

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP-ML-2.1 (General Policy)		
2017 Version	Staff's Changes	Community Input
Infrastructure improvements necessary to accommodate new development shall not burden the exiting community and shall be funded by those development(s) at the time of construction.	Infrastructure improvements necessary to accommodate new development shall not <u>be</u> the financial responsibility of burden the existing community and shall be funded by new those development(s) at the time of construction.	Infrastructure improvements necessary to accommodate new development shall not be the financial responsibility of the existing community and shall be funded by <u>the</u> new development at the time of construction.
<p>Narrative: Time of construction will be explained in the CIP. <u>Clarify</u> Community wanted the policy to address direct impacts v cumulative impacts. It was <u>Written</u> broadly to accommodate both project and cumulative; <u>CIP will lay out details for both.</u> GP 2010 PS 1.1 has similar language.</p> <p>Staff will provide regulatory provisions in the CIP that include details where the community sought more clarity.</p> <p>Community Input: <u>Community</u> suggests that the demand of improvements on properties owned by “others” is addressed. I.e. Only allowed pursuant to Subdivision Map Act, which outlines the procedure. <u>Marc will provide draft policy.</u> The Harbor District will provide draft policy.</p> <p>Suggests <u>“Accommodate new development”</u> should be clarified to address impacts resulting from the development. Staff will also clarify in CIP. “Necessary” could be replaced with “required”, but necessary is broader.</p> <p>No consensus on policy language was reached.</p> <p>Area Subject to Policy: Moss Landing Community</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP-ML-2.2

2017 Version	Staff's Changes	Community Input
<p>Light Commercial and Recreation and Visitor-Serving Commercial uses shall be developed in the Moss Landing Community Plan area in accordance with the following provisions.</p> <ol style="list-style-type: none"> Permit a total of up to 150 hotel/motel units counting from the date of certification of the original 1982 Land Use Plan based on available land and wastewater collection system capacity. These shall generally be provided by several smaller establishments not exceeding 30 units each. Encourage the expansion and improvement of existing recreation and visitor-serving facilities <u>(are these defined? Did this mean to include more than hotel/motel units? Like kayak, fishing, bird watching, whale watching, and active recreation opportunities. Clarify and bring over to changed policy).</u> Design and locate new commercial visitor-serving facilities to minimize traffic and natural resource impacts. Encourage the development of low and moderate-cost commercial recreation and visitor-serving facilities in preference to high cost facilities. Encourage mixed use commercial development that includes housing units. Encourage development of commercial uses providing necessary service to coastal 	<p>Light Commercial and Recreation and Visitor-Serving Commercial uses shall be developed in the Moss Landing Community Plan area in accordance with the following provisions:-</p> <ol style="list-style-type: none"> Permit a total of up to <u>(120- Captain's Inn Units)</u> 150 hotel/motel units counting from the date of certification of the original 1982 Land Use Plan based on available land and wastewater collection system capacity. These shall generally be provided by several smaller establishments not exceeding 30 units each. Encourage the expansion and improvement of existing recreation and visitor-serving facilities <u>consistent with the community character.</u> Design and locate new commercial visitor-serving facilities to minimize traffic and natural resource impacts. Encourage the development of low and moderate-cost commercial recreation and visitor-serving facilities in preference to high cost facilities. Encourage mixed use commercial development that includes housing units. Encourage development of commercial uses that provide<u>ing</u> necessary <u>goods and services</u> to coastal- dependent industries 	<p><u>New development in</u> Light Commercial and <u>the</u> Recreation and Visitor-Serving Commercial <u>land use designations</u>uses shall be <u>allowed</u>developed in accordance with the following provisions:</p> <ol style="list-style-type: none"> Permit a total of up to <u>(120- Captain's Inn Units)</u> hotel/motel <u>overnight accommodation units -after plan certification.</u> These Hotel and Motel units shall be provided by several smaller establishments not exceeding 30 units each. <u>Hotel and Motel units shall not be concentrated in any area of the community. Bed and Breakfast facilities shall be limited to no more than ten guest rooms.</u> Encourage— <u>(revise to include all development)-i</u> Improvement of existing recreation and visitor serving commercial facilities shall be prioritized consistent with the community character Design and locate new commercial visitor serving facilities <u>(add all commercial uses)</u> to minimize traffic and natural resource impacts. <u>(see note on "a" re-distribution)</u> Encourage the development of low and moderate-cost commercial recreation and visitor-serving facilities in preference to high cost facilities.

