



## Administrative Permit

Legistar File Number: AP 26-040

May 06, 2026

**Introduced:** 4/22/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN210077-EXT1 - SUNSET FARMS INC.**

Administrative hearing to consider action on a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

**Project Location:** 301 Neponset Road, Marina

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

### 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 CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

### PROJECT INFORMATION

**Agent:** Lynn A. Kovach

**Property Owners:** SUNSET FARMS INC

**APNs:** 229-011-016-000, 229-011-009-000, 229-011-042-000, and 229-011-047-000

**Zoning:** Farmland, 40 acres per unit minimum with Desing Control and Site Plan Review Overlays [F/40-D-S], and Permanent Grazing Zoning of 40 acres per unit minimum with Design Control and Site Plan Review Overlays [PG/40-D-S]

**Plan Area:** Greater Monterey Peninsula Area Plan

**Project Planner:** Marlene Garcia, Assistant Planner  
garciam19@countyofmonterey.gov

### SUMMARY

Staff is recommending approval of a four-year Permit 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 PLN210077 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On May 6, 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, May 5, 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 Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Marlene Garcia, Assistant Planner, x5114

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Board of Supervisors Resolution No. 21-385, dated November 02,2021; Corrected December 22, 2021

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Sunset Farms Inc, Property Owners; Lynn A. Kovach, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN210077-EXT1