



## County of Monterey Board of Supervisors

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### Board Order

[www.co.monterey.ca.us](http://www.co.monterey.ca.us)

A motion was made by Supervisor Chris Lopez, seconded by Supervisor Luis A. Alejo to:

<b>Ordinance No.: 5444</b>	<b>PLN250139-DEP</b>
<b>Resolution No.: 26-139</b>	<b>PLN250139-DEP</b>
<b>Ordinance No.: 5445</b>	<b>PLN110117-AMD1</b>
<b>Resolution No.: 26-140</b>	<b>PLN110117-AMD1</b>
<b>Resolution No.: 26-141</b>	<b>PLN190243</b>
<b>Resolution No.: 26-138</b>	<b>PLN170296</b>

a. Lockwood properties:

1. Adopt a Resolution to 1) find the project 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; and
2. Adopt an Ordinance amending Sectional District Maps 79 of Title 21 section 21.08.060 to amend the zoning classification of four 5-acre parcels from Light Commercial to Low Density Residential, 1 acre per unit [LDR/1].

b. September Ranch affordable housing:

1. Adopt a Resolution to 1) find the project 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; and
2. 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]

c. Outdoor Cannabis Cultivation Special Treatment:

1. Adopt a Resolution to find 1) the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and 2) 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;

d. Commercial uses on Farmland:

1. Adopt a Resolution to find 1) the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2; and 2) 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.

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

AYES: Supervisors Alejo, Church, Lopez, Root Askew and Daniels

NOES: None

ABSENT: None

ABSTAINED: Supervisor Church

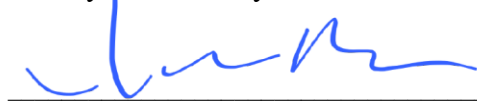
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting April 28, 2026.

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