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dependent industries such as commercial fishing, aquaculture, and energy production, and commercial facilities providing goods and services related to the use of local recreational opportunities.	and such as commercial fishing, aquaculture, and energy production, and commercial facilities providing goods and services related to the use of local recreational uses, opportunities.	e. Encourage mixed use commercial development that includes housing units. f. Encourage development of commercial uses that provide necessary goods and services to coastal- dependent industries and local recreational uses.
<p>Narrative: Staff updated the units to reflect the current number of hotel/motel units and cleaned up the language to be more precise. Captain's Inn permitted for 10 units. CIP regulations would only permit B&Bs in Light Commercial and hotel/motels in Visitor Serving Commercial zoning districts. Community asked if the CIP will include a master list of permitted/tracking list of hotel/motel uses? Staff's response: Yes, we could develop a tracking list for ML's permitted uses.</p> <p><u>Staff intent is to allow only B&B uses in Light Commercial and hotel/motels in VSC...in CIP.</u></p> <p>Community Input: Community requested, and staff concurred, that permitted units would be tracked. Community inquired whether there should be a cap on hotel/motel units if there's no limitation to wastewater?</p> <p>The community's intent was to ensure that visitor lodging units are included in the North Harbor area to avoid impacts to the community's roads. This was addressed by changes to "a" and the intent to limit hotels/motels to VSC.</p> <p><u>Community asked if there's no limitation to wastewater, should we have a cap on hotel/motel units? Staff's response: Yes to maintain the scale of the community.</u></p> <p><u>Community concern with commercial uses expanding without traffic considerations (Condition of Moss Landing Road and LOS of roads. First, SR1. Second, condition of ML Rd. Third, intersection (back up) of Pieri Court. Historical knowledge from Del Piero...traffic and spreading out of potential units "point impact". Also wastewater allocation.). All addressed by changes to "a" and intent to limit hotels/motels to VSC.</u></p> <p>Area Subject to Policy: Light Commercial and Recreation and Visitor-Serving Commercial land use designations in Moss Landing Community</p>		

