

Exhibit D

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Monterey County Local Coastal Program Coastal Implementation Plan Revisions (Moss Landing)

Section 20.08.010 (revised)
Establishment and Designation of Zoning Districts

Chapter 20.27 (new)
Waterfront Industrial “WI” District

Section 20.144.130 (revised)
Wastewater Management Facilities Development Standards

Section 20.144.140 (revised)
Land Use Development Standards

~~and~~

Section 20.144.160 (revised)
Moss Landing Community Development Standards

and

Section _____ (revised)
Moss Landing Sanitation District Allocation Plan (Appendix 3 – Part 6)

Draft Amended Plan
~~May 2015~~August 2017

Prepared by:
Monterey County
Resource Management Agency

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20.08.010 DESIGNATION OF DISTRICTS

The districts established and into which the County is divided are designated as follows and shall not be used as combining districts.

Designation	District Name
HDR (CZ)	High Density Residential
MDR (CZ)	Medium Density Residential
LDR (CZ)	Low Density Residential
RDR (CZ)	Rural Density Residential
WSC (CZ)	Watershed and Scenic Conservation
CGC (CZ)	Coastal General Commercial
MLC (CZ)	Moss Landing Commercial
IC (CZ)	Institutional Commercial
VSC (CZ)	Visitor Serving Commercial
AI (CZ)	Agricultural Industrial
LI (CZ)	Light Industrial
MI-WI (CZ)	<u>Waterfront Industrial</u>
HI (CZ)	Heavy Industrial
CAP (CZ)	Coastal Agricultural Preservation
AC (CZ)	Agricultural Conservation
RC (CZ)	Resource Conservation
OR (CZ)	Open Space Recreation
PQP (CZ)	Public/Quasi-Public

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20.27 – WI (CZ) DISTRICT (new)

20.27.010 PURPOSE

The purpose of this chapter is to implement the “Waterfront Industry” land use designation by providing regulations for the development of a mix of light industrial, research and education, visitor-serving, and harbor-related uses that promote the continuation of the commercial fishing industry in Moss Landing and protect Moss Landing Harbor and adjacent coastal recreational uses.

20.27.020 APPLICABILITY

The regulations of this Chapter shall apply in all “WI” districts subject to the provisions of Chapter 20.62 (Height and Setback Exceptions) and Chapter 20.70 (Coastal Development Permits) of this Title.

20.27.030 GENERAL DEVELOPMENT PLAN

- A. A General Development Plan shall be required prior to the establishment of any development in the Waterfront Industrial district if there is no prior approved General Development Plan and if:
1. The lot is in excess of 1 acre; or
 2. The development proposed includes more than one use; or
 3. The development includes any form of subdivision (Title 19, Subdivision Ordinance).
- B. No new development, change or expansion of use, or physical improvements may be approved unless such development, use or expansion is found to be in conformance with an approved General Development Plan and amendments thereto where such plan is required. If, however, a project is found to be in conformance with an approved General Development Plan and amendments thereto, then no further coastal permit shall be required.

- C. General Development Plans and amendments thereto shall be approved by the Planning Commission or if part of a project otherwise requires approval by the Board of Supervisors, then by the Board of Supervisors.
- D. The plans shall be prepared by the developer and submitted for review and approval prior to or concurrent with approval of any required permits for these developments. The plans shall address the long range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the local land use plan.
- E. The requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning when, due to the circumstances of the particular situation, there is no potential significant adverse impact from the development and requiring the General Development Plan will not further the purpose of this chapter.

20.27.040 EXEMPT DEVELOPMENT

The following list of uses shall require no coastal development permit unless found to be non-exempt pursuant to 20.27.050:

- A. All uses in conformance with the exemptions listed in Section 20.70.120;
- B. All uses found to be in conformance with an approved General Development Plan and amendments thereto;
- C. Accessory structures and uses appurtenant to any permitted use that do not exceed 1,000 square feet, provided there is no intensification of the permitted use; and
- ~~D. Coastal interpretive and community directional and informational signs.~~

20.27.050 NONEXEMPT DEVELOPMENT

The following list shall require a coastal development permit regardless of which category of allowed uses it falls into:

- A. Development which will cause a Significant Environmental Impact;
- B. Development on slopes of 25 percent or greater, except as provided for in Section 20.64.230 (C) (2) and (3);
- C. Ridgeline Development;
- D. Development within 100 feet of mapped or field identified environmentally sensitive habitats;
- E. Development with positive archaeological reports;
- F. Land divisions;
- ~~G. Development of new or expanded agricultural operations if 50 percent or more of the parcel has a slope of 10 percent or greater; or where the operation is to occur on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.~~

20.27.060 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT
REQUIRED IN EACH CASE (CHAPTER 20.76), UNLESS EXEMPT (SECTION
20.70.120)

- A. Change of use within a structure, provided the new use will not change the nature or intensity of the use of the structure;
- B. Water system facilities, including wells and storage tanks serving 14 or fewer service connections pursuant to Title 15.04, Monterey County Code, water service to docked boats, and replacement of water tanks and wells where no increase in service connections are created. The screening of any tanks and associated structures shall be approved by the Director of Planning;
- C. Small-scale desalination facilities that produce water for on-site use only and that are ancillary to the primary use on the property;
- D. Light industrial, marine research and education, visitor-serving, and harbor-related uses that are not the subject of an approved General Development Plan but that do not produce undue odor, dust, smoke, noise, or other objectionable effects;

- E. Seafood and aquacultural production and processing and canning plants;
- F. Offices and laboratories for commercial aquaculture or fish processing operations;
- G. Marine repair facilities and shops for marine tradesmen such as plumbers, electricians, appliance repairmen, and similar uses provided that all equipment and materials, except boats and other marine vessels, are maintained within a structure;
- H. Marine service stations and marine supply stores, including fishing supplies and gas and oil products, but not including automobile service stations;
- I. Retail sales that are accessory and incidental to the main uses provided on site, provided that the sales area does not exceed 25 percent of the floor area developed on the site;
- J. Warehouses and open air facilities for the storage of boats, trailers, and other marine or recreation-oriented equipment of similar nature;
- K. Day care centers that are accessory and incidental to the main uses provided on site, provided that the area does not exceed 25 percent of the floor area developed on the site;
- L. One caretaker unit for the purpose of providing on-site security;
- M. Parking lots used in conjunction to an adjoining use;
- N. Accessory structures and uses appurtenant to any permitted use that exceed 1,000 square feet, provided there is no intensification of the permitted use;
- O. Reduction in setback requirements provided the proposed reduction is ten percent or less of the required setbacks or as otherwise provided in an approved General Development Plan; and
- ~~P. Lot Line Adjustments; and~~
- ~~Q.P.~~ Wireless communications facilities and additions to existing, approved wireless communications facilities, pursuant to Section 20.64.310.

