



# 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 24-097**

**September 11, 2024**

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**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

## **PLN210202 - ABALONE CREEK ESTATE LLC**

Public hearing to consider after-the-fact development on slopes in excess of 25%; construction of a 7,452 square-foot livestock barn, a 2,400 square-foot storage shed, a 1,000 square-foot livestock shed, a 7,200 square-foot machine and equipment shed, a 216 square-foot potting shed, five portable chicken coops and horse shelters and associated site improvements including perimeter and internal fencing, four 240 square foot concrete material bins, and five water tanks (above ground and below ground) totaling 152,400 gallons; and development on slopes in excess of 25% to improve and extend an interior ranch road.

**Project Location:** 18000 Corral Del Cielo, Salinas.

**Proposed CEQA action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

## **RECOMMENDATIONS**

It is recommended that the Planning Commission adopt a resolution to:

- a. Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- b. Approve a Combined Development Permit consisting of:
  - a. an After-the-Fact Use Permit to allow development on slopes exceeding 25%;
  - b. a Design Approval to allow construction of a 7,452 square-foot livestock barn, a 2,400 square-foot storage shed, a 1,000 square-foot livestock shed, a 7,200 square-foot machine and equipment shed, a 216 square-foot potting shed, and associated site improvements including perimeter and internal fencing, four 240 square foot concrete material bins, and five water tanks totaling 152,400 gallons; and
  - c. a Use Permit to allow additional development on slopes exceeding 25%
- c. Adopt a Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to **23** conditions of approval.

## **PROJECT INFORMATION**

**Agent:**

**Property Owner:** Abalone Creek Estate LLC

**APN:** 416-441-047-000

**Parcel Size:** 209 acres

**Zoning:** Permanent Grazing, 40 acres per unit, Visual Sensitivity [PG/40-VS]

**Plan Area:** Toro Area Plan

**Flagged and Staked:** Yes

**Project Planner:** Fionna Jensen, Senior Planner, JensenF1@countyofmonterey.gov  
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SUMMARY

The subject property is located at 18000 Corral Del Cielo, Salinas (Assessor's Parcel Number ["APN"] 416-441-047-000) and is zoned Permanent Grazing, 40-acre minimum, with a Visual Sensitivity zoning overlay district ("PG/40-VS"). The Project site is bordered by Corral Del Cielo Road to the north, and is surrounded by Permanent Grazing zoned land and Resource Conservation zoned land developed with single-family residences. The property is vacant, except for minor site improvements that have occurred: planting of limited crops, creating and improving ranch roads, installing a 500-gallon water tank, and replacing internal and perimeter fencing.

The 209-acre property is under a Williamson Act Contract (Williamson Act Contract No. 73-030, Document No. 2019034507; **Exhibit O**). Portions of the property are currently leased out for cattle grazing (30 cattle). Approximately 5 additional cattle, 26 sheep, 2 guardian llamas, and 15 chickens occupy the subject property's lower pasture. Abalone Creek Estate LLC family members currently manage the existing ranch operations and will continue to be involved in the operation of the Proposed Project.

Operation and establishment of the Abalone Creek Ranch are comprised of two main components: infrastructure-related improvements and the keeping, raising, and selling of livestock. These are discussed in more detail below and in **Exhibit A**.

*Infrastructure and Site Improvements*

The infrastructure components of the Project include the construction of various agricultural-related structures including: 1) a 7,452 square-foot livestock barn; 2) a 2,400 square-foot storage shed; 3) a 1,000 square-foot livestock shed; 4) a 7,200 square-foot machine and equipment shed; 5) a 216 square-foot potting shed; 6) five portable chicken coops and horse shelters; and 7) perimeter and internal fencing. Associated site improvements include the drilling of a domestic well, creation of a 21,869 square-foot retention pond, installation of an on-site septic system, installation of four 240 square foot concrete material bins, and placement of five water tanks (above ground and below ground) totaling 152,400 gallons. Ranch Roads A through C and a majority of Ranch Road D already exist on-site and would be improved (re-graded, widened, and/or re-surfaced with gravel) under the Proposed Project. Based on Google Earth imagery, Ranch Road E also appears to informally exist and thus would be improved (re-graded, widened, and/or re-surfaced with gravel) with the implementation of the proposed Project. The southeast extension of Ranch Road D would be constructed under the Proposed Project.

