



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 22-027, **Version:** 1

PLN210039 - SCHULTZ CARL R & COLLEEN Y

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A (2.5 acres, Assessor's Parcel Number 127-051-040-000) and Parcel B (2.78 acres, Assessor's Parcel Number 127-051-041-000) resulting in Parcel 1 (2.78 acres) and Parcel 2 (2.5 acres), respectively.

Project Location: 7254 & 7248 Valle Pacifico Road, Salinas, CA 93907

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (2.5 acres, Assessor's Parcel Number 127-051-040-000) and Parcel B (2.78 acres, Assessor's Parcel Number 127-051-041-000) resulting in Parcel 1 (2.78 acres) and Parcel 2 (2.5 acres), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to three (3) conditions of approval.

PROJECT INFORMATION

Agent: Charles Eadie

Property Owner: Carl & Colleen Schultz

APN: 127-051-040-000 and 127-051-041-000

Plan Area: North County Area Plan

SUMMARY

Staff is recommending approval of the Lot Line Adjustment subject to the findings, evidence and conditions in **Exhibit A**. 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 September 21, 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, September 20, 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 Monterey County Board of Supervisors, if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Son Pham-Gallardo, Senior Planner, x5226

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; North Monterey County Fire Protection District, HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Son Pham-Gallardo, Planner; Anna V. Quenga, AICP, Principal Planner; Carl and Colleen Schultz, Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN210039.