20.27.070 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT
REQUIRED IN EACH CASE. (CHAPTER 20.70) UNLESS EXEMPT (SECTION
20.70.120)

- A. Light industrial, marine research and education, visitor-serving, and harbor-related uses that are the not the subject of an approved General Development Plan but that may produce undue odor, dust, smoke, noise, or other objectionable effects;
- B. Boat building operations;
- C. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- D. Legal nonconforming use changed to a use of a similar or more restricted nature;
- E. Commercial and non-commercial wind energy systems;
- F. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days per calendar year and not involving construction of permanent facilities (ZA);
- G. Restaurants, cafes, and similar visitor-serving facilities (ZA);
- H. Propane distributorships and related equipment, provided the operation serves the commercial fishing industry and/or recreational boating, and provided that all equipment is stored within a structure or screened by adequate fencing and landscaping;
- I. Water system facilities including wells and storage tanks serving 15 or more service connections, but not including water connections for docked boats (ZA);
- J. Conditional Certificates of Compliance;
- K. Public and quasi-public uses including churches, parks, playgrounds, public safety facilities, and public utility facilities;
- L. Any lots or establishments where alcoholic beverages are served, commercial places of amusement or recreation, or any places where live entertainment is provided, provided that any such use is located at least 1,000 feet from any residential district and that sound levels from the use are consistent with the standards set forth in Monterey County Code Chapter 10.60, notwithstanding the exemptions contained therein;

- M. Employee housing, including but not limited to dormitories and rooming houses intended to serve commercial fisherman or others engaged in the commercial fishing industry;
- N. Other industrial uses of a similar character, intensity and density as those listed in this section determined by the Planning Commission to be consistent and compatible with the intent of this chapter and the applicable land use plan;
- O. Subdivisions;
- P. Lot Line Adjustments

20.27.080 SITE DEVELOPMENT STANDARDS

- A. Structure Height and Setback Regulations
 - 1. The maximum structure height is 35 feet unless superseded by a structure height limit noted on the zoning map (e.g. “WI/(50’)” would limit structure height to 50 feet). Additional height may be allowed subject to a Coastal Development Permit (ZA).
 - 2. Setbacks for development in the “WI” district are established by the approval of the General Development Plan where such plan is required.
 - 3. Setbacks for development where a General Development Plan is not required shall be established by the Appropriate Authority through the project review process based on:
 - a. surrounding land use;
 - b. provision of adequate parking and landscaping;
 - c. other site design features.
 - 4. All minimum setback requirements established by a combining “B” district, setbacks shown on a recorded final map or parcel map or setback lines shown on a Sectional District map shall apply.
- B. Building Site Coverage Maximum: 50 percent, excluding parking and landscaping.

C. Parking Regulations

All parking shall be established pursuant to Chapter 20.58.

D. Landscaping Requirements

~~All landscaping shall be provided pursuant to Chapter 16.63 of the Monterey County Code. All development allowed shall have landscaping covering a minimum of 10% of the site area subject to a plan approved by the Director of Planning. The landscaping shall be in place prior to the commencement of use.~~

E. Lighting Plan Requirements

All exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type and wattage of the exterior lighting must be approved by the Director of Planning prior to the issuance of building permits or the establishment of the use. For any new development project where exterior lights are proposed to be installed along wharfs, piers, docks, approach trestles, or buildings adjacent to or located on wharfs, ~~the shore line, -or piers,~~ exterior lighting shall be limited to fully shielded lights that contain and direct light away from aquatic habitat and the sky.

F. Sign Regulations

Signing for all development shall be established pursuant to Chapter 20.60.

20.27.090 SPECIAL REGULATIONS

A. Manufacturing and Fabrication Operations

All manufacturing and fabrication operations shall be conducted within structures, ~~unless specifically provided for in a General Development Plan and/or Coastal Development Permit.~~ All equipment and material storage areas shall be screened by solid walls, fences, or by adequate plantings of not less than six (6) feet in height.

B. Manufactured Dwelling Units

Manufactured dwelling units meeting the standards of Section 20.64.040 are permitted for use as caretaker quarters., ~~subject to the requirements of any conventional dwelling unit.~~

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20.144.130 WASTEWATER MANAGEMENT FACILITIES DEVELOPMENT STANDARDS

Intent of Section: The intent of this Section is to provide for development of rural areas serviced by septic or other on-site wastewater management systems at densities which will protect public health and natural resources, and to provide for development of centralized sewer and treatment systems for high density residential areas and for areas which present significant public health hazards due to system failure which cannot be corrected by on-site wastewater management programs. (Ref. Policy 3.2.1)

A. Development Standards

1. Expansion of the wastewater management service area, as defined by the "Urban Service Lines" shown on Figure 1 of the North County Land Use Plan and on Figure ML-6 of the Moss Landing Community Plan, may only be permitted through a Local Coastal Plan amendment if additional capacity is available after:
 - a. infilling of the area has been completed; **and**
 - b. service has been ~~provided~~ provided or reserved to the following priority uses:
 - 1) existing uses within the service area;
 - 2) new or expanded coastal-dependent industries within the service area;
 - 3) new or expanded essential public services, basic industries and recreational uses, or minimum other uses on vacant parcels within the service area as provided in the individual parcel's zoning district; and,
 - 4) all other uses.

Within the Moss Landing and Las Lomas areas, service shall be provided according to the sewer allocation plans approved for those areas, as included as appendixes to this plan. Within each area of allocation, service will be provided on a first-come, first-served basis. (Ref. Policy 3.2.2.1)

2. Notwithstanding Section 15.20.040, and except as provided below, public sewer services shall not be extended outside of the "Urban Service Lines" shown on Figure 1 ~~and Figure 2~~ of the North County Land Use Plan and Figure ML-6 of the Moss Landing Community Plan. Exceptions shall only be considered where necessary to resolve public health problems which cannot be mitigated by development of on-site wastewater system(s). Verification of the public health problem and its inability to be corrected on-site shall be made by the Health Department. As determined by the Health Department, appropriate hydrologic, engineering or other studies shall be required as necessary to assess the potential problems and mitigation measures. (Ref. Policy 3.2.2.2)
3. Expansion of the wastewater management service area or adjustment of the area's boundary, as defined by the "Urban Service Lines" shown on Figure 1 of the North County Land Use Plan and on Figure ML-6 of the Moss Landing Community Plan may not incorporate area in agricultural cultivation. An exception may be considered by the appropriate decision-making body if the cultivated area is in a "MDR" (Medium Density Residential), "HDR" (High Density Residential), or "PQP" (Public/Quasi-Public) zoning district. (Ref. Policy 3.2.2.3)
4. Where development of new sewer lines is proposed, the sewer lines shall not be routed through areas in agricultural cultivation or through "CAP" (Coastal Agricultural Preservation) or "AC" (Agricultural conservation) zoning districts. An exception may be considered where there is no feasible location alternative and where the sewer lines can be constructed, such as at certain depths and locations, so as not to interfere with the agricultural use of the land. Such mitigation measures shall be made a condition of project approval. As well, a condition of project approval shall be that the applicant record a notice stating that the property may not be serviced by the sewer lines or be subject to any assessment related to the sewer lines. (Ref. Policy 3.2.2.3)
5. Development of sewer connections between Oak Hills or Monte del Lago and the Castroville or regional wastewater treatment plant shall require the restoration of degraded wetlands used as sewage treatment ponds for Oak Hills or Monte del Lago. As such, prior to the development application being determined complete, a wetland restoration plan shall be required, submitted, and approved by the

Planning Department. The plan shall be prepared, at the applicant's expense, by a consultant selected from the county's list of biologic consultants. Incorporated into the plan shall be a complete program for the wetlands restoration as a healthy, functioning biologic habitat, with a timetable for the program's implementation. Program implementation, in accordance with the plan, shall be required as a condition of project approval to be completed prior to the issuance of building or grading permits for the development of the sewer connection. (Ref. Policy 3.2.2.4)

6. Development of wastewater collection and treatment systems shall minimize impacts to natural and visual resources, be in accordance with the policies of the North County Land Use Plan and the standards of this ordinance. Modifications, such as for siting, location, and design, shall be made as necessary in order to minimize impacts and to provide consistency with the standards of the North County Land Use Plan and this ordinance. (Ref. Policy 3.2.3.5)

7. Development of wastewater collection systems proposed for any property on the east side of Highway One shall establish their connection to the existing wastewater collection system at a location or by a method that does not affect capacity of the existing system components.

~~Allocation System (trigger for elimination needed).....~~

B. Wastewater System Report Requirement

1. This section shall apply ~~under any to~~ of the following circumstances:

~~1. If the wastewater allocation system established by Coastal Commission Permit is eliminated.~~

~~a2. A~~ If a development proposal includes annexation to the wastewater services district.

