



County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 26-004

January 07, 2026

Introduced: 12/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250039 - BOUTONNET FARMS INC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN:167-081-009-000; 14.22 acres) and Parcel B (APN: 167-011-013-000; 6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

Project Location: 717 River Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

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

PROJECT INFORMATION

Agent: Tro Boutonnet

Property Owner: Boutonnet Farms Inc.

APN: 167-011-009-000 & 167-081-013-000

Parcel Size: 14.72 acres and 5.78 acres

Zoning: F/40-D or Farmland 40 acres per unit, Design Control overlay

Plan Area: Toro Area Plan

Flagged and Staked: No

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY

Staff is recommending approval of a Lot Line Adjustmentsubject 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 January 7, 2026, 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, January 6, 2026. 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

Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Boutonnet Farms Incorporated, Property Owners; Troy Boutonnet, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250039