

Exhibit B

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

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 NO. 26-**

Resolution of the County of Monterey Planning
Commission recommending that the Board of
Supervisors:

- 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;
- 2) Adopted a Resolution to 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; and
- 3) 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], as attached hereto as Attachment 2.

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 Planning Commission on February 25, 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 Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

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

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, 423-381-007-000, 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: "...

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CAMACHO IGNACIO AND MARTINEZ
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AMADOR ET AL. (PLN250139-DEP)

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.

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 Planning Commission considers and recommends that the Board of Supervisors approve modify 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 rezone the 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 to consider recommending to the Board of Supervisors on the following:
 - 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 (Attachment 1);
 - 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 (Attachment 2); and
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; and
11. At least 10 days before the public hearing before the Planning Commission, 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 Planning Commission does hereby recommend that the Board of Supervisors:

- 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;
- 2) Adopted a Resolution to 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; and
- 3) 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], as attached hereto as Attachment 2.

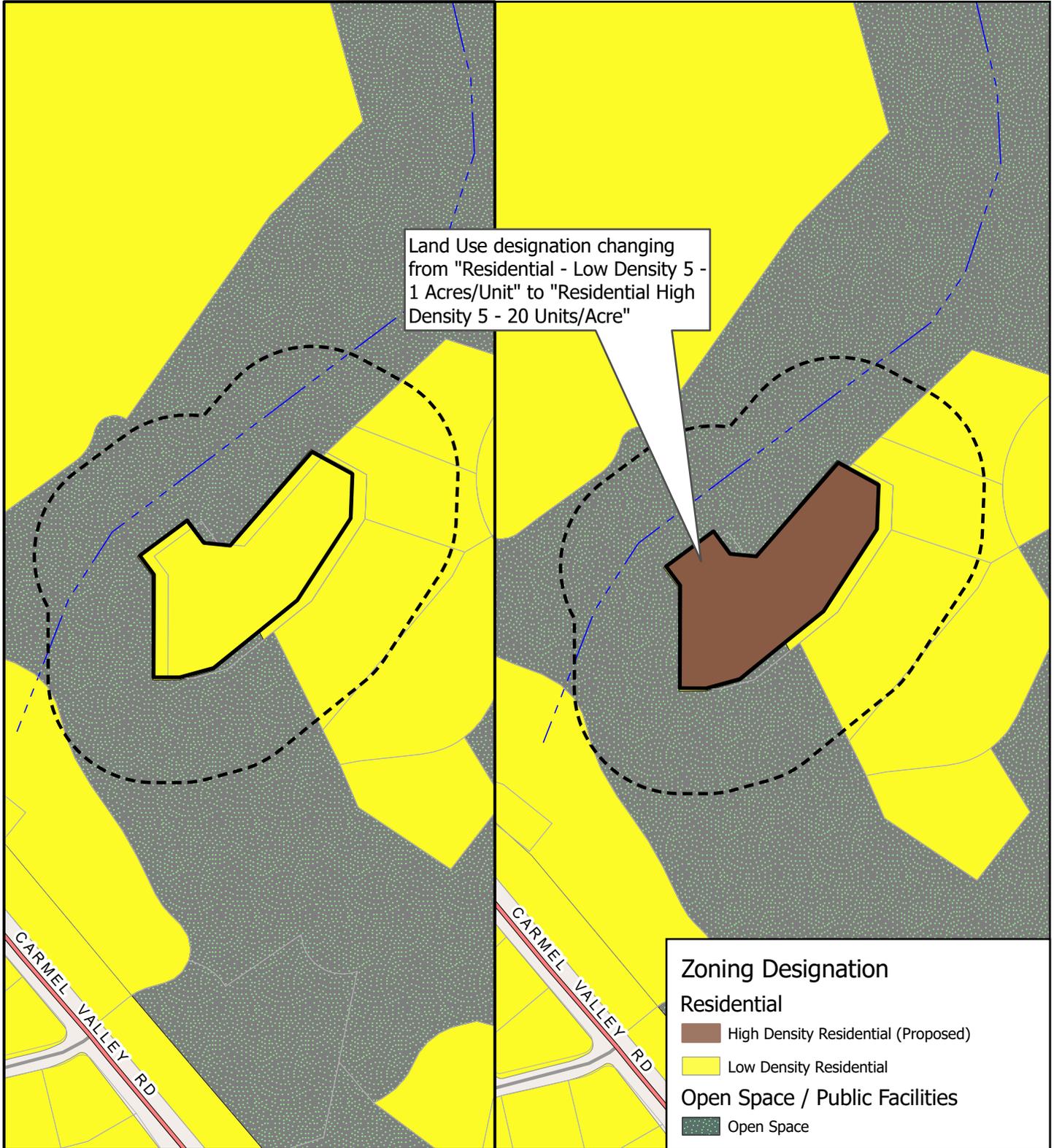
PASSED AND ADOPTED on this 25th day of February 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

