

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

**SEPTEMBER RANCH PARTNERS (CARMEL
RESERVE LLC) (PLN110173-AMD1)
RESOLUTION NO. 26-008**

Resolution of the County of Monterey Planning
Commission recommending that the Board of
Supervisors:

- 1) Find that the project is consistent with the
Certified Final Revised Environmental Impact
Report (FEIR) (SCH No. 19950803033) for the
September Ranch Subdivision Project and that
the adoption of this project does not warrant a
subsequent EIR pursuant to CEQA Guidelines
Section 15162;
- 2) Adopt a Resolution to amend the 2010 General
Plan to reclassify the land use designation of a
4.47-acre parcel, as shown on Carmel Valley
Master Plan Figure LU3, from Residential –
Low Density 5-1 Acres/Unit to Residential –
High Density 5-20 Acres/Unit, as attached
hereto as Attachment 1; and
- 3) Adopt an Ordinance amending Sectional District
Maps 17C of Title 21 section 21.08.060 to
amend the zoning classification of a 4.47 acre
parcel from Low Density Residential, 2.5 acres
per unit, Design Control zoning overlay, Site
Plan Review zoning overlay, and Residential
Allocation Zoning overlay [LDR/2.5-D-S-RAZ]
to High Density Residential, 5 units per acre,
Building Site 6 zoning overlay, Design Control
zoning overlay, and Site Plan Review zoning
overlay [HDR/5-B-6-D-S], as attached hereto as
Attachment 2.

The SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) (PLN110173-AMD1) application came before the County of Monterey Planning Commission on February 25, 2026, at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

SEPTEMBER RANCH PARTNERS
(CARMEL RESERVE LLC) (PLN110173-AMD1)

RECITALS

1. On November 9, 2010, the Board of Supervisors adopted Resolution No. 10-312 approving a Combined Development Permit for the September Ranch Subdivision Project consisting of: (1) a Vesting Tentative Map (VTM) for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed restricted workforce housing lots) for a total of 95 residential lots; (2) a 20.2 acre existing equestrian facility and accessory structures related to that use; (3) 300.5 acres of common open space; 242.9 acres of public open space for donation/dedication; (4) 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; and (5) 6.9 acres of open space reserved for future public facilities.
2. On December 8, 2020, the Board of Supervisors approved the Final Map for Phase 1 of the September Ranch Subdivision, which included dividing 540-acres of the total 891 acres into 40 parcels consisting of 33 conforming lots to be developed with market-rate homes, a parcel for inclusionary housing (Parcel F), the equestrian parcel (Parcel E), public use parcel (Parcel B), open space parcels (Parcel A & D), park parcel (Parcel C), and a parcel for Future Phase 2, which may be used for a portion of the inclusionary housing and the remaining 50 market rate residential parcels (Parcel G). (Vol. 24 Cities & Towns page 70)
3. On March 21, 2023, the Board of Supervisors adopted Ordinance No. 5400 and Resolution No. 23-102 to rezone and reclassify certain parcels and lots of Vol. 24 C&T Pg 70 to reflect their intended uses, and as required by Condition of Approval Numbers 30 and 37, as adopted by Board of Supervisors Resolution No.10-312 for the September Ranch Subdivision Project. Pursuant to Condition of Approval 30, Parcels A, B, C, and D were rezoned to Open Space, Design Control zoning overlay, and Site Plan Review zoning overlay. Pursuant to Condition No. 37, Lots 22 through 33 were rezoned to Rural Density Residential, Building Site 6 overlay, Design Control zoning overlay, and Site Plan Review zoning overlay, and Lots 1-22, 39, 40, and 73 were rezoned and reclassified to Low Density Residential, Building Site 6 overlay, Design Control zoning overlay, and Site Plan Review zoning overlay. However, Parcel F (APN:015-171-019-000) and Parcel G were not considered in Ordinance No. 5400 and Resolution No. 23-102, as the developer had yet to decide if the required inclusionary housing would be constructed on Parcel F and a part of Parcel G, or just Parcel F, and this decision would affect the land use density of Parcel F.
4. As specified in and approved by the September Ranch Combined Development Permit, Parcel F was intended for inclusionary housing. In compliance with Condition of Approval No. 37 of Board of Supervisors Resolution 10-312, the Applicant/Owner requested on January 26, 2018 to rezone Parcel F (APN: 015-171-019-000) from *Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay (LDR/2.5-D-S-RAZ)* to *Low Density Residential with Building Site, Design Control and Site Plan Review overlay (“LDR/B-6-D-S”)*. However, the current land use designation (*Residential – Low Density 5-1 Acres/Unit*) and zoning (*Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay*), only allows the construction of 1 unit, which conflicts with the September Ranch

Subdivision Project's requirement of 22 inclusionary housing units. Therefore, Parcel F (APN: 015-171-019-000) shall be designated and zoned with a compatible density.

