

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

**CASEY RICHARD F & SHARON J CASEY TRS
(PLN250231)**

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Use Permit for a Commercial Vacation Rental to allow the use of single family dwelling for transient lodging for a period of 30 calendar days or fewer.

[PLN250231, CASEY RICHARD F & SHARON J CASEY TRS, 53060 PINE CYN RD, KING CITY, (APN: 420-071-066-000) Central Salinas Valley Area Plan]

The CASEY RICHARD F & SHARON J CASEY TRS application (PLN250231) came on for a public hearing before the County of Monterey Zoning Administrator on June 25, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Central Salinas Valley Area Plan (CSV);
 - Monterey County Code Chapter 7.120; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project Scope. The project is located at 53060 PINE CYN RD , in Unincorporated King City subject to the Central Salinas Valley Area Plan. The subject property is currently developed with an existing 2,100 square foot single family dwelling with a garage, 2 sheds and a barn. The single-family dwelling has 5 bedrooms, 2 bathrooms, and a kitchen. The applicant is proposes to use their existing single-family dwelling

located in a rural neighborhood as a Commercial Vacation Rental.. On April 08, 2026, the applicant submitted an application seeking to use their single-family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental.

- c) Allowed Use. The property is located at 53060 PINE CYN RD in Unincorporated King City, Central Salinas Valley Area Plan, (Assessor's Parcel Number: 420-071-066-000). The subject parcel is split-zoned Rural Grazing with a maximum gross density of 10 units per acre and Low-Density Residential with a maximum gross density of 5 units per acre and Permanent Grazing with 1 unit per 40 acres or "RG/10|LDR/5|PG/40". The existing single-family dwelling is located on the LDR portion of the property and the proposed CVR use will be within this structure. Title 21 Section 21.14.050.EE allows for the Commercial Vacation Rental use in Low-Density Residential subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.
- d) Lot Legality. The subject property (47.50 acres in size), APN: 420-071-066-000 is identified as Parcel 66, as shown in its current size and configuration and de-scribed in the 1964 Assessor's Map Book 420, Page 7. Therefore, the County recognizes this lot as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- g) Business License. Title 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
- h) Transient Occupancy Tax. Title 5 Chapter 5.40.030 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License, the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
- i) Adequate Emergency Response Time. Title 21 Section 21.64.290.F.5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone

number of those services. The subject property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical services is adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1. Adequate is defined as 5-8 minutes within Community Areas, 12 minutes within Rural centers or Urban Standards, and 45 minutes for Public Lands, Agriculture Lands, and Rural Lands or Rural Standards. The subject property falls within the rural center/Urban Standard as the subject property has a limited array of public services; therefore, it is subject to the 12 minute response time. The South County Fire Protection District is located 5 minutes away from the property and offers EMT services. Mee Memorial Hospital which provides 24-hour emergency medical response is 10 minutes away. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be Richard Casey, who will reside at 52293 Pine Cyn Rd, which is a 5-minute drive away. Richard Casey's contact information will be provided to the guests of the property, and Richard Casey will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

- j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit, which this application complies with as illustrated in the attached plans.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 009-171-014-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.70.120, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title

21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

- n) Access. The property is accessed through: 53060 Pine Cyn Rd, a County maintained public road, and therefore is not subject to regulations outlined in Title 16 Chapter 16.80. No comments or objections have been received and no further documentation or condition is required of the applicant.
- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning and the Environmental Health Bureau. 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.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
 - c) The property has no road access to Monterey Highway 1, a scenic highway, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) Potable water will be provided to the parcel by Little Bear Water Company and sewer services will be provided through an Onsite Wastewater Treatment system. Environmental Health Bureau determined that the onsite wastewater treatment system meets all applicable requirements and is considered adequate based on their review.
 - e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
 - b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.
 - d) Class 1 exemptions are not qualified for an exception by their location.
 - e) The County’s regulatory process of a Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Central Salinas Valley Area Plan is 66. This application is the 2nd approved. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.
 - f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Central Salinas

Valley Area Plan. It would be the second Commercial Vacation Rental in the Central Salinas Valley Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

- g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- h) The project would not result to damage to scenic resources within view of State Scenic Highway. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250231.