The Proposed Project would require 20,300 cubic yards of cut and 20,300 cubic yards of fill to be balanced on-site. No grading material would be exported. Grading associated with improving and constructing ranch access roads would result in 14,200 cubic yards of cut and 10,200 cubic yards of fill. An approximately 2,300-foot segment of Ranch Road D was previously widened and improved. Improvements along this portion of the ranch road occurred on slopes in excess of 25% and therefore required the granting of a Use Permit. However, discretionary approval was not obtained and

therefore the proposed Combined Development Permit includes an after-the-fact Use Permit to allow the as-graded development on slopes in excess of 25%. Improving of Ranch Road E would require additional development on steeper slopes and therefore a separate Use Permit has been applied for to allow additional development on slopes in excess of 25%. The existing and proposed roadway improvements amount to approximately 0.92 acres of disturbance to slopes in excess of 25%. See **Exhibit A** for a discussion regarding development on slopes in excess of 25%.

#### *Commercial Operations*

Per the Agriculture Operations Plan (**Exhibit D**), the subject property is to be used as a family ranch and farm with limited commercial operations (“Abalone Creek Ranch”). Operation of the Abalone Creek Ranch would include free-range rotational pastured grazing and would ultimately house 499 or fewer poultry, and approximately 200 sheep, 30 cattle (in addition to the 30 cattle that occupy the site currently), 10 pigs, four horses, up to six llamas, up to four dogs, and one donkey. There would be no roosters on-site. The poultry would be housed in two portable 20-foot x 48-foot structures that are moved daily throughout a 22-acre upper pasture. Swine would also be contained within the 22-acre area. The horses would be within a 5-acre lower pasture that includes a movable horse pen and three movable trussed horse shelters. The llamas and donkey will graze and protect animals throughout the whole of the property. The cattle and sheep would rotationally graze throughout the subject property’s rangeland and woodland areas. Per the prepared draft Agriculture Operations Plan, management of the manure would be conducted in accordance with the recommendations contained in the project-specific Manure Management Plan (Monterey County Library No. LIB230181; **Exhibit E**). To ensure the recommendations of the Manure Management Plan are adhered to, a non-standard condition of approval has been applied (Condition No. 19). Application of this condition is not intended to control or shape establishment of Abalone Creek Ranch, but rather ensure the Applicant/Owner proposed measure is implemented.

Commercial sales of chickens, cattle, pigs, and sheep would be a mixture of direct-to-consumer, farmers market, and off-site existing retail locations, with deliveries to occur off-site once per month. No on-site processing would occur. All processing of livestock and other animals would occur off-site at existing USDA-approved facilities. Further, no commercial or retail sales would occur at the subject property. The daily operation of the Abalone Creek Ranch will be managed by two to three employees (in addition to Abalone Creek Estate LLC family members), however, additional contract workers may be required on an on-demand basis to address livestock health, operations, maintenance, repairs, etc.

In addition to the maintenance of pasture grasses for animal grazing, the Abalone Creek Ranch would include various fruit trees located primarily along the edges of pastures and a 0.25-acre raised bed garden that would be surrounded by a 6-foot tall fence to exclude animals from accessing the garden. While a majority of the fruits and vegetables would be used for personal and on-site animal consumption, limited off-site sales of oils and jams would also occur.

#### REGULATORY FRAMEWORK

As discussed in detail within **Exhibit A**, the regulatory framework is laid out to provide an understanding of what is, and what is not, within the established purview of the decision makers. In this case, this discussion is especially important as the Abalone Creek Ranch operation as a whole

(including the Proposed Project) includes permitted uses and uses allowed requiring discretionary approval.