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Policy No. NCLUP-ML-2.3		
2017 Version	Staff's Changes	Community Input
The County of Monterey may provide economic development incentives when available to coastal-dependent and related industrial uses that expand within existing industrial sites and/or that reuse by-products such as waste heat, water, exhaust gas, or other resources from adjacent industrial processes.	The County of Monterey may <u>shall</u> provide economic development incentives when available to coastal-dependent and -related industrial uses that: <u>1. expand within existing industrial sites; and/or 2. that reuse by-products such as waste heat, water, exhaust gas, or other resources from adjacent industrial processes within the Moss Landing Community.</u>	The County of Monterey shall <u>may</u> provide economic development incentives when available to coastal-dependent and -related industrial <u>and commercial</u> uses that: 1. expand within existing industrial sites; and/or 2. reuse by-products from within the Moss Landing Community; and/or 3); <u>support job growth or sustainability.</u>
<p>Narrative: Staff revised the policy to be more directive to support job growth or sustainable industrial uses. Converting intensive uses to coastal dependent/related uses.</p> <p>Community Input: The community came close to agreement on the language, but consensus not yet reached.</p> <p><u>Close, but consensus not yet reached.</u></p> <p>Area Subject to Policy: Industrial Land Use Areas in Moss Landing Community</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP-ML-2.4		
2017 Version	Staff's Changes	Community Input
<p>The County of Monterey shall encourage the efficient use of existing industrial areas by permitting new or expanded coastal-dependent industrial facilities, consistent with Coastal Act §30260 and provided:</p> <ol style="list-style-type: none"> Alternative locations are infeasible or more environmentally damaging; To do otherwise would adversely affect the public welfare; and Adverse environmental effects are mitigated to the maximum extent feasible 	<p>The County of Monterey shall encourage the efficient use of existing industrial areas by permitting new or expanded coastal-dependent industrial facilities, consistent with Coastal Act §30260 and provided facilities provided:</p> <ol style="list-style-type: none"> Alternative locations are infeasible or more environmentally damaging; To do otherwise would adversely affect the public welfare; and Adverse environmental effects are mitigated to the maximum extent feasible. 	<p>The County of Monterey shall encourage the efficient use of existing industrial areas by permitting new or expanded coastal dependent industrial facilities provided:</p> <p>a. Alternative locations are infeasible or more environmentally damaging;</p> <p>b. To do otherwise would adversely affect the public welfare; and</p> <p>c. Adverse environmental effects are mitigated to the maximum extent feasible.</p> <p>[Research Coastal Act]review consistency with previous policy 2.3</p>
<p>Narrative: Language used is from the Coastal Act Section 30260. Appears to be in conflict with previous 2017 draft Policy NCLUP ML2.3, especially a & b. Appears to be in conflict with Policy NCLUP-ML-2.3, especially a & b. Delete due to Coastal Act redundancy. – Revise the section consistent with the Coastal Act.</p> <p>Community Input: Some suggested to delete due to Coastal Act redundancy; others suggested to revise the policy to be consistent with the Coastal Act. Consensus not yet reached.</p> <p><u>Consensus not yet reached.</u></p> <p>Area Subject to Policy: Industrial Land Use Areas in Moss Landing Community</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP-ML-2.5		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall require the submittal and approval of a General Development Plan prior to considering future expansion, improvement, or other development of heavy industrial facilities within the Moss Landing Community Plan. This policy shall not be construed to require disclosure in the General Development Plans of trade secrets, proprietary or confidential information, but only location of buildings and other land use matters necessary for planning purposes.	The County of Monterey shall require the submittal and approval of a General Development Plan prior to considering future expansion, improvement, or other development of heavy industrial facilities within the Moss Landing Community Plan. This policy shall not be construed to require disclosure in the General Development Plans of trade secrets, proprietary or confidential information, but only location of buildings and other land use matters necessary for planning purposes.	The County of Monterey shall require the -approval of a General Development Plan prior to considering future expansion, improvement, or other development of industrial facilities within the Moss Landing Community Plan.
<p>Narrative: Staff recommends a GDP for all industrial facilities, not just heavy industrial facilities. The last sentence that was deleted will be addressed in the CIP.</p> <p>Community Input: No comments received. <u>Unclear is consensus was reached.</u></p> <p>Area Subject to Policy: Industrial Land Use Areas in Moss Landing Community</p>		

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Policy No. NCLUP-ML-2.6

2017 Version	Staff's Changes	Community Input
The County of Monterey shall limit development west of State Route 1 and east of the Moss Landing Harbor to improvements or modifications that are compatible with the road right-of-way and visual character of the community.	Delete Policy.	The County of Monterey shall limit development west of State Route 1 and east of the Moss Landing Harbor to improvements or modifications that are compatible with the road right-of-way and visual character of the community.
<p>Narrative: The area west of State Hwy 1 and east of ML harbor is considered within the scenic highway corridor of the NCLUP. Therefore, NCLUP Policy No. 2.2.4 (3) and (4) applies and this should be deleted to reduce redundancy.</p> <p>For reference, see the following policy language: NCLUP Policy No 2.2.4 (3) states: "Areas within or immediately adjacent to designated scenic highways, routes, and waterways should be zoned with a district that allows only visually compatible uses and development. No uses or development except as otherwise provided should be allowed that are visually intrusive and detract from the scenic character of the scenic corridor." NCLUP Policy No 2.2.4 (4) states: "Highway 1 from Marina to the County line at the Pajaro River should be officially designated as a State Scenic Highway and the visual character of the adjacent scenic corridor should be preserved, and where feasible restored."</p> <p><u>The area west of State Hwy 1 and east of ML harbor is considered within the scenic highway corridor, therefore, NCLUP Policy No. 2.2.4 (3)(4) applies and this should be deleted to reduce redundancy. For reference, see the following policy language: NCLUP Policy No 2.2.4 (3) Areas within or immediately adjacent to designated scenic highways, routes, and waterways should be zoned with a district that allows only visually compatible uses and development. No uses or development except as otherwise provided should be allowed that are visually intrusive and detract from the scenic character of the scenic corridor. (4) Highway 1 from Marina to the County line at the Pajaro River should be officially designated as a State Scenic Highway and the visual character of the adjacent scenic corridor should be preserved, and where feasible restored.</u></p> <p>Community Input: Consensus reached. Some members requested that Caltrans designate the portion of Hwy 1 in the MLCP area as a State Scenic Highway.</p> <p><u>Consensus reached but community requests Caltrans designate Hwy 1 portion in plan area as a State Scenic Highway.</u></p> <p>Area Subject to Policy: N/A</p>		