- 6. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and Planning Commission.
- EVIDENCE:** a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, the project is subject to appeal by/to the Planning Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
 2. Approve the Use Permit for a Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer.
- All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of June 2026.

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250231

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN250231) for a Commercial Vacation Rental allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 53060 PINE CYN RD, KING CITY (Assessor's Parcel Number 420-071-066-000), PLANNING AREA. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 420-071-066-000 on June 11, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.20.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is MONTH DAY, YEAR, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active for 7 years and renewed annually for the term of this Use Permit.

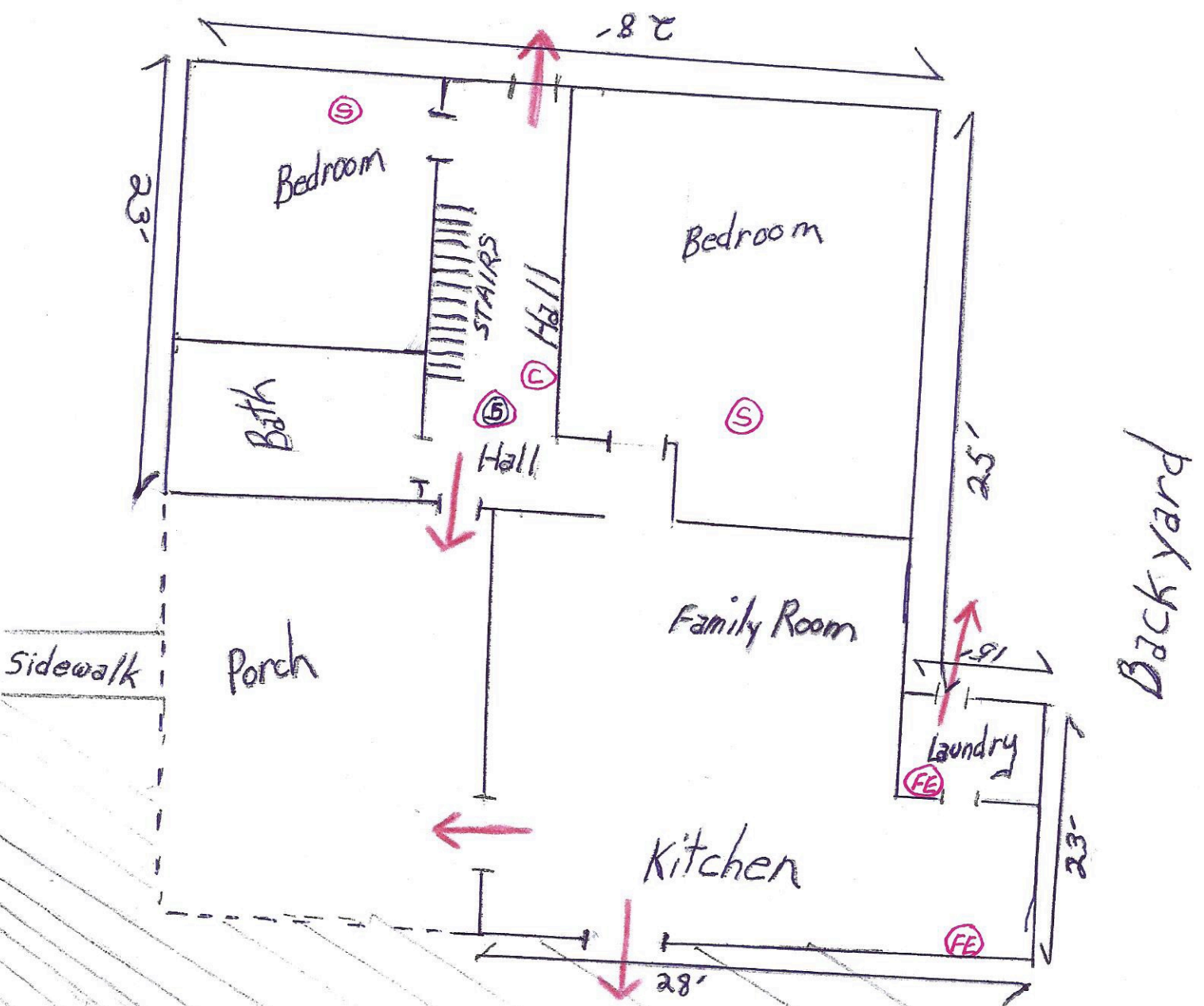
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

