Exhibit A

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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:
REGULATIONS TO IMPLEMENT THE AGRICULTURAL AND WINERY CORRIDOR PLAN (CHAPTER 9.J.) OF THE 2010 GENERAL PLAN (REF250009)
RESOLUTION NO.

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

1. Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2. Adopt an ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan, which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
    b. Amend Chapter 21.08 of the MCC (Establishment and Designation of Zoning Districts);
    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or "AWCP" District) as a

Combining District to Title 21; and
e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

The proposed ordinance amending and adding regulations to the MONTEREY COUNTY CODE TO IMPLEMENT THE AGRICULTURAL AND WINERY CORRIDOR PLAN came before the Planning Commission at a duly noticed public hearing on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony and other evidence presented, the Planning Commission forwards the following recommendation to the Board of Supervisors with reference to the following facts:

I. RECITALS

1. On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("2010 General Plan") (Board of Supervisors Resolution No. 10-291).

2. Policies AG-4.3 and AWCP-4.4 of the General Plan requires establishment and maintaining an "Agricultural and Winery Corridor Plan" ("AWCP") zoning overlay district for properties located within the Plan boundary. The current Monterey County inland zoning ordinance, Title 21 of the Monterey County Code, does not contain an AWCP zoning overlay district.

3. The ordinance would add an "AWCP" Combining District to Title 21 of the Monterey County Code to implement the 2010 General Plan and provide consistency between County's inland zoning ordinance and the 2010 General Plan.

4. The AWCP was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of unincorporated Monterey County. The AWCP Area is intended to address viticulture-related uses in three specific Planning Areas (Toro, Central Salinas Valley, and South County). The AWCP is divided into three segments that make up the broader AWCP: River Road, Jolon Road, and Metz Road. The AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review.

5. At the time of adoption of the 2010 General Plan, a significant portion of unincorporated Monterey County's agricultural land was utilized for grape production. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. The AWCP encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Trends over the last ten years, however, show a decline in wine grape

production in the County. The 2025 Monterey County Crop and Livestock Report wine grapes have continued to decline for a second year in a row and experienced a 25% decline in gross value caused by oversupply and reduced demand reflecting changing consumer preferences. However, according to the 2025 Monterey County Crop and Livestock Report top crops such as strawberries, leaf lettuce, head lettuce continues to be valuable crops. Monterey County is again the fourth highest ag producing County in California. Adoption of regulations to implement the AWCP, is anticipated to provide streamlined approval process for projects meeting certain criteria that further the purpose and intent of the AWCP.

6. On October 26, 2010, the Board of Supervisors of Monterey County certified an Environmental Impact Report ("EIR") prepared for the 2010 General Plan (Resolution No. 10-290). The EIR evaluated environmental impacts associated with implementation of the 2010 General Plan, including changes in land use designations. Pursuant to Section 15162 of the California Environmental Quality Act ("CEQA") Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District were analyzed in the 2010 General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

7. The AWCP was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of Monterey County. As noted above, the AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review. These simplified project approvals and environmental reviews were identified and analyzed as a part of the 2010 General Plan FEIR. (https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010/final-environmental-impact-report-feir)

8. The ordinance implements the 2010 General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District and various MCC amendments to implement the combing district were analyzed in the 2010 General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified. This project is consistent with the scope of the previously certified Final Environmental Impact Report ("FEIR") for the 2010 General Plan, pursuant to CEQA Guidelines Section 15162.

9. The AWCP combining district would overlay on all existing zoning districts in the AWCP Area. The AWCP combining district would not change or alter the underlying zoning district. This overlay already exists and is in effect as of the 2010 General Plan adoption, but this action will codify the AWCP zoning district in Title 21, modify and add various definitions to implement the AWCP in Title 21, and modify the County's sectional district maps to include the "AWCP" combining district, and codify a new section of Title 21 related to granting of a zoning clearance for uses requiring issuance of a ministerial permit.

10. On April 24, 2025, the Agricultural Advisory Committee ("AAC") recommended that staff bring a revised draft ordinance forward to the Planning Commission. The AAC provided edits and comments to staff. Staff then implemented the recommended edits proposed by the AAC as shown in Exhibit B.

11. On June 4, 2026, staff published a public hearing notice for REF250009 – Agricultural and Winery Corridor Plan and Zoning Clearance Ordinance to be heard at the June 24, 2026 Planning Commission Hearing.

12. On June 24, 2026, staff requested a continuance to a date certain of August 12, 2026 to allow staff more time to finalize the ordinance. The Planning Commission requested staff to provide a presentation on the Agricultural and Winery Corridor Plan on July 8, 2026 to provide a general overview of the AWCP as a whole.

13. On July 8, 2026, staff provided an informational presentation to the Planning Commission to provide an overview of Chapter 9.J Agricultural and Winery Corridor Plan of the 2010 General Plan. During the presentation staff received questions and comments from the Planning Commission and public comment from the Monterey County Farmer Bureau.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the Board of Supervisors:

1) Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2) Adopt an ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan, which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
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    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or "AWCP" District) as a Combining District to Title 21; and
    e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

PASSED AND ADOPTED on this 12th day of August 2026, by the following vote:

AYES:
NOES:
ABSENT:

By: _____
Melanie Beretti, AICP
Planning Commission Secretary

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