

# Exhibit B

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**MOSS LANDING COMMUNITY PLAN POLICY MATRIX – VISUAL RESOURCES & COMMUNITY CHARACTER**

<b>Policy No. NCLUP-ML-5.12</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
The County of Monterey shall conserve the unique visual resources of Moss Landing to the greatest extent possible while protecting private property rights.	The County of Monterey shall <del>conserve</del> <u>review applications to ensure that</u> the unique visual resources of Moss Landing <u>are preserved</u> to the greatest extent possible while protecting private property rights.	The County of Monterey shall review applications to ensure that the unique visual resources of Moss Landing are <u>consistent with the Moss Landing Community character, preserved to the greatest extent possible while protecting private property rights.</u>
<p><b>Narrative:</b> The policy revision was made to reflect more accurately the County's role. Staff asked the community what Moss Landing's character means to them. Suggested staff see if this is defined/identified in the previous EIR.</p> <p><b>Community Input:</b> View of harbor from Monterey bay scenic coastal trail (along harbor and Hwy 1) should also be protected. Language may still need improvement. What takes precedent, community character or private property rights? Suggests deletion of last sentence because regulations will be in the CIP and/or Section 20.44, Design Control district of Title 20.</p> <p><b>Area Subject to Policy:</b> ML Community</p>		

**Commented [MOU1]:** Mari-What takes precedent, community character or private property rights?  
  
Harbor district- views of the harbor is a scenic resource. What's the status on the bike/trail?

<b>Policy No. NCLUP-ML-5.13</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
Visual access from the nearest public road to the shoreline of Elkhorn Slough and other estuaries shall be maintained and enhanced for the enjoyment of the public in a manner compatible with other land uses permitted in the plan. Visual access to Moss Landing Harbor shall be retained as part of improvements to Highway 1 and adjacent properties.	<del>Visual access from the nearest public road to the shoreline of Elkhorn Slough and other estuaries shall be maintained and enhanced for the enjoyment of the public in a manner compatible with other land uses permitted in the plan.</del> Visual access to Moss Landing Harbor shall be retained <u>from Highway 1 as part of improvements to Highway 1 and adjacent properties.</u>	Visual access to Moss Landing Harbor shall be retained from Highway 1.
<p><b>Narrative:</b> The first sentence was deleted since Visual Access from the nearest public road to Elkhorn Slough shoreline is already discussed in NCLUP Policy 2.2.2(1) which states: "Views to and along the ocean shoreline from Highway One, Molera Road, Struve Road and public</p>		

**Commented [MOU2]:** Mari-Why did we take out adjacent properties?  
  
Should we make "visual access" more specific? Can be specific to consistency with neighborhood character.

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*beaches, and to and along the shoreline of Elkhorn Slough from public vantage points shall be protected.”* Staff version of policy is more inclusive of protecting visual access from Highway 1.

**Area Subject to Policy:** Highway 1 and properties west of Highway 1.

**Policy No. NCLUP-ML-5.14**

2017 Version	Staff’s Changes	Community Input
<p>All properties located within the Moss Landing Community Plan planning area shall be zoned to include the Design Control (“D”) Combining District and thereby required to undergo design review as part of the development review process so as to avoid blocking or having a significant adverse impact on significant public views, including by situating lots and/or buildings to <u>maximize the preservation of the public viewshed.</u></p> <p>The required design review shall gauge the acceptability of the project based on adopted design guidelines.</p>	<p><u>Design Guidelines shall be developed for the Moss Landing Community Plan.</u> All properties located within the Moss Landing Community Plan planning area shall be zoned to include the Design Control (“D”) Combining District. <del>and thereby required to undergo design review as part of the development review process so as to avoid blocking or having a significant adverse impact on significant public views, including by situating lots and/or buildings to maximize the preservation of the public viewshed. The required design review shall gauge the acceptability of the project based on adopted design guidelines.</del></p>	<p>Design Guidelines shall be developed for <u>each neighborhood within</u> the Moss Landing Community Plan. All properties located within the Moss Landing Community Plan planning area shall be zoned to include the Design Control (“D”) Combining District.</p>
<p><b>Narrative:</b> The policy was revised to state design guidelines will be developed for the Moss Landing Community Plan planning area and therefore further discussion regarding the guidelines will be included in the updated Moss Landing Community Plan Coastal Implementation Plan.</p>		
<p><b>Community Input:</b> Develop design guidelines for each neighborhood.</p>		
<p><b>Area Subject to Policy:</b> ML Community</p>		

