



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 24-018

April 03, 2024

Introduced: 3/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230281 - WEST CODY NOLAN & MAIJA DANILOVA TRS AND BLOMQUIST DAN L & ROSEMARY LEE

Consider a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

Project Location: 1352 River Road, Gonzales

Proposed CEQA Action: Find the project Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15305 and none of the exceptions per Section 15300.2 can be made.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 5 Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15305, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Charlie Rubio, Groza Construction

Property Owners: Maija & Cody West (Parcel 1); Dan & Rosemary Blomquist (Parcel 2)

APN: 416-426-002-000 (Parcel B); 416-462-003-000 (Remainder Parcel)

Parcel Size: 5.56 acres (Parcel B); 53.42 acres (Remainder Parcel)

Zoning: Farmlands, with a density of 40 acres per unit or "F/40"

Plan Area: Central Salinas Valley

Flagged and Staked: No

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 April 3, 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 2, 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 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: Benjamin Moulton, Assistant Planner, x5240

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
- Lot Line Adjustment Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Cody West, Property Owner; Dan & Rosemary Blomquist, Property Owners; Charlie Rubio, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230281.