



County of Monterey

Item No.23

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 26-060

April 28, 2026

Introduced: 4/16/2026

Current Status: Housing & Community
Development - Consent

Version: 1

Matter Type: BoS Resolution

REF260001 (PLN250139-DEP, PLN110117-AMD1, PLN190243, PLN170296) - SOUTH COUNTY AREA PLAN, CARMEL VALLEY MASTER PLAN, CENTRAL SALINAS VALLEY AREA PLAN, AND GREATER SALINAS AREA PLAN AMENDMENTS

Public hearing to consider proposed 2010 General Plan amendments and zoning ordinance amendments to:

- 1. Amend designation from commercial to residential on four properties located at 68202, 68210, 68226, and 68218 Interlake Road, Lockwood;** Amend Sectional District Map 79 and South County Area (SCA) Plan Figure LU9 to rezone and redesignate four parcels (APNs: 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000) from Light Commercial [LC] to Low-Density Residential [LDR/1];
 - 2. Amend designation from low density residential to high density residential on the designated affordable housing site in the September Ranch (One Carmel) subdivision;** Amend Sectional District Map 17C and the Carmel Valley Master Plan Figure LU3 to rezone and redesignate a 4.47 acre parcel (APN: 015-171-019-000) from LDR, 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];
 - 3. Special treatment designation to allow outdoor cannabis cultivation at 50700 Thompson Canyon Road, King City in the CSV Area;** 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; and
 - 4. Special treatment designation to allow commercial uses on property zoned Farmland located at 111 and 115 Monterey-Salinas Highway (former McShane's Nursery and Salinas Tattoo Company);** Amend the text of the GSA 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.
- Project Locations:** 1. Lockwood: The properties are located at 68202, 68210, 68226, and 68218 Interlake Road, Bradley (APN 423-381-006-000, 423-381-007-000, 423-381-008-000, and 423-381-009-000), SCA Plan;
2. September Ranch affordable housing: No address assigned (APN: 015-171-019-000), Carmel Valley Master Plan;
3. Outdoor Cannabis Cultivation: 50700 Thompson Canyon Road, King City (Assessor's Parcel Number 420-063-014-000), CSV Area Plan; and
4. Commercial uses on Farmland: 111/115/117 Monterey Salinas Highway (APNs:

207-131-004-000, 207-131-005-000, and 207-121-014-000)

Proposed California Environmental Quality Act (“CEQA”) actions: Find the respective projects:

- 1) [Lockwood properties] consistent with the adopted Mitigated Negative Declaration, together with an Addendum prepared for Housing and Community Development’s Planning File No. PLN060078, and that the adoption of this project does not warrant a subsequent Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15162;
- 2) [September Ranch affordable housing] consistent with the Certified Final Revised EIR(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;
- 3) [Outdoor Cannabis Cultivation] Categorical Exempt pursuant to CEQA Guidelines section 15304, and that none of the exceptions apply pursuant to Section 15300.2; and
- 4) [Commercial uses on Farmland] Categorical Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2

RECOMMENDATION

Staff recommends that the Board of Supervisors:

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 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;

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.

PROJECT INFORMATION

Property Owners:

1. USREY TIMOTHY D & PAULA C AND CAMACHO IGNACIO AND MARTINEZ RAFAEL AND MARTINEZ RAFAEL AMADOR ET AL (PLN250139-DEP);
2. SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC) (PLN110173-AMD1);
3. CUMMING JOHN HANSEN & MARIE TRS ET AL (PLN190243);
4. CHAPIN DONALD D & BARBARA A CHAPIN TRS & TANIMURA LAND COMPANY (PLN170296)

APN's/Plan Area: 423-381-006-000, 423-381-007-000, 423-381-008-000, 423-381-009-000 (South County Area Plan), 015-171-019-000 (Carmel Valley Master Plan); 420-063-014-000 (Central Salinas Area Plan); 207-131-004-000, 207-131-005-000, and 207-121-014-000 (Greater Salinas Area Plan)

Planner: Fionna Jensen, Principal Planner, (831) 796-6407, JensenF1@CountyofMonterey.gov

PROJECT SUMMARY

Monterey County Code (“MCC”) Chapter 21.91 recommends that General Plan amendments be grouped together in a package for twice-yearly consideration. REF260001 consists of four 2010 General Plan amendment proposals (HCD-Planning File Nos. PLN250139-DEP, PLN110173-AMD1, PLN190243, and PLN170296). The proposals are summarized as follows:

1. PLN250139-DEP proposed to redesignate and rezone four 5-acre parcels in South County Area Plan, near Lockwood, from Light Commercial to Low Density Residential/1 acre per unit.
2. PLN110173-AMD1 proposes to redesignate and rezone a 4.47-acre parcel in Carmel Valley Master Plan, within the September Ranch Subdivision, from Low Density Residential to High Density Residential/5 units per acre.
3. PLN190243 proposed to apply a Special Treatment Area over a 120+ acre Permanent Grazing designated property within the Central Salinas Area Plan to allow up to 20,000 square feet of outdoor cannabis cultivation and require the operator to submit compliance testing information.
4. PLN170296 proposed to apply a Special Treatment Area over two Farmland-designated parcels within the Greater Salinas Area Plan to allow their historical and ongoing commercial uses to continue.

These four proposals are discussed in more detail in **Attachment A** (Discussion).