~~b3. A~~ For a development proposal that proposes utilizing more than 250 gallons per day for the property.

c4. For any subdivision, unless no wastewater intensification could result from the subdivision.

d. If the wastewater allocation system is eliminated by action of the California Coastal Commission, including action by its Executive Director; and either

i. A development proposal proposes to discharge more than 250 gallons per day from a property that historically used less than 250 gallons per day; or

ii. A development proposal proposes to increase wastewater discharge from a property that historically discharged more than 250 gallons per day; or

iii. A development proposal includes annexation to the wastewater services district.

2. A wastewater system capacity report shall be prepared by a civil engineer for any development that involves wastewater use for a site where 1) total wastewater discharge will exceed 250 gallons per day, or 2) for any property that was not located within the service area described in Figure , or 3) where the property did not participate in paying fees to construct and maintain the sewer system prior to 2017. As an exemption to this requirement, a wastewater system capacity report will not be required if the proposed development will reduce wastewater discharge compared to the quantity included in their billing statement.

The wastewater system capacity report shall be reviewed by the Castroville Community Services District, or to its successor, for concurrence with the findings of the report. A copy of the report shall be submitted to the County of Monterey as part of the development application. Concurrence by the Castroville Community Services District shall be provided prior to a development application being deemed complete pursuant to Government Code section 65943.

3. Except as described below, development shall not be permitted if the report required pursuant to section 20.144.2 determines any of the following: at-
- a1. The proposed development will generate a wastewater demand and discharge exceeding the capacity of the system or any component of the system; or
 - b2. The wastewater system, including the proposed development, does not have capacity to provide at least 250 gallons per day of wastewater discharge for each property that was included in the area identified in Figure ___ as having a sewer allocation under the Moss Landing Wastewater system; or-
 - c3. For parcels that utilize greater than 250 gallons per day, tThe wastewater system, including the proposed development, does not have capacity to provide wastewater discharge 1) the historic discharge quantity for each property that utilized greater than 250 gallons per day equivalent to the amount of historic discharge for, 2) of a minimum of 250 gallons per day for vacant and underutilized parcels the site, and 3) for the proposed development.
4. Notwithstanding the above regulations, dDevelopment may be approved if the proposed development will fund all improvements necessary to ensure that the wastewater capacity for each parcel, as described above, is not affected by the proposed development's wastewater system discharge.

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20.144.140 LAND USE AND DEVELOPMENT STANDARDS (part)

B. Specific Development Standards (part)

5. Industrial

- a. Existing industrial uses located outside of “LI” (Light Industrial), “WI” (Waterfront Industrial) and “HI” (~~High-Heavy~~ Heavy Industrial) zoning districts are considered to be non-conforming uses. As such, expansion of such uses shall not be permitted. (Ref. Policy 4.3.6.F.2)
- b. Development of new agricultural-related industrial facilities may be located in “LI” (Light Industrial), “HI” (Heavy Industrial), “WI” (Waterfront Industrial), “AI” (Agricultural Industrial), “AC” (Agricultural Conservation), or “RDR” (Rural Density Residential) zoning districts. Where located in “AC” or “RDR” districts, the development shall be located, as applicable, on the less agriculturally-viable areas of the parcel. The least viable areas are considered to be those areas with soils not in Soil Conservation Class I through IV and not in cultivated agricultural use on slopes of less than 10 percent, as per the Critical Erosion Area determination required in Section 20.144.070.A. (Ref. Policy 2.6.3.7 and 4.3.6.F.3)
- c. Development of new or expanded industrial facilities shall only be permitted where able to meet the following criteria:
 - 1) The industry shall be of a coastal or agriculture-dependent type or of any other type approved as part of a General Development Plan.
 - 2) Where not preempted by the exclusive authority of a state or federal agency, ~~the County shall require that the industry shall contribute only low levels of air and water pollution and shall reduce project pollution to the lowest levels possible for the particular industry and circumstance. All available and feasible mitigation measures shall be incorporated into project design, as a condition of project approval, where such measures will minimize the amount of air and/or water pollution. Appropriate professional~~

~~studies shall be required as necessary to assess possible pollution levels and to provide mitigation measures.~~ coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this chapter, they may nonetheless be permitted pursuant to the following criteria: only allow new or expanded industry provided:

- a) Alternative locations are infeasible or more environmentally damaging;
- b) To do otherwise would adversely affect the public welfare; and
- c) Adverse environmental effects are mitigated to the maximum extent feasible.

(Ref. Policy **NCLUP-ML-2.3** and Coastal Act §30260)

- 3) The industrial use shall incorporate appropriate buffer zones where located adjacent to agricultural areas, as per Section 20.144.080.D.6.

d. Applications for the development of new or expanded industrial facilities shall include:

- 1) Evidence that the facility has a source of potable water supply that meets all applicable water quality and quantity standards and is sufficient to meet all of the facility's foreseeable needs. (Ref. Policy NCLUP-ML-4.6)
- 2) Evidence that the facility has incorporated all reasonable and feasible conservation measures to reduce fresh water consumption in the proposed development; and (Ref. Policy NCLUP-ML-4.6)

- 3) For the purpose of determining whether a proposed development project has a source of potable water, the County of Monterey shall not treat new development in Moss Landing as an intensification of use when the new development would be sufficiently served by potable water that was continuously provided to an existing use on the same site that is scheduled to be discontinued before the new use comes online. (Ref. Policy NCLUP-ML-4.7);

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20.144.160 MOSS LANDING COMMUNITY DEVELOPMENT STANDARDS

Intent of Section: The intent of this section is to present development standards to allow the orderly development of the Moss Landing Community and the perpetuation of its coastal dependent industries (Ref. Policies 5.2.1 and 5.2.1.A Moss Landing Community Plan).

A. Commercial Fishing and Recreational Boating Facilities

1. General Development Standards

- a. ~~The ratio for berthing space in the South Harbor is currently regulated and shall continue to be regulated by the Moss Landing Harbor District on a 65 percent commercial boat berthing space/35 percent recreational boat berthing space ratio. This ratio is maintained by the Moss Landing Harbor District and a waiting list is also maintained to fill vacancies in the commercial/recreational berths as they arise so that the ratio remains constant at 65 percent/35 percent (Ref. Policy 5.3.2.1 Moss Landing Community Plan).~~
- b. ~~When reviewing applications for development of recreational boating facilities, information shall be submitted to the Planning staff to document the fact that the proposed project shall not interfere with the needs of the commercial fishing industry as outlined in the Moss Landing Harbor District Master Plan and associated EIR, as on file with the Harbor District and the Monterey County Planning Department.~~ Applications for discretionary permits shall be referred to the Harbor District (within the regular referral service for all County agencies before a public hearing on an item) for any comment on projects which may propose build-out into the water and so contain the possibility to affect the commercial fishing industry of the area (Ref. Policy 5.3.2.1 Moss Landing Community Plan).
- c. Any change in use and/or expansion of the harbor shall be compatible with the conservation of the surrounding wetlands habitat. The Planning Department may require that biological/botanical surveys be completed for development which is proposed in an environmentally sensitive area, pursuant to Section 20.144.040.A. See the "Environmentally Sensitive

Areas" section of the North County Implementation Ordinance for the format required for biological/botanical report (Ref. Policy 5.3.2.2 Moss Landing Community Plan).