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<b>Policy No. NCLUP-ML-5.15</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
The County of Monterey shall limit development, wherever possible in scenic beach, dune, estuary, and wetland areas, consistent with the resource protection policies of this plan, to protect the visual resources of Moss Landing.	Delete.	Delete.
<b>Narrative:</b> This policy is deleted since it is addressed within the NCLUP Policy 2.2.2(2) which states, <i>“The coastal dunes and beaches, estuaries, and wetlands, should be designated for recreation or resource conservation land uses that are compatible with protection of scenic resources. Facilities that are provided to accompany such uses shall be designed and sited to be unobtrusive and compatible with the visual character of the area.”</i>		

<b>Policy No. NCLUP-ML-5.16</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
Monterey County shall adopt procedures and standards for review of the siting, design, landscaping, and grading for any structures proposed in scenic beaches, dunes, estuaries and wetlands.	Delete.	Delete.
<b>Narrative:</b> This policy was deleted since standards for all proposed structures will be included in the Moss Landing Community Plan Design Guidelines as discussed in Policy No. NCLUP-ML-5.14. Procedures for review are already located within the coastal zoning ordinance.		

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<b>Policy No. NCLUP-ML-5.17</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
The County of Monterey, in coordination with the Moss Landing Harbor District, shall protect views of the Moss Landing community, harbor and dunes from State Route 1 through regulation of landscaping and siting of new development adjacent to the highway to minimize the loss of visual access.	Delete.	Delete.
<b>Narrative:</b> This policy was deleted since adopting regulation for landscaping and siting of new development will be included in the new Moss Landing Community Plan design guidelines as discussed in Policy No. NCLUP-ML-5.14. Policies, above, also protect the same views identified in this policy.		

<b>Policy No. NCLUP-ML-5.18</b>		
<b>2017 Version</b>	<b>Staff's Changes</b>	<b>Community Input</b>
The County of Monterey shall form a design review committee to provide guidance to the County in the consideration of development proposals in the Moss Landing Community.	Delete.	The County of Monterey shall form a Moss Landing Land Use Advisory Committee to provide guidance to the County in the consideration of development proposals in the Moss Landing Community.
<b>Narrative:</b> This policy was deleted since the Moss Landing Community Plan planning area will be within the Design Control (“D”) Combining District through the policies, above, and therefore projects would be reviewed by the North County Land Use Advisory Committee in accordance with current Monterey County Land Use Advisory Committee Procedures.		

**MOSS LANDING COMMUNITY PLAN POLICY MATRIX – VISUAL RESOURCES & COMMUNITY CHARACTER**

<b>Policy No. NCLUP-ML-5.19</b>		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall seek funding to install or retrofit street lights that meet dark sky criteria, provide safe travel, direct lighting such that sensitive resources are not adversely affected and produce minimum glare.	No change.	The County of Monterey shall seek funding to install or retrofit street lights that meet dark sky criteria, provide safe travel, direct lighting such that sensitive resources are not adversely affected and produce minimum glare.
<p><b>Narrative:</b> Staff will complete the process of incorporating Exterior Lighting Guidelines, already developed and in the inland zoning ordinance, in Title 20 “Monterey County Coastal Implementation Plan.”</p> <p><b>Area Subject to Policy:</b> ML Community</p>		

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