Throughout this staff report and the attached draft Resolution (**Exhibit B**), HCD-Planning staff intentionally use the terms “Abalone Creek Ranch” and “Proposed Project.” These terms are not interchangeable. “Abalone Creek Ranch” describes the entirety of Applicant/Owner’s proposed development and agricultural operations (see above-described *Infrastructure and Site Improvements* and *Commercial Operations*), while the “Proposed Project” describes only those components of the Abalone Creek Ranch that require discretionary permits. The below discussion is provided to clarify which specific components of the Abalone Creek Ranch require the granting of discretionary permits and are thus subject to Planning Commission consideration.

#### Title 21 (Zoning Ordinance)

Allowed uses, site development standards, and special regulations for the Permanent Grazing (“PG”) Zoning District are established in Title 21 Chapter 21.34. Principally allowed uses (no discretionary permit needed) includes the first single-family dwelling, non-habitable accessory structures, soil-dependent uses, on-site wells and water systems serving four or fewer connections, hunting and fishing, the sale of agricultural products (not requiring utilities), agricultural employee housing (less than 36 beds), and other low-intensity agricultural-related operations. Allowed uses requiring the granting of a Use Permit in each case including more intensive commercial agricultural uses such as commercial hog and turkey raising, dairy farms, poultry farms, landing strips, agricultural support facilities, agricultural processing plants, exploration of oil and gas, and farm equipment storage facilities.

The attached Agriculture Operations Plan specifies that the Ranch would have less than 500 chickens on-site and therefore does not require the granting of a Use Permit as it does not fall under the definition of a “Poultry Farm.” A “Commercial Hog Ranch” is defined as “any premises on which hogs are raised or maintained and said hogs are fed by the purchase or import of swill, garbage, vegetables, or fruit.” As proposed, the 10 pigs will feed on the droppings of the fruit trees onsite and will not require the import of feed. Accordingly, a Use Permit is not required for the proposed keeping and raising of hogs.

As previously discussed, the proposed project includes two Use Permits to address the unpermitted grading that occurred on slopes in excess of 25%, as well as the proposed (additional) grading on steeper slopes to improve an internal ranch road.

Aside from the required Use Permits to allow development on slopes in excess of 25%, all of the uses described in the above *Infrastructure and Site Improvements* and *Commercial Operations* discussions are principally allowed uses per Title 21 section 21.34.030 (do not require the granting of an Administrative Permit or Use Permit). However, the subject property has a Visual Sensitivity Zoning District Overlay. The purpose of Title 21 Chapter 21.46 (Regulations for Visual Sensitivity Zoning Districts) is to provide regulations for development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. Typically, a Use Permit is required if the development is located within the VS district and has the potential to create a substantial adverse visual impact. However, Title 21 section 21.46.030(F) establishes an exception to this permitting requirement: “New structures and additions to

existing structures which are accessory to agricultural operations in the Farmlands (F), Permanent Grazing (PG) or Rural Grazing (RG) zoning districts shall only require Design Approval.” Accordingly, a Design Approval is required for the construction of the proposed structural improvements: barn, storage shed, livestock shed, machine and equipment shed, potting shed, portable chicken coops and horse shelters, perimeter and internal fencing, concrete material bins, and water tanks.

Based on the above breakdown of permitting requirements and thresholds, the Proposed Project scope before the Planning Commission is limited to:

1. after-the-fact development on slopes in excess of 25%;
2. new development on slopes in excess of 25%; and
3. the construction of the proposed 7,452 square-foot livestock barn, a 2,400 square-foot storage shed, a 1,000 square-foot livestock shed, a 7,200 square-foot machine and equipment shed, a 216 square-foot potting shed, five portable chicken coops and horse shelters, and associated site improvements including perimeter and internal fencing, four 240 square foot concrete material bins, and five water tanks (above ground and below ground) totaling 152,400 gallons.

The remaining components of the Abalone Creek Ranch (drilling of a domestic well, creation of a 21,869 square-foot retention pond, installation of an on-site septic system, crop and tree farming, the keeping, raising, and off-site sale of livestock, and the keeping of pets [dogs, llamas and donkey]) do not require the granting of a discretionary permit. Consequently, staff emphasizes that pursuant to Monterey County Code, the Planning Commission does not have the authority to shape, influence, approve, or deny these principally allowed (by-right) uses. The domestic well and on-site wastewater treatment system will require the granting of ministerial permits from the Environmental Health Bureau.

