



# County of Monterey

**Item No.2**

## Administrative Permit

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

**Legistar File Number: AP 24-021**

April 17, 2024

**Introduced:** 4/12/2024

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Administrative Permit

### **PLN230170 - McFARLAND**

Administrative hearing to consider the construction of a test.

**Project Location:** 9345 Sycamore Canyon Road, Big Sur

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- b. Approve a Coastal Administrative Permit to allow a test well.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

### PROJECT INFORMATION

**Agent:** Law Office of Aengus Jeffers c/o Laura Lawrence

**Property Owner:** McFarland Albert M & Dean Terry Lee; Fort Sufi Enterprises LLC

**APN:** 419-261-016-000, 419-261-015-000 and 419-261-018-000

**Parcel Size:**

**Zoning:** Rural Density Residential, 40 acres per unit with a Design Control Overlay or "RDR/40-D"

**Plan Area:** Big Sur Coast Land Use Plan

**Flagged and Staked:** N/A

### SUMMARY

Staff is recommending approval of a Coastal Administrative Permit 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 April 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 April 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 Zoning Administrator 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
- Carmel Fire Protection Associates

Prepared by: Hya Honorato, Assistant Planner, x5173  
Reviewed and Approved by: Anna Quenga, AICP Principal Planner

The following conditions are on file with HCD:

- Exhibit A - Draft Resolution including:
  - Recommended Conditions of Approval
  - Site Plans
- Exhibit B - Biological Assessment (LIB240026)
- Exhibit C - Vicinity Map

cc: Front Counter Copy; Mid-Coast Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Quenga, AICP, Principal Planner; Albert McFarland and Terry Dean, Property Owners; Fort Sufi Enterprises, Inc., Property Owners; Laura Lawrence (Law Office of Aengus Jeffers), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230170