5. In order to achieve consistency between the Land Use Designation and Zoning of Parcel F and its intended use/density, the Planning Commission considers and recommends that the Board of Supervisors approve modify Figure LU3 of the Carmel Area Master Plan to redesignate the 4.47-acre parcel to *Residential - High Density 5-20 Units/Acre*; and *rezone the parcel*, and rezone the 4.47 acre parcel to *High Density Residential, 5 units per acre, with Building Site, Design Control and Site Plan Review overlay* ("HDR/5-B-6-D-S"). At 5 units per acre, the 4.47 acre parcel could be developed with 22 inclusionary housing units, subject to appropriate permitting; and
6. On February 25, 2026, in accordance with Government Code sections 65358 and 65854 – 65857, as well as Monterey County Code Chapter 21.91, the Planning Commission held a duly noticed hearing to consider recommending to the Board of Supervisors on the following:
 - a. A resolution to redesignate Parcel F (Attachment 1);
 - b. An ordinance to rezone Parcel F (Attachment 2); and
7. On November 9, 2010, the Board of Supervisors certified the Final Revised Environmental Impact Report (FREIR) (SCH No. 19950803033) for the September Ranch Subdivision Project as memorialized in Board of Supervisors Resolution No. 10-312. Change of land use designation and zoning were anticipated and analyzed in this FREIR; and
8. The Board of Supervisors has considered the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project and finds adoption of the General Plan amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; and
9. At least 10 days before the public hearing before the Planning Commission, notices of the hearing were published in the Monterey County Weekly, provided to all those who requested notice, and were also posted on and near the project site.

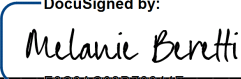
DECISION

Based on the above recitals, the written and documentary evidence, the staff reports, oral testimony, and the administrative record as a whole, that the Planning Commission does hereby recommend that the Board of Supervisors:

- 1) Consider the Certified Final Revised Environmental Impact Report (SCH No. 1995083033) for the September Ranch Subdivision Project and find adoption of the General Plan Amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162;
- 2) Adopt a Resolution to amend the 2010 General Plan to reclassify the land use designation of a 4.47-acre parcel, as shown on Carmel Valley Master Plan Figure LU3, from Residential – Low Density 5-1 Acres/Unit to Residential – High Density 5-20 Acres/Unit, as attached hereto as Attachment 1; and
- 3) Adopt an Ordinance amending Sectional District Maps 17C of Title 21 section 21.08.060 to amend the zoning classification of a 4.47 acre parcel from Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay [LDR/2.5-D-S-RAZ] to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning overlay [HDR/5-B-6-D-S], as attached hereto as Attachment 2.

