

ITEM #22

APRIL 28, 2026



REF260001



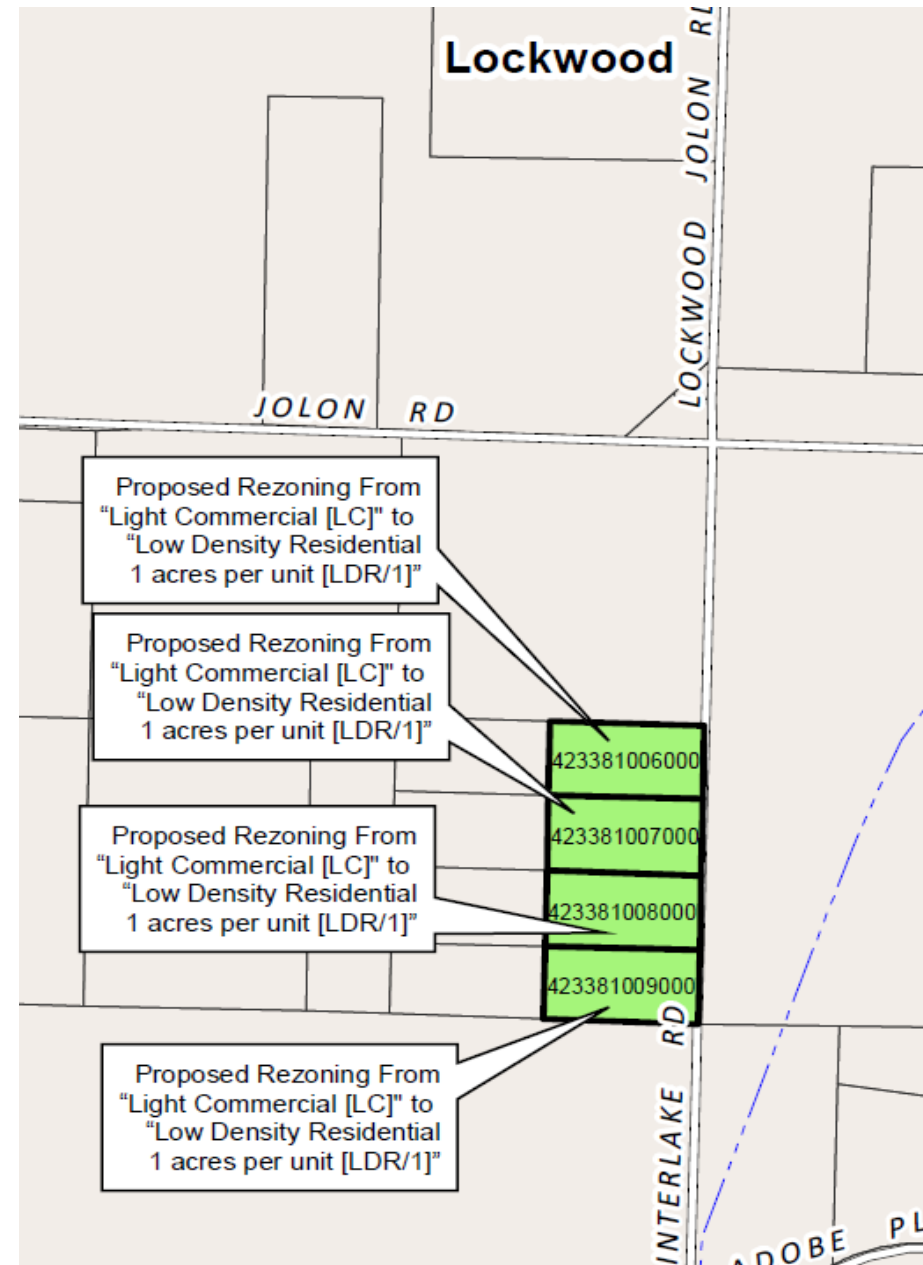
General Plan Amendment Criteria

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.



