



County of Monterey Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-002

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

January 08, 2025

Introduced: 12/23/2024

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

REFERRAL 22.2(B) - 2010 GENERAL PLAN COMMUNITY PLAN AND COASTAL LAND USE PLAN UPDATES

- a. Consider receiving an update from staff for all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.
- b. Provide direction to staff.

Project Location: County Wide (Unincorporated Inland and Coastal Areas);

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

RECOMMENDATION:

- a. Receive an update from staff for the priority Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.
- b. Provide direction to staff.

SUMMARY/DISCUSSION

2010 County General Plan - Priority Community Areas

The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities, with developing Community Plans for Pajaro and Chualar as the highest priorities (LU-2.23).

Chualar Community Planning: In spring 2023, with input from the Planning Commission and Board of Supervisors, the Housing and Community Development Department (HCD) established its Five-Year Long-Range Planning Work Program (LRP Work Program) with established planned priority activities for Fiscal Years 2024-2025 to 2027-2028.

Staff advertised Request for Proposals #10925 and selected a consultant to support the development of the Chualar Community Plan. Prior to commencement of work a Professional Services Agreement (PSA) must be established between the County and the selected consultant. The PSA has been drafted and will be considered by the Board of Supervisors on January 28th, 2025. Commencement of the Chualar Community Planning process is estimated to begin once the PSA is approved by the Board of Supervisors. Staff have conducted preliminary outreach to the community members of Chualar to inform them of the upcoming work and will continue to engage as opportunities arise. Additionally, staff will be formally reaching out and consulting with property owners/operators of the Agricultural land surrounding the community to inform them of the upcoming community plan.

Pajaro Community Planning: The LRP Work Program anticipates HCD staff will commence the Pajaro Community Plan effort in the next fiscal year (FY25-26), pending completion of the

Long-Term Recovery Plan, completion of other key General/Community Plan updates in process, and community readiness. No new developments have occurred for this project since the last status update on September 25th, 2024.

Boronda Community Planning: The LRP Work Program anticipates HCD will commence the Boronda Community Plan effort in the fiscal year (FY26-27). No new developments have occurred for this project since the last status update on September 25th, 2024.

Castroville Community Planning: The Castroville Community Plan (CCP) currently includes both inland and coastal areas for development. However, the California Coastal Commission did not certify the existing 2007 CCP, and the coastal areas are no longer connected to the CCP in a way that allows the collection of impact fees. These impact fees have created a barrier to affordable housing development within the Castroville community. Updating the Castroville Community Plan has been identified as a high-priority project in the adopted FY25 Long-Range Planning (LRP) Work Program. The purpose of the update is to reduce the scope of the CCP by removing the coastal areas, which is expected to lower the impact fees and thereby remove a significant obstacle to housing production. The updated plan will also address land use and transportation changes and reflect current needs for infrastructure improvements. In 2024, an administrative draft of the Community Plan Update, along with the Environmental Review and the Traffic Impact Fee Nexus Study, was completed. Staff anticipate releasing the Draft Community Plan Update for public review in Spring 2025, with community outreach continuing through until it is adopted by the Board. The final updated Community Plan is expected to be presented to the Planning Commission and the Board of Supervisors following the public review period as feedback from the community will be incorporated into the draft CCP.

Coastal Land Use Plans

The County has a certified Local Coastal Program (LCP), that includes four land use plans (LUP), which detail the kinds, locations, and intensity of land uses, resource protections, and development policies in the coastal zones. The LCP also includes the Coastal Implementation Plan (CIP), which details the specific development regulations, zoning ordinances, and procedures to ensure that the LCP objectives are carried out effectively. If the CIP is updated before the LUPs are updated, it can create inconsistency and confusion between the LUP and the regulatory procedures described in the CIP. As inconsistencies are identified, the Land Use Plans are amended to ensure continued consistency.

Big Sur Coast Land Use Plan: The Big Sur Coast Land Use Plan (BSLUP) Update (REF210024) is a part of the LRP Work Program. The draft BSLUP was released to the public on November 23, 2023. Staff conducted multiple hearings at the Planning Commission and community meetings between December 13, 2023, and July 15, 2024. The Planning Commission Ad Hoc Committee is currently working on revisions to the BSLUP based on input received throughout the public process. It is anticipated that the updated draft BSLUP will be released to the public, and hearings will be conducted at the Planning Commission in the summer/fall of 2025. Due to urgent staff priorities, the release date has been pushed back from its original fall/winter 2024 schedule. Staff anticipates that once the updated draft BSLUP has been released in summer/fall of 2025, staff will begin working on revisions to the Big Sur Coast Land Use Plan Coastal Implementation Plan in fall/winter of 2025. Staff ultimately expects to bring forward the BSLUP update packet to the Board of Supervisors in late 2026.

