



County of Monterey

Item No.3

Planning Commission

Board of Supervisors
Chambers

168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 25-074

September 10, 2025

Introduced: 8/27/2025

Current Status: Agenda Ready

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Matter Type: Planning Item

Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates

a. Consider receiving an update regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.

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

Proposed CEQA action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

RECOMMENDATION:

It is recommended that the Planning Commission:

a. Receive an update from staff regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.

SUMMARY/DISCUSSION

On January 8, 2025, the Planning Commission received a report from staff for Referral 22.2(b) to provide an update regarding the planning status of all Community Areas designated in the 2010 County of Monterey General Plan and the Coastal Land Use Plan updates. The staff report is available at [County of Monterey - File #: PC 25-002](#)

[<https://monterey.legistar.com/LegislationDetail.aspx?ID=7083513&GUID=99B85060-ADD3-463C-BD41-A34E576593F5&Options=&Search=>](https://monterey.legistar.com/LegislationDetail.aspx?ID=7083513&GUID=99B85060-ADD3-463C-BD41-A34E576593F5&Options=&Search=>).

Information on all Ordinances and Plans Under Development, including 2010 General Plan - Priority Community Plan Areas and Coastal Land Use Plan Updates can be found on the County of Monterey Housing and Community Development Department (HCD) webpage at:
<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development>

2010 County General Plan -Community Areas (Inland)

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).

Boronda Community Planning

The 2025-26 Long-Range Planning Work Program (Work Program) includes the development of the Boronda Community Plan (Work Program Task No.8) as a future project with an undetermined start date. The Boronda Community Plan project will be re-evaluated as part of the annual Work Program

for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Castroville Community Planning

The Work Program includes the Castroville Community Plan Update and Nexus Study (CCPU) (REF220010; Work Program Task #21-03), which got underway in 2022, as a top priority project. The administrative draft CCPU is currently being reviewed by staff, and a draft CCPU is anticipated to be available for public review in fall 2025. The final draft CCPU is expected to be presented to the Planning Commission in spring 2026 for recommendation and consideration by the Board of Supervisors summer 2026.

Chualar Community Planning

The Work Program includes the Chualar Community Plan (REF240012; Work Program Task #46), which got underway in February of 2025, as a top priority project. Since project commencement and the last update, project coordination and initial analysis are underway, and staff have established the Community Advisory Committee (CAC), initiated targeted outreach to landowners and agricultural operators of lands adjacent to the existing community area, and initiated coordination with the Transportation Agency of Monterey County (TAMC) and Caltrans regarding the planned relocation of the Highway 101 on-off ramp at Chualar. Staff with the consultant team plans to conduct the first CAC meeting on September 17, 2025 to discuss the guiding principles and values for the community plan preparation process, provide guidance and feedback to the boots-on-the-ground community outreach this fall, and provide initial input regarding community existing conditions. A draft Chualar Community Plan Boundary Concept is anticipated for public input early 2026 and a public draft Plan anticipated in the fall of 2026.

Fort Ord Master Planning

The Work Program includes the Fort Ord Master Plan updates (Work Program Task No. TBD) as a future project with an undetermined start date. The Fort Ord Master Plan update project will be re-evaluated as part of the annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Pajaro Community Planning

The Work Program includes the development of the Pajaro Community Plan (Work Program Task No.74), which is identified in the 2010 General Plan as a highest priority, as a future project to commence pending completion of the Long-Term Recovery Plan, completion of other key General/Community Plan updates in process, and community readiness. The Planning Commission recommended that the Pajaro Community Plan be included as a top priority in the 2025-26 Work Program, however, the Board of Supervisors did not include it its accepted Work Program for this year. The Pajaro Community Plan project will be re-evaluated as part of next-year's annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Land Use Plan Areas (Coastal)

The County has a certified Local Coastal Program (LCP), that includes four land use plans (LUP) that detail the types, locations, and intensity of land uses, resource protections, and development policies in the coastal zone. 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 Work Program includes the Big Sur Coast Land Use Plan (BSLUP) Update (REF210024; Work Program No. 24-08), which has been in process since 2013, as a top priority project. Since the last update, staff continues to work with the Planning Commission's Ad Hoc Committee and California Coastal Commission staff to address key policy issues including fire fuel management and affordable visitor accommodations. Staff is also working with the Ad Hoc Committee to incorporate draft updates to include all mandated topics to be addressed in a general plan, consistent with the Planning Commission direction at the April 30, 2025, meeting in response to staff's presentation regarding Referral No. 22.2(a). Staff anticipates that the updated draft BSLUP will be released public review and workshops will be conducted at the Planning Commission in the fall/winter of 2025, with revisions to the BSLUP Coastal Implementation Plan (CIP) to begin subsequently. Staff anticipates holding a public hearing at the Planning Commission to recommend the draft BSLUP update to the Board of Supervisors in late 2026.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the BSLUP (REF240016; Work Program Task No.23-09) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Carmel Area Land Use Planning

The Work Program does not include a comprehensive update to the Carmel Area Land Use Plan (CALUP). An update to the CALUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the CALUP (REF240016; Work Program Task No.22-07) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Del Monte Forest Land Use Planning

The Work Program does not include a comprehensive update to the Del Monte Forest Land Use Plan (DMFLUP). An update to the DMFLUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

North County Land Use Planning

The Work Program does not include a comprehensive update to the North County Land Use Plan (NCLUP). An update to the NCLUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the NCLUP (REF240016; Work Program Task No.24-06) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Moss Landing Community Planning: The Work Program includes the Moss Landing Community Plan (MLCP) and CIP Update (GPZ090005; Work Program No. 21-07), which has been in process since 2008, as a top priority project. Staff presented a status report to the Planning Commission on July 9, 2025, and the full report can be viewed at [County of Monterey - File #: PC 25-060](https://monterey.legistar.com/LegislationDetail.aspx?ID=7452880&GUID=A2B177B2-7E35-4C76-88A4-4681823382D3&Options=&Search=>) [<https://monterey.legistar.com/LegislationDetail.aspx?ID=7452880&GUID=A2B177B2-7E35-4C76-88A4-4681823382D3&Options=&Search=>](https://monterey.legistar.com/LegislationDetail.aspx?ID=7452880&GUID=A2B177B2-7E35-4C76-88A4-4681823382D3&Options=&Search=>). The most recent versions of the draft MLCP update and draft CIP update can be accessed on the department's webpage at [Moss Landing Community Plan Update \(GPZ090005\) | County of Monterey, CA](https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/ordinances-plans-under-development/moss-landing-community-plan) [<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/ordinances-plans-under-development/moss-landing-community-plan>](https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/ordinances-plans-under-development/moss-landing-community-plan). Staff anticipates release of a draft Environmental Impact Report (EIR) for public review and comment in late 2025, with the final draft MLCP/CIP being considered by Board of Supervisors summer 2026.

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 development or amendment to each community plan or land use plan will require its own CEQA determination prior to adoption.

OTHER AGENCY INVOLVEMENT

Multiple County departments are involved in the long-range planning efforts in the County including: 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.

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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.