
Central Coast Regional Water Quality Control Board

June 8, 2015

Martin Carver, AICP
County of Monterey Resource Management
Agency - Planning
168 West Alisal Street, 2nd Floor
Salinas, CA 93901
Email: carverm@co.monterey.ca.us

Dear Mr. Carver:

CENTRAL COAST WATER BOARD COMMENTS ON MOSS LANDING COMMUNITY PLAN AND RELATED DEVELOPMENT PROJECTS NOTICE OF PREPARATION - STATE CLEARING HOUSE NO. 2013041053

Thank you for the opportunity to evaluate the above-referenced document. The Central Coast Regional Water Quality Control Board (Central Coast Water Board) is a responsible agency under the California Environmental Quality Act (CEQA).

The Notice of Preparation presents planned changes to the Moss Landing Harbor area. The planned changes include revising land use designations, installing transportation improvements, new and replaced commercial/retail, industrial and educational facilities, and new parking lots. Individual projects will increase the net impervious surfaces from less than 1,000 square feet to 30,000 square feet. The total plan development will take place over as much as 35 years. Overall, the proposed plan lacks discussions regarding post-construction requirements for stormwater management for new and redevelopment projects.

The projects proposed within the Moss Landing Community Plan (Plan) must implement the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Resolution No. R3-2013-0032 (Resolution) and Monterey County Ordinances 16-14.040 and 16-14.060. All projects that create and/or replace greater than 2,500 square feet of new impervious surfaces are subject to requirements of the Resolution and the Monterey County Ordinances which enforce the Resolution. At a minimum, each project presented in the Notice of Preparation should include a brief discussion explaining how it will implement post-construction requirements for stormwater management.

The design drawings for the Moss Landing Road Storm Drain and Street Improvements show conventional stormwater management features for conveyance of stormwater runoff. Monterey County Department of Public Works must incorporate post-construction requirements into its stormwater management features in compliance with the Resolution and the Monterey County Ordinances.

In summary, the project proponents must follow the Resolution and the County's ordinances enforcing it for development that creates and/or replaces impervious surfaces by 2,500 square feet or more, collectively over the entire project site. Projects that create and/or replace less than 2,500 square feet of impervious surface must follow the Resolution and the County's ordinances since they will be a part of the overall plan of development.

In addition, other aspects of the project (e.g. pier/dock facilities) may require a Clean Water Act, Section 401 Water Quality Certification or Waste Discharge Requirements pursuant to the California Water Code. In subsequent CEQA documents, please address impacts and mitigation for the project related to any activities that could be considered dredge or fill and encroach into the ocean or nearby drainages to the ocean.

If you have any questions regarding this letter, please contact Mike Godwin at (805) 549-3886 (michaeld.godwin@waterboards.ca.gov) or Dominic Roques at (805) 542-4780.

Sincerely,

for
Kenneth A. Harris, Jr.
Executive Officer

cc:

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