PLN250139-DEP South County Area Plan Amendment

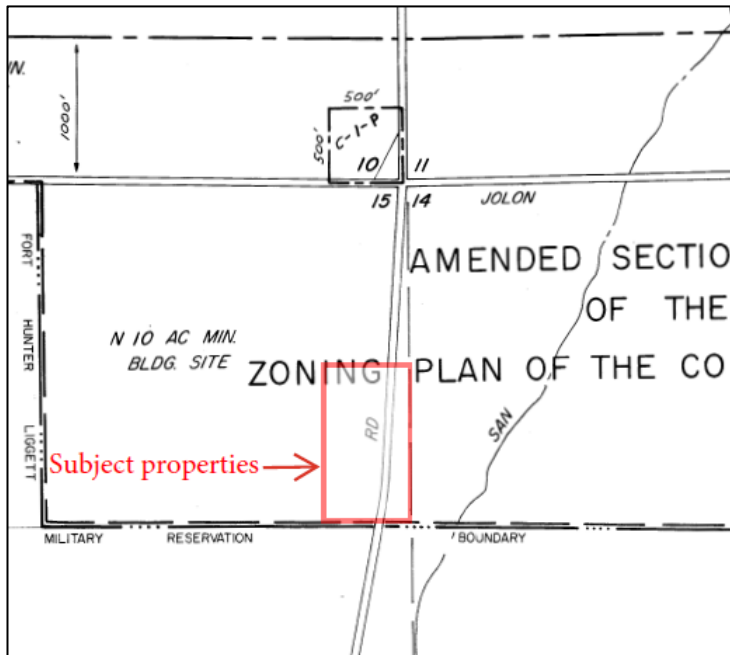
- Amend the South County Area Plan and Sectional District Maps by redesignating and rezoning four 5-acre parcels from light commercial (LC) to low-density residential (LDR/1).