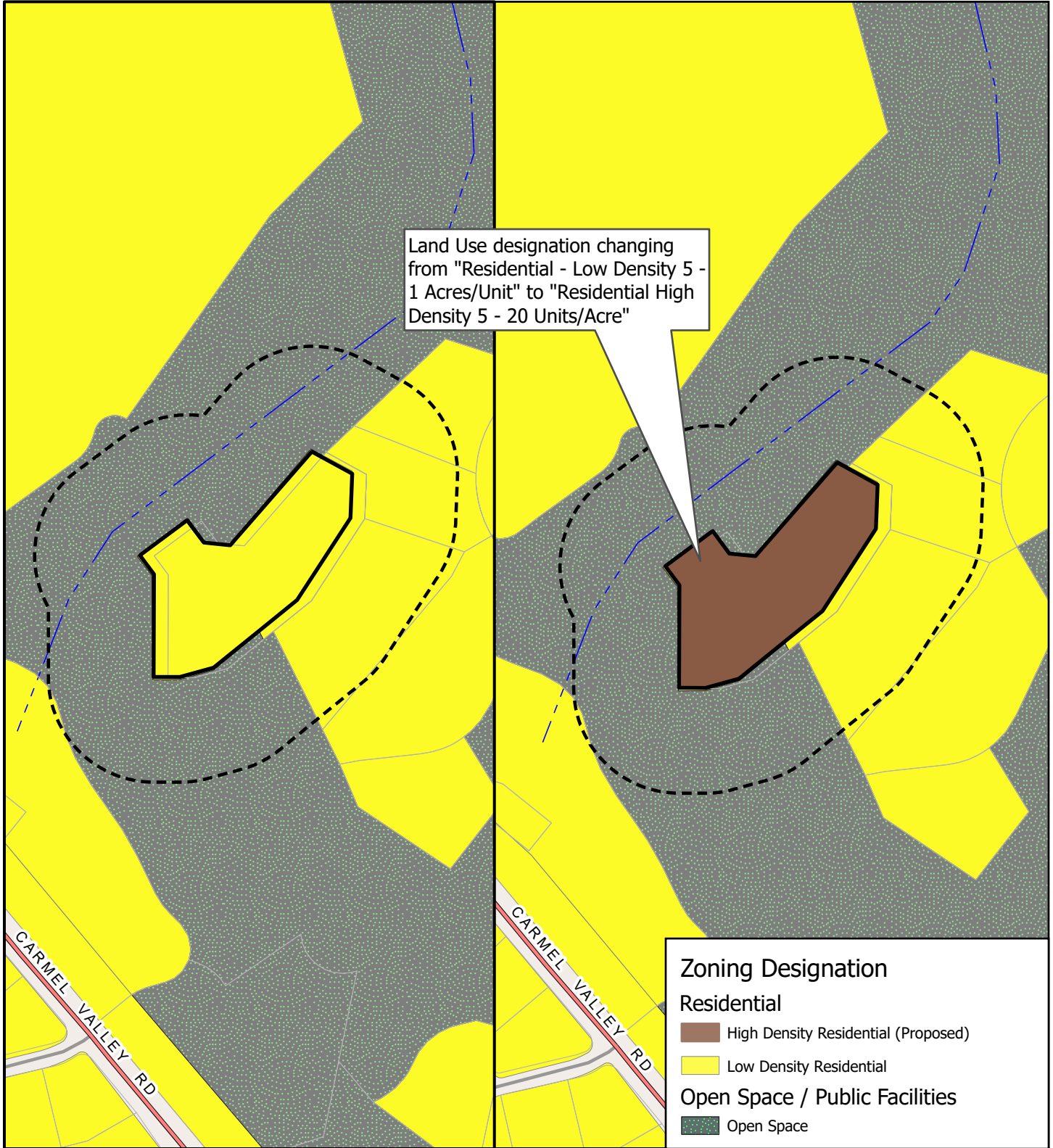
PASSED AND ADOPTED on this 25th day of February 2026, upon motion of Commissioner Hartzell, seconded by Commissioner Diehl, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts
NOES: None
ABSENT: Mendoza, Shaw, Gonzalez
ABSTAIN: None

DocuSigned by:

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Melanie Beretti, AICP
Planning Commission Secretary

2010 GENERAL PLAN AMENDMENT (CARMEL VALLEY MASTER PLAN)



Land Use designation changing from "Residential - Low Density 5 - 1 Acres/Unit" to "Residential High Density 5 - 20 Units/Acre"

Zoning Designation

Residential

- High Density Residential (Proposed)
- Low Density Residential

Open Space / Public Facilities

- Open Space

APPLICANT: Carmel Reserve LLC	
APN 015-171-019-000	FILE # PLN110173-AMD1 / PLN230256
 Project Site	 300 FT Buffer

