

**PLN220086**

**CENTRAL COAST RENEWABLES LLC  
(FORMERLY N MTY CO UNIFIED SCHOOL DIST)**

Board of Supervisors

August 22, 2023

Agenda Item No. 21



## Location:

- 8142 Moss Landing Road, Moss Landing Community Plan

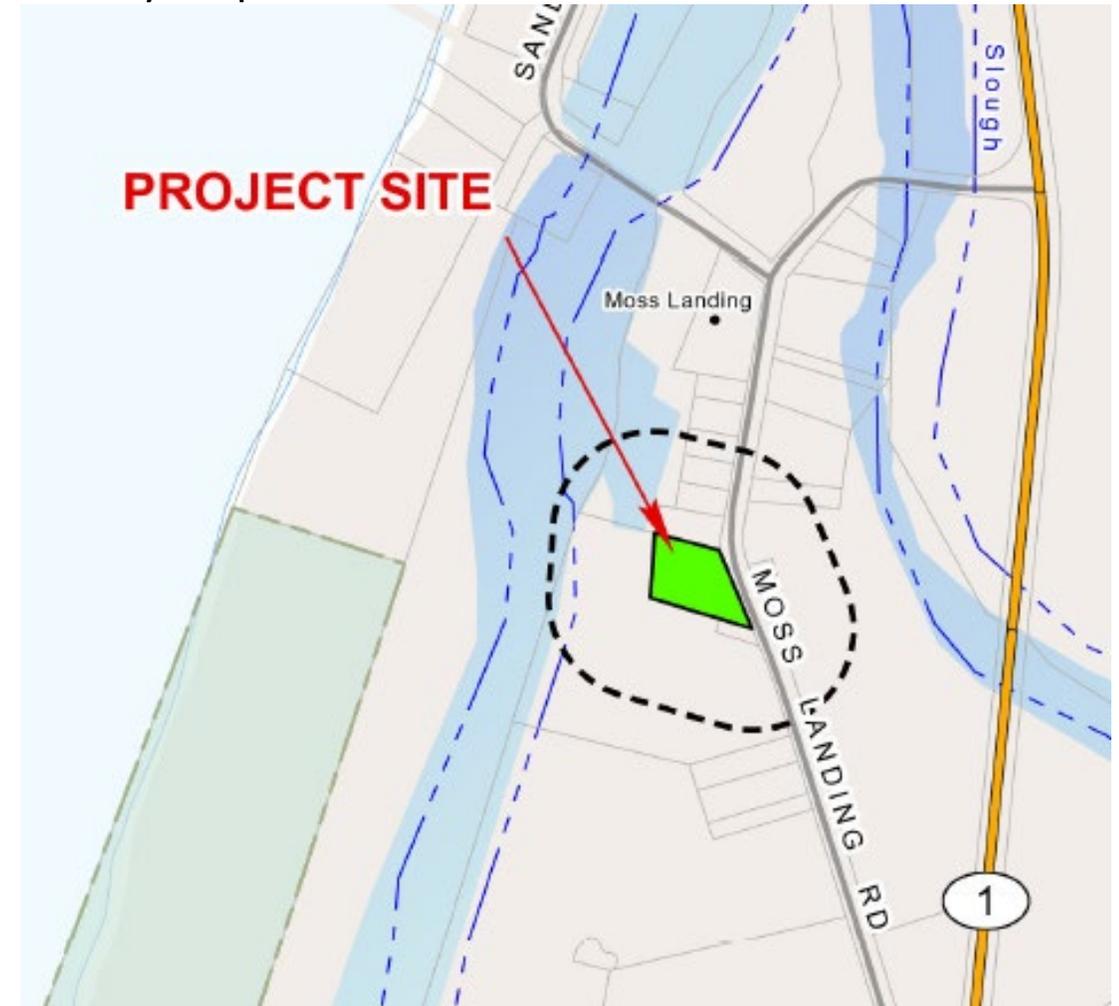
## Land Use Plan Designation and Zoning:

- “Public/Quasi-Public: Educational – Scientific”
- PQP(CZ)

