# County of Monterey

## Board Report

**Legistar File Number: AP 25-020**

# Item No.1

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

April 02, 2025

**Introduced:** 3/25/2025 **Current Status:** Agenda Ready
**Version:** 1 **Matter Type:** Administrative Permit

**PLN180517-EXT2 - ECHENIQUE RANCH**
Two-year extension to the expiration date of a previously approved and extended Lot Line Adjustment (Board of Supervisors Reso. No. 19-342 and Chief of Planning Reso. No. 24-047, HCD-Planning Permit File Nos. PLN180517 and PLN180517-EXT1) among four legal lots of record.
**Project Location:** West of Lockwood San Lucas Road, San Lucas
**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines.

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

a. Find that the project qualifies for a class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit that was previously found to qualify for a class 5 exemption; and
b. Approve a 2-year extension to the expiration date of a previously approved and extended Lot Line Adjustment (Board of Supervisors Reso. No. 19-342 and Chief of Planning Reso. No. 24-047, HCD-Planning Permit File No. PLN180517 and PLN180517-EXT1) among four legal lots of record.

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

PROJECT INFORMATION
**Agent:** Lynn Kovach
**Property Owner:** Echenique Ranch
**APNs:** 421-121-053-000 (portion of); 421-121-056-000; 421-121-027-000 (portion of); and 421-121-058-000
**Zoning:** Farmlands, 40 acre-minimum or **"**F/40" and Permanent Grazing, 40 acre-minimum or "PG/40"
**Plan Area:** South County Area Plan
**Flagged and Staked:** No

SUMMARY
Staff is recommending approval of a second two-year extension to a previously-approved Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN180517 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On April 2, 2025, 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 1, 2025. 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.

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 Condition of Approval

Exhibit B - Extension Request Letter
Exhibit C - Board of Supervisors Resolution No. 19-342, dated October 15, 2019
Exhibit D - Chief of Planning Resolution No. 24-047, dated December 4, 2024

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Echenique Ranch, Property Owner; Lynn Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN180517-EXT2