



Monterey County

Item No.2

Administrative Permit

Legistar File Number: AP 22-031

October 05, 2022

Introduced: 9/22/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210265 - LESZCZYNSKI, ZYGMUNT (ESTATE OF), BUENA VISTA GRANGE NO. 564, AND WILLIAM T. TARP AND RODNEY KARL NEUBERT TRUST

Administrative hearing to consider an even exchange Lot Line Adjustment between three parcels (0.5 acre, 0.5 acre, 30.4 acres) adjusting lot lines to correct for structures encroaching onto property lines and resulting in no change of parcel size.

Project Location: 518, 520 and 524 River Road, Salinas CA 93908

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sec. 15305(a)

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find the Lot Line Adjustment is a minor alteration in land use limitations and therefore exempt from CEQA per Section 15305(a) of the CEQA Guidelines; and
- b. Approve an even exchange Lot Line Adjustment between three parcels (consisting of Parcel 1 of 0.5 acres, APN 139-085-009-000, Parcel 2 of 0.5 acres, APN 139-085-008-000 and Parcel 3 of 30.04 acres, 139-085-027-000) resulting in three parcels of the same size (Parcels A, B & C) with relocated lot lines to correct for structures currently encroaching on to the property line.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to five conditions of approval.

PROJECT INFORMATION

Agent: Philip Pearman

Property Owners: Leszczynski, Zygmunt (Estate of), Buena Vista Grange No. 564, and William T. Tarp and Rodney Karl Neubert Trust

APNs: 139-085-008-000, 139-085-009-000 and 139-085-027-000

Parcel Size: 0.5 acres, 0.5 acres and 30.04 acres

Zoning: F/40-D and F/40-HR-D

Plan Area: Toro Area Plan

Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 5, 2022, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 4, 2022. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire District

Prepared by: Mary Israel, Senior Planner, x5183

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Tentative Lot Line Adjustment Plan

Exhibit B - Agricultural Advisory Committee Meeting Minutes for July 28 2022

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Anna Quenga, AICP, Principal Planner; Leszczynski, Zygmunt (Estate of), Buena Vista Grange No. 564, and William T. Tarp and Rodney Karl Neubert Trust, Property Owners; Philip Pearman, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN210265