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# FISCAL YEAR 2025-26 LONG RANGE PLANNING WORK PROGRAM

RANK	Task	Detailed Task Description	LRPWP Task #	Reference No.
1	Housing Element (6th Cycle 2024-2031) Update	Update the Housing Element from the current 5th Cycle. The 6th Cycle Housing Element will incorporate revised RHNA amounts from AMBAG and analysis of County land use policies for consistency with State HCD requirements for housing production in unincorporated County. Includes addressing affordable housing in the Coastal Zone per Board Referral 2018.28.	21-02	REF220004 (RFP only) REF220020
1	Housing Element (6th Cycle 2024-2031) Implementation - Amend Zoning ordinance and maps to rezone	Amend County zoning map, classifications, and ordinance to implement the Housing Element.	TBD	TBD
1	Housing Element (6th Cycle 2024-2031) Implementation - Amendments to Monterey County Code	Updates to Monterey County Code to be identified and prioritized for implementation of the Housing Element.	TBD	TBD
1	Inclusionary Housing Ordinance Revision	As prioritized with Housing Element implementation. Amend MCC Chapter 18.41 to align with GP policies (LU-1.19 Development Evaluation System, LU-2.11 Affordable Housing Overlay, and LU-2.13 Affordable Housing Ordinance), address changes in State legislation, and provide consistency with the 6th Cycle Housing Element.	21-01	REF220019
1	Senate Bill 9, The California HOME Act, Ordinance(s)	Develop local ordinances to implement SB9.	22-05	REF220015
1	Development Evaluation System	Establish regulations for implementation of 2010 GP Policy LU-2.19	35	REF120030
2	Permit Process Efficiency Improvements - Update Monterey County Code and internal Standard Operating Procedures	Project to include updating various sections of Monterey County Code geared to streamlining the land use permit process and improve efficiencies. Project will also include on-going development and refinement of internal permit processing procedures to ensure efficiency and consistency.	23-05	TBD
3	Castroville Community Plan & Nexus Study	Update the Community Plan to reflect land use and transportation changes and current needs for improvements. Nexus Study to revise the development impact fees (e.g., traffic fees) reflecting changes.	21-03	REF220010
4	Moss Landing Community Plan and Coastal Implementation Program Update	Update the Moss Landing Community Plan (Chapter 5 of the North County Land Use Plan) and Coastal Implementation Program Parts 1 (Title 20 the zoning ordinance) and 2 (Regulations for Development in the North County Land Use Plan).	21-07	GPZ090005
5	Chualar Community Plan	Prepare a draft community plan based upon establishment of a specific Community Area boundary, not to exceed 350 acres over the life of the plan (20 years), and developed consistent with the Settlement Agreement between Chualar Area Concerned Citizens et al v. County of Monterey (Superior Court Case No. 107519), executed on or about October 16, 2001.	46	REF240012
6	Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project	A green infrastructure project that will recreate hydrological connectivity, restore habitat, and significantly reduce flood hazards in the lower Carmel River Watershed. The Environmental Impact Report (EIR) for this project was accepted and certified by the Monterey County Board of Supervisors in January 2020, and the Project was selected and approved in June 2021. All necessary State and Federal permits granted.	21-20	REF140048
7	Safety Element Update	Update Safety Element of the General Plan to include an At-Risk Structures Inventory, and revisions in accordance with Govt. Code Sec. 65302(g).	21-11, 49	REF220004 (RFP only) REF220018
8	Environmental Justice Element	Prepare an Environmental Justice (EJ) Element that shall identify disadvantaged communities in the County and develop objectives and policies to reduce exposure to pollution and health risks; and promote access to public facilities and services, healthy food, safe and sanitary homes, and physical activity. The EJ Element shall be prepared in accordance with the provisions of Govt. Code Sec.65302(h).	21-10	REF220004 (RFP only) REF220017
9	Vacation Rental Ordinances	Establish regulations for the location and use of property for short-term vacation rental.	21-06	REF130043 (Coastal) REF100042 (Inland)
10	Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance (Coastal)	Revise MCC Title 20 in accordance with State housing regulations and California Coastal Commission feedback in the Coastal Zone.	21-18	REF200029 (Ordinances) REF210034 (Coastal)
10	Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance (Inland)	Revise MCC Title 21 in accordance with State housing regulations and minor clarifications for the inland areas.	24-04	TBD
10	Carmel Area Land Use Plan Update - Updates for Coastal ADUs	Revise the Carmel Area LUP to reflect needed changes for state law consistency (including removing the 40-acre minimum) and certification of the ADU ordinance (REF210034) by California Coastal Commission	22-07	REF240016
10	Big Sur Coast Land Use Plan Update - Updates for Coastal ADUs	Revise the Big Sur Coast LUP to reflect needed changes for state law consistency and certification of the ADU ordinance (REF210034) by the California Coastal Commission.	23-09	REF240016
10	North County Land Use Plan Update - Updates for Coastal ADUs	Revise the North County LUP to reflect needed changes for state law consistency (including addressing water use) and certification of the ADU ordinance (REF210034) by California Coastal Commission	24-6	REF240016
11	Big Sur Coast Land Use Plan Update	Update the Big Sur Coast Land Use Plan.	21-08	REF130060 (Original) REF210024 (2021)
12	Fort Ord Habitat Resource Management Plan	Develop a site-specific habitat resource management plan for County-owned and Monterey Peninsula College-owned properties in the former Fort Ord as request by the 1997 Habitat Management Plan and per deed restriction.	21-12	REF220022
	2010 General Plan Zoning Ordinance and Map Updates	Updates to County's zoning maps to implement 2010 General Plan and associated amendments to Title 21, including implementation of the Agricultural and Winery Corridor Plan.	44	REF140023
	Ag Buffer Regulations	An Administrative Interpretation of the 2010 General Plan Buffer Policy (LU-2.8 and AG-1.2) and consistency updates to Title 21 (MCC 21.66.030 - Standards for Agricultural Uses).	23-11, 43, 154	REF130045
	Ag Land Mitigation Ordinance Implementation	Various tasks to implement Ordinance No. 5414.	24-03, 43, 154	REF220044 (Policy)
	Agricultural Winery Corridor Plan Ordinance and Map Update	Updates to County's zoning maps to implement Agricultural and Winery Corridor Plan and associated amendments to Title 21.	44, 24-07	TBD
	Carmel Lagoon Scenic Road Protective Structure (SRPS) Ecosystem Protective Barrier (EPB) , and Interim Sandbar Management Plan (ISMP) Project	A multi-objective, multi-year, multi-organizational effort to improve habitat for threatened and endangered species in the lower Carmel River and Lagoon, improve natural floodplain function, and protect public infrastructure, while maintaining or improving flood risk to existing developed areas.	21-21	REF120051
	Community Climate Action and Adaptation Plan & Implementation	Develop a Greenhouse Gas (GHG) Reduction Plan/Climate Action Plan to implement State legislative goals.	14	REF120045
	East Garrison - Library with Sheriff Field Office	Former redevelopment obligations at East Garrison are identified in the Disposition and Development Agreement (DDA) and related agreements for the development. These include construction of an approximately 4,000 square foot Library with Sheriff Field Office.	23-08	PLN030204
	East Garrison - Phase 3 Affordable Rental Apartments	Consisting of 66 very low and low-income affordable housing units plus a manager's unit to proposed to be constructed by the Community Housing Improvement Systems and Planning Associates (CHISPA) above the Town Center commercial space (pending PLN030204-AMD2).	21-22b	PLN030204

