infill development and the Cypress area to proceed in advance of the Coastal Areas portion of the Community plan, which will require Coastal Commission certification.

#### Environmental Review:

A draft and Final EIR have been prepared for the Community Plan, both of which were previously distributed to the Planning Commission. Since that time, the Monterey County Water Resources Agency (WRA) submitted additional recommendations related to clarifying some of the mitigation measures related to flood control and drainage. These recommendations have been incorporated into an Errata to the Final EIR (dated January 16, 2007) and included as Attachment 1. None of the revisions included in that Errata result in new impacts or change the conclusions in the impact analysis. Therefore, a re-circulation of the EIR is not required. As described in the EIR, there are several impacts that cannot be fully mitigated and may result in significant and unavoidable impacts. Adoption of a Statement of Overriding Considerations will be required.

General Plan Consistency and Local Coastal Program Amendments:

The Board of Supervisors has recently adopted a new General Plan for the inland areas of the County (GPU-2006). The Castroville Community Plan is consistent with GPU-2006. If GPU-2006 were not to go into effect and the 1982 General Plan were to remain in effect, at the time the Board of Supervisors approves the Castroville Community Plan for the Inland areas, a General Plan Amendment (GPA) will be required to incorporate the Community Plan. The EIR for the Community Plan includes a consistency analysis for the 1982 General Plan and describes the amendments that would be required to the 1982 General Plan.

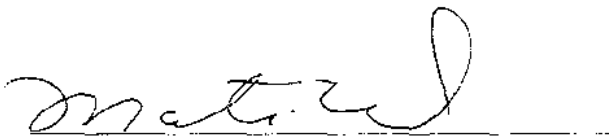
The adoption of the Community Plan for those expansion areas located in the Coastal Zone will require amendments to the North County Coastal Land Use Plan which is part of the County's Local Coastal Program (LCP). The amendments include changing the land use designations for the expansion areas located in the Coastal Zone as well as amendments to certain policies. The EIR includes a description and analysis of the required amendments. At the time the Board of Supervisors approves the Community Plan for the Inland areas, they would need to adopt a Resolution of Intent to incorporate the Coastal portions of the Castroville Community Plan as an amendment to the LCP. After the Board action, the LCP Amendment would be submitted to the Coastal Commission for certification. Once the Coastal Commission takes action, the Board will need to formally take action.

Implementation of the Community Plan, once adopted, will require a number of related actions including adoption of amendments to the Zoning Code, approval of General Development Plans for each Opportunity Area, adoption of a development impact fee program, and annexations to the Castroville Water District and other special districts for those areas not currently included in those special district boundaries.

**OTHER AGENCY INVOLVEMENT:**

The Castroville Redevelopment Citizen's Advisory Subcommittee (CAC) has held numerous public workshops and meetings on the Community Plan and the associated EIR. The meetings were widely noticed and well attended by residents, property owners, business owners, service providers, and interested groups. On September 13, 2006 the CAC voted to forward the draft Community Plan onto the Planning Commission and Board of Supervisors with a recommendation that it be approved.

Submitted By:



Marti Noel, Senior Administrative Analyst  
(831) 831-755-5394 or e-mail [NoelM@co.monterey.ca.us](mailto:NoelM@co.monterey.ca.us)  
November 20, 2006

# FINAL ENVIRONMENTAL IMPACT REPORT ERRATA

FOR THE

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## CASTROVILLE COMMUNITY PLAN

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SCH# 2005061132

*PREPARED FOR:*

**HOUSING & REDEVELOPMENT OFFICE  
COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY  
168 W. Alisal Street, 3<sup>rd</sup> Floor  
Salinas, CA 93901**

*PREPARED BY:*

**PMC**  
  
PACIFIC MUNICIPAL  
CONSULTANTS

**November 2006**

**Errata: January 16, 2007**

Errata  
Draft Castroville Community Plan  
January 16, 2007

The following comment letter, received from Monterey County Water Resources Agency (MCWRA), was responded to by the County of Monterey subsequent to release of the Final EIR on November 20, 2006.