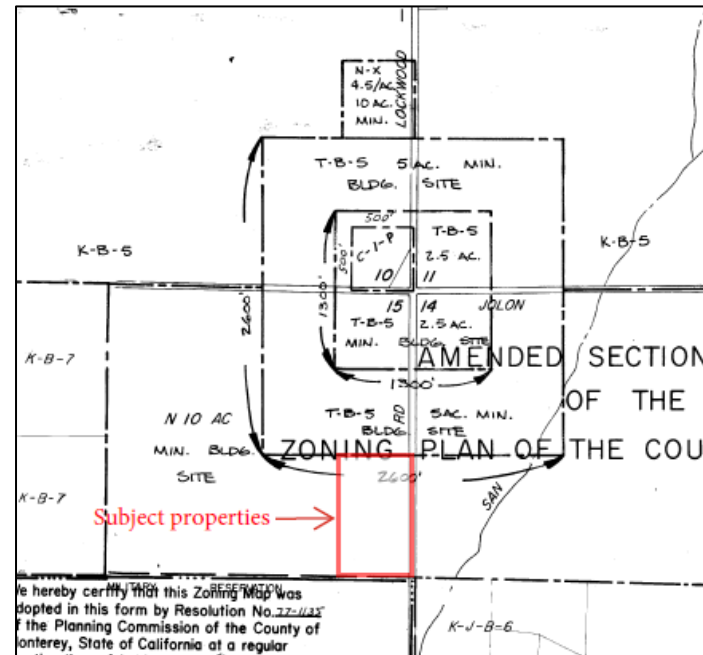


History

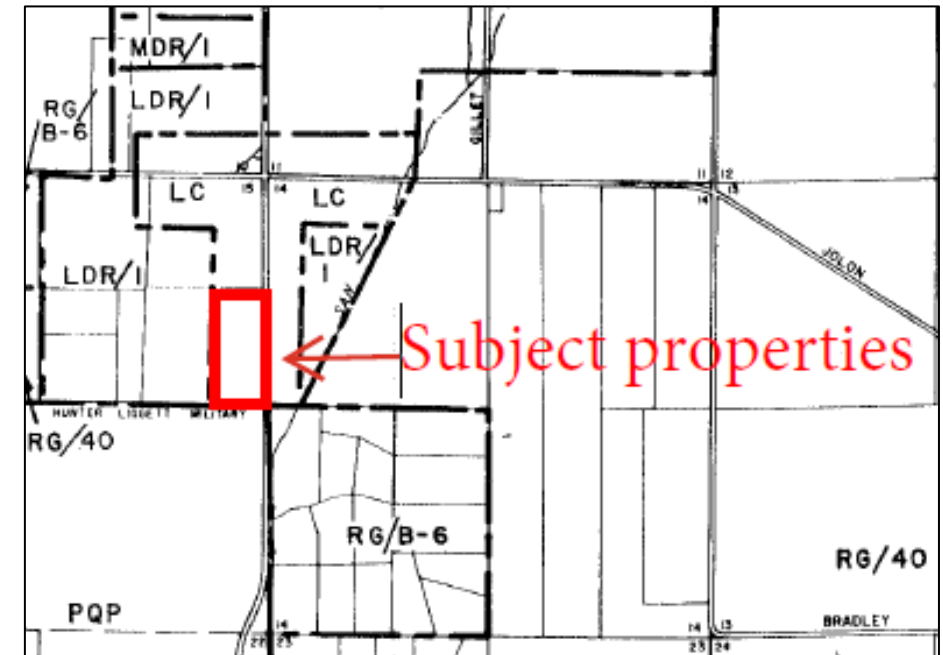
1976



1978



1993





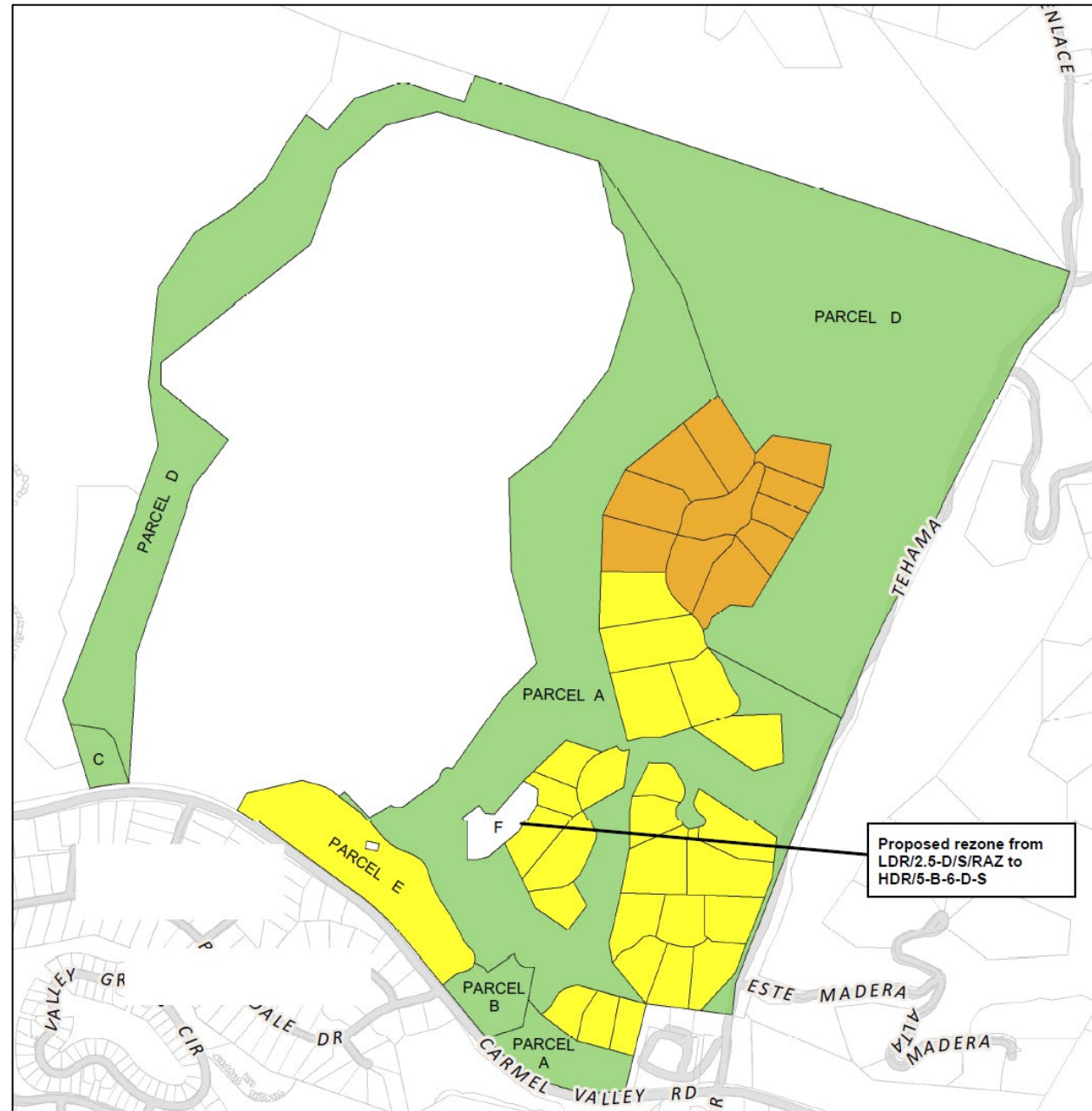
Recommendation

- 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
- 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].