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Policy No. NCLUP-ML-2.7		
2017 Version	Staff's Changes	Community Input
<p>The County of Monterey shall work with the California Public Utilities Commission to ensure that any future development of a transmission line from the Moss Landing Power Plant across Elkhorn Slough is compatible with the research and educational use of the Elkhorn Slough National Estuarine Research Reserve and permitted only if:</p> <ul style="list-style-type: none"> 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. 	<p>The County of Monterey shall work with the California Public Utilities Commission to ensure that any future development of a transmission line from the Moss Landing Power Plant across Elkhorn Slough is compatible with the research and educational use of the Elkhorn Slough National Estuarine Research Reserve and permitted only if:</p> <ul style="list-style-type: none"> 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. 	<p>The County of Monterey shall prohibit a <u>ensure</u> that any future development of a transmission line from the Moss Landing Power Plant across Elkhorn Slough, <u>[include in NCLUP Policies]</u> is compatible with the research and educational use of the Elkhorn Slough National Estuarine Research Reserve and permitted only if:</p> <ul style="list-style-type: none"> 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.
<p>Narrative: Should be moved to overall LUP as it affects areas mostly outside the ML community.</p> <p>Community Input: Community suggests to prohibit future development of a transmission line.</p> <p>Area Subject to Policy: North County</p>		

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Policy No. NCLUP –ML-2.8		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall not permit construction of new cooling water discharge outfalls in Elkhorn Slough. If the existing discharge rate is to be increased, environmental studies should be undertaken to determine the effect.	The County of Monterey shall not permit construction of No new cooling water discharge outfalls <u>shall be allowed</u> in Elkhorn Slough. If the existing discharge rate <u>from the Power Plant</u> is to be increased, environmental studies shall <u>ould</u> be undertaken to determine the effect.	No The County supports limiting new <u>existing and/or new</u> cooling water discharge outfalls shall be allowed in all Elkhorn Sloughs <u>to protect natural resources</u> . If the existing discharge rate from the Power Plant is to be increased, environmental studies shall be undertaken to determine the effect.
<p>Narrative: This is a carry-over policy from the currently approved MLCP (Policy No. 5.5.3.3). There is one existing <u>Staff knows of the</u> cooling outfall from the power plant, <u>however, are there other cooling outfalls? Need to clarify baseline for existing facilities.</u></p> <p>Community Input: Consensus not reached. <u>Violates PC Act? Research</u></p> <p>Area Subject to Policy: Moss Landing Community</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP – ML-2.9

