



Administrative Permit

Legistar File Number: AP 26-022

March 04, 2026

Introduced: 2/19/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250178 - REY ERIC J & CLARK HARVEY C AND HAT TRICK RANCH LLC

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 156.7 acres (Assessor's Parcel Number 185-052-020-000) and Parcel B, approximately 77.55 acres (Assessor's Parcel Number Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), resulting in a 156.7-acre parcel (Adjusted Parcel 1) and 77.55-acre parcel (Adjusted Parcel 2).

Project Location: Off Via Quintana Road, Carmel, CA

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Chief of Planning 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 that none of the exceptions set forth in Section 15300.2 apply; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 156.7 acres (Assessor's Parcel Number 185-052-020-000) and Parcel B, approximately 77.55 acres (Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), resulting in a 156.7-acre parcel (Adjusted Parcel 1) and 77.55-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: Joel Panzer

Property Owners: Eric Ray, Harvey Clark, & Hat Trick Ranch LLC

APN: 185-052-020-000 (Parcel A), and 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000 (Parcel B)

Parcel Size: 156.7 acres (Parcel A), and 77.55 acres (Parcel B)

Zoning: Split-zoned Low Density Residential, with a density of 2.5 acre per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays, and Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, or "LDR/2.5-D-S-RAZ|RDR/10-D-S-RAZ"

Plan Area: Carmel Valley Master Plan

Flagged and Staked: N/A

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 March 4th, 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, March 3th, 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: 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; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Joel Panzer, Agent; Eric Ray, Harvey Clark, & Hat Trick Ranch LLC, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250178