- d. Monterey County shall work with , ~~in consultation with~~ the Moss Landing Harbor District, ~~shall limit the expansion of Moss Landing Harbor~~ to ensure that harbor operations do not result in a significant increase in average daily traffic on the State Route 1 corridor. ~~On the island, priority is given to expansion of commercial fishing industries and facilities with a low traffic generation projection (projects that do not generate a traffic flow projection exceeding the maximum peak flow as determined at the time of project application by the Public Works Department). Second in priority is development on the island directly serving people engaged in the fishing industry which is not suitable for other locations in Moss Landing. Such development includes those industries directly related to the commercial fishing/ boating industry which would result in the transfer of materials and products obtained from the island area to other locations in the Moss Landing area for processing~~ (Ref. Policy 5.3.2.3 Moss Landing Community Plan).
 - e. The protection of public access to the shoreline shall not be precluded by the expanded use of existing land-based facilities supporting commercial boating. (Ref. Policy 5.3.2.4 Moss Landing Community Plan).
 - f. Use of piers for access and recreational purposes shall be allowed only when it is shown that these uses are ~~not in~~ compatible with any intended marine research and commercial fishing uses (Ref. Policy 5.3.2.5 Moss Landing Community Plan).
2. Specific Development Standards – The specific development standards presented in this section delineate ~~a two-phase harbor~~ an improvement program to allow the maximum use of existing facilities consistent with Section A.1.d above. ~~before the expansion into undeveloped areas~~. The area discussed in these specific development standards is shown within the Moss Landing Harbor District Master Plan. (Ref. new Policy NCLUP-ML-2.115.3.3 Moss Landing Community Plan).

a. Harbor Development —~~Phase 1~~

- 1) ~~Encourage the conversion of U~~nderutilized and unused parcels on the island, ~~to land uses when proposed for development,~~ ~~shall be converted to that are supportive of land uses supportive~~ of the commercial fishing industry and aquaculture. (Ref. Policy 5.3.3.1 Moss Landing Community Plan).
- 2) Bulkheading to prevent erosion and to maximize use of available shoreline shall be provided ~~along the west bank of the South Harbor~~ when restoration and erosion control measures in accordance with the Erosion Control Ordinance are undertaken as part of permit approval requirements (Ref. Policy 5.3.3.3 Moss Landing Community Plan).
- 3) As a part of project review, the adherence to the County's Erosion Control Ordinance and any contingent mitigation measures shall be imposed on projects to ensure that grading and surfacing work designed to provide additional capacity in the harbor will not adversely affect water quality in the harbor (Ref. Policy 5.3.3.4 Moss Landing Community Plan).
- 4) As a condition of the Coastal Development Permit approval for the intensification of a primary use located on the Island, applicants shall be required to provide off-street parking facilities ~~on the island~~ (Ref. Policy 5.3.3.9 Moss Landing Community Plan).
- 5) Monterey County shall provide available economic development incentives ~~Priority~~ for development in the North Harbor area ~~shall be the development of~~ involving recreational and visitor-serving commercial uses (Ref. Policy 5.3.3.11 Moss Landing Community Plan).
- 6) The development and upgrading of recreational boating-support facilities shall not jeopardize conservation of sensitive mudflat

habitats in the North Harbor. (Ref. Policy 5.3.3.12 Moss Landing Community Plan).

b. ~~Harbor Development—Phase 2~~

- 1) ~~All significant negative environmental impacts of harbor expansion must be mitigated to the maximum possible extent. All feasible road construction measures shall be investigated to minimize damage to the sand dune habitat (Ref. Policy 5.3.3.15 Moss Landing Community Plan).~~
- 2) ~~Prior to extension of Sandholdt Road, a dune restoration program shall be developed in cooperation with the County Planning Department, State Coastal Commission, and other appropriate agencies and property owners. The program shall outline the restoration of degraded dunes adjacent to the extended road by replanting with native vegetation and the installation of fences or other means of controlling public access between the road and the dunes. Appropriate biological and botanical reports shall be required for the areas concerned with dune restoration, in accordance with Section 20.144.040.A. All reports shall be submitted to the Planning Department for approval and determination of adequacy and completeness, prior to the application being considered complete.~~

B. Recreation and Public Access

1. General Development Standards

- a. Adequate off-street parking ~~and public access to the beach~~ shall be a condition of approval for all discretionary permit approvals for the intensification of a primary use located on the island (Ref. Policy 5.4.3.11 Moss Landing Community Plan).
- b. Development of new access and recreation areas shall require the development of detailed management plans in accordance with Section 20.144.150.A, to insure that the health, safety and welfare of residents

and property owners is not jeopardized by poorly planned public access (Ref. Policy 5.4.2. Moss Landing Community Plan).

b.c. Adequate public access to the beach shall be evaluated and, where determined appropriate, shall be a condition of approval for discretionary permit applications (Ref. Policy 5.4.3.11 Moss Landing Community Plan).

C. Energy Facilities and Industrial Development

In development of industrial/commercial facilities, the applicant shall apply the best available control technology to a new stationary source or modification of an existing source of pollution for each affected pollutant to be emitted as a waste product of production. All development must conform to the most current permitted pollutant levels administered by the Monterey Bay Unified Air Pollution Control District.

As a condition of approval, all development of a commercial/industrial nature which proposes to emit harmful and potentially harmful pollutants will be required to submit evidence to the Planning Department that any required permits for such emission has been secured for the project from applicable agencies, including the Monterey Bay Unified Air Pollution Control District.

1. General Development Standards

- a. Coastal dependent industrial facilities shall expand within existing sites before off-site expansion shall be considered. ~~Commercial fishing activities and aquaculture shall have priority over other types of coastal dependent industrial uses in industrial areas~~ (Ref. Policy 5.5.2.1 Moss Landing Community Plan).
- b. ~~The National Refractories industrial facility at Moss Landing~~ The Moss Landing Business Park is permitted to expand within the existing site. This expansion is subject to conforming to all other requirements of this ~~implementation~~ ordinance and other State and Federal regulations and all applicable county requirements for the processing of discretionary and ministerial permits (Ref. new Policy NCLUP-ML-2.3 ~~5.5.2.1~~ Moss Landing Community Plan).

c. Future expansion, improvement or other development including fuels conversion at Moss Landing Power Plant, ~~National Refractories~~ Moss Landing Business Park, and any other heavy industry in the area shall be considered in accordance with the ~~master plan and associated Environmental Impact Report which General Development Plan has been~~ developed for these facilities. This ~~master plan~~ General Development Plan requirement shall not apply to emergency or administratively approved developments under Section 30624 of the Coastal Act. ~~The A master plan~~ General Development Plan must ~~be have been developed by the applicants and submitted to and~~ approved by Monterey County prior to approval ~~by the county~~ of any development permits for ~~such~~ expansion, improvement, or other development. Notwithstanding this requirement, development permits for the ~~industrial~~ reuse of existing buildings may at the discretion of the Director of Planning be approved without a submitted or approved General Development Plan. The General Development Plan~~plans~~ shall address the long range development and operation of the facilities including:

- 1) physical expansion and new construction;
- 2) major operational changes in fuels or fuel delivery systems;
- 3) circulation or transportation improvements;
- 4) electrical power transmission;
- 5) alternative development opportunities;
- 6) environmental considerations;
- 7) potential mitigation of adverse environmental impacts; and
- 8) conformance to all other policies of the North County Land Use Plan and other state and Federal regulations.

Subsequent to approval of the General Development Plan~~se plans~~, permit requests not in conformity with the ~~master plans~~ General

Development Plans shall be considered only upon completion and approval of necessary amendments to the ~~master plan~~ General Development Plan. This requirement shall not be construed to require disclosure in ~~the a master plans~~ General Development Plans of trade secrets, proprietary or confidential information, but only location of buildings and other land use matters necessary for planning purposes (Ref. Policy 5.5.2.2 Moss Landing Community Plan).