PLN110173-AMD1 Carmel Valley Master Plan Amendment

- Amend the Carmel Valley Master Plan and Sectional District Maps by redesignating and rezoning a 4.47-acre parcel from LDR/2.5-D-S-RAZ to HDR/5-B-6-D-S





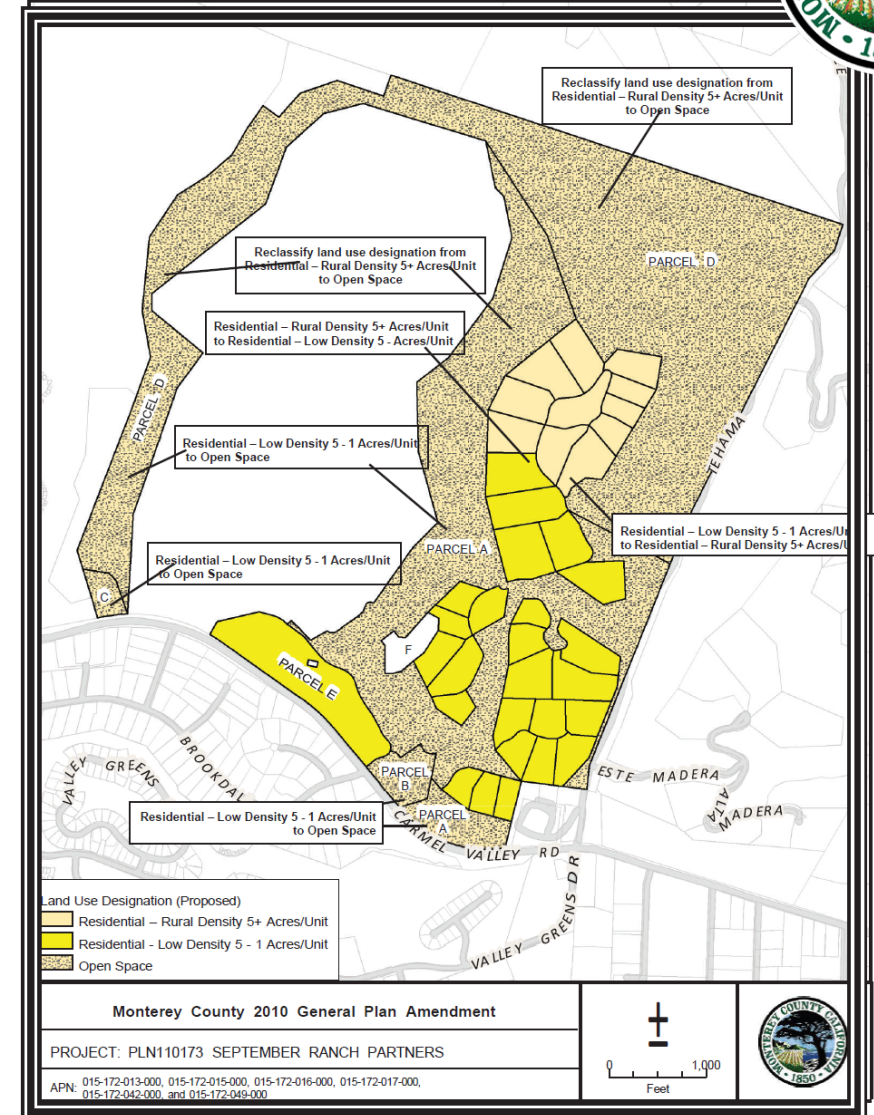
2023 BOS approved Rezones of Phase 1

History

- Board of Supervisors adopted Resolution No. 10-312 approving the September Ranch Subdivision Project:
 - 73 market-rate lots
 - 22 affordable housing lots
- Phase 1 Final Map approved in 2020:
 - 40 market-rate lots
 - Inclusionary housing (Parcel F)
 - Equestrian parcel (Parcel E)
 - Public use parcel (Parcel B)
 - Open space parcels (Parcel A & D)
 - Park parcel (Parcel C)
 - Future Phase 2 parcel (Parcel G)