# MONTEREY COUNTY

DEC 21 2006



## WATER RESOURCES AGENCY

PO BOX 830  
SALINAS, CA 93902  
(831) 766-4860  
FAX (831) 424-7933

CURTIS V. WEEKS  
GENERAL MANAGER

STREET ADDRESS  
833 BLANCO CIRCLE  
SALINAS, CA 93901-4456

December 18, 2006

Marti Noel, Senior Administrative Analyst  
Monterey County Housing and Redevelopment Office  
168 W. Alisal Street, 3rd Floor  
Salinas, CA 93901

RE: **Castroville Community Plan – DFEIR Comments**

Dear Ms. Noel:

After reviewing the subject Draft Final Environmental Impact Report (DFEIR), dated November 15, 2006, the Monterey County Water Resources Agency (Agency) has the following comments:

**Mitigation Measure 3.8-1a, Page 3-9**

The Agency recommends the following revisions to the first two paragraphs of the mitigation measure:

The County of Monterey...The water use analysis shall be submitted to the Castroville Water District and Monterey County Water Resources Agency for review and shall identify the agricultural land currently in production that would be annexed into Zone 2B in order to meet the CSIP replacement acreage requirement, which may be phased.

The CSIP replacement requirement is as follows: For every acre of existing farmland currently using recycled water for irrigation within Zone 2B that is converted to urban uses, two acres of farmland shall be annexed into Zone 2B in accordance with ~~current CSIP standards~~. The farmland to be annexed into Zone 2B must be currently and historically in production and currently using groundwater, not recycled water, to irrigate. Upon annexation into Zone 2B, farmland shall receive recycled water through turnouts to be constructed by the project applicant(s). Project applicant(s) shall provide any right-of-way to ensure that at least one turnout is provided for every 100 acres annexed into Zone 2B. The project applicant(s) for new development shall be responsible for engineering and installing the new CSIP transmission lines and associated equipment (i.e. piping, booster pumps, and connections) in accordance with current CSIP standards, and removing the existing CSIP transmission lines to be abandoned. The acreage to be annexed into Zone 2B and the CSIP transmission lines to be removed and installed shall be noted on the General Development Plan prior to recordation of the Final Maps for each Opportunity Area. All plans and specifications shall be submitted to the Water Resources Agency for review and approval.

18-1



Salinas Valley Water Project (SVWP), Page 3-12

The Agency recommends that this section be updated as follows:

The Salinas Valley Water Project (SVWP) addresses the water resources management issues within the Salinas Valley. It provides for the long-term management and protection of groundwater resources in the basin by meeting the following objectives: ~~eliminating~~ stopping seawater intrusion, and providing adequate water supplies and flexibility to meet current and future (year 2030) needs. In addition, the SVWP provides the surface water supply necessary to attain a hydrologically balanced groundwater basin in the Salinas Valley. As part of the SVWP, the Monterey County Water Resources Agency and the Monterey Regional Water Pollution Control Agency (MRWPCA) ~~have created~~ constructed and operate the Monterey County Water Recycling Projects. To pay for improvements provided through the Salinas Valley Water Project, a special assessment zone, Zone 2c ~~(a revision of formerly Zones 2 and 2a and 2b)~~ has been established and is shown in figure 3.8-2, Salinas Valley Water Project Zone 2c. Water users within Zone 2c are assessed a special tax to fund water improvement projects in exchange for access to potable water.

18-2

Mitigation Measure 3.9-4b, Page 3-15

The Agency recommends that the mitigation measure be updated as follows:

The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the Community Plan and within Special Flood Hazard Area, submit a two copies of the FEMA Conditional Letter of Map Revision (CLOMR) application including all supporting documentation, to the Monterey County Water Resources Agency with the discretionary permit subdivision application or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA. Any changes to the floodway will require the project applicant to submit a Letter of Map Revision (LOMR) application including all supporting documentation, to the Monterey County Water Resources Agency after final grading permit sign-off and prior to issuance of building permit, in order to amend the FEMA Flood Insurance Map. The hydrologic and hydraulic analysis and other application materials ~~must be provided to the Water Resources Agency with CLOMR and LOMR submittals.~~

Mitigation Measure 3.9-4c, Page 3-15

The Agency recommends that the mitigation measure be updated as follows:

Prior to Monterey County Planning Department deeming applications complete for General Development Plans and other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas, the County of Monterey shall require that the project applicant(s) contract with a registered professional civil engineer or licensed land surveyor to determine the top of bank of the Castroville and Tembladero Sloughs in accordance with Chapter 16.16 of the Monterey County Code. Cross sections shall be submitted to the Monterey County Water Resources Agency, for review and approval, by Monterey County Water Resources Agency and the "top of bank" shall be noted on the site plans. Any development proposed within the required 50-foot setback shall provide supporting evidence satisfactory to the Monterey County Water Resources Agency that: (1) the proposed development will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and/or (2) the proposed new development will be safe from flow-related erosion hazards

18-3

and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards.