## Scope:

- Amend Land Use Plan Designation to “Commercial – General” & amend zoning to MLC(CZ)
- Amend “Public/Quasi-Public: Educational-Scientific” description
- Coastal Administrative Permit for electrical solar contractor

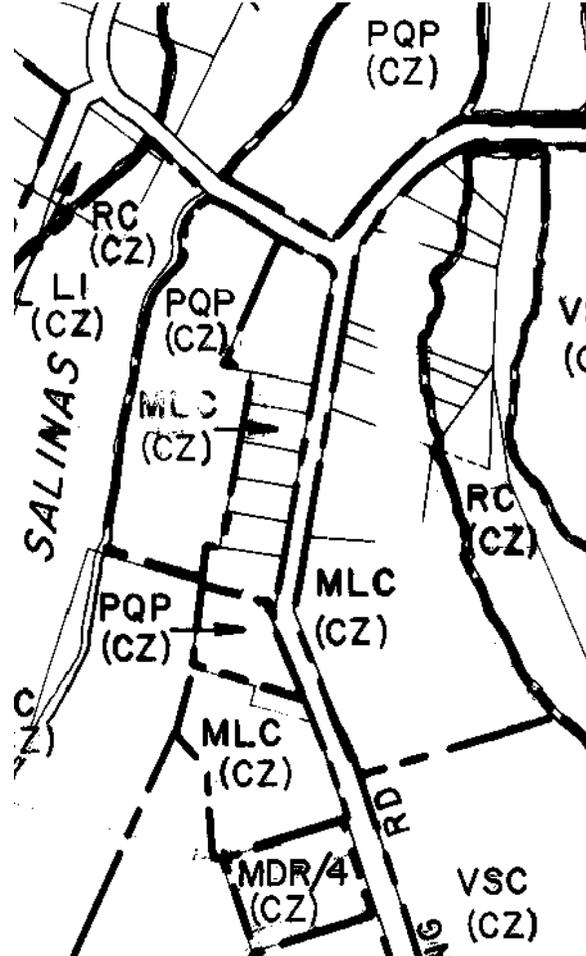
Vicinity Map



# Surrounding Land Use Designations / Zoning



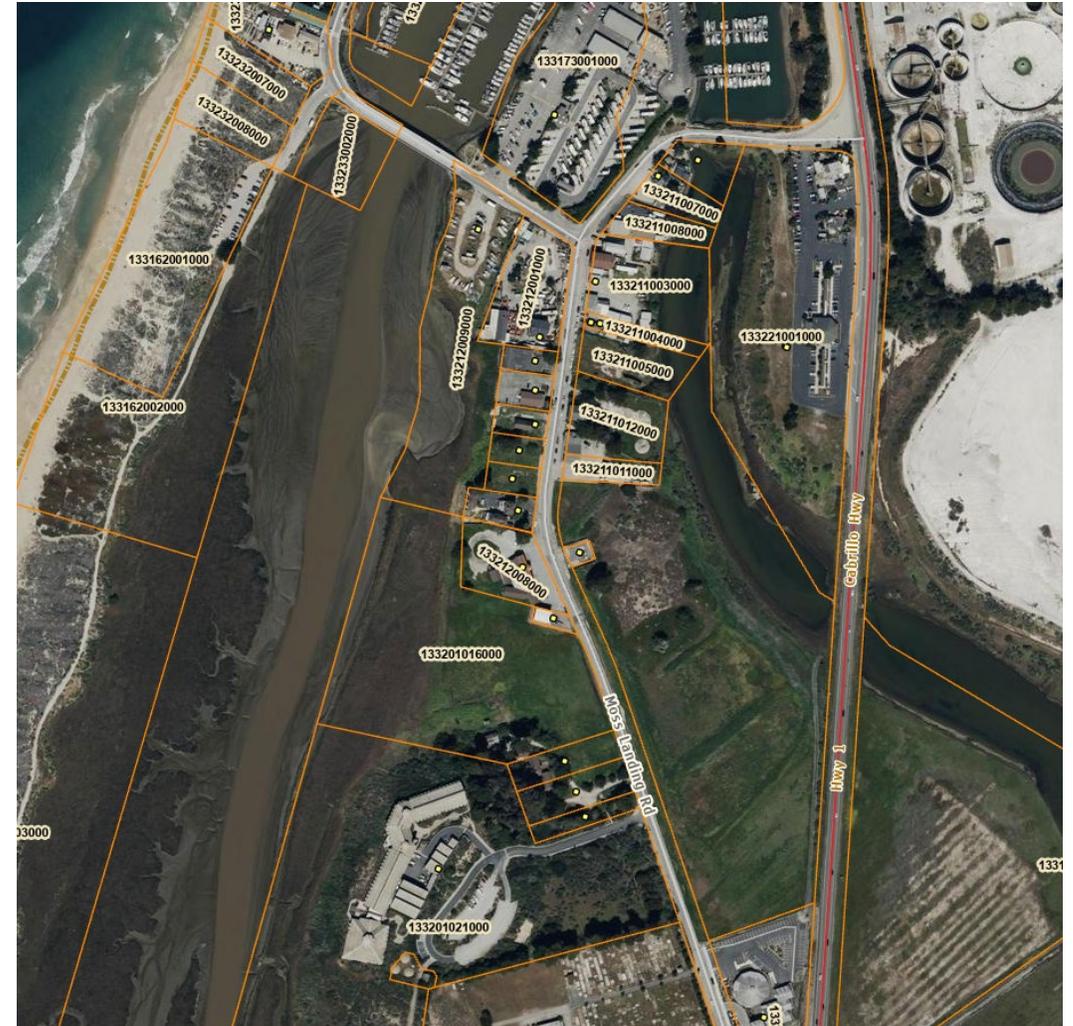
Moss Landing Land Use Plan Map – Figure 2