Nearest Police Station Phone	(831)385-4848
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	0
Number of Non-hosted Rentals Per Year	0
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	001949
VR is on a private road or a shared driveway	No
VR on a public sewer	No
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	UNCHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	UNCHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	UNCHECKED
For applicants that reside within the Del Monte Forest, it is the applicant's responsibility at the outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting "any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED
I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED

I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace .	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car, and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED

53060 Pine Canyon Rd, King City

Floor Plan, First Floor



S = Smoke Alarm
C = Carbon Monoxide Detector
FE = Fire Extinguisher

PARKING

Hill



Upstairs

53060 Pine Canyon Rd
 Floor Plan
 Second Floor

120'

DRIVEWAY

PARKING

Bushes

SIDEWALK

PARKING

Bushes

48'

PORCH

ENTRANCE

HOUSE

43'

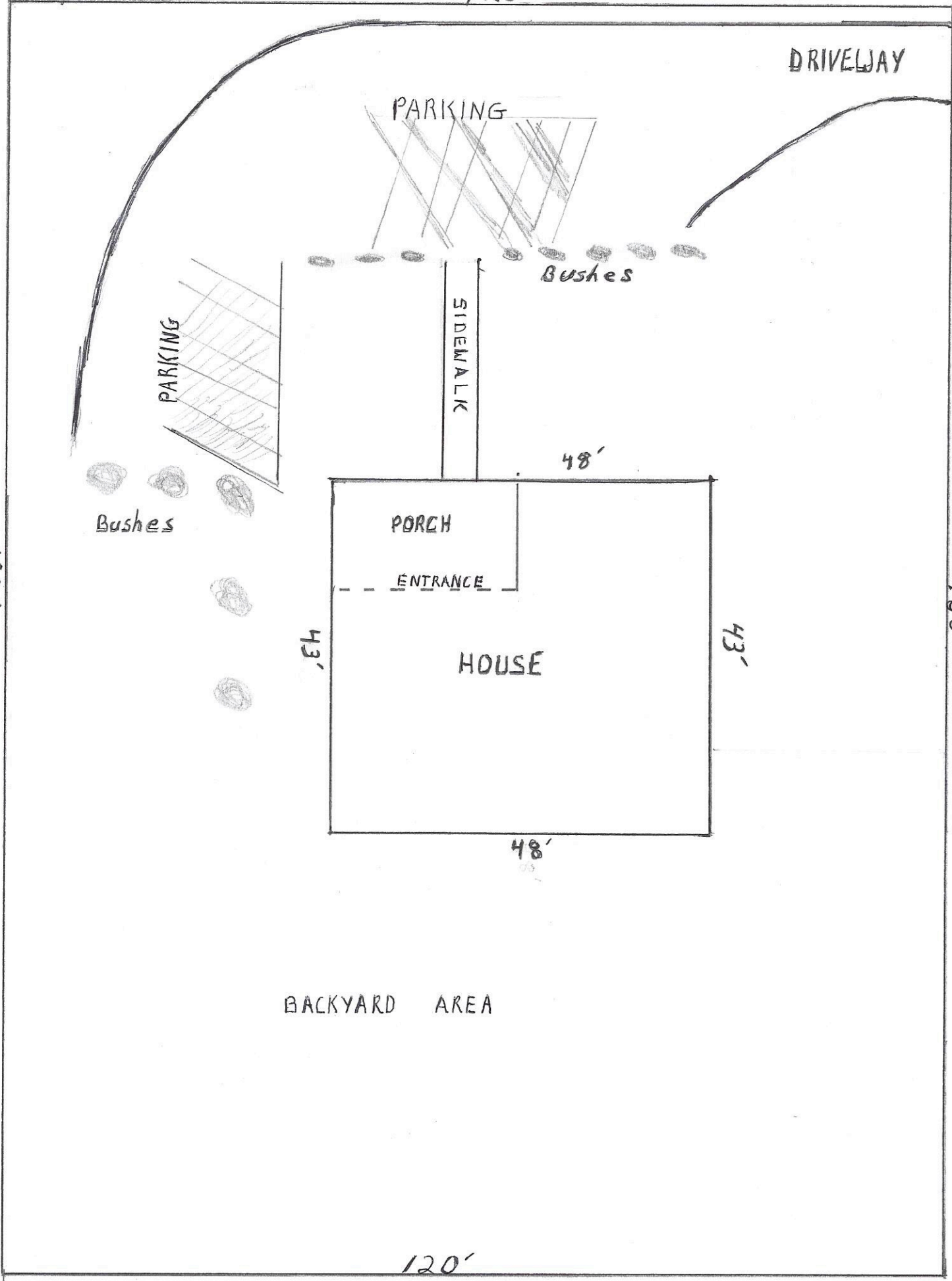
48'