#### Title 16

Chapter 16.40 of the Monterey County Code (Protection of Agricultural Activities) establishes a series of regulations intended to promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural land and to minimize potential conflict between agricultural and non-agricultural land uses within the County. This Chapter also serves as notification to the general public of the potential inconveniences or discomforts, such as dust, odors, noise, lights, operation of equipment, etc., that may result from visiting or residing in a County with a strong agricultural presence.

#### Title 10

The County’s Noise Ordinance (Chapter 10.60) limits noise-generating machines or devices to 70 decibels during the daytime, and prohibits any loud or unreasonable noises during the nighttime (9PM to 7AM the next morning). Construction of the infrastructure-related components of the project would generate temporary noise in the Project vicinity due to the use of construction equipment. Construction activities associated with the Proposed Project are required to comply with Chapter 10.60 and would be limited to the hours between 7AM and 5PM, Monday through Saturday. No construction would occur on Sundays or holidays.

Operation of the Abalone Creek Ranch would result in a permanent increase in ambient noise. However, keeping and raising of livestock and other animals, including 499 chickens, are not considered machines, mechanisms, devices, or contrivances, and therefore are exempt from the

requirements of Title 10 Chapter 10.60. It should be noted that Monterey County Code section 10.60.040.C.4 also specially exempts commercial agriculture operations from the County's nighttime noise regulations.

Except for the keeping of livestock and poultry, the on-going daytime operation of the Abalone Creek Ranch and Proposed Project are required to adhere to the County Noise Ordinance. Noise generated by the Ranch may be a potential inconvenience or discomfort to local residences. However, provided Abalone Creek Ranch is operated consistent with proper and accepted agricultural customs, noise generated by the Ranch would be protected from being considered a nuisance per Title 16, Chapter 16.40. As demonstrated in the attached Draft IS/MND (**Exhibit C**), the Proposed Project would not exceed noise level standards established in the local general plan or noise ordinance and would not significantly contribute to a cumulative noise impact.

#### 2010 General Plan & Toro Area Plan

The project site is located within the "Permanent Grazing" land use designation, where agricultural-related activities are allowed as principal uses (by right use) or subject to discretionary permits. Portions of the Abalone Creek Ranch are principally allowed uses, while other components require the granting of various discretionary permits.

Policy AG-3.3 of the 2010 Monterey County General Plan describes "Routine and On-Going Agricultural Activities" as activities which are typical of maintaining and operating of an agricultural property, and that occur on a regular basis. Such uses include pasture and rangeland management; preparation and delivery of product for market; planting, harvesting, and cultivating soil dependent uses; raising of livestock and poultry; maintenance of farm access roads, stock ponds, irrigation, and erosion control measures; and construction of accessory structures like fences, corrals, sheds, storage, and outbuildings. Policy AG-3.3 exempts Routine and On-Going Agricultural Activities from certain General Plan Policies relating to scenic corridors and routes, native vegetation, archaeological and tribal cultural resources, air quality, vegetation, and floodplain.

All components of the Proposed Project and Abalone Creek Ranch are considered "Routine and On-Going Agricultural Activities" and are therefore exempt from certain General Plan policies (see **Exhibit A** for a more detailed discussion). However, all other applicable policies of the General Plan do apply to the Proposed Project, including all supplemental policies of the Toro Area Plan.

