

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

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LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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MEMORANDUM

Date: December 5, 2018

To: Members, Planning Commission

From: Jacqueline Onciano, Chief of Planning Services

Subject: Department Report
Status on the Moss Landing Community Plan Update (GPZ090005)

OVERVIEW:

On August 8, 2018, the Planning Commission received a Department report from the Chief of Planning providing status on the Moss Landing Community Plan update. Since that date, staff has continued to work on the plan in collaboration with community members, interested public, and California Coastal Commission staff. This report is intended to provide an end-of-year update of action items completed and inform the Commission of next steps ahead and the revised projected schedule.

COMMUNITY MEETINGS:

In order to meet the timelines specified in the projected schedule provided to the Commission August 2018, staff scheduled a series of community meetings, approximately 2 hours in length, to discuss policies grouped by topics. After the first meeting in August it was clear that additional meetings would be necessary to accommodate time for thorough community discussions. In response, staff attempted to schedule weekly meeting in September; however, comments were received stating that this aggressive schedule would burden the community. During the September 19th meeting, consensus of the group was to move forward with a bi-monthly schedule.

Public noticing for the first community meeting (August 29, 2018) included posting on the County website, physical posting in the community (Harbor District and Post Office bulletin boards), hard-copy mail outs to over 200 property owners and residents, emails sent to the then-current list of interested parties, and an advertisement posted in the August 16-22, 2018 edition of the Monterey County Weekly. After that first meeting, notices were reduced to physical posting in the community and emails to interested parties. Meeting attendance ranges from 13 (lowest) to 23 (highest) with an average of 17 members. Attendance includes interested parties outside of the community boundaries, members with commercial interests within the community (i.e. Harbor District, MBARI, and MLML), and residents of the community. Staff has been notified that one resident that regularly attends these meetings has been meeting with other residents of the community who cannot attend in order to update them on discussions. In addition, staff from State Parks, Elkhorn Slough National Estuarine Research Reserve, Transportation Agency for Monterey County, and CalTrans as well as the chairwoman from the OCEN Native American tribe have also attended meetings.

The following is a summary of the meetings that have occurred to this date:

- August 29, 2018 Community Meeting
 - Topic on Agenda – Sea Level Rise/Climate Change.
 - Sea Level Rise/Climate Change discussion not completed, postponed to next meeting.
- *September 11, 2018 Community Meeting was canceled*
- September 19, 2018 Community Meeting
 - Topics on Agenda – Meeting Schedule, Sea Level Rise/Climate Change, Visual Resources & Community Character, and Historical Resources.
 - Historical Resources discussion did not occur, postponed to next meeting.
- *September 26, 2018 Community Meeting was canceled*
- October 3, 2018 Community Meeting
 - Topics on Agenda – Meeting Schedule, Tribal Cultural & Archaeological Resources, Historical Resources, Biological Resources, Noise, and Recreation & Public Access.
 - Recreation & Public Access discussion did not occur, postponed to next meeting.
- October 17, 2018 Community Meeting
 - Topics on Agenda – Transportation, Pedestrian & Bicycle Facilities, Public Transit/Rail Services, and Recreation & Public Access.
 - Transportation discussion not completed. Remaining Transportation policies, Pedestrian & Bicycle Facilities, Public Transit/Rail Services, and Recreation & Public Access discussion postponed to next meeting. Community requested staff present information on the approved History & Heritage Center project.
- October 30, 2018 Community Meeting
 - Topics on Agenda – Overview of the History & Heritage Center project (not part of the Community Plan), Transportation (starting on Policy 3.4), Pedestrian & Bicycle Facilities, Public Transit/Rail Services, and Recreation & Public Access.
 - Recreation & Public Access discussion postponed to next meeting. Community requested staff discuss community input for Policy NCLUP-ML 3.2 and the 1982 NCLUP Policy 3.1.2.1 (Four lane Highway 1).
- November 13, 2018 Community Meeting
 - Topics on Agenda – Transportation policies NCLUP-ML 3.2 & NCLUP 3.1.2.1, Recreation & Public Access and Land Use.
 - Land Use discussion postponed to next meeting.
- December 4, 2018 Community Meeting
 - Topic on Agenda – Land Use.
 - Completed discussion on 8 of the 12 land use policies. Remaining policies will be discussed at next scheduled meeting.

REVISED SCHEDULE:

On August 8, 2018, staff provided the Commission with a status report which included a tentative work schedule. Due to the additional time needed to allow focused in-depth discussion of policies and issues during with the community and the cancellation of two community meetings, staff anticipates that the schedule will need to be adjusted. The revision is summarized below and illustrated in the updated tentative Community Plan work schedule attached as **Exhibit A**.

Completion of Community Workshops
Completion of Planning Commission Workshops
Planning Commission Hearings on Draft MLCP Update

Change from 10/18 to 1/19
Change from 12/18 to 3/19
Change from 1/19 to 3/19

Development of the companion Coastal Implementation Plan
Draft Environmental Impact Report Public Review
Planning Commission Hearing on the MLCP
Board of Supervisors Hearing on the MLCP

Change from 4/19 to 5/19
Change from 4/19 to 7/19
Change from 10/19 to 11/19
Change from 11/19 to 12/19

NEXT STEPS:

Staff will be taking steps to complete the process within the timeframe outlined in **Exhibit A**. The following key milestones are yet to be completed:

- Introduce findings from the Sea Level Rise Study to the Board of Supervisors
- Meet with landowners to discuss specific topics regarding the Community Plan (e.g., Harbor District, any others who request)
- Continue community meetings on all topics
- Planning Commission workshops
- Present the completed Draft Community Plan to the Planning Commission
- Prepare the companion Coastal Implementation Plan
- Finalize the Draft Environmental Impact Report and circulate it for public comment
- Prepare the Final Environmental Impact Report
- Planning Commission & Board of Supervisors hearings on the Community Plan Update

Projected Timeline 2018-2019

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
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ACTIVITY

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Prepare Companion Coastal Implementation Plan							*	*	*	*													
Community Meetings							X	X	X	x													
Community Meetings							X	X	X	x													
Prepare EIR								*	*	*	*	*	*	*	*	*							
Prepare Revised DEIR								X	X	X													
Internal Review of Admin DEIR									X	X	X												
Complete DEIR & File Notice of Completion											X												
Public Review of DEIR											X	X											
Evaluation of Comments												X	X										
Response to Comments													X	X									
Prepare FEIR												X	X	X	X								
Prepare PC Staff Report												X	X	X	X								
PUBLIC HEARING FOR FINAL MLCP, CIP, AND EIR															*	*	*	*	*	*	*	*	*
PC Hearing - Recommendation to the BOS														X	X	X							
BOS Hearing - Recommendation to the CCC																X	X						