BACKYARD AREA

120'

160'

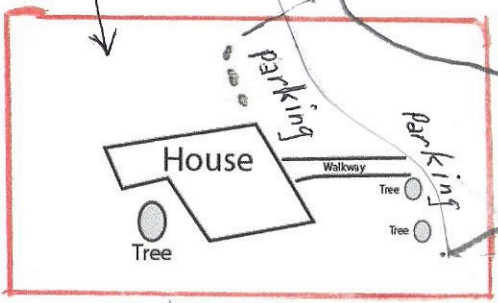
160'



Area included
in Vacation Rental

Barn

Not included
in Vacation
Rental



Pine Canyon Rd

Fence

Pasture

Trees

Trees

Seasonal
Creek

Entrance Lane

Fence

Windmill

Pasture

Fence

Fence

House

Walkway

Tree

Tree

Tree

parking

parking

Road

2:01

○ 53060 Pine Canyon Rd

📍 51251 Pine Canyon Rd

*South County
Fire Protection*

Pine Meadow
Park

Delica

5 min



Drive

🚗 5 min

🚏 —

🚶 1 hr 3

🚲 12 min



5
min

Arrive 2:05 PM · Fastest route, the usual traffic
3 mi

▲ Start

➕ Add stops

📌 Save

2:02

○ 53060 Pine Canyon Rd

○ 300 Canal Street

Mcc Memorial Hospital

Umstead Electric

10 min

9 min

Pine Canyon



Drive

9 min

—

2 hr 1

25 min

9 min

Arrive 2:11PM · Fastest route, the usual traffic
5.8 mi

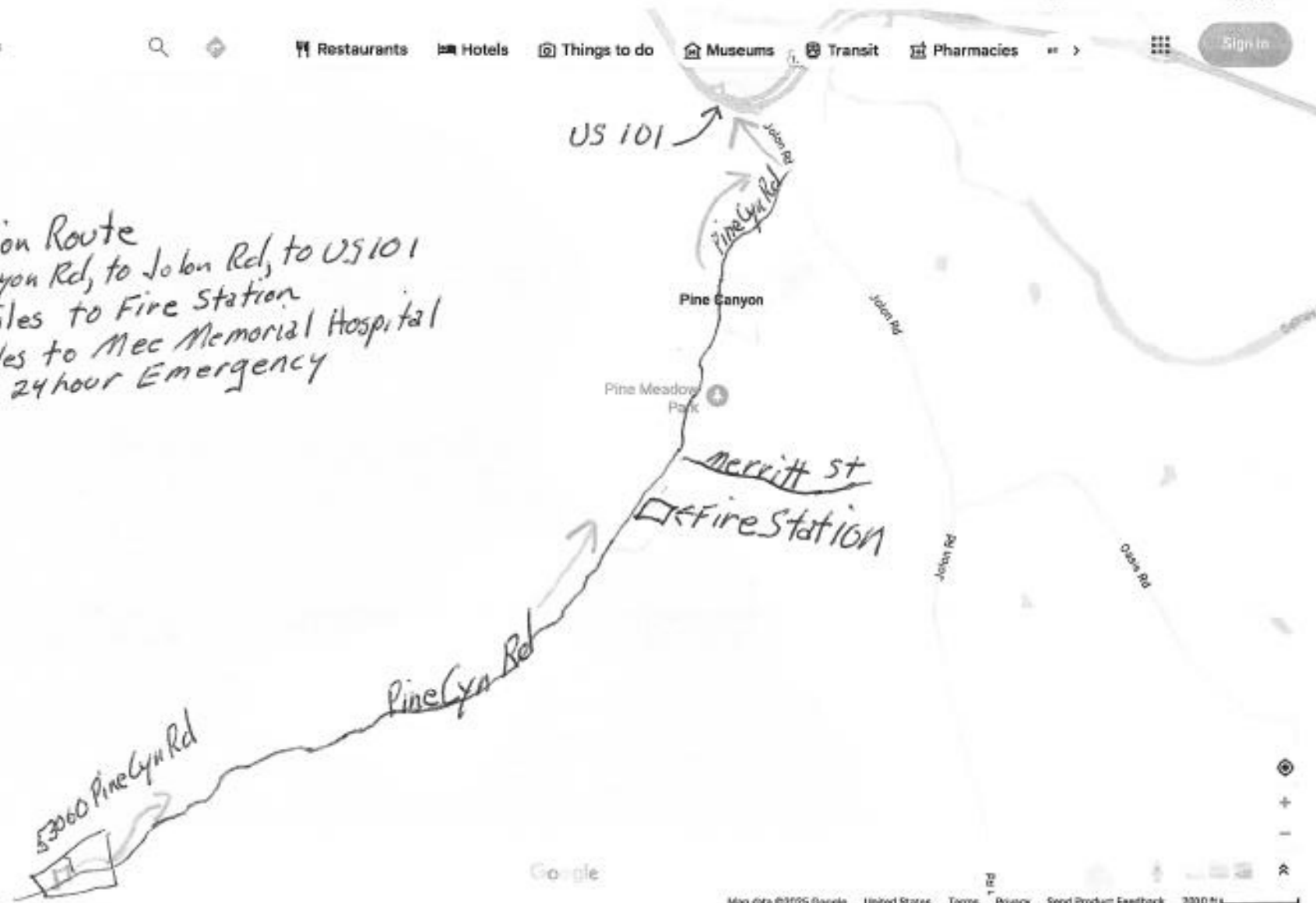
Start

Add stops

Save

- Saved
- Recents
- Pine Canyon

Evacuation Route
Pine Canyon Rd, to John Rd, to US 101
2.5 miles to Fire Station
4.5 miles to Mec Memorial Hospital
24 hour Emergency