Zoning Sectional District Map 20-03

# Surrounding Land Use Context

- North is Captain's Inn
- South is a marine metal repair facility
- West is vacant commercially zoned property and Old Salinas River
- East is Moss Landing Road and additional vacant commercially zoned property



Monterey County GIS Aerial Imagery

# Change in Moss Landing Community Plan Text

~~Two facilities~~ One facility given this designation ~~are~~ is the Moss Landing Marine Lab, ~~and the school district office building on Moss Landing Road.~~ Future redesign and expansion of Moss Landing Marine Labs shall not be permitted to encroach upon sensitive dune habitats south of the existing site.

Moss Landing Community Plan, section 5.2.1 Land Use Proposals, subsection H.1

# Advisory Body Recommendations

- North County Land Use Advisory Committee (LUAC) recommended approval on January 18, 2023
- Monterey County Planning Commission recommended approval on June 28, 2023

## Recommendation for the Board of Supervisors:

- 1) Find that adoption of the Local Coastal Program amendment qualifies as statutorily exempt from CEQA pursuant to section 15265 of the CEQA Guidelines, and that a change of tenancy of an existing office building qualifies for a Class 3 categorical exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions from section 15300.2 apply;
- 2) Adopt a resolution to amend North County Land Use Plan Figure 2 – Moss Landing Community Plan to change the land use designation of a 1.13 acre parcel (APN: 133-212-008-000) from “Public/Quasi-Public: Educational – Scientific” to “Commercial – General”, and to amend the North County Land Use Plan, Chapter 5 – Moss Landing Community Plan, section 5.2.1.H.1, to delete the text “and the school district office building on Moss Landing Road” from the description of the Public/Quasi-Public: Educational – Scientific land use designation;
- 3) Adopt an ordinance to amend Sectional District Map 20-03 of Section 20.08.060 of the Monterey County Code to rezone a 1.13 acre parcel (APN: 133-212-008-000) from “Public-Quasi Public, Coastal Zone” or “PQP(CZ)” to “Moss Landing Commercial, Coastal Zone” or “MLC(CZ)”;
- 4) Adopt a resolution to approve a Coastal Administrative Permit to allow use of an existing building as an office and shop for an electrical solar contractor; and
- 5) Direct staff to submit the Land Use Plan amendments and Ordinance to the California Coastal Commission for certification.