



## Administrative Permit

Legistar File Number: AP 24-050

October 16, 2024

**Introduced:** 10/10/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN240226 - BRADFORD DONNA**

Administrative hearing to consider construction of a test well.

**Project Location:** 343 Paradise Canyon Road, Salinas

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

### RECOMMENDATIONS

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

- a. Finding that the proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2 action; and
- b. Approving a Coastal Administrative Permit to allow construction of a test well for residential use.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

### PROJECT INFORMATION

**Agent:** Kim Kobow

**Property Owner:** Donna Bradford

**APN:** 129-093-016-000

**Parcel Size:** 2.606 acra (113,517.36 square feet)

**Zoning:** Low Density Residential with a maximum gross density of 2.5 acres/unit or "LDR/2.5(CZ)"

**Plan Area:** North County 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 October 16, 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, October 15, 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 County of Monterey 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
- North County Fire Protection District
- Water Resources Agency

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plan

Exhibit B - Vicinity Map

Exhibit C - Well Impact Assessment Summary Permit No. 24-000869

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Donna Bradford, Property Owner; Kim Kobow, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240226.