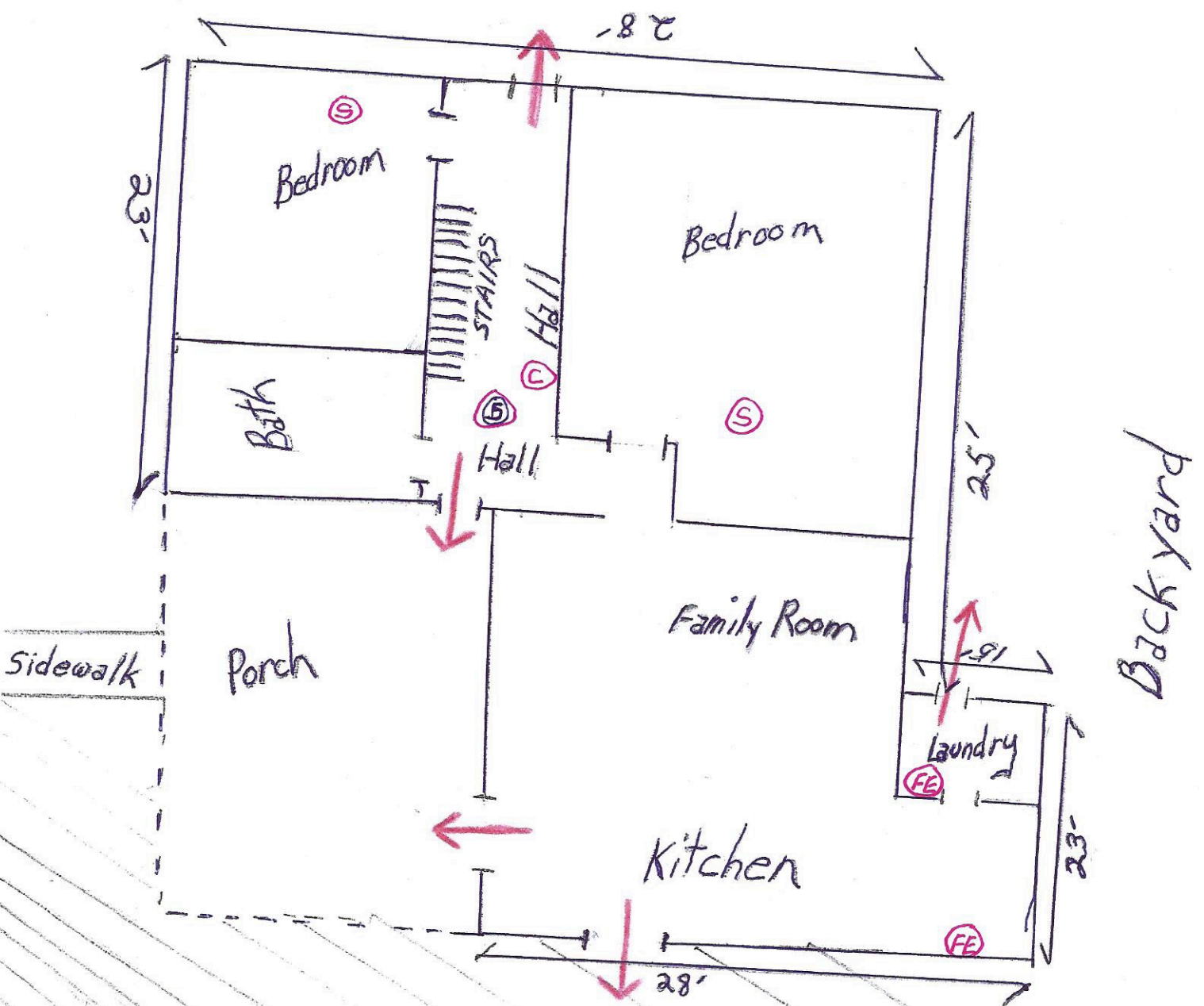


Get the app 

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53060 Pine Canyon Rd, King City

Floor Plan, First Floor



S = Smoke Alarm
C = Carbon Monoxide Detector
FE = Fire Extinguisher

PARKING

Hill



Upstairs

53060 Pine Canyon Rd
 Floor Plan
 Second Floor

120'

DRIVEWAY

PARKING

Bushes

SIDEWALK

PARKING

Bushes

48'

PORCH

ENTRANCE

HOUSE

43'

