



# Monterey County Planning Commission

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

**Agenda Item No. 1**  
**Legistar File Number: PC 21-062**

August 11, 2021

**Introduced:** 8/5/2021

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **PLN040103 EXT 1 - HANSEN JAMES AND PLISKA ALAN T (COUNTRY LAKE ESTATES)**

Consider a six-year extension of a Vesting Tentative Map for the Country Lake Estates Subdivision. This hearing was continued from the August 11, 2021 Planning Commission meeting.

**Project Location:** 70850 and 70970 New Pleyto Road, Bradley

**CEQA Action:** No CEQA action is needed since the request is withdrawn.

### RECOMMENDATION

Staff recommends that the Planning Commission table the matter since the extension request for Country Lake Estates subdivision vesting tentative map has been withdrawn.

### PROJECT INFORMATION

**Property Owner:** James E Hansen Family Trust and Alan Pliska (Country Lake Estates)

**APN:** 423-251-034-000 and 423-071-059-000

**Zoning:** LDR/1 (Low Density Residential 1 acre per unit)

**Plan Area:** South County Area Plan

### SUMMARY

Mr. Hansen and Mr. Pliska have submitted written requests to withdraw the application for the vesting tentative map extension for the Country Lake Estates Subdivision. As a result, and with the acknowledgement of the property owners, the approved vesting tentative map of the remaining 43 lots for Country Lake Estates (APN: 423-251-034-000 and 423-071-059-000) may expire, unless extended by other action (e.g., State Legislative Extension). Fourteen lots were created pursuant to the Tentative Map prior to expiration and those lots will remain as approved in the recorded Final Map.

Staff brings this matter to the Planning Commission to close out the open public hearing on this matter. On July 28, 2021 the Planning Commission considered the request from the applicant to waive the permit fees for the extension of the approved Vesting Tentative Maps for the Country Lake Estates subdivision. At that meeting, the Planning Commission denied the request for the fee waiver fee and continued the hearing on the extension to August 11, 2021. This report is intended to provide closure to this matter. Planning Commission may remove this permit from any future agenda and no further action is needed on this item.

### ENVIRONMENTAL REVIEW

The project has been withdrawn and no discretionary action is needed. Therefore, this is not a

“project” pursuant to the CEQA Guidelines.

Prepared by: Michelle Huang, Assistant Planner, ext. 5730.

Reviewed by: Craig Spencer, Planning Services Manager ext. 5233

Approved by: Erik Lundquist, AICP, HCD Director

The following attachments are on file with HCD:

Exhibit A - Project Withdrawal Letter from Mr. James Hansen

Exhibit B - Project Withdrawal Email from Mr. Alan Pliska

cc: Front Counter Copy; Erik Lundquist, HCD Director; Craig Spencer, Planning Services Manager; James Hansen, Co-Applicant/Owner; Alan Pliska, Co-applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Eric Sand; Project File PLN040103 EXT 1