Although Policy AG-3.3 makes an exception to scenic policies, development of the Proposed Project is subject to General Plan Policy OS-1.2 and Toro Area Plan Policy T-3.1 due to the Project site's VS overlay. In accordance with Toro Area Plan Policy T-3.1 and 2010 Monterey County General Plan Policy OS-1.2, the Proposed Project's rustic and ranch architectural style, consisting of vertical redwood siding, dark bronze non-reflective metal standing seam roofing, and copper gutters, would enhance the scenic value of the surrounding rural area and be subordinate to the surrounding natural features of the area, primarily Mount Toro and the mountains surrounding Corral de Tierra Road. The County's standard exterior lighting condition would be applied to ensure consistency with Toro Area Plan Policy T-3.4 and 2010 Monterey County General Plan Policy LU-1.13. Additionally, all proposed development would be setback greater than 100 feet from Corral Del Cielo Road (Toro Area Plan Policy T-3.3). Development proposed on the higher elevations of the subject property

(limited to ranch roads and a 1,000-square-foot livestock barn) would not impact the property's steeper slopes (greater than 30%) and would enhance the viability of the property's grazing activities in accordance with Toro Area Plan Policy T-3.6 by ensuring access and use of the entire 209-acre property.

#### PUBLIC COMMENT

HCD-Planning staff has received numerous public comments, primarily from residents of the neighboring subdivision who oppose Abalone Creek Ranch and the Proposed Project (**Exhibits I and J**). Raised concerns include whether Abalone Creek Ranch and the Proposed Project are allowed uses, odors from the livestock, water demand and impacts to local wells and groundwater supply, impacts to visual resources, nighttime lighting, increased traffic along local roadways, on-site sale of products, increase in ambient noise, impacts to archaeological and cultural resources, lack of receiving the "Right to Farm" disclose notice, impacts on property value, impacts on private views, and development on slopes in excess of 25%, introduction of diseases, dust, and pollution, the Applicant/Owner's lack of ranch-managing experience, and consistency with County Code.

Many of these comments are based on speculative assumptions and not the evidence presented in the record, as summarized in this staff report. The County does not regulate or dictate who can manage or establish agricultural operations. The Applicant/Owner has prepared an Agricultural Operations Plan (**Exhibit D**) that if/when implemented, would be consistent with the maintenance, use, and intensity of other agriculturally zoned properties and there is no evidence in the record, other than conjecture, that the Abalone Creek Ranch would be managed in a way that is detrimental to the general public's health, safety, and welfare. The public's remaining concerns are discussed in detail in the attached *Discussion*, **Exhibit A**.

Numerous comments have also been received in support of the Proposed Project and the establishment of Abalone Creek Ranch (**Exhibits I and J**). Letters in support cite the project's consistency with applicable regulatory requirements, the underlying zoning district, and the property's Williamson Act Contract, and describe the Applicant/Owner as being "good shepherds of the land" who are proposing improvements that "respect the land [and] the animals".

#### CEQA

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), Monterey County as Lead Agency completed environmental review to determine if the project may have a significant effect on the environment. The County prepared a draft initial study and mitigated negative declaration (IS/MND) for this project (**Exhibit D**). County staff filed the draft IS/MND with the County Clerk on June 24, 2024, and circulated the draft IS/MND for public review and comment from June 24 through July 24, 2024 (SCH No. 2024060999).

CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project - those parts which the reviewing agency (here, the County) has authority to shape, influence, or deny - that

are available for implementation of mitigation measures (CEQA Guidelines section 15040; Public Resources Code § 21004.) In this case, the keeping of llamas, dogs, horses, donkeys, and fewer than 500 chickens, the planting of fruit trees and crops, and the raising and off-site commercial sale of cattle, pigs, chickens, and sheep are principally allowed uses in the subject property's zoning district (Permanent Grazing). These specific components of the Abalone Creek Ranch Operations Plan would not require the issuance of a discretionary permit or any other lease, permit, license, certificate, or other entitlement. Conversely, certain components of the Project - the proposed development on slopes exceeding 25%, construction of a 7,452 square-foot livestock barn, a 2,400 square-foot storage shed, a 1,000 square-foot livestock shed, a 7,200 square-foot machine and equipment shed, a 216 square-foot potting shed, perimeter and internal fencing, and associated site improvements - require the granting of discretionary permits, as required by Monterey County Code (Title 21). As the Proposed Project is a mix of ministerial and discretionary activities, all actions and uses proposed by the Applicant/Owner are subject to CEQA per Guidelines section 15268(d). The Initial Study therefore examined the potentially significant environmental impacts of the Proposed Project and Abalone Creek Ranch, with mitigation measures applied to those components of the project that are subject to discretionary approvals. Being subject to and reviewed under CEQA does not mean that the ministerial or principally allowed uses then become discretionary.