2017 Version	Staff's Changes	Community Input
Development in the Moss Landing Business Park shall include a pedestrian connection between Moss Landing Business Park and the west side of State Route 1. The pedestrian connection shall be designed to be consistent with adopted design guidelines and to otherwise maintain the visual quality of the community to the extent feasible.	Development <u>that intensifies uses</u> in the Moss Landing Business Park shall include a pedestrian connection between Moss Landing Business Park and the west side of State Route 1. The pedestrian connection shall be designed to be consistent with adopted design guidelines and to otherwise maintain the visual quality of the community to the extent feasible .	Development that intensifies <u>the need for pedestrian</u> uses in the Moss Landing Business Park shall include a pedestrian connection between Moss Landing Business Park and the west side of State Route 1. The pedestrian connection shall be designed to maintain the visual quality of the community.
<p>Narrative: Changes were made to provide more clarification and be more precise. Details will be added in CIP.</p> <p>Community Input: Property owner suggests deleting policy due to inability to obtain permission from Caltrans. Would be open to pay fair share portion of expense if designed and approved. Be cautious of using term “development” because it is such a broad term in the coastal zone. Intensification of pedestrian use in this case. Should historic use be considered as baseline? Obtain clear statement from Caltrans on ability to do some connection. Needed by community to get to east side. Broaden out to full community need?</p> <p>Community consensus to develop a policy requiring highway connection and new projects will fund fair share...desires Caltrans to install connection as component of any modification to highway 1.</p> <p>Area Subject to Policy: Highway One between Business Park and Downtown</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP-ML-2.10		
2017 Version	Staff's Changes	Community Input
Development in the Moss Landing Business Park shall be limited to 190,000 square feet of structure(s) and 25,000 gpd wastewater.	<u>Total Development</u> development in the Moss Landing Business Park shall be limited to 190,000 1,000,000 square feet of structure(s) and/or 25,000 gpd wastewater, <u>whichever is more restrictive.</u>	Total development in the Moss Landing Business Park shall be limited to 1,000,000 square feet of <u>habitable</u> structure(s) or 25,000 gpd wastewater, whichever is more restrictive.
<p>Narrative: The site, under the current LCP, can have approximately 4,000,000 square feet of structural coverage. Multi-floor structures could cause this number to greatly increase. For purposes of limitation and to establish a level of development to analyze in the EIR, a limit of 2,000,000 <u>1,000,000</u> square feet would be established by this policy. The existing structural development on the site is over 300,000 square feet.</p> <p>Most of the site is outside the area that would be subject to sea level rise and other impacts associated with climate change.</p> <p>The 2009 Citizens committee recommended 25,000 gpd of wastewater for the business park (recommendation No. 12). The wastewater limitations in the area would allow use of up to 25,000 gallons per day from this site without imposing limitations on the uses in the rest of the Community Plan area. The calculations for water use in the business park is 0.02 gpd/square foot. Therefore, water use would be approximately 40,000 <u>20,000</u> gpd. Wastewater is estimated to be 90% of water use; therefore, wastewater demand would be 36,000 <u>18,000</u> gpd. This 11,000 gpd increase is within the physical limitation of the wastewater system and within the calculated wastewater needs for planned community buildout.</p> <p>Property owner desires 2M square feet of floor area. According to the owner, non-habitable structures are also on the site currently...approximately half a million square feet. The owner requested flexibility in the policy to exceed 2M square feet of FAR and that any additional wastewater demand would be funded by the property owner.</p> <p><u>Property owner desires 1.3M square feet, not 1.0M, of coverage. Non-habitable structures are also on the site currently...approximately half a million square feet. Include 1.3M limitation only for purposes of MLCP EIR. Also, requests exception as authorized by a subsequent GDP and permitting and additional environmental review. Any additional wastewater demand would be funded by the property owner.</u></p> <p>Community Input: Some desire to keep cap; others allow more flexibility. No consensus on policy language was reached.</p> <p>Area Subject to Policy: Moss Landing Business Park</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.11		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall, in consultation with the Moss Landing Harbor District, promote the development of recreation and visitor-serving commercial uses in the North Harbor area and the improvement of public recreational boating facilities.	The County of Monterey shall, in consultation with the Moss Landing Harbor District, promotes <u>supports</u> the development of <u>appropriate</u> recreation <u>uses</u> and visitor-serving commercial uses in the North Harbor area and the improvement of public recreational boating facilities.	The County of Monterey supports the development of appropriate recreation uses and visitor-serving uses in the Harbor area and the improvement of public recreational boating facilities.
<p>Narrative: The policy has been modified to reflect the County's intent to support, rather than promote, appropriate uses. Also, this policy is expanded to all harbor areas.</p> <p>Community Input: FANS requested prohibiting jet skis, but Harbors and Navigation Code preclude us from regulating watercraft. Consensus not yet reached on final language.</p> <p>Area Subject to Policy: Moss Landing Harbor</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.12		
2017 Version	Staff's Changes	Community Input
The County of Monterey shall, in consultation with the Moss Landing Harbor District, encourage the use of existing piers for access and recreational purposes when compatible with commercial fishing uses.	The County of Monterey shall, in consultation with the Moss Landing Harbor District, encourages the use of existing piers for <u>water</u> access and recreational purposes when compatible with commercial fishing uses.	The County of Monterey encourages the use of existing piers for water access and recreational purposes when compatible with commercial fishing uses.
<p>Narrative: Modified to reflect the County's action.</p> <p>Community Input: Unclear if <u>No</u> consensus reached.</p> <p>Area Subject to Policy: Moss Landing Harbor</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.13