Monterey County shall allow for on-site modernization and upgrading of existing industrial facilities, not including new or expanded industrial uses, using all applicable regulations and standards but without any additional restrictions. ~~the least environmentally damaging alternative shall be selected. This determination shall be made with background information in such documents as the Planning Department deems necessary to determine the actual affect of the development upon the project site habitat and the surrounding area. These documents may be in the form of, but not limited to, biological/botanical reports pursuant to Section 20.144.040.A, a forest management plan pursuant to Section 20.144.050.8, or an Environmental Impact Report of the appropriate level. When selection of the least environmentally damaging alternative is not possible for technical reasons, adverse environmental effects of the preferred alternative shall be mitigated to the maximum extent. These mitigations shall be identified by a document such as a focused EIR which more closely determines the effect of an alternative plan which was not identified as the environmentally damaging in previous studies required for the proposed development (Ref. Policy 5.5.15.5.2.3 Moss Landing Community Plan).~~

- d. ~~Modernization and expansion of industrial facilities shall be compatible with existing community land use patterns and circulation system capacities, planning objectives and local air quality regulations in effect at the time of the granting of such approval for said expansion by the appropriate agencies (Ref. Policy 5.5.2.4 Moss Landing Community Plan).~~

- e. Potentially hazardous industrial development (~~that development which is shown to be, through the various required and available documents, to be harmful to the environment of the area or is shown that the establishment, maintenance or operation of the use applied for will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such a proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the County~~) shall not be located adjacent to developed areas (Ref. Policy 5.5.2.5 Moss Landing Community Plan). Potentially hazardous industrial development means development which is shown to be, through the various required and available documents, harmful to the environment of the area or is shown that the establishment, maintenance or operation of the use applied for will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such a proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the County.
- f. ~~Nuclear plants shall not be allowed to disrupt environmentally sensitive habitats and shall not be allowed in high seismic hazard areas as outlined in Section 20.144.100.A (Ref. Policy 5.5.2.6 Moss Landing Community Plan).~~
- g. ~~Use of coal as a fuel shall be considered only if other cleaner fuels become unavailable and it is proven, by the completion of an environmental impact report of appropriate scope, that there are no adverse impacts on agriculture and fishing. Where coal fuel industries are allowed, the most effective air pollution control technology available shall be utilized to ensure minimum sulfur dioxide output (Ref. Policy 5.5.2.6 Moss Landing Community Plan).~~
- h. Any structural expansion of the Moss Landing Power Plant. and ~~National Refractories plants~~ Moss Landing Business Park shall include plans for major access on Dolan Road including any attendant

improvements to Dolan Road and/or Highway State Route 1 (Ref. Policy 5.5.2.7 Moss Landing Community Plan).

- i. ~~One condition of any future expansion of off shore tanker terminal mooring facilities shall be the demonstrated effectiveness to Monterey County of oil spill contingency plans to minimize the environmental effects of oil spills to the maximum extent feasible, as provided for in the existing federal, state and local requirements for oil spill mitigation plans in force at the time of project application. Maximum protection of Elkhorn Slough must be provided (Ref. Policy 5.5.2.8 Moss Landing Community Plan).~~
- j. ~~All new heavy industry must be coastal dependent (Ref. Policy 5.5.2.10 Moss Landing Community Plan).~~
- k. ~~Additional development of environment polluting heavy industry shall not be permitted (Ref. Policy 5.5.2.11 Moss Landing Community Plan).~~

~~l. Notwithstanding capacity constraints on State Route 1, the County of Monterey may approve desalination projects as public works facilities that are an essential public service vital to the economic health of the region. Accordingly, the County of Monterey may approve desalination facilities in Moss Landing even if such uses would degrade the level of service on State Route 1. (Ref. Policy NCLUP-ML-3.4)~~

2. Specific Development Standards

- a. ~~Future upgrading or modification of P.G & E. generating units 1-5, will require as part of their development plans to limit the cooling water discharge outfall into the slough to the historical discharge rate.~~ Monterey County shall not allow construction of new cooling water discharge outfalls in Elkhorn Slough. If there is a proposed increase in the discharge rate at an existing outfall, an appropriately focused environmental ~~impact report~~study shall be required to determine the effect on the Slough and the surrounding habitat (Ref. Policy 5.5.3.13 Moss Landing Community Plan).

- b. ~~Additional National Refractories process storage ponds shall be limited to the area as shown in the Moss Landing Harbor District Master Plan. These ponds shall be designed and located to avoid any adverse effects to wetlands areas and agriculture. All additional development of process storage ponds must prevent the loss of wetlands (Ref. Policy 5.5.3.4 Moss Landing Community Plan).~~
- c. ~~In the event that conversion of the P.G. & E. power plant to a coal-burning facility is proposed, an environmental impact report shall be prepared to determine all effective mitigation measures minimizing adverse effects to air quality, public safety, agriculture and aquaculture. The environmental impact report shall address the location of a safe disposal site for coal ash and collected air pollutants which shall be located away from inhabited areas and sensitive resources. Methods to reduce potentially significant environmental effects to an acceptable level from runoff, as indicated by the environmental impact report, shall be incorporated into the power plant and disposal site design (Ref. Policy 5.5.3.5 Moss Landing Community Plan).~~
- d. ~~The P. G. & E. site south of Potrero Road is not considered a suitable location for future development of a nuclear power plant facility due to potential hazards related to geological conditions, proximity to populated areas, land use conflicts and possible impacts on marine and estuarine environments, (Ref. Policy 5.5.3.6 Moss Landing Community Plan).~~
- e. ~~For industries with significant emission, as a condition of issuance of development permits, Monterey County shall require that an atmospheric surveillance station be established in the Moss Landing vicinity at the expense of and by the applicant. This station shall thereafter be operated by the Monterey Bay Unified Air Pollution Control District to monitor air pollution concentrations in addition to pertinent meteorological studies. (Ref. Policy 5.5.3.8 Moss Landing Community Plan).~~

- f. Expansion of heavy industrial uses on the property ~~owned by P.G. & E.~~ west of Highway State Route 1 and East of Moss Landing Harbor shall be limited to improvements or modifications that are compatible with the road right-of-way as established by zoning and previous permit action, along with the visual development standards contained in Section 20.144.030 (Ref. Policy 5.5.3.9 Moss Landing Community Plan).
- g. Possible future development of a transmission line ~~north~~ from the ~~P.G. & E. Moss Landing Power Plant~~ across Elkhorn Slough must be compatible with research and educational use of the ~~estuarine sanctuary~~ Elkhorn Slough National Estuarine Research Reserve and permitted only if:
 - 1) Alternative locations are infeasible or more environmentally damaging;
 - 2) To do otherwise would adversely affect the public welfare; and
 - 3) Adverse environmental effects are mitigated to the maximum extent feasible.

~~Potential environmental effects shall be reduced to an acceptable level before development is allowed~~ (Ref. Policy 5.5.3.10 Moss Landing Community Plan).

D. Visual Resources and Community Character

1. Public Viewshed Determination

- a. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season. The standard for review is the objective determination of whether any portion of the proposed development is visible from or impedes the visual access to the Moss Landing community, harbor and dunes from ~~Highway~~ State Route 1 or any other public viewing area.

Views of the Moss Landing community located west of State Route 1, Moss Landing Harbor, and shoreline dunes from ~~Highway~~ State Route 1

should be protected through regulation of landscaping and siting of new development adjacent to the highway to minimize the loss of visual access. (Ref. Policy 5.6.3.6 Moss Landing Community Plan).

With development located in the viewshed of the Moss Landing Community, the harbor and dunes areas as viewed from Highway State Route 1, the project planner shall make an on-site investigation ~~in order~~ to determine whether the project will affect the visual access to the areas noted above by one of the following methods:- 1) Proposed buildings shall be accurately indicated as to dimensions, height and rooflines consistent with the staking and/or flagging criteria adopted by the Board of Supervisors, ~~as Resolution 09-360~~. The location of proposed access roads shall be accurately indicated by stakes with flags. Both poles and stakes shall remain in place for the duration of the project review and approval process; or 2) The project planner, at her/his discretion, in the process of the on-site review, may instead record the proposed development with photographs and may require that the applicant superimpose in the photographs a representation of the proposed project.

During the on-site investigation, the planner shall also review the project for conformance with the ordinance elements and shall determine development alternatives which would bring the project into full conformance with the ordinance.

