

# SEPTEMBER RANCH SUBDIVISION

## FILE NO. PLN110173

# CONDITION COMPLIANCE

MONTEREY COUNTY  
BOARD OF SUPERVISORS

March 21, 2023

Marlene Garcia

HCD-Planning



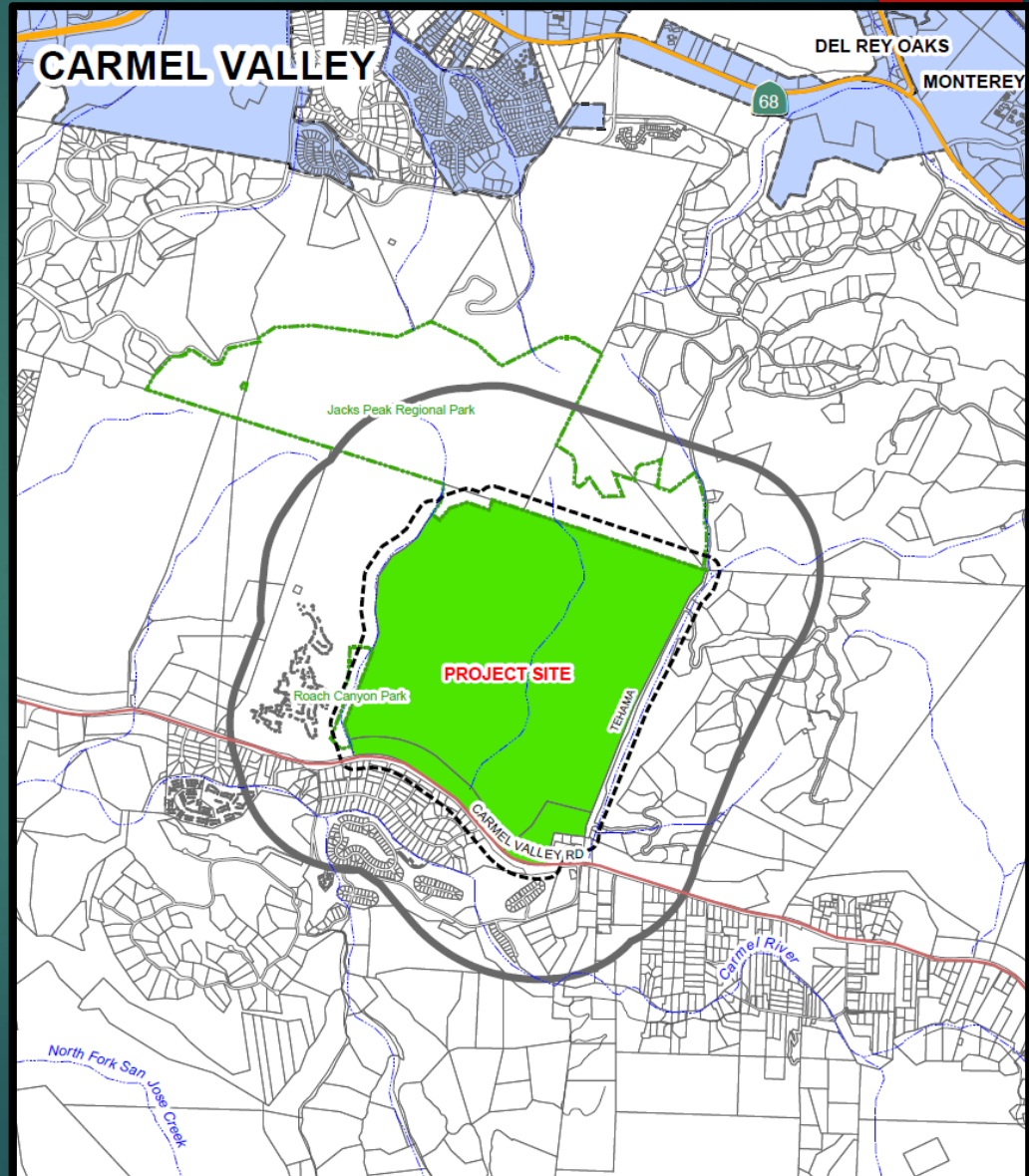
# VICINITY MAP

## LOCATION/PARCELS:

- Carmel Valley Master Plan

## PROPERTY HISTORY:




- Board of Supervisors Approved Resolution 10-312 which consists of a Vesting Tentative Map and Combined Development Permit for:
  - 95 residential lot subdivision
  - Equestrian facility parcel
  - Common/public open space parcels
- Adopted Conditions of Approval
  - No. 30 - Land Use
  - No. 37 – Zoning Ordinance amendment that requires a “B-6” overlay that prevents further subdivision and removing the “RAZ” overlay