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	East Garrison - Historic Arts District	Former redevelopment obligations at East Garrison are identified in the Disposition and Development Agreement (DDA) and related agreements for the development. These include planned renovation of historic buildings into a Historic Arts District.	23-14	PLN030204
	Environmental Enhancement Streamline Program for Programmatic Restoration Permit	The Resource Conservation District of Monterey County (RCDMC) and other conservation organizations are working to develop a proposed program to allow the RCDMC to apply for and receive a Master Permit from the County to a suite of restoration and conservation-based practices.	21-17	PLN220112
	Fire Safety Regulations	Amend County land use regulations in accordance with updates to fire safety regulations by the Board of Forestry - pending state adoption.	21-09	REF210021
	Fracking Ban Amendments to General Plan and Local Coastal Program (Measure Z)	Measure Z amended the County's four coastal Land Use Plans (North County; Big Sur Coast; Carmel Area; Del Monte Forest) and amendments to the LUPs requires CCC certification. Measure Z also requires amendment to the Fort Ord Master Plan.	24-09	TBD
	Fort Ord Oak Woodland Conservation Area, Plan and Policies	Implementing biological policies in the Fort Ord Master Plan related to establishing an Oak Woodland Conservation Area, developing a Management and Monitoring Plan for the area, and amendments to oak woodland policies for the Fort Ord area.	21-24	TBD
	Historic Preservation Plan Update	Updates to the County's Historic Preservation Plan	22-03	TBD
	Lot Merger Ordinance	Amend MCC Ch. 19.11 of the County Subdivision Regulations to rename the section from Reversion to Acreage to Reversion to Acreage and Voluntary Merger, and add a new section 19.11.060 Voluntary Merger of Contiguous Parcels, to permit property owners of two or more acres of land under common ownership to merge recorded parcels without the property reverting to acreage and extinguishment of subdivision pursuant to the State Subdivision Map Act Chapter 6, Article 1, Sections 66499.11-20.	21-16	REF210015
	Noise Ordinance Update	Amend MCC Chapter 10.60, which regulates noise control, to reduce maximum decibel levels, clarify distance to measure from source, and amend administrative citation warning process.	24-05	TBD
	North County Wildlife Protection and Eucalyptus Removal Pilot Program	Develop and implement a pilot program to fund wildfire protection and eucalyptus removal in North Monterey County.	23-15	None
	Pajaro Community Recovery Planning	Develop a recovery plan for the community of Pajaro, subsequent to Pajaro levee breach and flooding in March 2023.	23-13	N/A
	Salinas Valley Groundwater Basin Investigation Implementation	Amend the General Plan and implement recommendations per the SVGB Investigation.	26-01	TBD
	Surface Mining and Reclamation Ordinance Updates	Amend MCC Chapter 16.04 Surface Mining and Reclamation for consistency with state law.	24-08	TBD
	Telecommunications Ordinance Update	Update to rescind and replace section 21.64.310 of chapter 21.64 to the Monterey County Code relating to the siting, design, and construction of wireless communication facilities in unincorporated County of Monterey to: 1) be consistent with revisions to federal and state laws related to unmanned telecommunication facilities; and 2) address objective design standards.	21-13	REF220016
	Vehicle Miles Traveled (VMT) Amendment to General Plan	Amend GP policies to reflect changes in State law mandating use of VMT versus LOS (County Program)	21-25	REF200043
	Water Allocation Policy	Develop a water allocation policy for water allocations anticipated to be provided to the County from Monterey Peninsula Water Management District (MPWMD), Fort Ord allocations, and future allocations as available.	24-10	TBD

