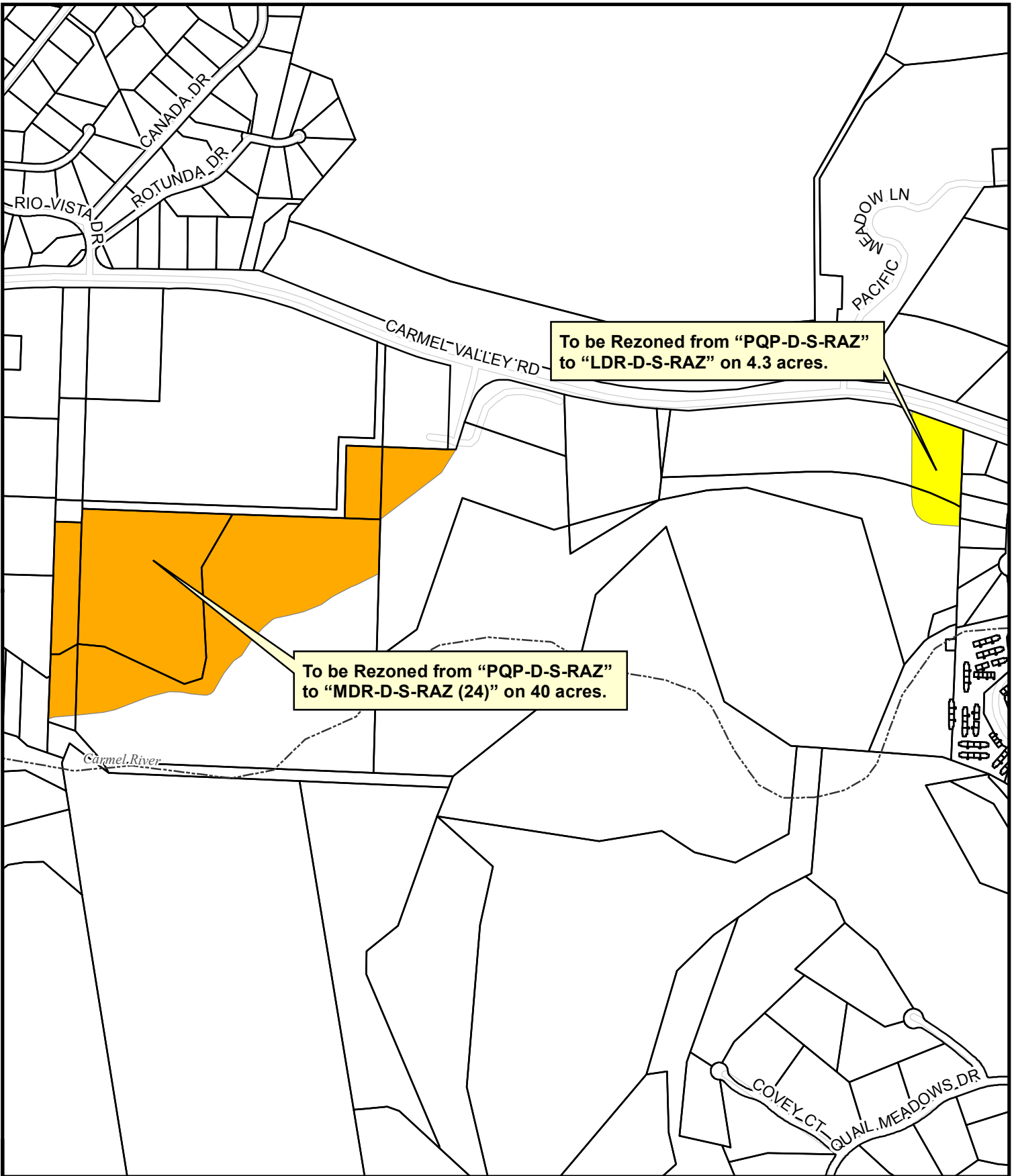


Exhibit K

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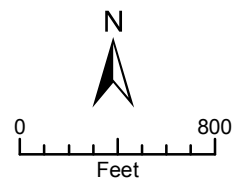
To be Rezoned from "PQP-D-S-RAZ" to "LDR-D-S-RAZ" on 4.3 acres.

