

Californian

Estimated printed pages: 2

November 16, 2002

Section: Local

Page: 1C

Boronda plan wins OK

Larry Parsons

Staff

Panel approves mix of homes, playing fields, apartments, commercial uses
Larry Parsons

The Californian

A mix of "new urbanism" and a rural touch is the recipe for a new plan for the **Boronda community**.

After months of discussing the future of the rural enclave just west of Salinas, members of a **Boronda** county advisory panel Thursday endorsed the plan's overall concepts.

"It was a milestone in the sense the conceptual design and land-use plan are compatible with what the **community** wants," said county redevelopment analyst Jerry Hernandez.

The proposal calls for a mixture of homes, apartments, playfields, commercial uses and open space in the largely undeveloped south **Boronda** area. A critical link would be the long-planned extension of West Rossi Street between North Davis and **Boronda** roads.

"It's going to be a planned **community**," Hernandez said Friday.

About 40 residents gathered Thursday evening at the Apostolic Praise Temple to hear architects and county officials outline plan concepts and to view architectural drawings.

The **community** plan is one of three the county is putting together with residents of **Boronda**, Castroville and Pajaro.

The next step will be to look at infrastructure requirements and financing options, Hernandez said. Developer contributions, property taxes and redevelopment money are likely sources of financing.

Features of the plan include:

*About 140 housing units, including single-family homes, clustered homes, apartments and townhouses. Residents want designs to have a rural feel, Hernandez said.

*Using low-lying areas near the Markley Swamp and Salinas reclamation ditch for trails, soccer fields and habitat areas.

*Stiffer industrial development standards for such things as property setbacks, lighting, signs and hours of operation.

What's next

Monterey County redevelopment officials and consultants will refine engineering and infrastructure elements of the **Boronda** plan.

Copyright (c) The Californian. All rights reserved. Reproduced with the permission of Gannett Co., Inc. by NewsBank, inc.