



County of Monterey Planning Commission

Item No.6

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No.6

Legistar File Number: PC 26-029

February 25, 2026

Introduced: 2/18/2026

Current Status: Agenda Ready

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Matter Type: Planning Item

REF260001 (PLN250139-DEP, PLN110173-AMD1, PLN190243, PLN170296) - SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

Public hearing to consider proposed 2010 General Plan Amendments and Zoning Ordinance Amendments to:

1. Amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from Light Commercial [LC] to Low-Density Residential [LDR/1];
2. Amend Sectional District Map 17C and the Carmel Valley Master Plan Figure LU3 to rezone and redesignate a 4.47 acre parcel (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 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];
3. Amend the text of the Central Salinas Valley Area Plan to add Policy CSV-1.8, which would create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation and require submittal of compliance testing information; and
4. Amend the text of the Greater Salinas Area Plan to add Policy GS-1.15, which would create a Special Treatment Area over APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000 to recognize the historic and ongoing commercial use of the properties.

Project Location: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Number [APN] 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan; No address assigned (APN: 015-171-019-000), Carmel Valley Master Pla, 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan; and 111/115/117 Monterey Salinas Highway (APNs: 207-131-004-000, 207-131-005-000, and 207-121-014-000)

Proposed CEQA action: Find the respective projects: 1) 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; 2) 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; 3) Categorically Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and 4) Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution recommending the Board of Supervisors:

- a) Find the respective projects: 1) 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; 2) 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; 3) Categorically Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and 4) Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2; and
- b) Approve 2010 General Plan Amendments and Zoning Ordinance Amendments to:
 1. Amend Sectional District Map 79 and South County Area Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from Light Commercial [LC] to Low-Density Residential [LDR/1];
 2. Amend Sectional District Map 17C and the Carmel Valley Master Plan Figure LU3 to rezone and redesignate 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];
 3. Amend the text of the Central Salinas Valley Area Plan to add Policy CSV-1.8, which would create a Special Treatment Area over APN: 420-063-014-000 to allow up to 20,000 square feet of outdoor commercial cannabis cultivation and require submittal of compliance testing information; and
 4. Amend the text of the Greater Salinas Area Plan to add Policy GS-1.15, which would create a Special Treatment Area over APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000 to recognize the historic and ongoing commercial use of the properties.

PROJECT INFORMATION

Property Owners:

1. USREY TIMOTHY D & PAULA C AND CAMACHO IGNACIO AND MARTINEZ RAFAEL AND MARTINEZ RAFAEL AMADOR ET AL (PLN250139-DEP);
2. SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) (PLN110173-AMD1);
3. CUMMING JOHN HANSEN & MARIE TRS ET AL (PLN190243);
4. CHAPIN DONALD D & BARBARA A CHAPIN TRS & TANIMURA LAND COMPANY (PLN170296)

APN's/Plan Area: 423-381-006-000, 423-381-007-000, 423-381-008-000, 423-381-009-000 (South County Area Plan), 015-171-019-000 (Carmel Valley Master Plan);

420-063-014-000 (Central Salinas Area Plan); 207-131-004-000, 207-131-005-000, and 207-121-014-000 (Greater Salinas Area Plan)

Planner: Fionna Jensen, Principal Planner, (831) 796-6407,
JensenF1@CountyofMonterey.gov

PROJECT SUMMARY

Title 21 Chapter 21.91 recommends that the General Plan Amendments be grouped together in a package for twice-yearly consideration. REF260001 consists of four 2010 General Plan Amendment proposals (HCD-Planning File Nos. PLN250139-DEP, PLN110173-AMD1, PLN190243, and PLN170296). The proposals are summarized as follows:

1. PLN250139-DEP proposed to redesignate and rezone four 5-acre parcels in South County Area Plan, near Lockwood, from Light Commercial to Low Density Residential/1 acre per unit;
2. PLN110173-AMD1 proposes to redesignate and rezone a 4.47-acre parcel in Carmel Valley Master Plan, within the September Ranch Subdivision, from Low Density Residential to High Density Residential/5 units per acre.
3. PLN190243 proposed to apply a Special Treatment Area over a 120+ acre Permanent Grazing designated property within the Central Salinas Area Plan to allow up to 20,000 square feet of outdoor cannabis cultivation and require the operator to submit compliance testing information.
4. PLN170296 proposed to apply a Special Treatment Area over two Farmland-designated parcels within the Greater Salinas Area Plan to allow their historical and ongoing commercial uses to continue.

