



Administrative Permit

Legistar File Number: AP 24-036

July 17, 2024

Introduced: 7/11/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220337 - TEJEDA RAFAEL & ANGELICA

Consider a Minor Subdivision Vesting Tentative Map to allow the division of an existing 1 acre legal lot of record into four lots consisting of Parcel 1 (0.169 acres), Parcel 2 (0.169 acres), Parcel 3 (0.169 acres), and Parcel 4 (0.493 acres).

Project Location: 16905 El Rancho Way, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315 and no exceptions pursuant to section 15300.2 can be made.

RECOMMENDATIONS:

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

- a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, Minor Divisions of Land, and no exceptions pursuant to section 15300.2 can be made; and
- b) Approve a Minor Subdivision Vesting Tentative Map to allow the division of an existing legal lot of record (Assessor's Parcel Numbers 261-091-035-000 and 261-091-036-000) to create four parcels (Parcel 1 of 0.169 acres, Parcel 2 of 0.169 acres, Parcel 3 of 0.169 acres and Parcel 4 of 0.493).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Lee Marcum, Surveyor and Agent

Property Owner: Tejada Rafael and Angelica

APN: 261-091-035-000, 261-091-036-000

Parcel Size: 1.0 Acre

Zoning: Medium Density Residential with a density of 4 units per acre, with Limited Agricultural and Urban Reserve overlay zoning districts or "MDR/4-A-UR"

Plan Area: Greater Salinas Area Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Minor Subdivision Vesting Tentative Map 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 July 17, 2024, 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, July 16, 2024. 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Monterey County 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 Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Vesting Tentative Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Tejada Rafael and Angelica, Property Owners; Lee Marcum, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220337.