

*Before the Board of Supervisors
County of Monterey, State of California*

Resolution No.: 26-140

In the matter of the application of:

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

Resolution of the County of Monterey Board of Supervisors:

- 1) Finding 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; and
- 2) 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.

The SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) (REF260001) application came before the County of Monterey Board of Supervisors on April 28, 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 Monterey County Board of Supervisors does hereby with reference to the following facts and findings:

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.

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

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.

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 and recommended that the Board of Supervisors:
 - a. A resolution to redesignate Parcel F; and
 - b. An ordinance to rezone Parcel F.
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.
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.
9. At least 10 days before the public hearing before the Board of Supervisors, 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 Board of Supervisors does hereby:

- 1) Consider the Certified Final Revised Environmental Impact Report (SCH No. 19950803033) 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; and
- 2) 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.

PASSED AND ADOPTED on this 28th day of April 2026, by roll call vote:

AYES: Supervisors Alejo, Lopez, Root Askew and Daniels

NOES:

ABSENT: None

ABSTAINED: Supervisor Church

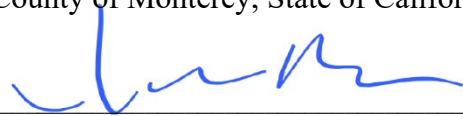
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on April 28, 2026.

Dated: April 30, 2026

File ID: RES 26-060

Agenda Item No.: 22

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Vicente Ramirez, Deputy

Attachment 1