

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2013041053

Project Title: Moss Landing Community Plan Update (GPZ090005)

Lead Agency: County of Monterey

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Project Location: Moss Landing Monterey  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project includes adoption and certification of an updated Moss Landing Community Plan ("community plan"), which is chapter 5 of the North County Land Use Plan (LUP). While the majority of the changes to the North County LUP are within the Moss Landing Community Plan area, the Project includes updates to portions of the North County LUP outside of the Moss Landing Community Plan chapter. These changes are more limited in scope and ensure internal consistency within the North County LUP. The Project also includes updating the regulations in the Monterey County Coastal Implementation Plan ("CIP"), Title 20 of the Monterey County Code implementing these policy changes.

The Project also includes one private development project proposed by the Monterey Bay Aquarium Research Institute (MBARI) (PLN080006) which would require a General Development Plan and Coastal Development Permits; and the Moss Landing Road Street and Drainage Improvements Project, which is a County of Monterey proposed stormwater and street improvement project along Moss Landing Road.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project may result in significant environmental impacts in the following areas: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Highway 1 capacity, safety and long-term alignment
- Potential retirement of the Moss Landing Sewer Allocation Plan
- Groundwater resource availability
- Protection of environmentally sensitive habitat areas
- Special Treatment Area limitations for the Moss Landing Business Park
- Climate change effects
- Pedestrian safety
- Tribal cultural resource protection

Provide a list of the responsible or trustee agencies for the project.

- Moss Landing Harbor District (Responsible Agency)
- Local Agency Formation Commission (Responsible Agency)
- Castroville Community Services District (Responsible Agency)
- Central Coast Regional Water Quality Control Board (Responsible Agency)
- California Coastal Commission (Responsible Agency)
- California State Lands Commission (Responsible Agency)
- California Department of Transportation (Responsible Agency)
- California State University (Responsible Agency)
- California Department of Fish & Wildlife (Trustee Agency/Responsible Agency)
- California Department of Parks and Recreation (Trustee Agency/Responsible Agency)
- National Oceanic and Atmospheric Administration
- United States Army Corps of Engineers