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2010 GENERAL PLAN AMENDMENT (CARMEL VALLEY MASTER PLAN)



Land Use designation changing from "Residential - Low Density 5 - 1 Acres/Unit" to "Residential High Density 5 - 20 Units/Acre"

Zoning Designation

Residential

- High Density Residential (Proposed)
- Low Density Residential

Open Space / Public Facilities

- Open Space

APPLICANT: Carmel Reserve LLC	
APN 015-171-019-000	FILE # PLN110173-AMD1 / PLN230256
 Project Site	 300 FT Buffer

N

0 200

Feet



ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTIONAL DISTRICT MAP 79 OF SECTION 21.08.060 OF THE
MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF
CERTAIN PROPERTIES IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 79 of the Sectional District Maps of Section 21.08.060 of Title 21 (Sectional District Maps) of the Monterey County Code to amend the zoning classification of four 5-acre parcels from Light Commercial [LC] to Low Density Residential, 1 unit per acre [LDR/1]. These properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Numbers 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan. This change is to correct an error in the 2010 General Plan and to allow for residential uses.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The purpose of this ordinance is to change the zoning of four properties within the Lockwood Area Plan to allow for residential uses. To effectuate this change, Section 79 (near Lockwood) of the Sectional District Maps of Section 21.08.60 needs to be amended to reclassify four 5-acre parcels from Light Commercial [LC] to Low Density Residential, 1 unit per acre [LDR/1].

C. In 1976, the subject properties (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) were zoned Rural Districts, which allowed for low-density residential uses and limited commercial agricultural uses. In 1993, the subject properties were rezoned to Light Commercial. In 2006, the 20-acre remainder parcel was subdivided into four 5-acre parcels ("Subject Properties") (Planning Commission Resolution No. 06014). Although Section 79 of the Sectional District maps in effect at that time illustrate the Subject Properties as being zoned Light Commercial, Planning Commission Resolution No. 06014 recognized the newly created parcels as LDR/1, not LC; this appears to be an error. Further, the adopted Mitigated Negative Declaration, prepared for the Fitzharris Minor Subdivision (HCD-Planning File No. PLN030415, consisting of the subdivision of 40 acres into four residential parcels and a 20-acre remainder parcel) and subsequently considered with an addendum by the Planning Commission (Resolution No. 06014) analyzed foreseeable impacts from developing these parcels with residential uses.

D. Subdivision of the Subject Properties also resulted in the creation of a homeowner’s association that enforces its covenants, conditions, and restrictions, which describe the primary use of the properties as being “*for residential and agricultural purposes only*”. Although these properties were created for residential purposes and subsequently advertised and sold as residential properties, the subject properties’ zoning (LC) remained the same with the adoption and implementation of the 2010 General Plan.

E. The Board of Supervisors has considered the addendum together with the Mitigated Negative Declaration (“MND”) for the Fitzharris Minor Subdivision (HCD-Planning File No. PLN030415) and finds adoption of this Ordinance does not warrant a subsequent MND pursuant to CEQA Guidelines Section 15162.

