



County of Monterey

Item No.2

Administrative Permit

Registrar File Number: AP 23-085

Introduced: 10/24/2023

Version: 1

Current Status: Agenda Ready

Matter Type: Administrative Permit

PLN230078 - COPPERHEAD CREEK LLC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record, Parcel A (188.9 acres) and Parcel B (67.5 acres), resulting in two parcels containing 183.1 acres (adjusted Parcel A) and 73.3 acres (adjusted Parcel B), respectfully.

Project Location: 73550, 73552, 73554, & 73556 Pleyto Cemetery Road, Bradley 93426

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

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 pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (188.9 acres, Assessor's Parcel Numbers 424-061-002-000 & 424-061-041-000) and Parcel B (67.5 acres, Assessor's Parcel Number 424-061-040-000), resulting in two lots consisting of Adjusted Parcel A (183.1 acres) and Adjusted Parcel B (73.3 acres), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Anthony Nicola

Property Owner: Copperhead Creek LLC

APN: 424-061-040-000, 424-061-041-000, & 424-061-002-000

Parcel Size: 188.9 acres & 67.5 acres

Zoning: Permanent Grazing, 40 acres minimum or "PG/40"

Plan Area: South County Area Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Lot Line Adjustment 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 November 1, 2023, 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 31, 2023. 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
South County Fire Protection District

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed and Approved by: Son Pham-Gallardo, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - AAC Meeting Minutes

Exhibit C - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Copperhead Creek LLC, Property Owners; Anthony Nicola, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN230078.