



County of Monterey

Item No.4

Administrative Permit

Registrar File Number: AP 25-050

September 17, 2025

Introduced: 9/11/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250193 - CLARK COLONY WATER CO AND KIRK ANGELA J & KIRK CAMERON TRS ET AL

Public hearing to allow a Lot Line Adjustment between two legal lots of record consisting of Parcel A containing 320.46 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B containing 53.25 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31 acre parcel (Adjusted Parcel 1), and a 47.40 acre parcel (Adjusted Parcel 2).

Project Location: Located near Arroyo Seco Road, Greenfield

Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and find that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A containing 320.46 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B containing 53.25 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31 acre parcel (Adjusted Parcel 1), and a 47.40 acre parcel (Adjusted Parcel 2).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Nancy Isakson

Property Owner: Clark Colony Water Company and Angela Kirk

APNs: 109-481-009-000, and 109-492-003-000

Parcel Size: 320.46 acres (Parcel A), and 53.25 acres (Parcel B)

Zoning: Permanent Grazing, 40 acres a unit, and Farmland, 40 acres a unit

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: Not required because the proposed lot line adjustment does not involve any structural development.

Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov (831) 755-7065

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 September 17th, 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, September 16th, 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.

OTHER AGENCY INVOLVEMENT

The following County agencies or departments reviewed this project:

HCD - Engineering Services

HCD - Environmental Services

Environmental Health Bureau

Mission Soledad Rural Fire Protection District

Greenfield Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Planning Commission; California Coastal Commission; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Assistant Planner; Fionna Jensen, Principal Planner; Kirk Angela J & Cameron TRS, Property Owners; Clark Colony Water Co, Property Owners; Nancy Isakson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250193