



## Board Report

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**File #:** PC 19-047, **Version:** 1

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### **GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**

Public Hearing to consider background information relating to the Moss Landing Community Plan Update.

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

**Proposed CEQA action:** Statutorily Exempt per CEQA Guidelines section 15262

#### **RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Receive a report from staff providing background information related to the Moss Landing Community Plan Update;
2. Allow public testimony related to the background information; and
3. Direct staff to continue holding Planning Commission workshops related to developing draft policies for the Community Plan Update.

#### **OVERVIEW:**

As part of the Moss Landing Community Plan update (“Update”), the County has been holding hearings at the Planning Commission to obtain public input and direction from the Planning Commission. At the May 29, 2019 Planning Commission meeting, the Commission requested that staff present information to allow a discussion related to the vision for the 1982 plan, the vision for the Update, including what the community might look like in 50 years, and address whether specific project applications are driving the update process. While this report provides summarized explanations relating to these topics, the Attachments provide the background details related to the discussions and analysis found in this report.

#### **DISCUSSION:**

County staff is currently updating the Moss Landing Community Plan chapter (“Update”) of the North County Land Use Plan. This discussion summarizes responses to questions and comments raised by the Planning Commission at the May 29, 2019 public hearing for the Community Plan Update. The Commission asked staff to return with information relating to comparing the intent of the existing Land Use Plan, adopted in 1982, with the purpose/intent of how the Update will reinforce the current vision. In addition, the Commission wondered if specific projects were driving the land use designation changes and land use policies included in the Update. Because this workshop is intended to provide background/context, actual land use policy discussions will occur at subsequent Planning Commission workshop(s). Staff will provide the Commission with policy language and a red-lined version of the 1982 Moss Landing Community Plan for those respective workshops.

The discussion attached (Exhibit A) provides background information related to the MLCP Update and addresses the Planning Commission’s requested information in the following order:

- Coastal Act Background Information
- 1982 North County Land Use Plan Background Information
- Vision for the MLCP update
- MLCP Update Process and Vision Development
- Current MLCP Vision
- Year 2070 MLCP Vision

➤ Specific Moss Landing Community Projects Under Consideration

OTHER AGENCY INVOLVEMENT:

Staff has been conferring with many agencies as part of developing the Community Plan:

California Coastal Commission  
Moss Landing Harbor District  
Pajaro-Sunny Mesa Community Services District  
Castroville Community Services District  
Caltrans  
California State Parks  
Elkhorn Slough Foundation  
CA Department of Fish and Wildlife  
Monterey County Sheriff  
North County Fire Protection District  
Monterey One Water  
AMBAG  
NOAA  
Monterey-Salinas Transit  
Transportation Agency for Monterey County  
Army Corps of Engineers

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Approved by: Brandon Swanson, Chief of Planning  
John Dugan, FAICP, Deputy RMA Director

The following attachments are on file with the RMA:

Exhibit A - Discussion  
Exhibit B - North County Land Use Plan (1982)  
Exhibit C - Draft Moss Landing Community Plan Update (2017)  
Exhibit D - 2009 Board 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.