N

0 200

Feet



ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTIONAL DISTRICT MAP 17C OF SECTION 21.08.060 OF THE
MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF
CERTAIN PROPERTIES IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 17C of the Sectional District Maps of Section 21.08.060 of Title 21 (Sectional District Maps) of the Monterey County Code to amend the zoning classification of a 4.47 acre parcel from Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay [LDR/2.5-D-S-RAZ] to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning overlay [HDR/5-B-6-D-S]. This Property is located 0.15 miles north of Carmel Valley Road, between Canada Way & Valley Greens Drive, [No Address Assigned to Parcel] (Assessor's Parcel Number 015-171-019-000), Carmel Valley Master Plan. This change is to facilitate the construction of inclusionary housing units, as required by the September Ranch Subdivision Project.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. On November 9, 2010, the Board of Supervisors (“Board”) adopted Resolution No. 10-312 approving a Combined Development Permit for the September Ranch Subdivision Project (“September Ranch”) consisting of: (1) a Vesting Tentative Map (VTM) for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed restricted workforce housing lots) for a total of 95 residential lots; (2) a 20.2 acre existing equestrian facility and accessory structures related to that use; (3) 300.5 acres of common open space; 242.9 acres of public open space for donation/dedication; (4) 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; and (5) 6.9 acres of open space reserved for future public facilities.

C. On December 8, 2020, the Board approved the Final Map for Phase 1 of September Ranch, which included dividing 540-acres of the total 891 acres into 40 parcels consisting of 33 conforming lots to be developed with market-rate homes; a parcel for inclusionary housing (Parcel F); the equestrian parcel (Parcel E); public use parcel (Parcel B);

open space parcels (Parcel A & D); park parcel (Parcel C); and a parcel for Future Phase 2, which may be used for inclusionary housing (Parcel G).

D. On March 21, 2023, the Board adopted Ordinance No. 5400 and Resolution No. 23-102 to rezone and reclassify certain parcels and lots to reflect their intended uses, and as required by Condition of Approval Numbers 30 and 37, as adopted by Resolution No. 10-312. Pursuant to Condition of Approval 30, Parcels A, B, C, and D were rezoned to Open Space, Design Control zoning overlay, and Site Plan Review zoning overlay. Pursuant to Condition No. 37, Lots 22 and 33 were rezoned to Rural Density Residential, Building Site 6 overlay, Design Control zoning overlay, and Site Plan Review zoning overlay, and Lots 1-22, 39, 40, and 73 were rezoned and reclassified to Low Density Residential, Building Site 6 overlay, Design Control zoning overlay, and Site Plan Review zoning overlay. Condition 37 also requires Parcel F (a 4.47-acre parcel, APN:015-171-019-000) to be rezoned, but it was not considered in Ordinance No. 5400 or Resolution No. 23-102.

E. The subject property, Parcel F, is intended for inclusionary housing. The current zoning, per Sectional District Map 17C, is Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay, which only allows the construction of 1 unit on Parcel F, and thus conflicts with September Ranch's requirement of 22 inclusionary housing units. Despite being intended for inclusionary housing, Condition 37 also incorrectly required Parcel F to be rezoned to Low Density Residential, Building Site 6 overlay, Design Control zoning overlay, and Site Plan Review zoning overlay, which also would not allow 22 inclusionary housing units.

F. To facilitate the construction of these inclusionary housing units and comply with Condition 37 as intended, the Board adopted a resolution currently with this Ordinance to redesignate Parcel F from Residential – Low Density 5-1 acres/unit to Residential – High Density 5-20 units/acre. To ensure compliance with this updated land use designation, this Ordinance rezones Parcel F from LDR/2.5-D-S-RAZ to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning overlay [HDR/5-B-6-D-S].

G. The Board of Supervisors has considered the Certified Final Revised Environmental Impact Report (FEIR) (SCH No. 19950803033) for the September Ranch Subdivision Project and finds that the adoption of this Ordinance does not warrant a subsequent Environmental Impact Report pursuant to CEQA Guidelines Section 15162.

SECTION 2. ZONING DISTRICT MAP. Section 17C of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning of the following, as shown on the maps attached hereto as **Exhibits 1** and incorporated by this reference:

- A. A 4.47-acre parcel from Low Density Residential, 2.5 acres per unit, Design Control zoning overlay, Site Plan Review zoning overlay, and Residential Allocation Zoning overlay [LDR/2.5-D-S-RAZ] to High Density Residential, 5 units per acre, Building Site 6 zoning overlay, Design Control zoning overlay, and Site Plan Review zoning

overlay [HDR/5-B-6-D-S]. This Property is located 0.15 miles north of Carmel Valley Road, between Canada Way & Valley Greens Drive, [No Address Assigned to Parcel] (Assessor's Parcel Number 015-171-019-000), Carmel Valley Master Plan.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this _____ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

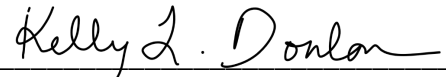
Chair, Wendy Root-Askew
Monterey County Board of Supervisors