General Plan Amendment Findings

Pursuant to MCC Section 21.91.050, the decision to approve a General Plan amendment remains in the discretion of the Board of Supervisors in accordance with state law. If the Board of Supervisors, in its discretion, chooses to approve an amendment to the General Plan, the amendment must, at a minimum, satisfy the following criteria in addition to any other relevant considerations:

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.

Planning Commission Recommendation

In February 2026, the Planning Commission considered the four proposed General Plan amendments and recommended that the Board of Supervisors approve each of the projects.

PLN250139-DEP proposed to redesignate and rezone four 5-acre parcels in South County Area Plan, near Lockwood, from Light Commercial to Low Density Residential/1 acre per unit. The Planning Commission found that the current land use designation and zoning was in error and supported the proposed project to better align with the land use intentions for the properties. No concerns were raised by the public or the Planning Commission.

PLN110173-AMD1 proposes to redesignate and rezone a 4.47-acre parcel in Carmel Valley Master Plan, within the September Ranch Subdivision, from Low Density Residential to High Density Residential/5 units per acre. The Planning Commission raised no concerns about this proposal, as it is needed to accommodate the required affordable housing development for the September Ranch Subdivision project. No concerns were raised by the public or the Planning Commission.

PLN190243 proposed to apply a Special Treatment Area over a 120+ acre Permanent Grazing designated property within the Central Salinas Area Plan to allow up to 20,000 square feet of outdoor cannabis cultivation and require the operator to submit compliance testing information. The Planning Commission raised concern about the appropriate mechanism to consider Mr. Cumming's request (General Plan Amendment vs. other land use entitlement) and the precedent the proposal may create. The preferred alternative would be to amend the outdoor cannabis cultivation requirements so that cannabis can be cultivated by anyone who meets the established criteria rather than allowing a single property owner to cultivate cannabis outdoors in a special treatment designation. The Planning Commission did recognize that the proposed project could better carry out the overall goals and policies of the general plan by increasing the agricultural viability of a permanently-grazed property. Given the unique circumstances, namely being an unsuccessful Outdoor Cannabis Pilot Program that is set to expire in June 2026, and a property owner who complies with all Pilot Program requirements (except location), the Planning Commission recommended the Board of Supervisors approve the proposal, but with an 8-year term. Staff does not recommend that the Board of Supervisors apply a term limit to the proposed Central Salinas Valley Area Plan Special Treatment Area.

PLN170296 proposed to apply a Special Treatment Area over two Farmland-designated parcels within the Greater Salinas Area Plan to allow their historical and ongoing commercial uses to continue. The Planning Commission found that there was a demonstrable error or oversight in the 2010 General Plan and recommended approval of the project. No concerns were raised by the public or the Planning Commission.

DISCUSSION & ENVIRONMENTAL REVIEW

See **Attachment A**.

OTHER AGENCY INVOLVEMENT

Monterey County Environmental Health Bureau, CalFire, Monterey County Office of County Counsel, Monterey County Agriculture Commissioner's Office. The Office of the County Counsel has approved the ordinances as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY2025-26 Adopted Budget within Community Development General Fund 001, Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

In support of Goal A, the General Plan Amendments proposed under PLN250139-DEP and PLN110173-AMD1 further the County's resident and workforce housing needs. The General Plan Amendment proposed under PLN170296 would allow the historical and ongoing commercial uses to continue, which supports the County's goal to promote a diverse and thriving economy. The General Plan Amendment proposed under PLN190243 would increase the property's agricultural and economic viability, which also supports the County's goal to promote a diverse and thriving economy.

Mark a check to the related Board of Supervisors Strategic Plan Goals:

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy

Prepared by: Fionna Jensen, Principal Planner, x6407

Approved by: Craig Spencer, HCD Director

The following attachments are on file with HCD:

Attachment A - Discussion

Attachment B - Draft Resolution for PLN250139-DEP

- Attachment 1 - Draft Figure LU9 Amendment

Attachment C - Draft Ordinance for PLN2501039-DEP

- Exhibit 1 - Draft Rezone Map

Attachment D - Draft Resolution for PLN110117-AMD1

- Attachment 1 - Draft Figure LU3 Amendment

Attachment E - Draft Ordinance for PLN110117-AMD1

- Exhibit 1 - Draft Rezone Map

Attachment F - Draft Resolution for PLN190243

- Attachment 1 - Draft CSV Policy

Attachment G - Draft Resolution for PLN170296

- Attachment 1 - Draft GS Policy

Attachment H - PLN250139 Applicant's Justification

- Exhibit 1 - Historical Sectional District (79) Maps
- Exhibit 2 - 2005 and 2006 Parcel Maps

Attachment I - PLN190243 Applicant's Operation Plan

Attachment J - Board of Supervisors Resolution No. 10-312

- Exhibit 1 - September Ranch Subdivision Final Map
- Exhibit 2 - Ordinance No. 5400 and Resolution No. 23-102

Attachment K - PLN170296 Applicant's Justification

Attachment L - Agriculture Commissioner comments on PLN190243

Attachment M - PLN240139 Public Comment

cc: Front Counter Copy; Fionna Jensen, Principal Planner; Sarah Wikle, Principal Planner; Usrey Timothy D & Paula C And Camacho Ignacio And Martinez Rafael And Martinez Rafael Amador Et Al (PLN250139-DEP); September Ranch Partners (Carmel Reserve LLC) (PLC110173-AMD1); Cumming John Hansen & Marie Trs Et Al (PLN190243); Chapin Donald D & Barbara A Chapin Trs & Tanimura Land Company (PLN170296), Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Director); Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); REF260001