2017 Version	Staff's Changes	Community Input
The County of Monterey shall, in consultation with the Moss Landing Harbor District, encourage the full use of harbor facilities to accommodate maritime activities, commercial fishing, recreational boating, and visitor-serving accommodations—all while protecting environmentally sensitive habitat areas.	The County of Monterey shall, in consultation with the Moss Landing Harbor District, encourage the supports full use of harbor facilities to accommodate <u>appropriate</u> maritime activities, <u>such as</u> commercial fishing, recreational boating, and visitor-serving accommodations— all while protecting environmentally sensitive habitat areas.	The County of Monterey supports full use of harbor facilities to accommodate appropriate maritime activities, such as commercial fishing, recreational boating, and visitor-serving accommodations.
<p>Narrative: Last portion deleted because it is covered in existing policies. Modified to reflect the County's action. Procedures will be included in the CIP, including consultation with all applicable agencies.</p> <p>Community Input: FANS suggests keeping this last portion of last sentence for clarification. <u>Check ESHA maps for harbor facility areas.</u> This may also justify deletion of portion of sentence. Consensus not yet reached.</p> <p>Area Subject to Policy: Moss Landing Harbor</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.14

2017 Version	Staff's Changes	Community Input
The County of Monterey shall, in consultation with the Moss Landing Harbor District, promote structural bulkheading, not including rip rap, where necessary to prevent erosion and to maximize use of available shoreline in the Harbor.	The County of Monterey shall, in consultation with the Moss Landing Harbor District, promote <u>supports</u> structural bulkheading, not including rip rap, where necessary to prevent erosion and to maximize use of available <u>protect the Harbor</u> shoreline in the Harbor .	The County of Monterey supports structural bulkheading, not including rip rap, where necessary to prevent erosion and protect the Harbor shoreline.
<p>Narrative: Modified to reflect the County's action. Procedures will be included in the CIP, including consultation with all applicable agencies.</p> <p>Community Input: Consensus reached.</p> <p>Area Subject to Policy: Moss Landing Harbor shoreline</p>		

Policy No. NCLUP ML-2.15

2017 Version	Staff's Changes	Community Input
The County of Monterey, in consultation with the Moss Landing Harbor District and private property owners, shall promote the development of a public parking facility at a location near the northwest end of the Island.	The County of Monterey, in consultation with the Moss Landing Harbor District and private property owners, shall promote <u>supports</u> the development of a public parking facility at a location near the northwest end of the Island.	The County of Monterey supports the development of a public parking facility at a location near the northwest end of the Island.
<p>Narrative: Modified to reflect the County's action. Where could the parking area go? What about "weekend" parking? Would this qualify?</p> <p>Community Input: Consensus reached.</p> <p>Area Subject to Policy: Island Neighborhood</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.16		
2017 Version	Staff's Changes	Community Input
Due to the limited capacity of State Route 1, the County of Monterey, in coordination with the Moss Landing Harbor District, shall curtail expansion of Moss Landing Harbor south of Sandholdt Bridge.	Due to the limited capacity of State Route 1, the County of Monterey, in coordination with the Moss Landing Harbor District, shall supports the Harbor District's plans to curtail expansion of Moss Landing Harbor south of Sandholdt Bridge.	The County of Monterey supports the Harbor District's plans to curtail expansion of Moss Landing's in-water harbor facilities south of Sandholdt Bridge. <u>This policy shall not limit development of land-based harbor facilities on Assessor's Parcel Number 133-212-009-000 (APN XXX-XXX-XXX-XXX) owned by the Harbor District.</u>
<p>Narrative: Modified to reflect the County's position to protect the Old Salinas river channel environment consistent with the Harbor District's master plan.</p> <p>Community Input: Change colors for Figure ML-6 to distinguish land-based harbor facility and h2o and water facilities. Should the policy include intent? <u>Already covered in other policies (which ones?). Harbor District stated that boats cannot get under the bridge.</u></p> <p>Area Subject to Policy: Moss Landing Harbor (south area)</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.17

2017 Version	Staff's Changes	Community Input
The County of Monterey, in coordination with the Moss Landing Harbor District, shall ensure that the use of existing land-based facilities that support commercial boating do not jeopardize the protection of public access to the shoreline.	The County of Monterey, in coordination with the Moss Landing Harbor District, shall ensure that the use of existing land-based facilities that support commercial boating do not jeopardize the protection of public access to the shoreline.	The County of Monterey shall ensure that the proposed development use of existing land-based facilities that supports commercial boating does not diminish or compromise jeopardize public access.