A T T E S T:

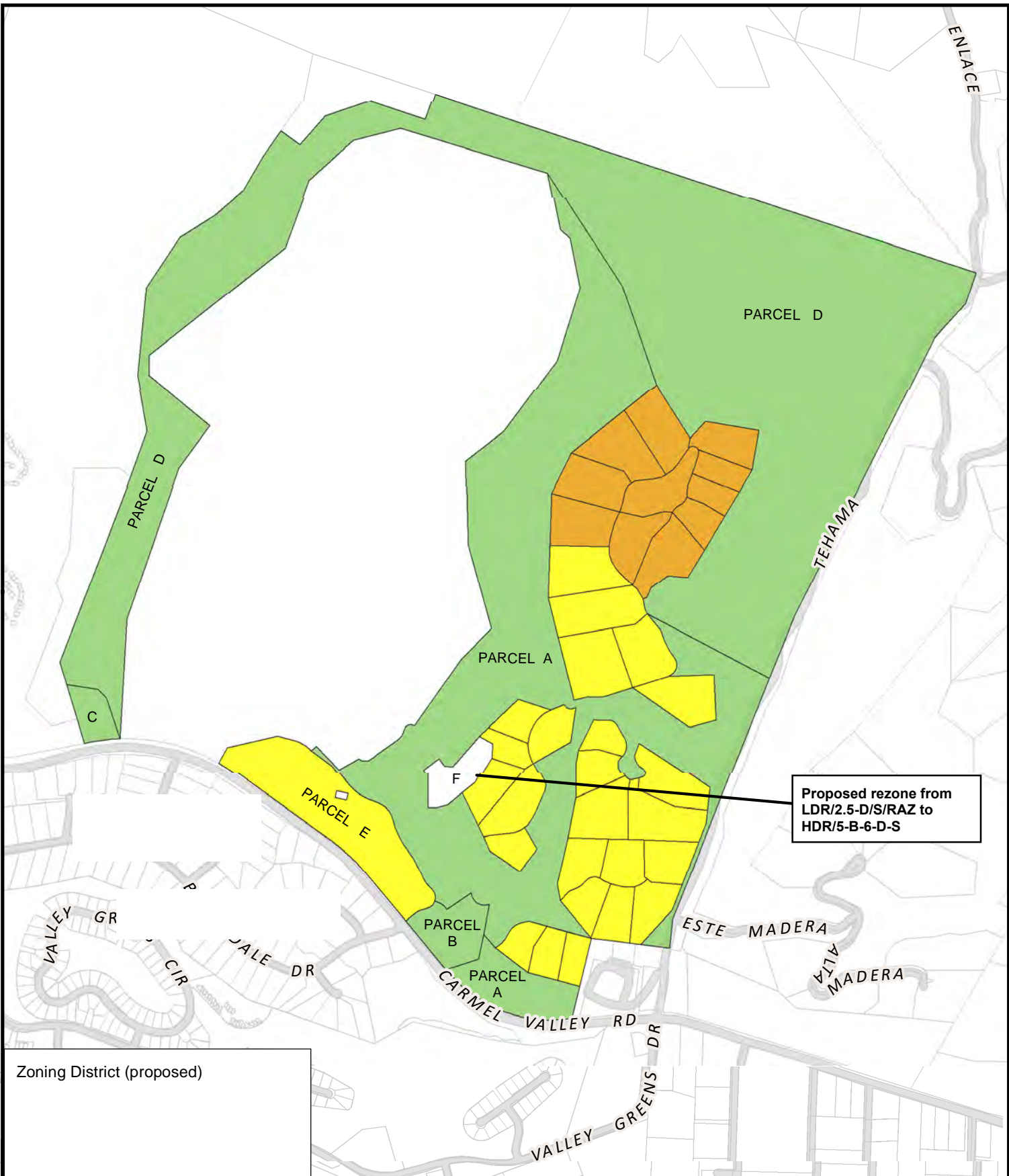
VALERIE RALPH
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM BY:



Kelly L. Donlon
Chief Assistant County Counsel



PROJECT: PLN110173 SEPTEMBER RANCH PARTNERS

APN: 015-172-013-000, 015-172-015-000, 015-172-016-000, 015-172-017-000,
015-172-042-000, and 015-172-049-000