To be Rezoned from "PQP-D-S-RAZ" to "MDR-D-S-RAZ (24)" on 40 acres.

REZONING: SECTION 21-16, TITLE 21

APN: 015-162-009-000, 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-027-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-041-000, 015-162-042-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000

FILE # PLN040061 RANCHO CANADA VILLAGE



DRAFT ZONING ORDINANCE AND ZONING MAP

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AMENDING THE MONTEREY COUNTY ZONING MAP SECTION 21-16 OF THE SECTION DISTRICT MAPS TO REZONE APPROXIMATELY 40 ACRES OF THE FORMER RANCHO CANADA WEST GOLF COURSE FROM PUBLIC/QUASI-PUBLIC WITH DESIGN CONTROL, SITE PLAN REVIEW, AND RESIDENTIAL ALLOCATION ZONING OVERLAYS, (PQP-D-S-RAZ) TO MEDIUM DENSITY RESIDENTIAL WITH DESIGN CONTROL, SITE PLAN REVIEW, RESIDENTIAL ALLOCATION ZONING, AND 24 FOOT HEIGHT LIMIT ZONING OVERLAYS (MDR-D-S-RAZ (24)) AND TO REZONE A SEPERATE 4.3 ACRES FROM PQP-D-S TO LOW DENSITY RESIDENTIAL WITH DESIGN CONTROL, SITE PLAN REVIEW, AND RESIDENTIAL ALLOCATION ZONING OVERLAYS (LDR-D-S-RAZ).

County Counsel Summary

This ordinance amends Section 21-16 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to change the zoning classification from the “PQP-D-S-RAZ” (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) zoning classification to the “MDR-D-S-RAZ (24)” (Medium Density Residential with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, and a 24 foot height limit) zoning classification on 129 parcels, located on approximately 40 acres. The ordinance also changes the zoning classification on approximately 4.3 acres from “PQP-D-S-RAZ” (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Overlays) zoning classification to the “LDR-S-D-RAZ” (Low Density Residential with Design Control, Site Plan Review, and Residential Allocation Overlays) zoning classification. (Ranch Canada West Golf Course; Assessor’s Parcel Number’s 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000).

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Section 21-16 of the Sectional District Maps of the Monterey County Code is hereby amended to change the zoning from “PQP-D-S-RAZ” to “MDR-D-S-RAZ (24)” on 40 acres (*West Course of the Rancho Canada Golf Course; Assessor’s Parcel Number’s 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000*) as shown on the map attached hereto as **Exhibit A** and incorporated herein by reference, with said zoning reclassification to occur only if and when the final parcel map for Phase 1 of the Rancho Canada Village subdivision (PLN040061) is approved and recorded, resulting in the creation of 130 units on approximately 40 acres including a remaining parcel totaling 4.3 acres to be designated for Low Density Residential.

SECTION 2. Section 21-16 of the Section District Maps of the Monterey County Code is hereby amended to change the zoning form “PQP-D-S-RAZ” to “LDR-D-S-RAZ” on 4.3 acres

as shown on the map attached hereto as Exhibit A and incorporated herein by reference, with said zoning reclassification to occur only if and when the final parcel map for Phase 1 of the Rancho Canada Village subdivision (PLN040061) is approved and recorded, resulting in the creation of 130 units on approximately 40 acres including a remaining parcel totaling 4.3 acres to be designated for Low Density Residential use.

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 upon the later of: a) the 31st day after adoption; or b) the recordation of the first final Parcel Map for the Rancho Canada Village subdivision (PLN040061).

PASSED AND ADOPTED this ____ day of _____, 2016 by the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:

Jane Parker, Chair
Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM BY:

Wendy S. Strimling
Senior Deputy County Counsel

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