

Exhibit F

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MOSS LANDING COMMUNITY PLAN POLICY MATRIX – SHORELINE EROSION & SLR

Policy No. NCLUP-ML-5.1

2017 Version	Staff's Changes	Community Input
All development shall be designed or constructed to withstand rising sea levels based on: 1) the Regional "Projection" sea level rise data contained in the Moss Landing Community Coastal Climate Change Vulnerability Report (2017; Figure 6); or 2) a site specific assessment; or 3) updated sea level rise report(s) that define or describe a likely scenario.	All development shall be designed or constructed to withstand rising sea levels rise based on: 1) the most current sea level rise report(s) that provides quantified information specific to the Moss Landing area the Regional "Projection" sea level rise data contained in the Moss Landing Community Coastal Climate Change Vulnerability Report (2017; Figure 6); or 2) a site-specific assessment; or 3) updated sea level rise report(s) that define or describe a likely scenario.	All development shall be designed or and constructed to withstand sea level rise and climate change hazards based on: 1) the most current sea level rise report(s) that provides quantified information specific to the Moss Landing area or 2) a site-specific assessment.
Narrative: Changes reflect eliminating references to specific documents and simplifying the policy.		
Area subject to Policy: ML Community		

Commented [QAVx1]: Charlie Eadie suggested to change withstand.

Policy No. NCLUP-ML-5.2.a

2017 Version	Staff's Changes	Community Input
The County of Monterey shall, in cooperation with the Moss Landing Harbor District and other affected agencies and property owners, plan the necessary steps to protect (armoring, dune restoration, beach replenishment, vegetation planting, etc.) against the effects of sea level rise to maintain the long-term viability of Moss Landing Harbor and associated coastal-dependent and coastal-related uses as long into the future as is economically feasible.	The County of Monterey shall, in cooperation with the Moss Landing Harbor District and other affected agencies and property owners, plan the necessary steps to protect existing land uses and infrastructure (armoring, dune restoration, beach replenishment, vegetation planting, etc.) against the effects of sea level rise to maintain the long-term viability of Moss Landing Harbor and associated coastal-dependent and coastal-related uses as long into the future as is economically feasible.	The County of Monterey shall, in cooperation with the Moss Landing Harbor District and other affected agencies and property owners, plan the necessary appropriate steps to protect (armoring, dune restoration, beach replenishment, vegetation planting, armoring etc.) or develop adaptation strategies against the effects of sea level rise to maintain the long-term viability of Moss Landing Harbor and harbor associated coastal-dependent and coastal-related uses as long into the future as is economically feasible.

Commented [QAVx2]: Del Piero suggested MLHD stay in this policy as they hold approximately 85% of ownership. Omitting may allow "others" with less ownership to commit/force measures on harbor facilities.

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Narrative: Policy 5.1 adequately addresses proposed development and sea level rise. This policy was modified to address existing land uses and infrastructure associated with the harbor in relation to sea level rise. The community suggested to go back to 2017 language with slight modifications. The Coastal Implementation Plan will include specific recommendations from the Sea Level Rise reports. Create separate policy for other uses.

Area subject to Policy: ML Harbor

Policy No. NCLUP-ML-5.2.b

2017 Version	Staff's Changes	Community Input
N/A	N/A	<u>The County of Monterey shall, in cooperation with affected agencies and property owners, plan the appropriate steps to protect (dune restoration, beach replenishment, vegetation planting, armoring, etc.) or develop adaptation strategies against the effects of sea level rise to maintain the long-term viability of Moss Landing Community uses as long into the future as is economically feasible.</u>

Commented [MOU3]: Mari-Should not be included in here, only for the harbor...(5.2.a). Maybe add to CIP only. Ross explained that armoring on the island would provide protection for the harbor.

Narrative: Policy 5.2.a adequately addresses Harbor District uses. This policy has been modified to address other existing land uses and infrastructure. The Coastal Implementation Plan will include specific recommendations from the Sea Level Rise reports. The intent of this policy is to preserve community assets as long as possible.

Area subject to Policy: ML Community

Policy No. NCLUP-ML-5.3

2017 Version	Staff's Changes	Community Input
Outside of the Island area, Monterey County shall, in cooperation with Elkhorn Slough Foundation, Elkhorn Slough National Estuarine Research Reserve, and other affected agencies and property	Outside of the Island area, Monterey County shall, in cooperation with Elkhorn Slough Foundation, Elkhorn Slough National Estuarine Research Reserve, and other affected agencies and property	Outside of the Island area, Monterey County shall, in cooperation with Elkhorn Slough Foundation, Elkhorn Slough National Estuarine Research Reserve, and other affected agencies and property owners, plan the necessary

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owners, plan the necessary steps for managed shoreline retreat that promotes the conservation of beach, dune, slough, and other natural habitats. Such planning shall also include measures to ensure that expected increases in sediment load from Elkhorn Slough do not compromise harbor operations.	owners, plan the necessary steps for managed shoreline retreat that promotes the conservation of beach, dune, slough, and other natural habitats. Such planning shall also include measures to ensure that expected increases in sediment load from Elkhorn Slough do not compromise harbor operations.	<u>appropriate</u> steps for managed shoreline retreat that promotes the conservation of beach, dune, slough, and other natural habitats. <u>Such planning shall also include measures to ensure that expected increases in sediment load from Elkhorn Slough do not compromise harbor operations.</u>
<p>Narrative: The significant portions of the community are affected by sea level rise and associated flooding and planning for managed retreat is necessary, either within the same property or to a new location in the long run. Get Elkhorn Slough Foundation / NERR input. Need Harbor District Input. The intent of this policy is to ensure that if/when managed retreat occurs, conservation of natural features is preserved.</p> <p>Area subject to Policy: ML Community, except Island neighborhood.</p>		

Commented [QAVx4]: Mari-why was necessary replaced with appropriate? Should it be defined?