2. General Development Standards

- a. In scenic beach, dune, estuary and wetland areas, development is limited to ~~the~~ development consistent with the resource protection development standards of this ordinance (Ref. Policy 5.6.2.1 Moss Landing Community Plan).
- b. As a component of all proposed development permits, any architectural, archaeological or cultural resources present on-site which are eligible for inclusion on historic registers must be identified through resource studies requested by and submitted to the Planning Department ~~-pursuant to~~ Section 20.144.110.B. Guidelines for preservation, restoration or

adaptive use of designated historic sites shall be those developed by the Department using background information supplied by the above-required reports and as outlined in the "Historical Resources" (HR-CZ) zoning section of this Ordinance (Ref. Policy 5.6.2.4 Moss Landing Community Plan).

c. As a condition of approval for projects located on sites with historic or archaeological resources, the applicant shall request that the combining "HR" zoning be applied to the subject parcel (Ref. Policy 5.6.2.45 Moss Landing Community Plan).

e.d. As a condition of approval for projects that involved ground disturbance, the owner/applicant shall contract with a tribal representative to monitor all earthmoving activities. (Ref Policy Moss Landing Community Plan). The decision-making body may waive the require upon making finding that no cultural resources are expected to be found on site (Ref. Policy 2.9.3.2 Moss Landing Community Plan).

3. Specific Development Standards

a. ~~The highest priority shall be given~~ Monterey County shall work with property owners to preserving and maintaining all fish handling and processing facilities on the island (Ref. Policy 5.6.3.1 Moss Landing Community Plan).

b. Where the preservation of designated historical buildings and landmarks is in jeopardy, the land and resource shall be considered for acquisition by private or public organizations with the capacity to properly manage and supervise the property (Ref. Policy 5.6.3.2 Moss Landing Community Plan).

c. Development on scenic beaches, dunes, estuaries and wetlands is allowed only for ~~development to allow~~ structures associated with the recreational, educational and aquacultural use of the areas. (Ref. Policy 5.6.3.4 Moss Landing Community Plan).

- d. All development shall be in conformance with "Design Guidelines and Standards Review Criteria" The criteria are as follows: set forth below.

1) ~~Recreational Boating/ Visitor Serving~~

- a) ~~The design of developments shall enhance the recreational boating/visitor serving/restaurant character of the North Harbor area.~~
- b) ~~To maximize the views of the harbor, building heights shall be the standard single and two story heights only. Structures shall be small scale; the design must be comparable to and in the same size and character of the buildings present in the North Harbor area.~~
- c) ~~The use of horizontal natural or painted wood siding shall be considered the most appropriate for the area.~~
- d) ~~Utility lines for new construction shall be placed underground, unless the undergrounding of utilities is infeasible. The applicant may request a waiver of underground utilities. New overhead power or telephone lines may be considered instead of underground utilities only where over-riding natural or physical constraints exist. Where permitted, poles will be placed in the least conspicuous locations out of public view and where possible, private view. If an applicant requests the waiver of underground utilities in a discretionary permit, the following information must be supplied as a part of a complete application:~~
 - 1] ~~A statement explaining why underground utilities are not requested for the project. Relate such factors as soil conditions, topography, distance from surrounding overhead lines, etc. Cost alone of undergrounding utilities cannot be used as a reason for the waiver request.~~

- 2] ~~A plot plan of the proposed development and the surrounding areas showing proposed locations for the overhead utilities and the existing utilities on neighboring properties the map must be to scale and clearly marked as to the proposed project and the surrounding areas.~~
- 3] ~~Other information which may be requested by the Planning staff to adequately determine the existing situation and the feasibility of overhead utilities for the proposed project.~~

~~The decision to grant a waiver of underground utilities will be made at the time of the public hearing for the proposed project.~~

- e) ~~Unightly storage areas shall be screened and set back from the roadway so that these areas are not visible from any public viewing area.~~
- f) ~~As a condition of permit approval, all parking areas associated with a project shall be upgraded to adequately serve the proposed parking needs of the subject facility and meet all pertinent regulations, including those for safety and number of parking spaces, at the time of the discretionary permit approval.~~

2) ~~The Island~~

- a) ~~The design standards of this ordinance shall be applied to development on the island as long as they do not conflict with the use of the buildings for commercial fishing purposes. Any purported conflict of the design standards with the use of the development for commercial fishing purposes shall be documented by the applicant using background information of requirements for the~~

~~commercial fishing proposition as contrasted against the design standards required for the site.~~

- b) ~~The height of buildings on the island shall be limited to standard one and two story building heights.~~
- c) ~~In the design of new structures on the island, exterior wall material shall be limited to the use of natural wood for building facades near the cannery buildings. Exterior walls and trim shall either be natural wood, wood stain or painted a natural wood tone color. Exterior doors shall be of a wood panel or wood frame construction.~~
- d) ~~Rehabilitation of existing structures and new development shall include amenities for visitors such as pathways or boardwalks to the shoreline; removal or screening of unsightly storage areas.~~
- e) ~~All discretionary permit approvals shall contain requirements for off street parking as conditions of approval.~~
- f) ~~As an action of approval for discretionary permits, the combining "HR" (historical preservation) zoning district shall be applied as a condition of approval, if applicable according to the standards of Section 20.144.110.~~

3) ~~Moss Landing Commercial District~~

- a) ~~The design standards of new construction in this area, as encompassed within the "Moss Landing Commercial (MLC)" zoning district, shall enhance the antique shop and historical building character. Development shall conform to the design standards of the "Moss Landing Commercial (MLC)" zoning district. In any discretionary action taken by the the owners of the historical Pacific Coast Steamship Company office, preservation status~~

~~shall be applied for as a condition of approval (Ref. Policy
5.6.3.7 Moss Landing Community Plan).~~

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ALLOCATION PLAN FOR THE MOSS LANDING COUNTY SANITATION DISTRICT

There exists in the Moss Landing Sanitation District (CSD) a flow capacity of 105,000 gallons per day (GPD) average daily dry weather flow. Of that, a demand of 66,500 GPD is required to accommodate existing uses. The balance of the capacity, 38,500 GPD, must be allocated on a priority basis pursuant to the Moss Landing Community Plan of the North County Land Use Plan of the Local Coastal Program and the Coastal Development Permit approved for the system by the California Coastal Commission.

The priorities are:

- 1) Existing uses
- 2) Moss Landing Beach, Salinas River Beach, and the Moss Landing Harbor District pumpout
- 3) New or expanded coastal dependent industries
- 4) New or expanded essential public services, basic industries, or recreational uses
- 5) All other uses

The Moss Landing Community Sanitation District is comprised of five service areas, each defined as the area serviced by a lift station or the main pump. Under the allocation program, existing demand and a minimum service (250 GPD) to each vacant parcels is allocated. Additional service is allocated for each service area in light of priorities, consistency with the LUP and anticipated and needed uses.

ALLOCATIONS

SERVICE AREA #1 (Struve Road area)

<u>Existing Demand</u>	<u>32,000 GPD</u>
<u>Vacant Parcels @ 250 GDP/parcel</u>	<u>1,500 GPD</u>
<u>Allocated Capacity for New or Expanded Priority Uses</u>	<u>750 GPD</u>
<u>Capacity Allocated Service Area #1</u>	<u>34,250 GPD</u>

SERVICE AREA #2 (Paul's Island)

<u>Existing Demand</u>	<u>5,500 GPD</u>
<u>Vacant Parcels @ 250 GDP</u>	<u>750 GPD</u>
<u>Moss Landing Beach</u>	<u>1,850 GPD</u>
<u>Visitor Accommodations (30 motel units)</u>	<u>1,500 GPD</u>
<u>New or Expanded Commercial Uses</u>	<u>500 GPD</u>
<u>Capacity Allocated Service Area #2</u>	<u>10,100 GPD</u>

SERVICE AREA #3 (Moss Landing Island)

<u>Existing Demand</u>	<u>5,000 GPD</u>
<u>Vacant Parcels @ 250 GDP</u>	<u>4,000 GPD</u>
<u>Harbor District Pumpout</u>	<u>250 GPD</u>
<u>Coastal Dependent Industries</u>	<u>4,750 GPD</u>
<u>Capacity Allocated Service Area #3</u>	<u>14,000 GPD</u>