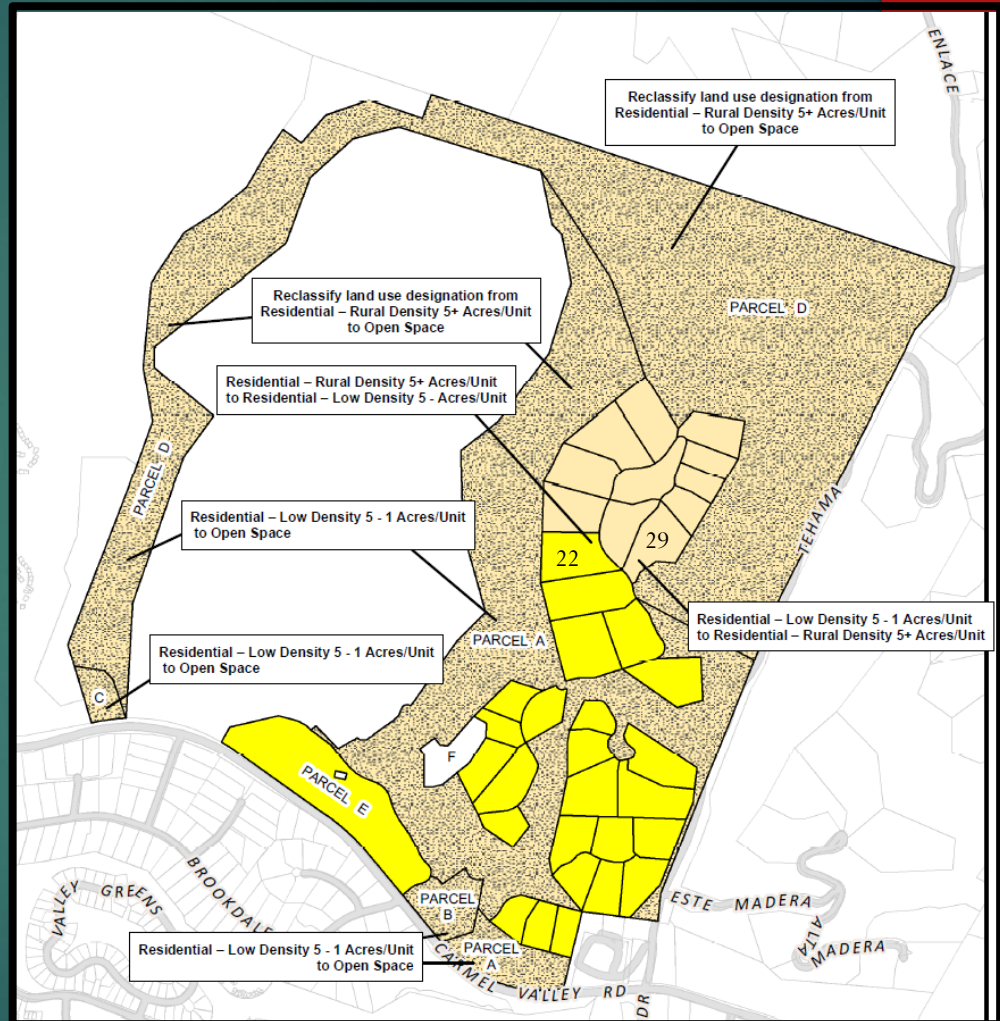


# CONDITION NO.30

## GENERAL PLAN AMENDMENT TO RECLASSIFY THE LAND USE DESIGNATION

### Land Use Designation (Proposed)

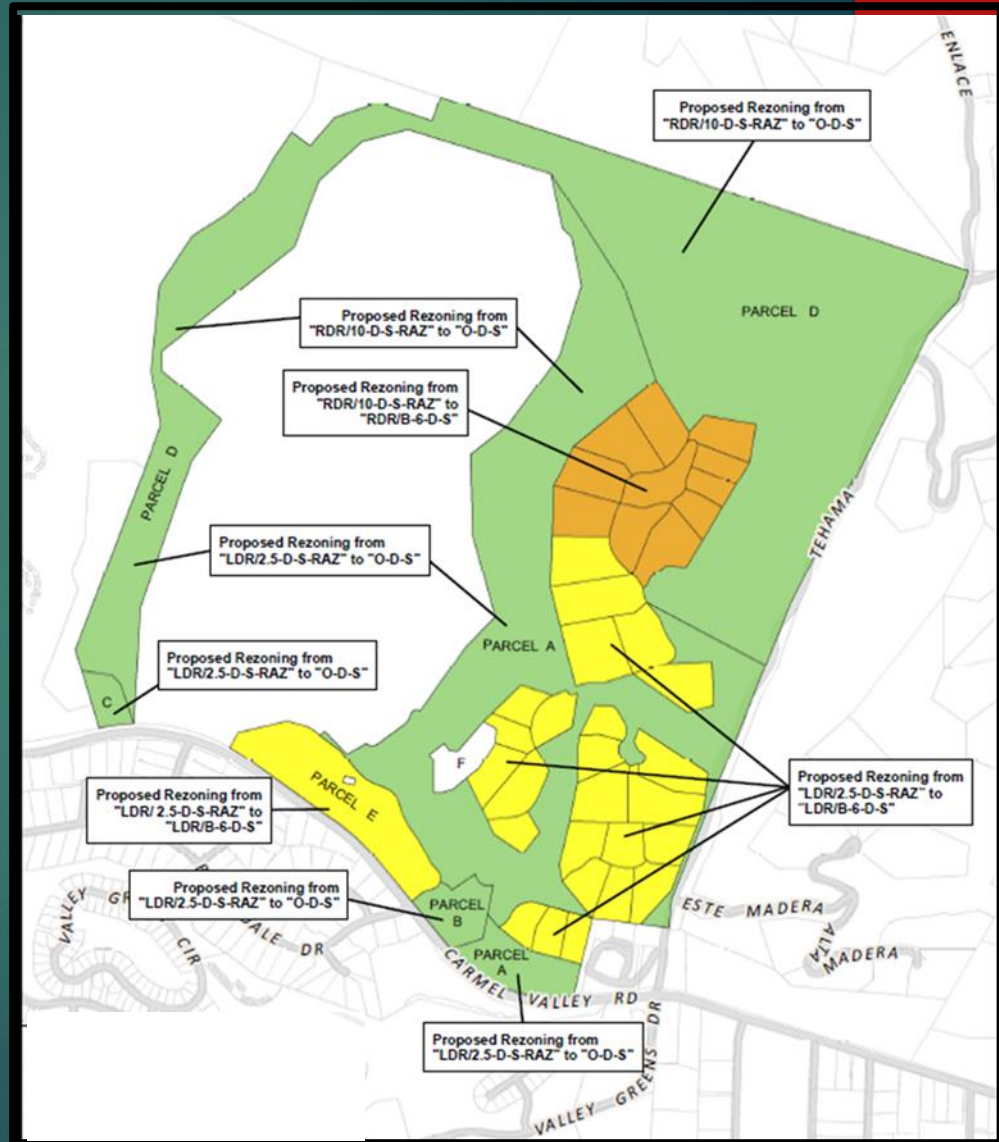
-  Residential – Rural Density 5+ Acres/Unit
-  Residential - Low Density 5 - 1 Acres/Unit
-  Open Space



# CONDITION NO.37

PROPOSED REZONE TO ADD A  
“B-6” OVERLAY DISTRICT

REMOVE THE “RAZ” OVERLAY  
DISTRICT



REZONING: SECTION 21-17 A, TITLE 21

# Recommendation:

## That the Board of Supervisors:

1. Consider the Certified Final Environmental Impact Report (SCH No. 1995083033) for the September Ranch Subdivision.
2. Recommend;
  - Amending the Monterey County 2010 General Plan to reclassify the land use designation of Parcels A and D- northerly and southerly portions, all of Parcel B and C to “Open Space” (condition No.30)
  - Rezone parcels A-D to open space
  - Rezone the residential parcels to add B-6 overlay and remove RAZ zoning overlay (condition No.37)