Mitigation Measure 3.9-4d, Page 3-16

The Agency recommends that the mitigation measure be updated as follows:

Prior to recording the Final Maps for General Development Plans within the Cypress Residential and Merritt Street Corridor Opportunity Area, the County of Monterey shall require that the project applicant(s) dedicate to Monterey County Water Resources Agency a levee maintenance easement that consists of the 100-year flood channel and extends an additional 25 feet wide from the top of slope adjacent to the agricultural field on the west side of the Tembladero Slough as required by the Monterey County Water Resources Agency. The easement shall be recorded on the final map. Prior to recordation, the applicant shall provide the final map to the Water Resources Agency for review and approval. Maintenance of any proposed levees outside of the easement shall be the responsibility of the project applicant(s), developer, homeowners or other maintenance entity created and funded by the homeowners, and may be funded through establishment of a new benefit assessment zone.

18-3  
cont.

A maintenance/access road shall be located within the 100-year channel adjacent to the restoration area on the east side of the Tembladero Slough and on top of any proposed levees on the west side of the Tembladero Slough. The developer shall construct channel improvements capable of conveying 100-year flows identified in the FEMA Flood Insurance Study, with maintenance and access roads. The levee side slopes shall be a minimum of 2:1. The proposed channel alignment and maintenance easement shall be shown on the General Development Plan. All necessary improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

If you have any questions please feel free to contact me at (831) 755-4860 Thank you for the opportunity to review the DFEIR.

Sincerely,



Tom Moss, CFM  
Senior Hydrologist, Floodplain Management and Development Review Section

## Response to Letter #18 – Monterey County Water Resources Agency

### Response to Comment 18-1

*Comment noted. Mitigation measure MM 3.8-1a on page 3.8-23 in Section 3.8, Hydrogeology and Groundwater Resources of the Draft EIR has been revised as follows:*

**MM 3.8-1a** The County of Monterey shall require that the project applicant(s), for General Development Plans within the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, submit a water use analysis that demonstrates the associated water use is within the maximum allowable water budget for the proposed Community Plan upon completion of the Salinas Valley Water Project's diversion project. The sum of groundwater demand sources shall be subtracted from the maximum allowable consumption within the planning area, using the water consumption estimates in the proposed Community Plan, to determine the amount of supply available for development within the proposed Community Plan. The water use analysis shall be submitted to the Castroville Water District and Monterey County Water Resources Agency for review and shall identify the agricultural land currently in production that would be annexed into Zone 2B in order to meet the CSIP replacement acreage requirement, which may be phased.

The CSIP replacement requirement is as follows: For every acre of existing farmland currently using recycled water for irrigation within Zone 2B that is converted to urban uses, two acres of farmland shall be annexed into Zone 2B ~~in accordance with current CSIP construction standards~~. The farmland to be annexed into Zone 2B must be currently and historically in production, and currently using groundwater, not recycled water, to irrigate. Upon annexation into Zone 2B, farmland shall receive recycled water through turnouts to be constructed by the project applicant(s). Project applicant(s) shall provide any required right-of-way to ensure that at least one turnout is provided for every 100 acres annexed into Zone 2B. The project applicant(s) for new development shall be responsible for engineering and installing the new CSIP transmission lines and associated equipment (i.e. piping, booster pumps, and connections) in accordance with current CSIP standards and removing the existing CSIP transmission lines to be abandoned. The acreage to be annexed into Zone 2B and the CSIP

transmission lines to be removed and installed shall be noted on the General Development Plan prior to recordation of the Final Maps for each Opportunity Area. All plans and specifications shall be submitted to the Water Resources Agency for review and approval.

The project applicant(s) for new development shall demonstrate, through an agreement with MCWRA, the ability to annex two acres of farmland for every one acre of existing farmland to be removed from Zone 2B; however, the annexation of new farmland to Zone 2B can be phased. Prior to approval of development for the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, the project applicant(s) shall annex into Zone 2B half of the total required acreage and provide appropriate connections for distribution of CSIP water to the annexed land. An agreement between the project applicant and MCWRA shall require annexation of the remaining acreage (and installation of associated infrastructure) into Zone 2B within one year after the completion of the Salinas Valley Water Project's diversion project as a condition of project approval of the General Development Plan. The first half of the acreage shall receive CSIP water prior to completion of the Salinas Valley Water Project's diversions project. However, the second half of the acreage identified to be annexed into Zone 2B will continue to pump irrigation water from groundwater resources until completion of the Salinas Valley Water Project. The water use analysis shall reflect the phasing of the annexation of acreage into Zone 2B and occupancy shall be phased accordingly.