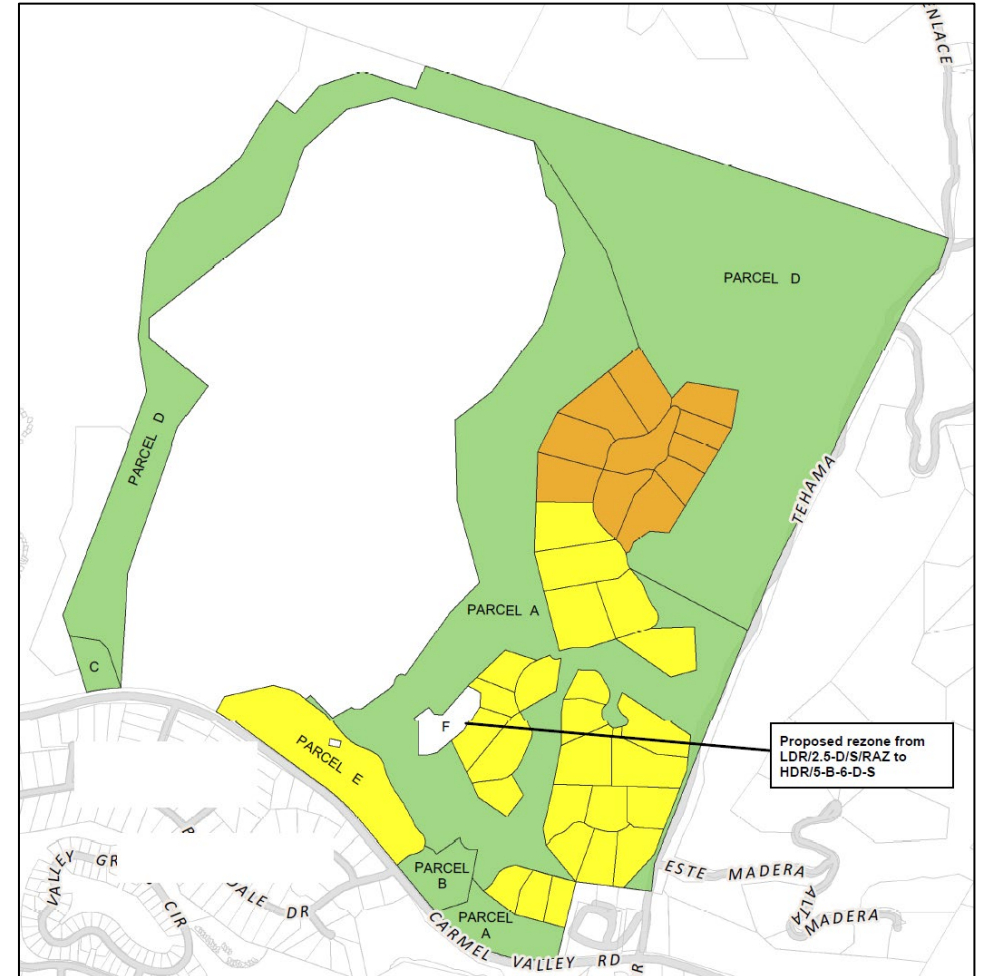
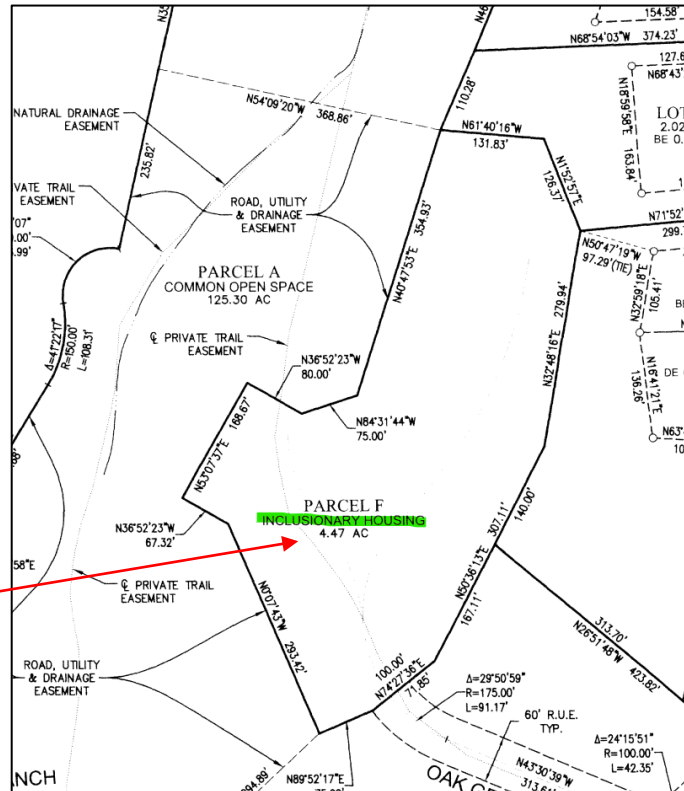
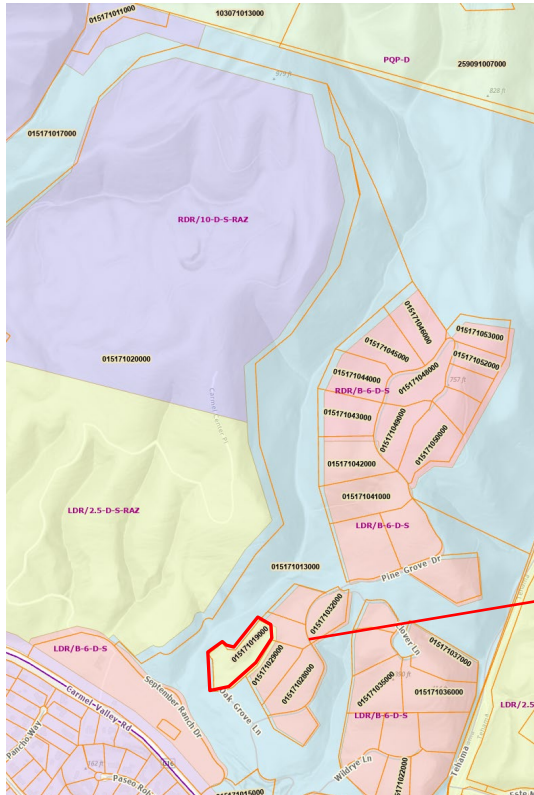
Condition Nos. 30 and 37 require that certain lots be rezoned to Open Space, Rural Density, or Low Density.