SECTION 2. ZONING DISTRICT MAP. Section 79 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning of the following, as shown on the maps attached hereto as **Exhibit 1** and incorporated by this reference:

- A. Four 5-acre parcels from Light Commercial [LC] to Low Density Residential, 1 unit per acre [LDR/1]. These properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (Assessor's Parcel Numbers 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), South County Area Plan.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this _____ day of _____ 2026, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Chair, Wendy Root-Askew
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH
Clerk of the Board

By: _____
Deputy

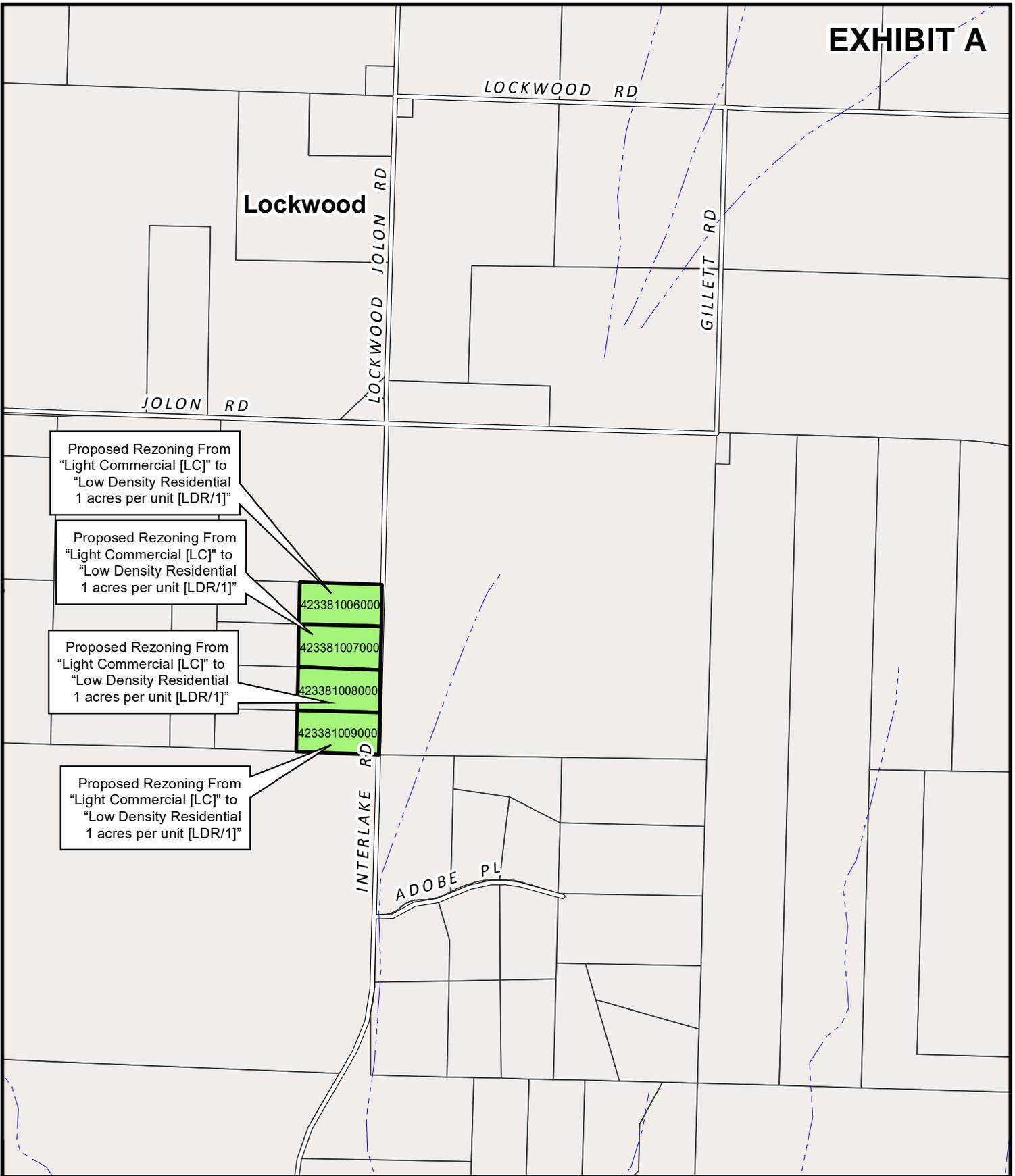
APPROVED AS TO FORM BY:



Kelly L. Donlon
Chief Assistant County Counsel

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EXHIBIT A



Proposed Rezoning of Sectional District Map 21-79 of The Zoning Ordinance of the County of Monterey

 Subject Parcel  Parcel

APN: 423-381-006-000 & -007, -008, -009 and 423-041-069-000