The draft IS/MND identified potentially significant impacts on biological resources and tribal cultural resources. Staff has proposed two mitigation measures to reduce the identified impacts to a level of less than significant. Implementation of Mitigation Measure Nos. 1 would require that the Applicant/Owner retains a qualified biologist to conduct a Biological Education Program for Employees, monitor initial ground disturbing and trenching activities, install exclusionary fencing, and conduct a pre-construction survey for Burrowing Owls. Mitigation Measure No. 2 would require that the Applicant/Owner retains a tribal representative traditionally and culturally affiliated with the project site to monitor initial project-related grading and excavation related to the barn, equipment storage building, and ranch roads. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts.

During the public review period for the draft Initial Study, the County received comments in support and opposition of the project (**Exhibit J**). One comment was received by the Monterey Bay Air Resources District, which recommended the inclusion of specific fugitive dust control measures and the use of cleaner than required equipment meeting California Air Resources Board Tier 3 or Tier 4 emission standards. MBARD comments also noted that engine permits may be required if a generator, boiler, or other stationary sources of air pollutants are needed during construction or will be used throughout the operation of the Proposed Project. Monterey County Code Title 16 section 16.08.340 requires that dust from grading and construction be controlled. Condition No. 5 has been applied to require that the Applicant/Owner prepare and adhere to a Construction Management Plan that incorporated MBARD dust control measures.

Members of the public submitted comment letters raising similar concerns as those received prior to distribution of the Draft IS/MND. Concerns related to water demand, hydrology and groundwater supply, water quality, traffic, noise, odors, waste management, dust, disease, pollution, consistency with applicable planning documents, aesthetics, archaeological and cultural resources, health and safety, property values, and overall inadequacy of the prepared environmental document. Except for



raised concerns regarding property values and the adequacy of the Draft IS/MND, **Exhibit A** discusses these comments in detailed. Potential reductions in property values as a result of project implementation does not constitute an effect (i.e., an impact) on the physical environment under CEQA and is not protected by Monterey County Code. The comment letters object to the adequacy of the draft IS/MND without providing substantial evidence or justification to support the claims.

County staff reviewed the comments received based on the specific circumstances of this project, and determined that the comment does not conflict with or challenge the analysis and/or conclusions of the draft Initial Study. No revisions to the draft IS/MND are necessary in response to the comments.

#### LUAC

Consistent with the Board of Supervisor's adopted guidelines, the Proposed Project was referred to the Toro Land Use Advisory Committee (LUAC) for review on July 24, 2023. Meeting details are provided at the end of **Exhibit A** (Discussion).

#### AAC

The Proposed Project was referred to the AAC for review on August 24, 2023, consistent with General Plan Policy AG-1.8. Meeting details are provided at the end of **Exhibit A** (Discussion).

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services  
Environmental Health Bureau  
HCD-Environmental Services  
Monterey County Regional Fire Protection District  
Water Resources Agency  
Office of County Counsel

Prepared by: Fionna Jensen, Senior Planner, x6407  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Interim Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Draft Initial Study Mitigated Negative Declaration

Exhibit D - Draft Agricultural Operations Plan

Exhibit E - Manure Management Plan

Exhibit F - Traffic Report

Exhibit G - Hydrogeological Report

Exhibit H - Restoration Feasibility Letter

Exhibit I - Public Comment

Exhibit J - CEQA Public Comment

Exhibit K - Toro LUAC Minutes, dated July 24, 2023

Exhibit L - Recommended Toro LUAC Minutes Revisions

Exhibit M -AAC Minutes, dated August 24, 2023 and June 27, 2024

Exhibit N - WRA Well Impact Assessment

Exhibit O - Williamson Act Contract

Exhibit P - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Water Resources Agency, Fionna Jensen, Planner; Anna Ginette Quenga, AICP, Principal Planner; Abalone Creek Ranch, Property Owners; Brittney Schloss, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); ); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN210202