

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

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

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831) 755-4800

www.co.monterey.ca.us/rma



MEMORANDUM

Date: August 8, 2018

To: Members, Planning Commission and Moss Landing Community

From: Jacqueline Onciano, Chief of Planning Services

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

On February 28, 2018, a workshop was held before the Planning Commission to receive input on the process for updating the Community Plan. The Commission directed staff to hold a series of community meetings, followed by a set of Planning Commission workshops, and finalize the draft Community Plan.

This status report on the Moss Landing Community Plan ("MLCP" or "Community Plan") update is intended to provide the Commission with our tentative work schedule, completed action items, budget issues, and next steps. Staff recommends the Commission accept this report.

Tentative Work Schedule

During the workshop, the Commission inquired about staff's schedule for completing the MLCP. At that time, we expected to have two dedicated Senior Planners working on the MLCP update and targeted to have an updated draft by the end of calendar year 2018, assuming staff availability.

Due to current Planning Services workload, one of the Senior Planners' time will not be freed up for many more months and the other Senior Planner will only be able to provide part-time effort on the Plan update throughout the process. Considering both planners are only available to work part-time on the MLCP update, the next few months' effort on the update will require an intensive undertaking from staff. After analyzing staff's availability, we are providing an updated tentative Community Plan work schedule (**Exhibit A**) with the following milestones:

Completion of Community Workshops	October 2018
Completion of Planning Commission Workshops	December 2018
Planning Commission Hearing on Draft MLCP Update	January 2019
Development of the Companion Coastal Implementation Plan	April 2019
Draft Environmental Impact Report Public Review	April 2019
Planning Commission Hearing on the MLCP	October 2019
Board of Supervisors Hearing on the MLCP	November 2019

Action Items Initiated or Completed Since March 1, 2018

Staff has completed the following tasks over the last five months:

- Completed discussions with California Coastal Commission regarding draft Community Plan and sea level rise document
- Completed work with consulting firm to provide wastewater analysis
- Completed work with consulting firm to update traffic counts
- The Monterey County Water Resources Agency has been hired and is assembling groundwater information to assist in policy finalization (effort not yet completed)
- Completed matrix framework to track changes from draft August 2017 Community Plan
- Continued discussions with community stakeholders (effort not yet completed)

Budget Issues

The fiscal budget adopted by the Board of Supervisors for FY 2018-2019 did not include needed funding for completing the Community Plan update. Funding is needed for two tasks:

- Updating traffic modeling
- Completing Environmental Impact Report

The recent traffic count update described a significant increase in traffic along the Highway 1 corridor. As such, the Traffic Impact Analysis will need to be updated by conducting new traffic modeling based on the increased traffic. The administrative draft Environmental Impact Report (EIR) is far along, but will need to be adjusted based on any policy changes that could affect the environmental analysis. In addition, the Draft and Final EIR efforts will need to be conducted and prepared for public review. Currently, only a Re-Circulated Notice of Preparation of an EIR has been provided for public review. The County provides 39% of funding for preparing the Environmental Impact Report; several property owners in the community provide majority of the funding.

Staff will request a budget augmentation to provide the County's share of funding to complete the Environmental Impact Report; the process will take several months. Staff will provide the funding request to the Board of Supervisors' Capital Improvement Committee, followed by a request to the Board of Supervisors' Budget Committee, and then before the full Board of Supervisors. If money is not provided through this process, we will include a funding request as part of the FY 2019-20 budget beginning in February 2019. This would have the potential to delay the projected timeline by approximately six months.

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' Alternative Energy and Environment Committee, the full Board of Supervisors, and to the community
- Meet with landowners to discuss specific topics regarding the Community Plan (e.g., Harbor District, Elkhorn Slough Foundation, State Parks)
- Community meetings per topic
- 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

As discussed above, the tentative schedule considers the limited availability of the two Senior Planners leading this effort. The largest threats to the schedule are: 1) funding to complete the traffic analysis and Environmental Impact Report, and/or 2) unforeseen affects to staffing levels. A minor threat would be the inability to do concurrent tasks during some of these steps; in other words, if work must be completed on one task prior to proceeding to another task. Where those instances are foreseeable, they have been accommodated in the schedule.

Moss Landing Community Plan

Projected Timeline

ACTIVITY	2018-2019																								
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Extend Agreement between County and Various Project Applicants and Extend Professional Service Agreement with EMC to Conduct MLCP EIR (no budget change)			X	X																					
Receive approval of Contract Amendment from project applicant: Moss Landing Harbor District			X	X																					
Amend Professional Service Agreement (Scope of Work) with EIR Consultant					X	X	X	X																	
Approve EIR Budget Amendment					X	X	X	X																	
Revise Draft MLCP	X	X	X	X	X	X	X																		
Sea Level Rise Findings presented to AEE Committee			X																						
Community Meeting - Visual Resources & Community Character /Historical Resources /Archeological & Cultural Resources (Resource Mgmt)			X																						
Community Meeting - Shoreline Erosion / Sea Level Rise/Tsunami Hazards (Resource Mgmt)			X																						
Sea Level Rise Findings from AEE Committee to BOS				X																					
Community Meeting - Biological Resources /Noise (Resource Mgmt) and Recreation & Public Access				X																					
Community Meeting - Land Use				X																					
Community Meeting - Water/Wastewater/Public Utilities (Public Services)					X																				
Community Meeting - Transportation/Pedestrian & Bicycle Facilities/ Public Transit/Rail Services (Public Services)					X																				
Prepare PC Staff Report for Workshop Pt. 1			X	X	X	X																			
Planning Commission Workshop Pt. 1 (Resource Mgmt and Land Use)						X																			
Prepare PC Staff Report for Workshop Pt. 2				X	X	X	X																		
Planning Commission Workshop Pt. 2 (Public Services and Recreation & Public Access)							X																		
Prepare PC Staff Report						X	X	X																	
Planning Commission Hearing (Draft MLCP)								X																	
Prepare Companion Coastal Implementation Plan								X	X	X	X														
Prepare Revised DEIR								X	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	X										
Prepare FEIR													X	X	X	X									
Prepare PC Staff Report															X	X	X								
PC Hearing (MLCP)																	X								

ACTIVITY	2018-2019																								
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Prepare BOS Report																X	X	X							
BOS Hearing (MLCP)																		X							