

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



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March 8, 2016

Mr. John McCormack

Via Email: johnmccormackjr@montereybay.com

SUBJECT: Pine Canyon and Jolon Road Property; Zoning Designation; APN 221-181-003

Dear Mr. McCormack:

You inquired about a property located on Jolon Road, across from Pine Canyon Road. You received information that the property has a land use designation of Heavy Industrial, but has a zoning designation of Farmlands. That information is correct, but there is more to the story.

The property owner requested, as part of the update of the General Plan during the 2000s, that the property's land use designation be changed from Farmlands to Heavy Industrial. The 2010 General Plan shows that the change was incorporated into the General Plan, so the land use designation is now Heavy Industrial. We are currently working on updating our zoning maps and zoning ordinance to reflect some of the changes in the General Plan, so while the zoning is still Farmlands, the General Plan designation does override the zoning and we would apply Heavy Industrial standards during this period of time.

The property should be disclosed to have a Heavy Industrial land use designation and that the zoning will be catching up with that. One option, of course, is for the property owner to request a General Plan Amendment to change it back to Farmlands. While that is typically expensive and may be time consuming, I'm not sure that would be the case in this instance, as it would be reverting back to the land use designation it has been for over thirty years. If it is desired to pursue a General Plan Amendment, let's meet first to discuss that more thoroughly.

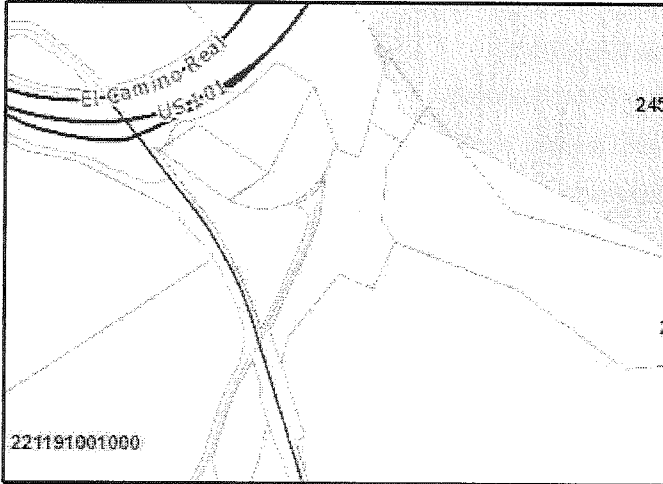
Should you have any specific questions relating to this letter, please feel free to call me at 831.755.5192 or email me at novom@co.monterey.ca.us.

Sincerely,

Mike Novo
Planning Director

County of Monterey
Resource Management Agency
168 West Alisal St
Salinas, CA 93901 (831) 755-5025
www.co.monterey.ca.us/rma

Assessor Parcel ID: 221-181-003-000
Parcel Size-Acres: 13.09585
Address: 50351 PINE CANYON ROAD



Community: KING CITY UNINCORPORATED

Planning Area: Central Salinas Valley

Zoning: F/40-UR

Land Use Designation:
Heavy Industrial

Zoning Notes:

LCP Land Use Designation:

None

Land Use Advisory Committee:

None

Potential Hazards

Fire Hazard Zone (SRA Setback):

None

Seismic Hazard Zone:

VI | UNDETERMINED

FEMA Flood: AE | X (shaded) | X (unshaded)

Floodway: FLOODWAY

Erosion Hazard Rating: Low | Variable

Liquefaction Susceptibility: High | Moderate

Landslide Susceptibility: Low

Slope > 25%: None

Active/Potentially Active Faults (660' buffer): None

Historical Resources

Historical Site: None

Archaeological Sensitivity: low

Spreckels Historic District:

None

Administrative Boundaries & Districts

City: None

Recreation District:

None

North County Water Impact Area: None

Water Mngmnt Agency: None

MCWRA Zone 2C: Yes

Within a CCC Appeal Area: None

School District-Building Fees:

KING CITY UNION, KING CITY JOINT UNION

Fire District: South County FPD

CAL-AM Service Area: None

Agricultural & Soil

Williamson Act Contract: None

Important Farmlands:

Grazing land

Soil Survey: Xc | Mg | RaA

Planning

Pescadero Watershed: None

Del Monte Forest Sub-Planning Area:

None

Subdivision:

None

2nd Unit Restricted Area: None

FORA Land Use:

None

Castroville Community Plan:

None

Biology

Monterey Spineflower Critical Habitat: None

Snowy Plover Critical Habitat: None

Environmental Impact Reports:

None

Coastal Zone: None

Toro B-8 Zone: None

Visual Sensitivity: None

Wine Corridor:

Jolon Road Segment

Rural Center: None

Community Area: None

Special Treatment Area:

None

Carmel Valley Alluvial Basin: None

Western Arroyo Toad Critical Habitat: None

San Joaquin Kit Fox Distribution: Yes

CDFG Natural Community:

None

Library Reports

Archaeological Reports:

None

Biology Reports:

None

Forestry Reports: None

Drainage Reports: None

Soil Reports: None

Historic Reports: None

Geology Reports:

None

Others

Urbanized Area 2010: None

TAMC Development Fee Area: South County

Traffic Fee Impact Area: None

ASBS Watershed Protection Area: None

Disclaimer

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