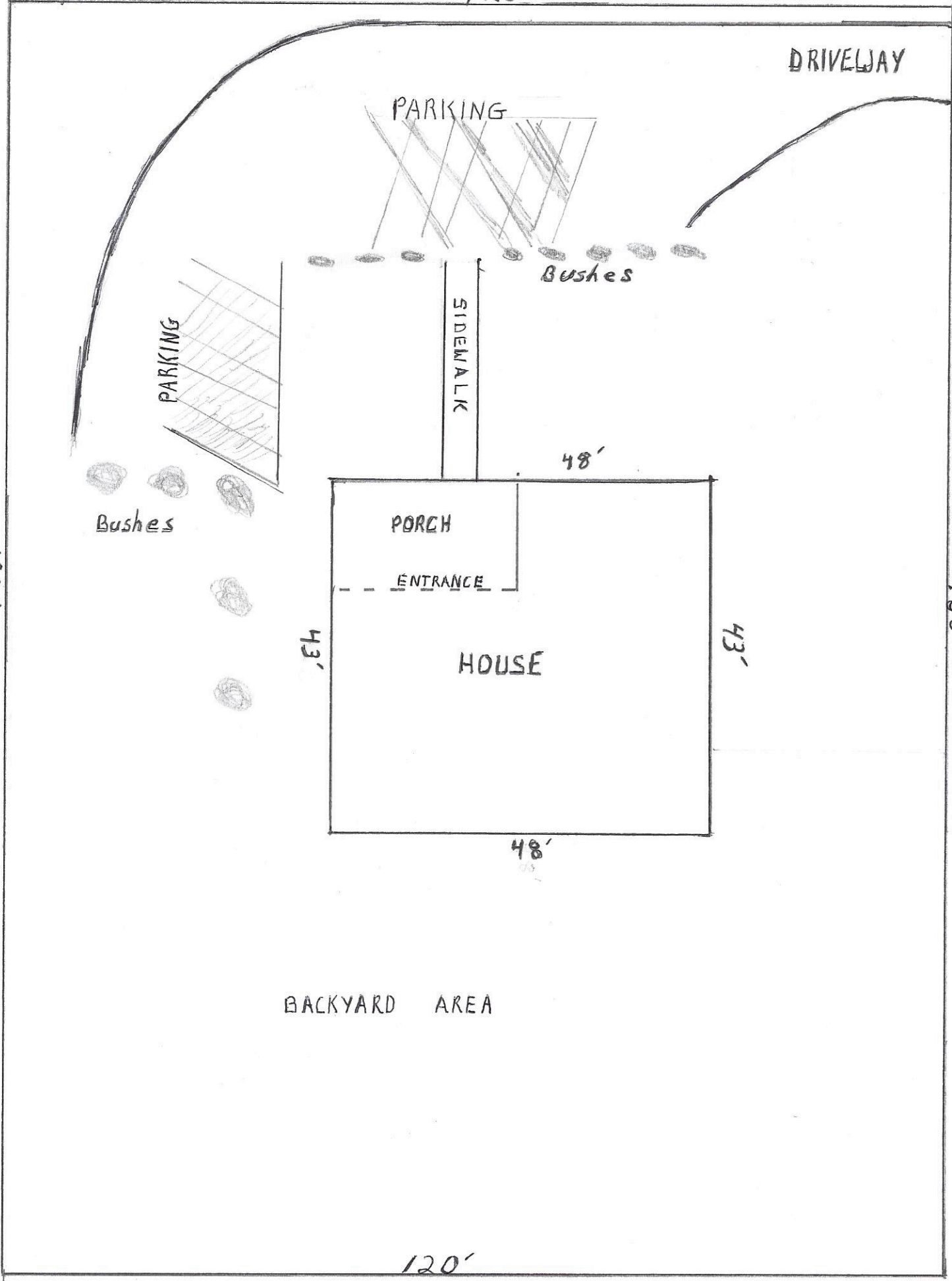
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BACKYARD AREA

120'

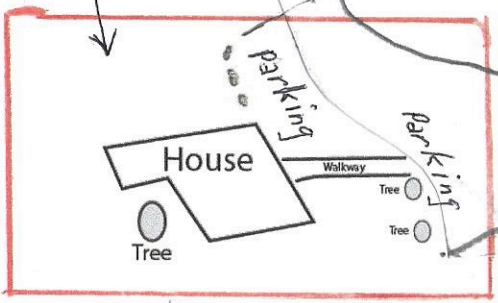
160'

160'



Area included
in Vacation Rental

Barn
Not included
in Vacation
Rental



Pine Canyon Rd

Fence

Pasture