Commented [QAVx5]: May keep this in based on discussions with ES Foundation and the Reserve.

Policy No. NCLUP-ML-5.4

2017 Version	Staff's Changes	Community Input
The County of Monterey shall work with the Moss Landing Harbor District and state and federal agencies to install and maintain a warning system and signing for tsunami evacuation and education. Such a system should be installed after Coastal Commission certification of the <i>Moss Landing Community Plan</i> . As feasible, the County of Monterey will work with property owners to identify publicly accessible safe havens for use in the event of tsunami.	The County of Monterey shall work with the Moss Landing Harbor District and state and federal agencies to install and maintain a warning system and signing for tsunami evacuation and education. Such a system should be installed after Coastal Commission certification of the Moss Landing Community Plan. As feasible, the County of Monterey will work with property owners to identify publicly accessible safe havens for use in the event of tsunami.	The County of Monterey shall work with the Moss Landing Harbor District and state and federal agencies to install and maintain a warning system and signing for tsunami evacuation and education.
<p>Narrative: This policy establishes a commitment to establish the program. Timing of installation is irrelevant to the community plan certification.</p> <p>Area subject to Policy: ML Community</p>		

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Commented [QAVx6]: Ross-Add language for installation of a tide gauge.

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Policy No. NCLUP 2.8.3 D

2017 Version	Staff's Changes	Community Input
<p>Sea Level Rise Hazard</p> <p>1. notification when issue dev permits...at risk, may need to abandon property, etc. 2. developing a detailed analysis of flooding potential by sea rise severity category and redefining management strategies at a regular interval as new information becomes available....appendix? Or something that doesn't need a LCP amendment to adopt? 3. Flood protection study needed immediately for 2030 downtown fluvial and island SLR. 4. Place new buildings outside of hazard area, if parcel large enough....or constructed to protect occupants...requires analysis submitted with application. 5. Analysis with application required...determine where and when...Island, 2030, later other locations? 6. Replacement or reconstruction of Public infrastructure shall be ...built designed to withstand rising sea levels for the to be outside hazard area for economic life of the infrastructure. Improvement</p>	<p>Sea Level Rise Hazard</p> <p>1. notification when issue dev permits...at risk, may need to abandon property, etc. <u>21. The County shall monitor the latest sea level rise and climate change information. If the information demonstrates that structures and infrastructure would be more severely affected, the County shall ensure that regulations are in place to protect the public health and safety.</u>developing a detailed analysis of flooding potential by sea rise severity category and redefining management strategies at a regular interval as new information becomes available....appendix? Or something that doesn't need a LCP amendment to adopt? <u>The County shall monitor the latest information on sea level rise and regulations to protect structures and infrastructure. If necessary, develop regulations that protect structures and infrastructure.</u> <u>32. The County shall obtain the most current Flood-floodplain information to protection the most vulnerable areas of North County. study needed immediately for 2030 downtown fluvial and island SLR.</u> <u>4. Place new buildings outside of hazard area, if parcel large enough....or constructed to protect occupants...requires analysis submitted with application.</u> <u>5. Analysis with application required...determine where and when...Island, 2030, later other locations?</u> <u>63. Replacement or reconstruction of Public infrastructure shall be...built designed and constructed to withstand rising sea levels. for the to be outside hazard area for economic life of the infrastructure. Improvement</u></p>	<p>Sea Level Rise Hazard</p> <p>1. The County shall monitor the latest sea level rise and climate change information. If the information demonstrates that structures and infrastructure would be more severely affected, the County shall <u>ensure-endavor to meet and or exceed (FIX)</u> that regulations are in place to protect the public health and safety. 2. The County shall obtain the most current floodplain information to protect the most vulnerable areas of North County. 3. Replacement or reconstruction of pPublic infrastructure shall be designed and constructed to withstand <u>(replace with "avoid"?)</u> rising sea levels.</p>

Commented [QAVx7]: Dale-Where should this information come from? FEMA? Should we specify or keep it general? What are the drawbacks for either? Should include other climate risks, not just flooding.

Commented [QAVx8]: Mari-suggest replacing withstand with avoid or change to "withstand and/or avoid".

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Narrative: Nos. 1, 4 and 5 were deleted. We will include regulations in the CIP for those topics. The intent of this policy is to broaden sea level rise and climate changes policies to all of North County. Design in No. 3 includes relocation.

Area subject to Policy: North County

NEW Policy for the North County Land Use Plan

2017 Version	Staff's Changes	Community Input
New Policy	The County shall identify County owned infrastructure that could would be compromised by sea level rise and associated hazards from climate change. Needed infrastructure improvements shall be included in the County's applicable Capital Improvement Program.	The County shall identify County owned infrastructure that would could be compromised by sea level rise and associated hazards from climate change. Needed infrastructure improvements shall be included in the County's applicable Capital Improvement Program.

Narrative: This establishes a commitment that the County begin planning at the local level and identifying funding for infrastructure vulnerable to climate change.

Area subject to Policy: North County; county infrastructure

Commented [QAVx9]: Include language to not include public infrastructure (i.e. buildings) in areas that would be compromised by sea level rise or public infrastructure should be designed to withstand SLR/Climate change.

NEW Policy for the North County Land Use Plan

2017 Version	Staff's Changes	Community Input
New Policy.	The County shall support inclusion of necessary infrastructure improvements in the Capital Improvement Programs of other affected agencies.	The County shall support inclusion of necessary infrastructure improvements in the Capital Improvement Programs of other affected agencies.

Narrative: This demonstrates that the County supports other agencies planning for resilient infrastructure. **Area subject to Policy:** North County; non-county infrastructure.

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