

Exhibit A

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EXHIBIT A DISCUSSION

Background

The Moss Landing Community Plan is a part of the North County Coastal Land Use Plan, which was adopted by the County and certified by the Coastal Commission in 1982. In 2008, the Board of Supervisors made a referral to the Resource Management Agency to form the Moss Landing Community Plan Update Committee. The impetus was related to the County's impending consideration of several new development proposals in Moss Landing. Rather than consider each of these individually and utilize applicant and staff resources on a piecemeal review, staff proposed that a planning group be formed to look holistically at future directions for the community.

The Committee was created in 2008 and examined opportunities for building upon the unique qualities of Moss Landing. As part of the process, the group also considered some of the infrastructure constraints that would need to be addressed as future plans progressed. The Committee considered several growth scenarios and invited public comment. These included a no change option, a moderate growth alternative and an expanded growth alternative. The general community consensus is that moderate growth would be consistent with the overall community vision and resource constraints. This would accommodate some expansion of existing facilities in phases and expansion of the urban service line to include the Moss Landing Business Park and Moss Landing Power Plant. This would also accommodate modest development on existing underdeveloped parcels.

The Committee considered several prospective projects in Moss Landing that include both short-term and long-term plans. During the course of the process the Committee received presentations from:

Kim Solano – Commercial Development in downtown
Gregg Drilling – New Marine Engineering facility on the Island
Jim Gilbertson – Expansion of retail facility on Struve Road
Monterey Bay Aquarium Research Institute – Expansion of facilities on the Island
Moss Landing Harbor District – Use of District owned parcels and harbor improvements
Moss Landing Marine Labs – Campus expansion downtown and new facilities on the Island
Nader Agha – Converting former Refractory site into a Business Park

In addition, the Committee heard reports from CalTrans, Public Works, Pajaro Sunny Mesa CSD and others with expertise in infrastructure, utilities, traffic and developing projects such as the Coastal Trail.

A public meeting was held on December 2, 2008 to allow members of the community who had not been a part of the process to come and provide input on what was being considered. Three development alternatives were presented to the public as follows:

1. No change – limited future development. In this alternative, no changes would be made to the plan and little additional development could be accommodated in Moss Landing.
2. Moderate Growth Alternative. This involves updating the plan to allow the growth proposed and to allow the vacant property to develop consistent with the land use and zoning. This would also involve expanding the Urban Service Line to connect the old Kaiser Site to the sewer system.
3. Expanded Growth Alternative. This involved changing land use and zoning to allow commercial and other uses along the Highway 1 Corridor. The current Heavy Industrial Land Use and Zoning do not currently contemplate such uses.

The public response was favorable to the Moderate Growth Alternative. The most significant items that require attention include traffic, water and wastewater. Very little development is possible in Moss Landing until these items are addressed. The committee developed general policy guidelines/criteria that were included in the report entitled “Recommendations of the Moss Landing Community Plan Update Committee” (**Exhibit C**). On January 27, 2009, the Board of Supervisors considered the recommendations of the Moss Landing Community Plan Update Committee. Attached for historical reference are the Board Report from January 2009 (**Exhibit F**) and the Recommendations of the Moss Landing Community Plan Update Committee. After considering the recommendations, the Board directed staff to prepare a scope of work and budget to update the North County Land Use Plan. The primary development pressure in the North County area is in Moss Landing; and the immediate need is to address the Moss Landing growth related issues in a comprehensive manner. Thematically, the Committee is recommending that the new development have a nexus to the unique marine resources in the community, including marine research, marine industrial/commercial businesses and tourism. The Committee did not recommend changes to the Community Plan boundaries.

Proceeding with the NCLUP now leaves the individual development interests in Moss Landing with a choice of either waiting until the NCLUP is updated or proceeding on their own. In order to proceed individually, each applicant would be responsible for developing solutions to larger issues that may require amendments to the Plan. Once the EIR is certified, and the plan approved, the projects could then rely on the EIR and receive immediate consideration. Instead of preparing an EIR for the Plan update and then doing subsequent environmental analysis for the project specific impacts, the EIR will analyze the impacts of several specific projects. One EIR will serve both purposes.

To date, there have been a total of 10 community meetings on the Moss Landing Community Plan Update. The meetings were held between December 2, 2008 and October 30, 2017. In 2016, the draft plan was completed and was ready for the EIR to be drafted. However, at a community meeting on July 14, 2016, it was decided that the draft plan was too project specific and needed to get back to the original recommendations of the update committee. Staff completed the latest version of the plan (**Exhibit B**) in August 2017; however, the plan is still undergoing changes through discussions in the community and at upcoming hearings at the Planning Commission. In addition, the plan will need to be updated to include specific policies regarding the issue of sea level rise. Working drafts of the North County Land Use Plan (**Exhibit E**) and the Coastal Implementation Plan (**Exhibit D**) have also been prepared.

Environmental Impact Report (EIR)

The draft EIR is currently being prepared. Once a final draft Community Plan has been completed through a public hearing process, the draft EIR work will be completed. Upon completion, the public review period will run up to 60 days. Following the close of the review period, the County will prepare formal responses to comments and release the Final EIR.

Process for Holding Planning Commission Workshops

Staff is recommending holding a series of public workshops at the Planning Commission to discuss draft policies of the Moss Landing Community Plan, North County Coastal Land Use Plan Amendments and Coastal Implementation Plan Revisions, similar to what occurred at Planning Commission hearings on the 2010 General Plan.

Staff recommends that the Planning Commission hold a series of workshops by topic area. These specific topic areas would be announced via publication of the agenda prior to each workshop. The County would include notice to the community and interested parties. At each workshop, staff proposes the following steps:

- Staff would provide an agenda, and notification to the public, on which topics would be considered at a workshop.
- Staff would provide a staff report that includes the draft policies currently found in the plan for the topic area(s), as well as any changes being recommended by staff.
- Staff would introduce the topic area(s) for that workshop.
- The Planning Commission would then allow public testimony on the topic(s).
- At the close of a workshop for each of the topic areas, the Planning Commission would provide staff direction on policy language for that topic.

If the Planning Commission agrees with this approach, staff would like to know whether the Commission would like to receive all of the technical information up front, or wait to have it distributed until we get to that specific topic.

Other options for Planning Commission review of the draft plan include the following: 1) have staff finish discussions with the community and agencies and then provide a final draft plan for the Planning Commission hearings; or 2) any other approaches the Planning Commission would like to consider.

The final draft Community Plan, North County Coastal Land Use Plan Amendments and Coastal Implementation Plan Revisions, would be assembled through this process. After the final draft Community Plan, North County Coastal Land Use Plan Amendments and Coastal

Implementation Plan Revisions are completed, staff would work with the EIR consultant to finalize the Draft EIR for public review.

Steps following Planning Commission Workshops

Upon completion of the Planning Commission workshop series, the County will begin moving the draft Community Plan, North County Coastal Land Use Plan Amendments, Coastal Implementation Plan Revisions and EIR through the public hearing process. This will require preparation of the Draft EIR along with a public review period, preparation of the Final EIR, and public hearings before the Planning Commission, with a recommendation to the Board of Supervisors. The Board of Supervisors will then consider adoption of a resolution of intent to adopt the Community Plan, amend the North County Coastal Land Use Plan, revise the Coastal Implementation Plan and certify the EIR. The amendments will go before the California Coastal Commission for certification. After certification, the Community Plan, North County LCP amendments and Coastal Implementation Plan revisions will go back to the Board of Supervisors for adoption. The action of the Board of Supervisors will go back to the California Coastal Commission to certify that the Board's final decision was consistent with Coastal Commission's action.