

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

**Resolution No.: 26-139**

In the matter of the application of:

**USREY TIMOTHY D & PAULA C AND  
CAMACHO IGNACIO AND MARTINEZ  
RAFAEL AND MARTINEZ RAFAEL  
AMADOR ET AL. (PLN250139-DEP)**

Resolution of the County of Monterey Board of Supervisors:

- 1) Finding that the project is consistent with the adopted Mitigated Negative Declaration, together with an Addendum prepared for HCD Planning File No. PLN060078, and that the adoption of this project does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162; and
- 2) Amending the 2010 General Plan to reclassify the land use designation of four 5-acre parcels, as shown in the Lockwood Detail of the South County Area Plan Figure LU9, from Light Commercial to Residential – Low Density 5-1 Acres/Unit, as attached hereto as Attachment 1.

**The USREY TIMOTHY D & PAULA C AND CAMACHO IGNACIO AND MARTINEZ RAFAEL AND MARTINEZ RAFAEL AMADOR ET AL. (PLN250139-DEP) 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. In 1976, the subject properties were designated and zoned Rural Districts, which allowed low-density residential uses, crop and tree farming, livestock farming, limited commercial agricultural uses, accessory uses and structures, and airports.
2. In 1978, an approximately 40-acre area surrounding the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road was re-designated and rezoned to the Transitional District (T). At this time, the land surrounding this T District was zoned Rural District or Agriculture-Residential. The subject properties (APNs: 423-381-006-000, 423-381-007-

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Legistar File ID No. RES 26-060 Agenda Item No. 22  
000, 423-381-008-000, and 423-381-009-000) continued to be zoned Rural District at this  
time, and were immediately south of the area zoned T District.

3. In 1993, the prior 40-acre Transitional District was rezoned to Light Commercial (LC) and expanded to encompass approximately 155 acres along the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road. The subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were included in this 155-acre area and accordingly also rezoned from Rural District to Light Commercial.
4. In 2005, a 40-acre property south of the intersection of Jolon Road and Interlake Road/Lockwood-Jolon Road was subdivided into four, 5-acre parcels (Parcel 1-4), with one 20-acre remainder parcel (HCD-Planning File NO. PLN030415; Minor Subdivision Resolution No. 05012). The prepared Mitigated Negative Declaration analyzed foreseeable impacts from developing these parcels with residential uses. At that time, the Sectional District Map illustrated the western 20 acres of this parcel as LDR/1, and the eastern 20 acres of this parcel as LC. Minor Subdivision Resolution No. 05012 correctly recognized that Parcels 1-4 were zoned Low Density Residential, 1 unit per acre (LDR/1), but fails to mention that the 20-acre Remainder Parcel was zoned LC.
5. In 2006, the 20-acre remainder parcel was subdivided into four, 5-acre parcels (Parcels 5-8) (HCD Planning File NO. PLN060078; Planning Commission Resolution No. 06014; Attachment 2 of Exhibit B). This Resolution recognizes the newly created parcels as LDR/1, not LC. Further, the prepared amended Mitigated Negative declaration analyzed foreseeable impacts from developing these parcels with residential uses. Staff's review of the applicable documents indicates that these parcels were zoned Light Commercial at the time of the subdivision. Accordingly, reference to LDR/1 in Planning Commission Resolution No. 06014 appears to be an error.
6. The zoning in the unincorporated area of Lockwood primarily remained the same with the adoption and implementation of the 2010 General Plan, with minor changes. Parcels 1-4 continued to be designated and zoned LDR/1, and Parcels 5-8 continued to be designated and zoned LC. The subject properties are shown as designated Light Commercial in the "Lockwood Detail" of South County Area Plan Figure LU9.
7. In addition to the Resolution No. 06014's error, the properties' Covenants, Conditions, and Restrictions (CC&Rs) describe the primary use of the properties as follows: "... intends to distribute and/or sell the parcels to separate owners and restrict the property and of the parcels and the remainder Parcel, in accordance with a common plan for the express purpose of enhancing and protecting the residential value of the land ... ", and "The parcels shall be used for residential and agricultural purposes only. All other trade, business and commercial uses, incidental or otherwise, whether or not obtrusive, including, without limitation, uses involving the production, storage or sale of goods, non-agricultural products or materials, or rendering of services, are prohibited." Additionally, the CC&Rs prohibit the use of commercial storage buildings unless they can be screened from public view.

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8. In this case, there is a demonstrable error or oversight in the 2010 General Plan, which was caused by an incorrect recognition of these parcels as LDR in 2005 and 2006, and uncertainty regarding the intended location for commercial zoning in Lockwood. Additionally, there has been a change in circumstance, being that the development of these parcels with residential uses, rather than commercial, is more viable and supports the County's housing demand. In order to allow residential development on these parcels, the Board of Supervisors approves modifying Figure LU9 of the South County Area Plan, specifically the Lockwood Detail, to redesignate the four 5-acre parcels to *Residential - Low Density 1-5*, and rezoning these parcels to *Low Density Residential, 1 unit per acre* ("LDR/1").
9. 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 adopt:
  - a. A resolution to redesignate APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000 to Residential - Low Density 1-5 acres/unit; and
  - b. An ordinance to rezone APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000 to Low Density Residential/1.
10. The Board of Supervisors has considered the adopted Mitigated Negative Declaration, together with the addendum, prepared for HCD-Planning File No. PLN030415; Minor Subdivision Resolution No. 05012 and HCD Planning File No. PLN060078; Planning Commission Resolution No. 06014, and finds adoption of the General Plan amendment and rezone ordinance does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162.
11. 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, the Board of Supervisors does hereby:

- 1) Find that the project is consistent with the adopted Mitigated Negative Declaration, together with an Addendum prepared for HCD Planning File No. PLN060078, 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 four 5-acre parcels, as shown in the Lockwood Detail of the South County Area Plan Figure LU9, from Light Commercial to Residential – Low Density 5-1 Acres/Unit, as attached hereto as Attachment 1.