Separately, as a part of the Coastal Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulation updates the BSLUP will be amended with language that supports the development of the ADUs and JADUs in the Land Use Plan Area as an additional housing option.

Del Monte Forest Land Use Plan: The LRP Work Program does not anticipate HCD will commence work on updating the Del Monte Forest Land Use Plan.

North County Land Use Plan: As a part of the Coastal Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulation updates the North County Land Use Plan will be amended with language that supports the development of the ADUs and JADUs in the Land Use Plan Area as an additional housing option. The LRP Work Program does not anticipate HCD will commence work on a comprehensive update of the North County Land Use Plan.

Carmel Area Land Use Plan: As a part of the Coastal Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulation updates the Carmel Area Land Use Plan will be amended to remove a 40-acre minimum parcel requirement to develop an ADU. Additionally, language will be added that supports the development of the ADUs and JADUs in the Land Use Plan Area as an additional housing option. These proposed amendments are intended to bring Carmel Area, BSLUP and North County Land Use Plans into compliance with the most recent State Planning and Zoning Law requirements relating to ADUs and JADUs, while ensuring that the LCP is consistent with the Coastal Act. The amendment will be presented to the Board of Supervisor on February 4th, 2025, and subsequently submitted to State HCD for consistency review before it gets submitted to California Coastal Commission for Certification. The LRP Work Program does not anticipate HCD will commence work on a comprehensive updated of Carmel Area Land Use Plan.

Moss Landing Community Plan: The Moss Landing Community Plan, originally adopted in 1982 as part of the North County Land Use Plan, outlines land use designations and supplemental policies specific to Moss Landing. In 2008, County staff initiated an update to the plan (GPZ090005) at the direction of the Board of Supervisors. This effort was prompted by consideration of several proposed development projects in Moss Landing, with the goal of taking a holistic approach to guide the area's future development rather than evaluating proposals individually. The updated plan is being prepared by the Planning Department in collaboration with the community, stakeholders, planning and environmental consultants, and relevant agencies. Between 2018 and 2020, County staff held a series of community meetings and Planning Commission workshops to refine the plan further. In 2024, staff prepared a draft of the updated Community Plan and issued a Notice of Preparation to begin the environmental review process. A hybrid public scoping meeting was held on December 13, 2024, to gather public comments on the scope of the Environmental Impact Report (EIR), including significant environmental issues, reasonable alternatives, and potential mitigation measures to be considered. As part of this process, County staff are pursuing funding through the Local Assistance Grant Program. This program supports local governments in developing or updating Local Coastal Programs (LCPs) consistent with the California Coastal Act, with a focus on addressing sea level rise and climate change. The grant will aid in assessing sea level rise and coastal hazards within the Moss Landing Community Plan area, utilizing vulnerability analyses and the latest guidance from the Ocean Protection Council and Coastal Commission. The first phase would be processed concurrently with the

comprehensive plan update, and the second as a follow-up amendment, which will include preparation of a detailed Shoreline and Harbor Adaptation Plan that will address adaptation options, retreat scenarios, and recommended projects.

ENVIRONMENTAL REVIEW

This staff report is Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines as an early discussion of possible future actions that do not involve a commitment to a project. The Castroville Community Plan, Pajaro Community Plan, Chualar Community Plan, Boronda Community Plan and Coastal Land Use Plan Updates will each require a CEQA determination prior to adoption.

OTHER AGENCY INVOLVEMENT

Multiple County departments are involved in the long range planning efforts in the County: Health Department's Environmental Health Bureau and its Planning, Evaluation and Policy Unit; County Administrative Office's Sustainability Program and Office of Community Engagement and Strategic Advocacy; and the Public Works, Facilities and Parks Department.

Prepared by: Edgar Sanchez, HCD Assistant Planner, (831)783-7058

Approved by: Melanie Beretti, AICP, Chief of Planning

Cc: Monterey County Department of Emergency Management, Monterey County Environmental Health Bureau, Monterey County Civil Rights Office, Pajaro Regional Flood Management Agency, Monterey County Water Resources Agency, US Army Corps of Engineers, Monterey County District 3, Monterey County District 2, Monterey County District 1, Monterey County District 4, Monterey County District 5 , Moss Landing Community Plan Distribution, Big Sur Coast Land Use Plan Update (REF210024) Interested Parties List, Big Sur Byways Organization Interested Parties Distribution list, Big Sur Byways Organization - Members Distribution list, Chualar Community Plan Distribution list, Castroville Community Plan Distribution list.