#### **Response to Comment 18-2 .**

*Comment noted. The last paragraph on page 3.8-4 in Section 3.8, Hydrogeology and Groundwater Resources of the Draft EIR has been revised as follows:*

The Salinas Valley Water Project (SVWP) addresses the water resources management issues within the Salinas Valley. It provides for the long-term management and protection of groundwater resources in the basin by meeting the following objectives: ~~eliminating~~ stopping seawater intrusion, and providing adequate water supplies and flexibility to meet current and future (year 2030) needs. In addition, the SVWP provides the surface water supply necessary to attain a hydrologically balanced groundwater basin in the Salinas Valley. As part of the SVWP, the Monterey County Water

Resources Agency and the Monterey Regional Water Pollution Control Agency (MRWPCA) have ~~created~~ constructed and operate the Monterey County Water Recycling Project. To pay for improvements provided through the Salinas Valley Water Project, a special assessment zone, Zone 2c (a revision of formerly Zones 2 and 2a and 2b) has been established and is shown in Figure 3.8-2, Salinas Valley Water Project Zone 2c. ~~Water users within Zone 2c are assessed a special tax to fund water improvement projects in exchange for access to potable water.~~

### Response to Comment 18-3

*In response to comments from the County of Monterey Water Resource Agency, mitigation measure MM 3.9-4 on page 3.9-27 in Section 3.9, Surface Water Hydrology has been revised as follows:*

**MM 3.9-4b** The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan and within Special Flood Hazard Area, submit two copies of the FEMA a Conditional Letter of Map Revision (CLOMR) application including all supporting documentation to the Monterey County Water Resources Agency with discretionary permit-subdivision applications or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA. ~~Any changes to the floodway will require the project applicant to submit a Letter of Map Revision (LOMR) application including all supporting documentation to the Monterey County Water Resources Agency after final grading permit sign-off and prior issuance of building permit, in order to amend the FEMA flood insurance map. The hydrologic and hydraulic analysis and other application materials must be provided to the Monterey County Water Resources Agency with CLOMR and LOMR submittals.~~

**MM 3.9-4c** Prior to Monterey County Planning Department deeming applications complete for General Development Plans and other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas, the County of Monterey shall require that the project applicant(s) contract with a professional civil engineer or licensed land surveyor to determine the top of bank of the

Castroville and Tembladero Sloughs in accordance with Chapter 16 of the Monterey County code. Cross sections shall be submitted to Monterey County Water Resources Agency for review and approval ~~by Monterey County Water Resources Agency~~ and the "top of bank" shall be noted on the site plans. Any development proposed within the required 50-foot setback shall provide supporting evidence satisfactory to the Monterey County Water Resources Agency that: (1) the proposed development will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and ~~for~~ (2) the proposed new development will be safe from flow-related erosion hazards and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards.

**MM 3.9-4d** Prior to recording the Final Maps for General Development Plans within the Cypress Residential and Merritt Street Corridor Opportunity Area, the County of Monterey shall require that the project applicant(s) dedicate to Monterey County Water Resources Agency a levee maintenance easement that consists of the 100-year flood channel and extends an additional 25 feet wide from the top of slope adjacent to the agricultural field on the west side of the Tembladero Slough as required by the Monterey County Water Resources Agency. The easement shall be recorded on the final map. Prior to recordation, the applicant shall provide the final map to the Water Resources Agency for review and approval. Maintenance of any proposed levees outside of the easement shall be the responsibility of the project applicant(s), developer homeowners or other maintenance entity created and funded by the homeowners, and may be funded through establishment of a new benefit assessment zone. ~~Vegetation maintenance of any proposed levees shall be the responsibility of the project applicant(s) and may be funded through establishment of a new benefit assessment zone.~~

A maintenance/access road shall be provided adjacent to the agricultural field and another maintenance/road shall be located within the 100-year channel adjacent to the restoration area on the east side of the Tembladero Slough and on top of any proposed levees on the west side of the Tembladero Slough. The developer shall construct channel improvements capable of conveying 100-year flows identified in the FEMA Flood Insurance Study, with maintenance and access roads. The levee side slopes shall be a minimum of 2:1. The

proposed channel alignment and maintenance easement shall be shown on the General Development Plan. All necessary improvements shall be constructed in accordance with plans approved by the Water Resources Agency.