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**PASSED AND ADOPTED** on this 28<sup>th</sup> day of April 2026, by roll call vote:

AYES: Supervisors Alejo, Lopez, Root Askew and Daniels

NOES:

ABSENT: None

ABSTAINED: Supervisor Church

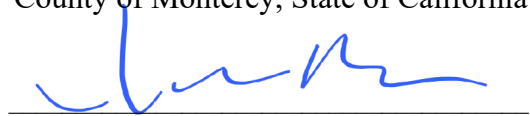
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on April 28, 2026.

Dated: April 30, 2026

File ID: RES 26-060

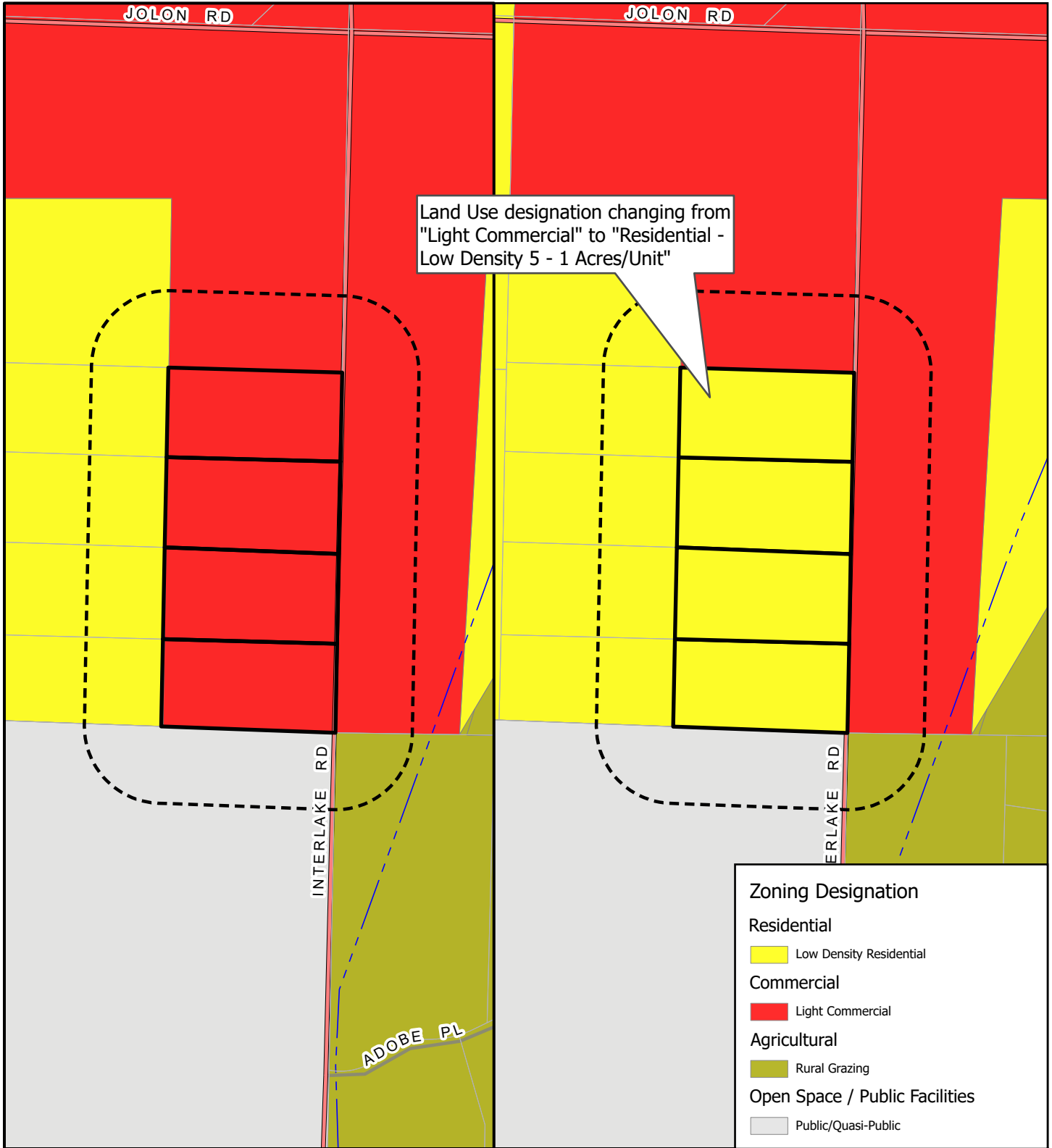
Agenda Item No.: 22

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



Vicente Ramirez, Deputy

# 2010 GENERAL PLAN AMENDMENT (SOUTH COUNTY AREA PLAN)



**APPLICANT:** Usrey, Camacho and Martinez

**APNs:** 423-381-006-000, 423-381-007-000, 423-381-008-000, 423-381-009-000     **FILE #** PLN250139

Project Site     300 FT Buffer

