

Attachment A2

Draft Ordinance Rezoning the Property

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 21.08.060 OF TITLE 21 (MONTEREY COUNTY ZONING ORDINANCE) 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 21-79 of the Sectional District Maps of Section 21.08.060 of Title 21 (zoning) of the Monterey County Code to rezone 12.5 acres from the "F/40" [Farmland, 40 acres per unit] zoning classification to the "PQP" [Public/Quasi-Public] zoning classification. The property is located at the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Planning Area of the unincorporated area of Monterey County.

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

SECTION 1. ZONING DISTRICT MAP. Section 21-79 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning of 12.5 acres located near the intersection of Jolon Road and Lockwood – Bradley Road (predominantly within Assessor’s Parcel Number 423-061-036-000) from the "F/40" [Farmland, 40 acres per unit] zoning classification to the "PQP" [Public/Quasi-Public] zoning classification as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. The rezoning will better achieve the overall goals of the 2010 Monterey County General Plan due to the public interest to be served by future proposed uses. On April 25, 2012, the Monterey County Planning Commission approved a lot line adjustment adjusting parcel 1 (67.5 acres) and parcel 2 (12.5 acres) and approved creation of parcel 3 (2.5 acres) from parcel 2 pursuant to Government Code 66428, contingent upon a General Plan amendment and rezoning to change the land use designation and zoning to Public/Quasi-Public. The owner intends to convey the 2.5 acres to the South County Fire Protection District in order to develop a new fire station with a training facility which will benefit the community. The owner intends to convey the remaining 10 acres to the Nacitone Foundation, a non-profit organization, for a proposed museum that would promote interpretation of the history of the Nacimientto/San Antonio River, gather and preserve oral histories from descendants of Native American and early settler families, and restore and exhibit items that demonstrate domestic, economic and social life among the Native American and Euro-American residents of the region. Both uses will require additional entitlements; however, the rezoning is required to accomplish these goals because museums and fire stations are not permitted uses in the F/40 District.

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 has 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 10th day of July, 2012, by the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:

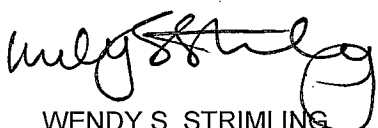
Chair, Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM



WENDY S. STRIMLING
Senior Deputy County Counsel