Required rezones approved in 2023, but excluded Parcel F.





- Current zoning (LDR/2.5-D-S-RAZ) only supports the construction of one unit.
- The September Ranch Subdivision project requires the construction of 22 inclusionary units.
- Rezone HDR/5-B-6-D-S is required to facilitate the required housing and comply with Condition No. 37 of Resolution No. 10-312
- CVMP Policy CV1.8 encourages clustered development.





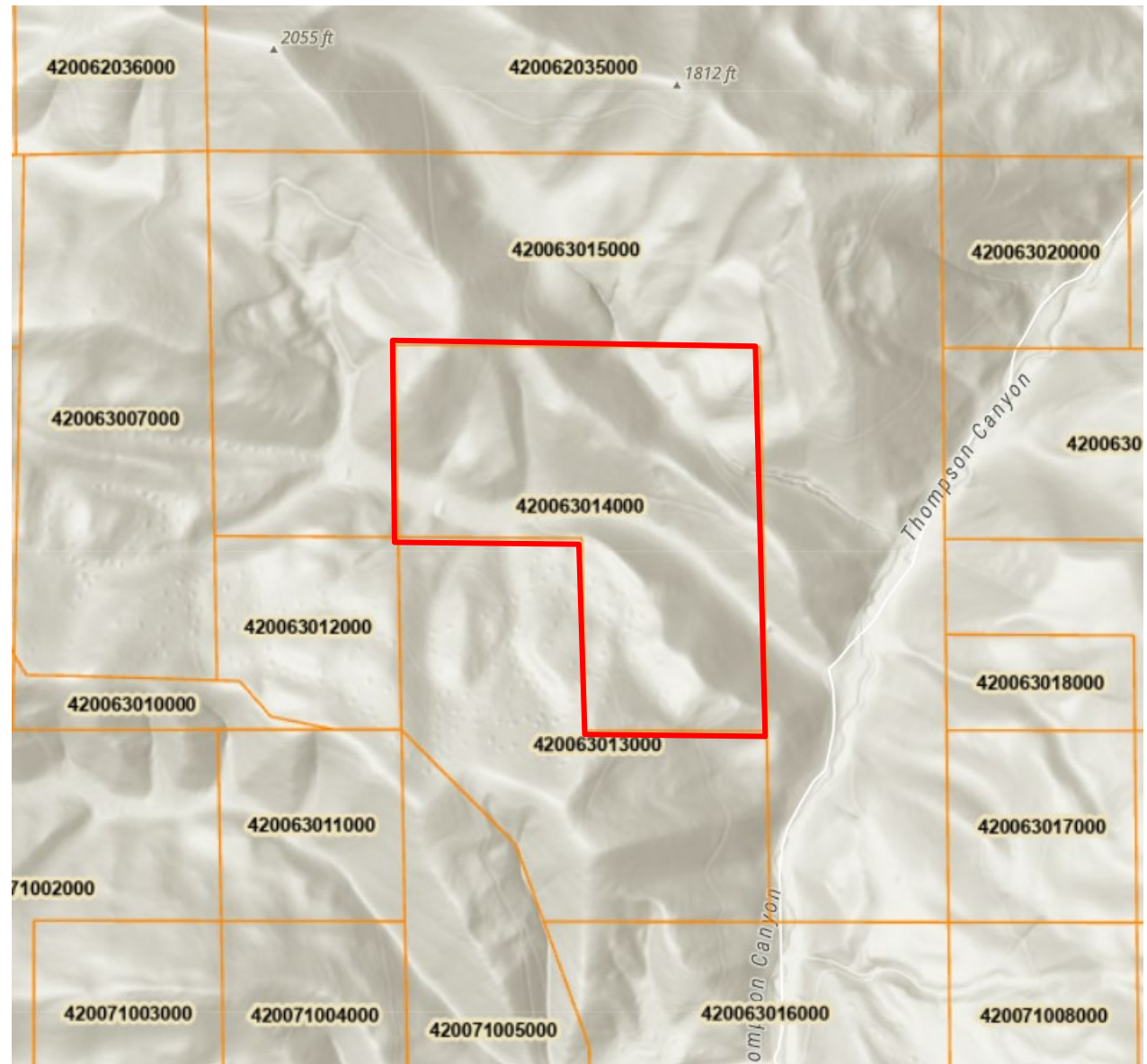
Recommendation

- 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
- 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]



PLN190243 Central Salinas Valley Area Plan Amendment

- Amend the Central Salinas Valley Area Plan by adding Policy CSV-1.8 to create a STA over a 120+ acre parcel, allowing up to 20,000 square feet of outdoor cannabis cultivation.





