



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 25-057

October 30, 2025

**Introduced:** 10/23/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN240246 - JACKSON FAMILY INVESTMENTS III LLC**

Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.

**Project Location:** 38580 Arroya Seco Rd., Soledad

**Proposed CEQA Action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 9 conditions of approval.

### PROJECT INFORMATION:

**Agent:** David Peartree

**Property Owner:** Jackson Family Investments III LLC

**APN:** 183-021-004-000

**Parcel Size:** 258 acres

**Zoning:** Farmlands with a minimum building site requirement of 40 acres, or "F/40"

**Plan Area:** Central Salinas Valley Area Plan

**Flagged and Staked:** No

**Project Planner:** Joseph Alameda, Associate Planner,

alamedaj@countyofmonterey.gov, (831)783-7079

### SUMMARY/DISCUSSION:

The project is located at 38580 Arroyo Seco Road, Soledad, and is subject to the policies of the Central Salinas Valley Area Plan. The proposed project is to construct and operate a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Central Salinas Valley Area Plan (CSVAP), and the Monterey County Inland Zoning Ordinance (Title 21).

#### *Land Use & Development Standards*

The subject property is zoned Farmlands with a minimum building site requirement of 40 acres, or "F/40". The F zoning district allows for the establishment of an Agricultural Support Facility subject to the granting of a Use Permit before the Zoning Administrator pursuant to section 21.30.050. All structures will meet all required setbacks as the development area will have setbacks of over 1,000 feet (front; Arroya Seco Rd.), over 1,000 feet (front; Paraiso Spring Rd.), over 2,000 feet (north side), and over 500 feet (south side). The warehouse/shop will have a height of 27 feet and the shade structure will have a height of 25 feet. The F zoning district allows a maximum building site coverage of five percent, and the project will result in a coverage of .0007%. Therefore, the project meets all the applicable site development standards.

#### *Operations*

The project involves a two-story shop which will include an office, restrooms, a breakroom, and a conference center. The shop is intended to support maintenance needs to vineyard equipment and farming operations nearby. Maintenance activities supported at the shop and overall site will include mechanical repair, exterior washdown, and fueling. The development will accommodate six to ten employees and the hours of operation will be between 6:00am and 5:00pm, with increased hours anticipated during harvest season (August - November).

All necessary public facilities will be provided. An onsite wastewater treatment system (OWTS) is proposed and has been reviewed by EHB. The property has an existing well registered with the California Water Resources Agency, which was reviewed by EHB and was found to provide adequate irrigation and potable water for the development. Per EHB, the development is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System and an up-to-date Hazardous Materials Business Plan. Condition Nos. 4, 5, 6, 7, and 8 have been added by EHB to address the OWTS, well, and hazardous materials, and to ensure compliance with all requirements.

#### *Prime Farmland*

According to the Monterey County Geographical Information System (GIS), the subject property is designated as Prime Farmland. Monterey County General Plan policy AG-2.4 requires agricultural support facilities be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses. The project will utilize a previously impacted portion of the subject property and will result in a coverage of only .0007% of the subject property. Additionally, Monterey County Code Title 21 section 21.92.030.C.7 exempts agricultural support facilities from mitigation for development on Prime Farmland.

#### CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to the construction of a limited

numbers of new, small facilities or structures. This project qualifies for a Class 3 exemption because it includes the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system. All the necessary reports have been obtained and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mission Soledad Rural Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.

AAC:

Monterey County General Plan policy AG-1.8 requires development projects on lands designated for agricultural use that require a discretionary permit to be referred to the County's Agricultural Advisory Committee (AAC) for review and recommendation to the decision-making body. Therefore, the project was referred to the AAC for review on October 16, 2025 where members voted unanimously to support the project as proposed.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079

Reviewed by: Fiona Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Plans
- Operations Plan

Exhibit B - Traffic Report

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fiona Jensen, Principal Planner; Jackson Family Investments III LLC, Property Owner; David Peartree, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240246