

# Attachment C

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**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

LOCKWOOD RD

Lockwood

LOCKWOOD JOLON RD

GILLETT RD

JOLON RD

Proposed Rezoning From "Light Commercial [LC]" to "Low Density Residential 1 acres per unit [LDR/1]"

Proposed Rezoning From "Light Commercial [LC]" to "Low Density Residential 1 acres per unit [LDR/1]"

Proposed Rezoning From "Light Commercial [LC]" to "Low Density Residential 1 acres per unit [LDR/1]"


Proposed Rezoning From "Light Commercial [LC]" to "Low Density Residential 1 acres per unit [LDR/1]"

423381006000  
423381007000  
423381008000  
423381009000

INTERLAKE RD

ADOBE PL

**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