**LONG RANGE PLANNING WORK PROGRAM  
FUTURE YEARS**

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Pajaro Community Plan	74	25% Slope Zoning Ordinance	24
Cannabis Consumption Lounges Ordinance Amendments	TBD	Tree Removal Regulations	41
Commercial Cannabis - Ordinance to Amend County Code for outdoor grows, state law changes, and minor clean-up amendments.	22-08b	Critical Habitat Monitoring Program	26
CEQA Analysis of Affordable Housing Overlay	TBD	Long Term Sustainable Water Supply Ordinance	23-07 80, 192, 155
Fort Ord Master Plan Update	TBD	Parks Management Plans	78
Consistency Determination - Monterey Regional Airport Land Use Compatibility Plan	TBD	Agricultural Support Facility Ordinance	TBD
Consistency Determination - Marina Municipal Airport Land Use Compatibility Plan	TBD	GIS Mapping of Multiple Environmental Resources	TBD
Rural Centers Capital Improvement and Financing Plans (CICF)	TBD	Solid Waste Management Plan	23, 52
Countywide Traffic Impact Fee Program and Nexus Study	12	Update Hydrological Report Criteria Study	40
Economic Development Strategy and Incentive Program	90, 91	Slope/Density Study	24
Paleontological Criteria	67	Biological Report Criteria Study	28
Long Term Sustainable Water Supply - Definition	23-06 80, 192, 155	Stream Setback Ordinance	9
Boronda Community Plan	8	Archaeological Sensitivity Maps	67
Guidelines for Scenic Road Corridors	50	Landfill Ordinance	93
Trails Program	TBD	Seismic Hazard Data Base and Development Ordinance	18
Cluster Subdivision Development	39	Geologic Report Criteria	40
Best Management Practices - Soil Erosion	31	Drainage Design Criteria Manual	14, 47
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Forest and Habitat Conservation Programs & Studies - Timberland, Wildlife Corridors	27	Water Conservation Ordinance - Agricultural	15, 61
Forest and Habitat Conservation Programs & Studies - Critical Habitats, Invasive Species, Kit fox, Oak Woodlands	26, 70	Water Conservation Ordinance - Potable	15, 61
Well Ordinance Update	33	Transfer of Development Rights Program	73
Ridgeline Development Criteria	38	Mineral Resources Maps / SMARA Inventory	11, 60
		Salinas Municipal Airport Land Use Compatibility Plan	TBD

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