These four proposals are discussed in more detail in **Exhibit A** (Discussion).

Early Assessment

Title 21 section 21.91.030 requires that all General Plan Amendments be referred to the Planning Commission for an “early assessment”, prior to the Planning Commission’s formal recommendation to the Board of Supervisors, to provide the Applicants/Owners input and general comments regarding the suitability for such proposals. Accordingly, PLN250139-DEP and PLN190243 were referred to the Planning Commission for early assessment on January 28th, 2026. During this early assessment hearing, the Planning Commission raised no substantial concerns regarding PLN250139-DEP, however, the Planning Commission did provide input on PLN190243, raising concern about the appropriate mechanism to consider Mr. Cumming’s request, the need for the Agriculture Advisory Committee’s input, and the precedent the proposal may create.

The General Plan Amendment proposed under PLN110173-AMD1 is required by a Condition of Approval of the September Ranch Subdivision Project and, therefore, was not referred to the Planning Commission for early assessment. Finally, in 2021, the Board of Supervisors directed staff to process the Special Treatment Area proposed under PLN170296, and therefore, it was not referred to the Planning Commission for early assessment.

General Plan Amendment Findings

Pursuant to Title 21 section 21.91.050, the decision to approve a General Plan Amendment remains in the discretion of the Board of Supervisors in accordance with state law. If the Board of Supervisors, in its discretion, chooses to approve an amendment to the General Plan, the amendment must, at a minimum, satisfy the following criteria in addition to any other relevant considerations:

1. The amendment is not in conflict with the goals, objectives, and policies of the general plan that are not proposed for amendment; and
2. The applicant demonstrates, based on substantial evidence, one or more of the following:
 - a. There is a demonstrable error or oversight in the adopted general plan; or
 - b. There is a clear change of facts or circumstances; or
 - c. The Amendment better carries out the overall goals and policies of the general plan.

Applicable State Law, pursuant to Title 21 section 21.91.020.A, includes Government Code section 65358(a), which states *Top of Form*, “If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment.”

DISCUSSION & ENVIRONMENTAL REVIEW

See **Exhibit A**.

OTHER AGENCY INVOLVEMENT

HCD-Engineering Services, -Environmental Services, -Housing, Monterey County Environmental Health Bureau, CalFire, Monterey County Office of County Counsel.

Prepared by: Fionna Jensen, Principal Planner, x6407

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution for PLN250139-DEP

- Draft Figure LU9 Amendment
- Draft Ordinance
- Draft Rezone Map

Exhibit C - Draft Resolution for PLN110173-AMD1

- Draft Figure LU3 Amendment
- Draft Ordinance
- Draft Rezone Map

Exhibit D - Draft Resolution for PLN190243

- Draft CSV Policy

Exhibit E - Draft Resolution for PLN170296

- Draft GS Policy

Exhibit F - PLN250139 Applicant's Justification

- Historical Sectional District (79) Maps
- 2005 and 2006 Parcel Maps

Exhibit G - PLN190243 Applicant's Operation Plan

Exhibit H - Board of Supervisors Resolution No. 10-312

- September Ranch Subdivision Final Map
- Ordinance No. 5400 and Resolution No. 23-102

Exhibit I - PLN170296 Applicant's Justification

Exhibit J - Agriculture Commissioner comments on PLN190243

Exhibit K - PLN250139 Public Comment

cc: Front Counter Copy; Fiona Jensen, Principal Planner; Sarah Wikle, Principal Planner; Usrey Timothy D & Paula C And Camacho Ignacio And Martinez Rafael And Martinez Rafael Amador Et Al (PLN250139-DEP); September Ranch Partners (Carmel Reserve LLC) (PLC110173-AMD1); Cumming John Hansen & Marie Trs Et Al (PLN190243); Chapin Donald D & Barbara A Chapin Trs & Tanimura Land Company (PLN170296), Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); REF260001.