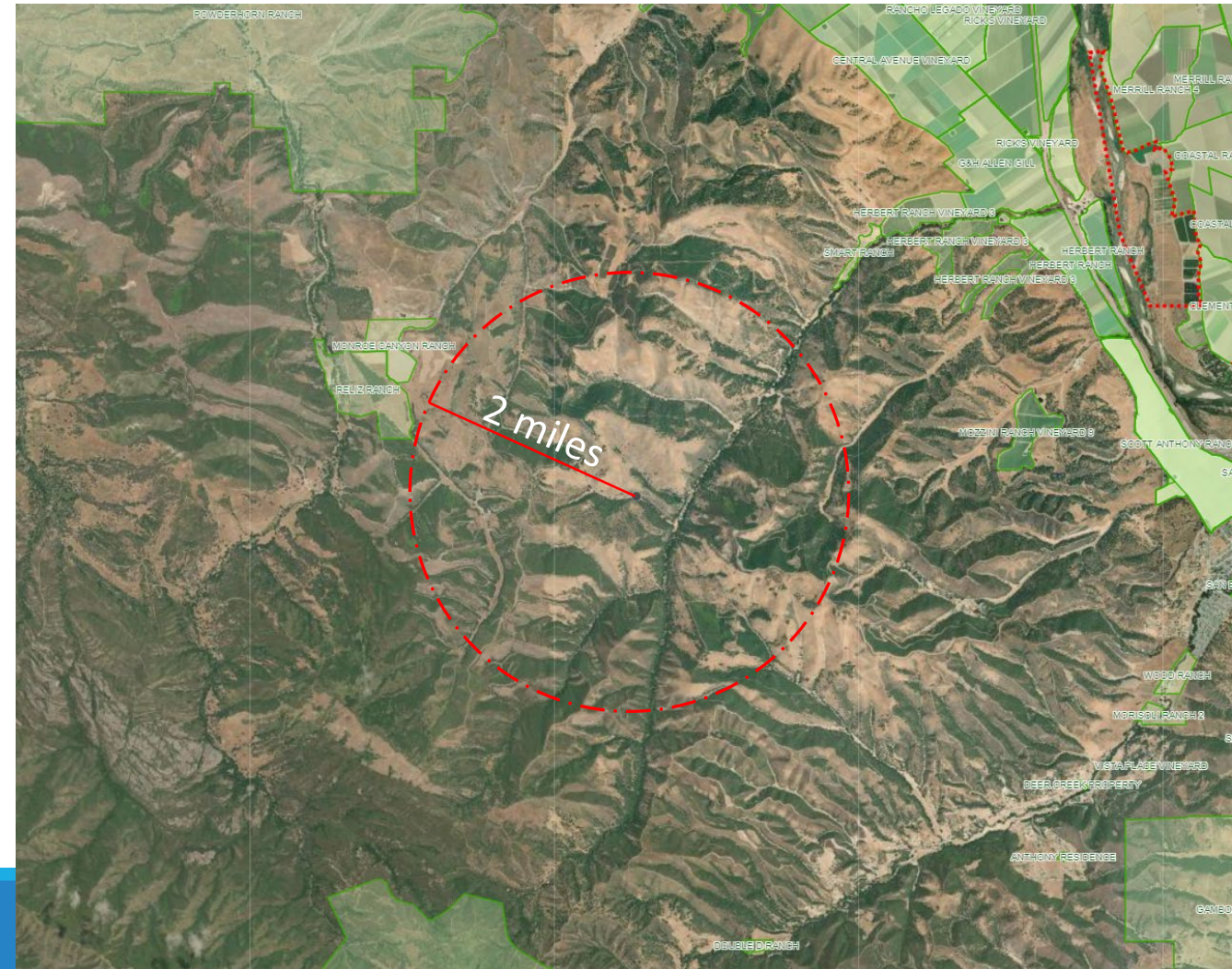
History

- June 2019: Board of Supervisors adopted the Outdoor Cannabis Cultivation Pilot Program (Big Sur, Carmel Valley, Cachagua Area Plans)
- April 2021: Revisions proposed to modify energy and setback requirements, extend the Program's term, and add Central Salinas Valley Area Plan.
- Ag. Commissioner raised concerns about crop incompatibility, # of CSVAP permittees, and water demand
- May 2021: Board of Supervisors adopted a revised Program, excluding the CSVAP



Proposed Operation

- Complies with all requirements of Chapter 21.69, except for the location.
- Agriculture Commissioner's Office raised no concerns.
- Setback 2 miles from the nearest registered agricultural operation and 3 miles from the nearest vineyard.
- Avoids/minimizes risk of pesticide drift due to topography and distance from off-site conventional farming operations





Special Treatment Area

- **CSV Policy 1.8:** *“Special Treatment Area: Cumming’s Ranch – “The Cumming’s Ranch shall be designated as a “special treatment area” to allow up to 20,000 square feet of outdoor cannabis cultivation, provided the operator obtains a commercial cannabis business permit pursuant to Chapter 7.90 of the Monterey County Code, and the operation complies with the requirements of the Outdoor Cannabis Cultivation Pilot Program pursuant to Chapter 21.29 of the Monterey County Code, except for location. The operator agrees to inform nearby off-site agricultural operations of the on-site cannabis operations and implement best management practices to prevent incompatibility issues. Upon request by the County, the operator agrees to provide testing and compliance information to help better inform appropriate setbacks between on-site cannabis operations and off-site agricultural operations.”*
- Planning Commission concerns: an appropriate mechanism to consider Mr. Cumming’s request and the precedent the proposal may create



Recommendation

- Adopt a Resolution to find 1) the project Categorical 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



PLN170296 Greater Salinas Area Plan Amendment

- Amend the Greater Salinas Area Plan by adding Policy GS-1.15 to create a STA over three parcels, allowing their historic and ongoing commercial operations.





History

- 2017: PLN170296 proposed commercial cannabis retail activities, commercial cannabis non-volatile manufacturing activities, and cannabis cultivation within the existing greenhouse and associated buildings.
- August 12, 2020: the Planning Commission denied this application due to inconsistencies with the Zoning Ordinance.
- October 20, 2020: the Board of Supervisors considered an appeal of the Planning Commission's denial.
- July 21, 2021: remanded the item back to the Planning Commission and directed staff to proceed with processing a Special Treatment Area over the subject property.



Historical and ongoing commercial uses at 115/117 Hwy 68

- GS-1.15: *“Special Treatment Area: Chapin and Tanimura...The Special Treatment Area recognizes the historic and ongoing commercial use of the properties despite the agricultural land use designations. On APNs: 207-131-004-000 and 207-131-005-000, the historical existing retail and commercial uses include:1) the sale of aggregate materials, landscaping, and associated products, 2) rental of agricultural support equipment, 3) hosting of seasonal/promotional events, 4) storage of vehicles, 5) a small concrete batch plant, 5) sale of limited food and drink within the existing market building, and 6) on-site landscaping and other site improvements, and these uses shall be allowed but may not be expanded to occupy a greater area than the existing use...”*





Historical and ongoing commercial uses at 111 Hwy 68

- GS-1.15: *“...On APN: 207-121-014-000, the tattoo parlor shall be allowed within the existing structure but shall not be expanded. This Special Treatment Area allows all uses of a similar intensity, density, and character as those listed in this Policy, subject to the granting of a Use Permit.”*





Recommendation

- Adopt a Resolution to find 1) the project Categorical 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.