SERVICE AREA #4 (Moss Landing Heights)

<u>Existing Demand</u>	<u>8,000 GPD</u>
<u>Salinas River Beach</u>	<u>1,700 GPD</u>
<u>Seven Space R.V. Park with Accessory Uses and Manager's Quarters</u>	<u>1,675 GPD</u>
<u>Other Vacant Parcels</u>	<u>250 GPD</u>
<u>Allocated Capacity for New or Expanded Priority Uses</u>	<u>1, 375 GPD</u>
<u>Capacity Allocated Service Area #4</u>	<u>13,000 GPD</u>

SERVICE AREA #5 (Moss Landing Road)

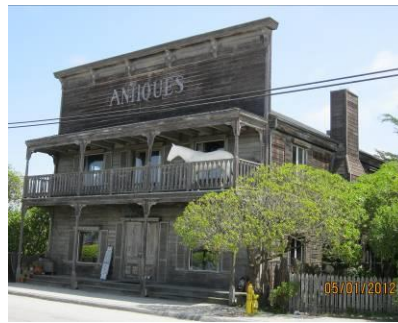
<u>Existing Demand</u>	<u>11,900 GPD</u>
<u>120 Motel Units</u>	<u>6,000 GPD</u>
<u>150 Restaurant Seats</u>	<u>12,000 GPD</u>
<u>Vacant Parcels @ 250 GPD</u>	<u>1,500 GPD</u>
<u>Allocated Capacity for New or Expanded Priority Uses</u>	<u>2,250 GPD</u>
	<u>33,650 GPD</u>

TOTAL ALLOCATION

<u>Service Area 1</u>	<u>34,250 GPD</u>
<u>Service Area 2</u>	<u>10,100 GPD</u>
<u>Service Area 3</u>	<u>14,000 GPD</u>
<u>Service Area 4</u>	<u>11,625 GPD</u>
<u>Service Area 5</u>	<u>35,025 GPD</u>
<u>Total</u>	<u>105,000 GPD</u>

No allocation of sewage capacity is provided for those “resource” parcels identified in the coastal development permit

MOSS LANDING DESIGN GUIDELINES AND STANDARDS



VISION FOR MOSS LANDING

The Moss Landing Community Plan and these design guidelines envision a built environment that reflects the working character of Moss Landing's historic waterfront community, with its marine research facilities, coastal-dependent industry, small craft harbor, coastal recreational resources, and quaint village center. The plan acknowledges that the community is relatively stable with only modest room for improvements, restoration, and re-use.

DESIGN OBJECTIVES

The objectives with regard to community character and urban design are to:

- Preserve original facades and storefronts and enhance the historical character of the existing built environment with architecturally compatible development. These guidelines do not dictate the use of any specific architectural style. Contemporary design may be used when key attributes of architecturally significant structures are used to guide the designer in the massing, proportion, scale, texture, pattern, and line. "Revival" interpretations of older styles may also be appropriate as long as the result is visually compatible with its surroundings. The use of traditional façade components is encouraged. Such components create patterns and alignments that visually link buildings within a block, while allowing the individual identity of each building.
- Promote pedestrian connectivity throughout the Community Plan area and with architectural and landscape architectural design that allows for active, healthy, and safe interaction of pedestrians and vehicles. Special emphasis should be placed on access to coastal recreational areas and Elkhorn Slough.
- Provide guidance to residents, architects/design professionals, and developers in the planning and design of development projects in the Community Plan area.
- Provide guidance to the County of Monterey in the review of proposed development projects in the Community Plan area.

DESIGN GUIDELINES

Village Center



BUILDING ELEMENTS

- Architectural themes shall be in the context of a small historic fishing village
- Height and bulk controls should be consistent with low vertical height (1 to 2 stories)
- Wide covered porches extending the length of the building's frontage
- Front facades have parapet walls
- Rear facades are designed with views from neighboring resource areas in mind
- Wood frames around double-entry doors and multi-paned windows
- Exterior walls and trim shall be natural wood, wood stain, or painted a natural-toned color
- Buildings shall promote a pedestrian friendly environment

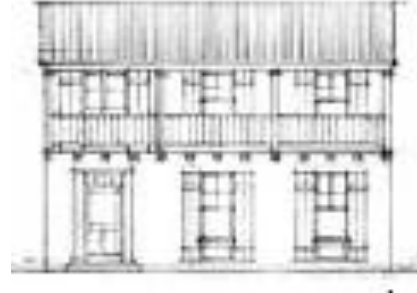
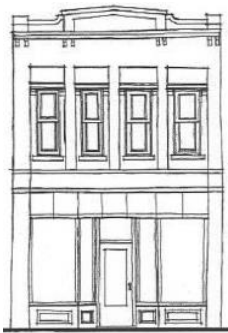
CHARACTER

Design standards for the Village Center along Moss Landing Road will enhance the antique shop and historical building character of the Moss Landing Road area. Height and bulk controls should be consistent with low vertical height (1 and 2 stories) and small scale of existing buildings. Wall material should be limited to wood siding, and design of new buildings should conform to the early American character of existing buildings. Rear facades should maintain historic character, with views from neighboring resource areas in mind. ~~Historical preservation status should be applied to the~~ Captain's Inn is listed as a locally significant historic resource (previously the Pacific Coast Steamship Company office). Utility lines should be placed underground where feasible. Opportunities to combine visitor serving commercial and residential development (first floor commercial and second floor residential) should be encouraged.

Buildings within the commercial areas along Moss Landing Road exhibit the basic features of traditional "Main Street" structures. These traditional structures can promote a pedestrian-friendly environment that positions storefront display windows at the sidewalk edge, promotes high quality construction and materials, provides awning shade at the storefront level, articulated entries and pedestrian-oriented signs. These buildings define the pedestrian zone and provide a sense of human scale and visual interest. This pedestrian-oriented design character also provides a great opportunity to create high-quality sound development practices that re-establish the "village commercial" area accommodating a mix of land uses where residential and/or office uses are combined with service or retail commercial functions to create a mixed-use context. The plan encourages new construction that embraces the street with building frontages and in the village center provides venues such as outdoor dining, farmer's markets, and public art that reinforce the pedestrian aesthetic and draw visitors.

DESIGN GUIDELINES

Village Center – Architecture, Building Types, and Possibilities



The Italianate style was part of the picturesque movement imported from Europe, inspired by the breezy openness of Italian villas, circa 1840's through the 1890's. Italianate buildings are distinguished by:

- A boxy square appearance
- Heavy use of ornamental brackets set under wide cornices and under door and window hoods
- Use of double hung windows with molding brackets
- Materials consist of stucco, brick, and clapboard wood siding

~~The Mediterranean/Spanish Eclectic style is a broad category combining similar yet distinctive architectural styles, including Spanish Colonial Revival, Mission, and Italian Renaissance to provide for an eclectic harmony of architectural elements. Typical elements found in this collaborative style include:~~

- ~~Low-pitched, barrel clay tile roofs with variegated colors~~
- ~~One or more prominent arches placed above doors, principal windows, and/or porch openings~~
- ~~Walls with stucco surface typically colored white, ivory, or buff~~

The Monterey architectural style emerged in Monterey, California in the 1830's. Typical features include:

- Simple two-story masses
- Projecting second story balcony made of wood spanning all or most of the building façade, covered by the principal gabled roof of wood shake or clay tile and cantilevered or supported by wood posts from below
- Exterior treatments typically included plaster or stucco with occasional wood siding on the second story and wood shutters equal in width to the size of the multi-paned windows

~~Similar to the Mediterranean/Spanish Eclectic,~~ The Frontier vernacular architectural style is composed of different architectural elements reminiscent of the "Old West." Typically, materials that were readily available at that time were used for construction. Architectural elements include:

- Gable, flat, or hipped roof
- Arcade frontage style
- Tall parapet or "false front"
- Materials and colors typically consist of wood with a natural wood, wood stain, or metal/tin painted a natural-tone color

DESIGN GUIDELINES

Recreational Boating and Visitor Serving Commercial



The primary objective of the ~~r~~Recreational ~~b~~Boating and ~~v~~Visitor ~~s~~Serving ~~e~~Commercial guidelines and standards is to reinforce Moss Landing's character as a visitor destination organized around the community's harbor aesthetic. The following guidelines shall apply:

GENERAL

- The use of horizontal natural or painted wood siding shall be considered the most appropriate for the area.
- Unsightly storage areas shall be screened and set back from the roadway so that these areas are not visible from any public viewing area.
- As a condition of permit approval, all parking areas associated with a project shall be upgraded to adequately serve the proposed parking needs of the subject facility and meet all pertinent regulations, including those for safety and number of parking spaces, at the time of the discretionary permit approval.

