



Board Report

File #: PC 19-026, **Version:** 1

GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public workshop to discuss draft Land Use designation changes and policies of the Moss Landing Community Plan update.

Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone

Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission:

- Find that this workshop is a planning study for possible future action which the commission has not approved and qualifies as a Statutory Exemption per Section 15262 of the CEQA Guidelines;
- Receive a presentation, take public testimony, and provide direction to staff on proposed Land Use designation changes and policy language for the Moss Landing Community Plan update.

PROJECT INFORMATION:

Planning File Number: GPZ090005

APN: Multiple (Moss Landing Community)

Project Location: Moss Landing Community Plan boundary area

Plan Area: North County Land Use Plan

OVERVIEW:

This workshop is the fifth in a series being held over several months at the Planning Commission to develop draft policy language for the Moss Landing Community Plan (MLCP) update prior to preparing draft implementing regulations and a Draft Environmental Impact Report. These workshops are intended to provide an additional forum for public participation in drafting the Plan as well as to allow policy makers, staff, and the public to discuss policy language prior to finalization of the draft MLCP. After all policies have received input from the Planning Commission, staff will develop corresponding regulations (Coastal Implementation Plan-CIP) and prepare and circulate a Draft Environmental Impact Report (EIR). Once this process has been completed, the Draft Plan, CIP and a Final EIR will be brought to the Planning Commission for a recommendation to the Board of Supervisors. The workshops that have previously taken place include the following:

- January 4, 2019 - Visual Resources & Community Character and Historical, Cultural, & Archaeological Resources Policies
- January 30, 2019 - Public Transit, Rails, Noise and Public Access & Recreation Policies
- February 13, 2019 - Transportation
- February 27, 2019 - Public Access & Recreation Policies

Consistent with the previous workshops, staff will focus on the specific policy area, rather than discussing the entire MLCP update policies. All policy areas will be discussed over the entire series of workshops, but each workshop is intended to focus the conversation on a specified category of policies.

Because modifications relative to land use in MLCP update are not limited to policy language, this workshop with first focus on changes to land use designation nomenclature and changes in land use designations of specific parcels. Staff will then narrow policy discussions to only those that relate land use designation changes.

The remaining land use policies will be presented to the Commission at the following workshop. The Commission will be provided with a red-lined version of the 1982 MLCP at that time. To maintain overall consistency of matrices, **Exhibits D, E, and F** contain all policies related to land use, not just what is presented today, but the relevant sections have been highlighted.

As stated above, the Moss Landing Community Plan is a chapter of the NCLUP and draft policies of the MLCP update that are presented will replace the existing policies within Chapter 5 of the North County LUP. As such, draft policies presented for discussion are supplemental to the policies in the North County Land Use Plan and must be implemented in conjunction with the other LUP policies. The existing relevant 1982 North County Land Use Plan policies are attached as **Exhibit E** and the existing relevant 1982 Moss Landing Community Plan policies are attached as **Exhibit F**. The remainder of the NCLUP is not being updated at this time.

The attached Discussion (**Exhibit A**) begins with a broad introduction of the 1982 NCLUP and MLCP policies and summary of the land use designation and policy changes recommended by the 2009 Board of Supervisors Committee, to provide the Commission with background information. Related development applications are then discussed as they also relate to changes to land use. Following this background discussion, staff will then describe the changes to the land use designations and limit policy discussion to only those relevant to the changes discussed.

Maintaining the format of previous workshops, staff will describe the intent of the policies and provide matrices that compare 1982 NCLUP policies, 1982 MLCP policies, 2009 Committee recommendations, and draft policy language from the 2017 update. A narrative of community suggestions gathered at recent community meetings, recommendations from other agencies (if applicable), and the intent of staff's recommendation to the Commission are discussed below each matrix table. This is followed by staff's recommended policy language in italic. Staff's current recommendation takes into consideration: community input (i.e. from the Community Meetings and other comments received), existing policies and regulations, the Moss Landing Community Plan Committee Recommendations from 2009, input from agencies, and all other applicable and relevant data/information received. Because the recommended language presented to the Commission may differ from the language discussed at the community meeting, matrices showing text changes through the community input process are attached for reference (**Exhibit D**).

PLANNING COMMISSION DIRECTION:

Based on the suggested policy language presented, and discussions that will occur during the workshop, staff requests the Commission provide direction to finalize these draft policies. This direction will allow staff to complete a final draft update of the MLCP in order to move forward with drafting the corresponding CIP and EIR. Upon completion, staff will bring the entire package to the Planning Commission for public hearing(s) to make a recommendation to the Board of Supervisors.

CEQA:

This workshop is intended to seek input and direction from the Planning Commission to develop policy language that will be considered at a later stage by the Board of Supervisors and California Coastal Commission. This information gathering qualifies for a statutory exemption from environmental review pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. Furthermore, the workshop, and

its outcome, is not a project as defined in Section 15378. The policies being developed will be analyzed as a portion of the project description in an Environmental Impact Report being prepared for Community Plan update.

OTHER AGENCY INVOLVEMENT:

The following agencies had comments, and/or recommended modified language addressing the policy areas presented for this workshop:

- California Coastal Commission
- Moss Landing Harbor District
- California Department of Fish and Wildlife
- California State Parks, Monterey District
- RMA-Public Works and Facilities
- Monterey-Salinas Transit
- CalTrans
- Transportation Agency for Monterey County
- Association of Monterey Bay Area Governments

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Brandon Swanson, Interim Chief of RMA Planning

Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

- Exhibit A - Discussion
- Exhibit B - 1982 Moss Landing Community Plan Land Use Map
- Exhibit C - 2017 Draft Moss Landing Community Plan Land Use Map
- Exhibit D - 2017 Draft Land Use Policy Matrix
- Exhibit E - 1982 North County Land Use Plan Land Use Policies
- Exhibit F - 1982 Moss Landing Community Plan Land Use Policies
- Exhibit G - 2017 Draft Moss Landing Community Plan
- Exhibit H - North County Land Use Plan
- Exhibit I - 2009 MLCP Update Committee Recommendations

cc: Front Counter Copy; Planning Commission; Supervisor Phillips; Katie Butler, California Coastal Commission; Brandon Swanson, Interim Chief of RMA Planning; Craig Spencer, Interim RMA Planning Services Manager; Mike Novo, Management Specialist; Shelley Glennon, Senior Planner; Anna V. Quenga, Senior Planner; John Olejnik, CalTrans; Stephen Bachman, California State Parks, Monterey District; Lisa Rheinheimer, Monterey-Salinas Transit; Transportation Agency for Monterey County; Association of Monterey Bay Area Governments; Elkhorn Slough Foundation; Hamlin Properties, LLC; Moss Landing Harbor District; Monterey Bay Aquarium Research Institute; San Jose State University Research Foundation (Attn: Moss Landing Marine Labs); Keith Family Investments LLC; Griggs Drilling; Haute Properties, LLC; Moss Landing Commercial Park, LLC dba Moss Landing Business Park (Attn: Nader Agha); Quin Delta, LLC; Phil DiGirolamo; Nancy Russell, FANS (Attn: Mari Kloeppel), Dale Ellis, Charlie Eadie, Paul Hart, Interested Parties; The Open Monterey Project (Attn: Molly Erickson); LandWatch (Attn: Executive Director); Project File GPZ090005.