Narrative: Modified to reflect the County's action. NOTE: Check Public Access Policies to see if we need to delete this policy. Intent to provide equal weight to both commercial boating and public access.

~~Staff's recommendation for the 2/7/19 Community meeting is to delete as this policy is covered under Policy 6.4.A.3, which states "Siting and design of development proposals in order to protect public access opportunities will be required in the permit process. Modifications to a project may be required if access cannot be otherwise protected. Existing access ways or trails can be rerouted or improved when formally dedicated in order to provide flexibility to the property owner in the use of his land, provided the rerouting does not diminish reasonable public use, enjoyment, and is consistent with policy D-1 and H-1 of this section."~~

~~**Community Input:** Intent to provide equal weight to both commercial boating and public access.~~

Area Subject to Policy: Moss Landing Harbor.

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Policy No. NCLUP ML-2.18		
2017 Version	Staff's Changes	Community Input
New development shall avoid environmental damage to the extent feasible that would otherwise result from construction and deconstruction activities on lands adjacent to Moss Landing Harbor, including pile driving, sheet pile installation, and the physical disturbance of potentially contaminated marine sediments. Where avoidance is not feasible, developments shall implement measures to reduce environmental damage.	Delete.	New development shall avoid environmental damage to the extent feasible that would otherwise result from construction and deconstruction activities on lands adjacent to Moss Landing Harbor, including pile driving, sheet pile installation, and the physical disturbance of potentially contaminated marine sediments. Where avoidance is not feasible, developments shall implement measures to reduce environmental damage.
<p>Narrative: Redundant with requirements of CA Environmental Quality Act. Staff recommendation was to delete because policies within NCLUP Sections 2.3 and 2.4 protect these resources.</p> <p>Community has two positions: delete or keep. Keep language: When CCC takes jurisdiction the County's determination is a nullity. CCC would review the LUP policies and makes its determination based on these policies. Delete policy since it calls out the harbor district and its facilities to the exclusion for all others making an application. What is CCC position: Only looked at 2017 version (not staff's recommended changes). Will need to review updated version.</p> <p>Community Input: There were two main positions; delete or keep.</p> <ul style="list-style-type: none"> • Keep: When CCC takes jurisdiction the County's CEQA determination is a nullity. CCC would review the LUP policies and makes its determination based on these policies. • Delete: This policy calls out the harbor district and its facilities to the exclusion of all others making an application. Policies under NCLUP Sections 2.3 and 2.4 require protection of environmentally sensitive habitat and the protection of resources related to diking, dredging, filling and shoreline structures. <p>Area Subject to Policy: Moss Landing Harbor and adjacent lands</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.20

2017 Version	Staff's Changes	Community Input
Optimum use of the existing harbor area should be compatible with conservation of the most sensitive and viable wetlands.	Optimum Monterey County supports use of the existing harbor area should be that is compatible with conservation of the most sensitive and viable wetlands.	Monterey County supports use of the existing harbor area that is compatible with conservation of the most sensitive wetlands. Monterey County supports use of the existing harbor area that is compatible with conservation of the most sensitive wetlands.
<p>Narrative: Modified to reflect the County's action. Staff recommends deletion because policies within NCLUP Sections 2.3 and 2.4 protect these resources.</p> <p>Community Input: Harbor District Comment: Conflicts with Harbor District Statute, recommends deletion.</p> <p>What is the defined harbor area? Where and what type of sensitive wetlands? This policy may be redundant as amended and can be deleted. Keep or expand to all areas? What is the purpose, are there unintended consequences to this policy? Is Policy intended to protect harbor or wetlands?</p> <p>No community consensus.</p> <p><u>Revised policy language during community discussion: Monterey County supports development and use that is compatible with conservation and preservation of sensitive wetlands.</u></p> <p>Area Subject to Policy: Moss Landing</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML-2.21		
2017 Version	Staff's Changes	Community Input
If the Moss Landing Harbor District proposes additional berthing facilities, the County of Monterey will participate in evaluating methods to improve tidal flow and sediment transport from the North Harbor as a means of improving capacity of the North Harbor to minimize the need for dredging. One possible method would be expansion of the existing culvert under Jetty Road.	If the Moss Landing Harbor District proposes additional berthing facilities, the County of Monterey will participate in evaluating methods to support improve tidal flow and sediment transport from the North Harbor as a means of improving capacity of the North Harbor to minimize the need for dredging. One possible method would be expansion of the existing culvert under Jetty Road.	The County of Monterey supports <u>exploring alternative methods to encourage</u> improving tidal flow and sediment transport from the North Harbor as a means of improving capacity of the North Harbor to minimize the need for dredging.
<p>Narrative: Modified to reflect the County's action. Last sentence covered by North County LUP Policy 2.4.4.3</p> <p>Community Input: Some community members recommend deletion of policy as natural processes have not worked in the past. Some community members recommend editing policy and pursue natural alternative methods/developing natural techniques using the scientific community. No community consensus.</p> <p>Area Subject to Policy: Moss Landing Harbor</p>		