NORTH HARBOR

- The design of developments shall enhance the recreational boating/visitor-serving/restaurant character of the North Harbor area.
- To maximize the views of the harbor, building heights shall be the standard single and two-story heights only. Structures shall be small scale: the design must be comparable to and in the same size and character of the buildings present in the North Harbor area.

UTILITY LINES

Utility lines for new construction shall be placed underground, unless the undergrounding of utilities is infeasible. ~~The applicant may request a waiver of underground utilities.~~ New overhead power or telephone lines may be considered instead of underground utilities only where infeasible due to over-riding natural, or physical, and/or cultural constraints, exist. Where permitted, poles will be placed in the least conspicuous locations from out of public and private views, and where possible, private view. If a project requires above ground utilities ~~n applicant requests the waiver of underground utilities in a discretionary permit~~, the following information must be supplied as a part of the a complete application:

- A statement explaining why underground utilities are not requested feasible for the project. ~~Relate s~~Such factors as soil conditions, topography, and distance from surrounding overhead lines, etc., shall be included as justification. Cost alone of undergrounding utilities cannot be used as a justification reason for the waiver request infeasibility.
- A plot plan of the proposed development and the surrounding areas showing proposed locations for the overhead utilities and the location of existing utilities on neighboring properties. The map must be to scale and clearly marked as to the proposed project and the surrounding areas.
- Other information which may be requested by County staff to adequately determine the existing situation and the feasibility of overhead utilities for the proposed project. ~~The decision to grant a waiver of underground utilities will be made at the time of the public hearing for the proposed project. The final decision on infeasibility shall be determined by the appropriate authority for the required discretionary permit.~~



The Island



The primary objective of guidelines and standards for the Island is to protect the working waterfront, reinforce Moss Landing's character as a center for marine science and education, and to integrate visitor-serving uses into the working waterfront aesthetic. The following guidelines shall apply:

GENERAL

- The use of metal/tin or horizontal natural or painted wood siding shall be considered the most appropriate for the area.
- As a condition of permit approval, all parking areas associated with a project shall be upgraded to adequately serve the proposed parking needs of the subject facility and meet all pertinent regulations, including those for safety and number of parking spaces, at the time of the discretionary permit approval.
- New development shall consider views from State Highway 1 and be designed to provide public access, where required, to adjacent coastal beaches and dunes.

BUILDING HEIGHT

The height of buildings on the island shall be limited to standard one and two-story building heights.

MATERIALS

In the design of new structures on the island, exterior wall material shall be limited to the use of metal/tin or natural wood for building facades, ~~near the cannery buildings.~~ Exterior wood walls and trim shall either be natural wood, wood stain or painted a natural wood-tone color. Exterior doors shall be of a metal/tin, or wood panel or wood frame construction.

VISITOR AMENITIES

Rehabilitation of existing structures and new development shall include amenities for visitors such as pathways or boardwalks to the shoreline, ~~removal or screening of unsightly storage areas.~~

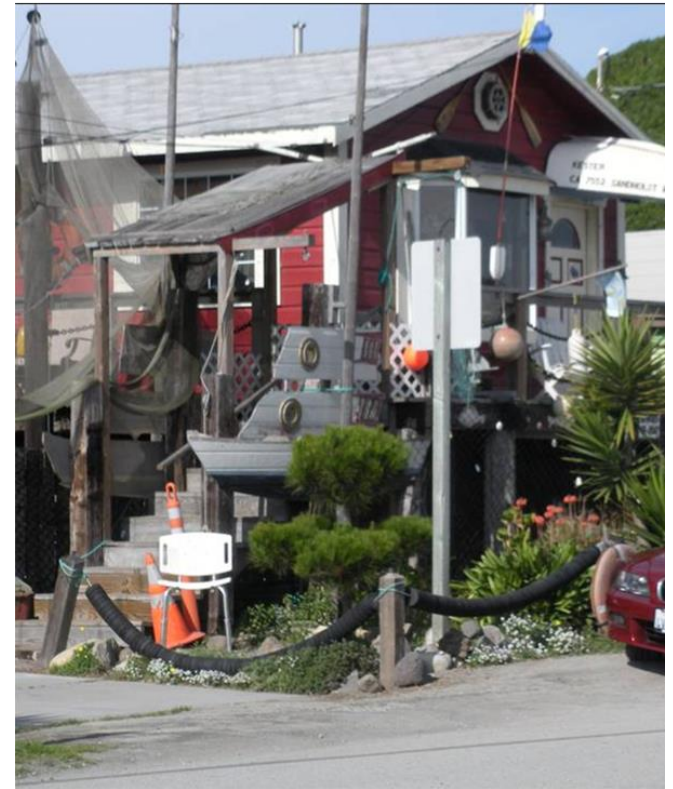
PARKING

All discretionary permit approvals shall contain requirements for off-street parking as a conditions of approval.

HR DISTRICT

As an action of approval for discretionary permits, the combining "HR" (historical preservation) zoning district shall be applied as a condition of approval, if applicable, according to the standards of Section 20.144.110.

DESIGN GUIDELINES



Landscaping, Fences, and Lighting



The primary objective of the landscape, fence, and lighting guidelines is to create an aesthetic that is inviting to the pedestrian. The following guidelines shall apply:

LANDSCAPING

- Building entrances, alleyway entrances, driveways, outdoor seating areas, upper-story decks and balconies, and pedestrian corridors should be landscaped as extensively as possible.
- Small window box type planting beds at entries to buildings are appropriate and encouraged. In addition to planter boxes, ground and hanging pots with colorful accent planting should be used to accent entries and add color and vision-visual interest to buildings.
- Landscaping should incorporate the use of native planting or compatible species of drought-tolerant plants to reduce water demand.
- Landscaping should be used to soften the impact of large expanses of blank wall or fencing.
- Parking lot landscape should include perimeter planters designed and located to create a physical barrier, visual screen and shade.
- Landscaping in the form of street trees, planters, and pots in the public parkway is encouraged.

FENCES

- The design of fences and wall should be architecturally compatible with and of the same architectural style as the primary structure.
- Fences and walls should be kept as low as possible while performing their screening and security functions
- Landscaping should be used in combination with fences or walls whenever possible
- Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony
- All fencing shall be designed to provide safe ingress and egress for driveways and road intersections.

LIGHTING

- Lighting should provide adequate illumination that ensures pedestrian safety while being unobtrusive to adjacent buildings
- Lighting should be designed with fixtures that provide visual interest but are appropriate to the architectural context of the primary structure, compatible and complimentary to the building's design and architectural style
- Lighting should be shielded to confine light spread within the site boundaries
- Exterior building lighting should be used to accentuate the building design and highlight architectural details and features integral to the building design
- Building entrances and street numbers should be illuminated and visible from the street
- Street lighting should be provided with low-profile street lights that meet "dark-sky" criteria and produce a minimum amount of glare but add to the safety of the community
- Streetlights should reflect the architectural context of the existing historic resources and the pedestrian environment

DESIGN GUIDELINES