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MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML 2.22

2017 Version	Staff's Changes	Community Input
When the County of Monterey reviews applications or environmental documents from the Moss Landing Harbor District to upgrade or develop recreational boating support facilities, the County shall consider methods to conserve sensitive mudflat habitats.	Delete.	When the County of Monterey reviews applications or environmental documents from the Moss Landing Harbor District to upgrade or develop recreational boating support facilities, the County shall consider methods to conserve sensitive mudflat habitats.
<p>Narrative: Covered by North County LUP Policies listed under 2.3.2 and Policy 2.3.3.b.</p> <p>Community Input: MBARI/Harbor District agrees with deleting. Harbor District recommends adding a separate policy addressing restoration of wetlands by State agencies (scour of slough and erosion).</p> <p>Area Subject to Policy: Moss Landing</p>		

Policy No. NCLUP ML 2.23

2017 Version	Staff's Changes	Community Input
The County of Monterey shall work with property owners to preserve and maintain all fish handling and processing facilities on the Island.	The County of Monterey shall work <ins>with supports efforts by</ins> property owners to preserve and maintain all fish handling and processing facilities on the Island.	The County of Monterey shall work <ins>with supports efforts by</ins> property owners to preserve and maintain all fish handling and processing facilities on the Island.
<p>Narrative: Modified to reflect the County's action.</p> <p>Community Input: Replace with 5.3.1. Review list in 5.3.2 and 5.3.3 5.6.3.1 to see they are still needed. Remove 5.3.3.6. If we keep 5.3.3.1, add reference to MBARI & MLML. NOTE: Harbor District will work with MBARI on list review.</p> <p>Area Subject to Policy: Island Neighborhood</p>		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)

Policy No. NCLUP ML 2.24		
2017 Version	Staff's Changes	Community Input
Monterey County shall require new development on the Island to provide either on-site parking or a dedicated off-site parking facility. Shared parking may be considered where it can be reserved for the use.	No change.	Monterey County shall require new development on the Island to provide either on-site parking or a dedicated off-site parking facility. Shared parking may be considered where it can be reserved for the use.
Narrative: Discuss with community. This is essentially part of old policy 5.3.3.9 with flexibility to provide off-site or shared parking.		
Area Subject to Policy: Island Neighborhood		

Policy No. NCLUP ML 2.25		
2017 Version	Staff's Changes	Community Input
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 or piers, exterior lighting shall be limited to fully shielded, low voltage, narrow-wavelength band lights that protect marine life, and direct light away from aquatic habitat and the sky.	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 or piers, exterior lighting shall be limited to fully shielded, low voltage, narrow-wavelength band lights that protect marine life, and direct light away from aquatic habitat and the sky.	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 or piers, exterior <u>Exterior</u> lighting shall be limited to fully shielded, lights that protect marine life, and direct light away from aquatic habitat and the sky.
Narrative: Allow flexibility for other lighting solutions that protect marine life.		
Community Input: “Fully shielded” should be clarified.		
Area Subject to Policy: Moss Landing		

MOSS LANDING COMMUNITY PLAN POLICY MATRIX – (SECTION 2.0 – LAND USE)