

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, March 4, 2026**

**8:00 AM**

**Government Center  
1441 Schilling Place  
Salinas, CA 93901**

**Administrative Permit**

**COUNTY OF MONTEREY ADMINISTRATIVE APPROVALS****County of Monterey Government Center****1441 Schilling Place, Salinas, CA 93901****AGENDA**

**FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.**

**ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.**

**The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.**

**Notice is hereby given that on March 4, 2026 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.**

**Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, March 3, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.**

**Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.**

**If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report**

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**SCHEDULED MATTERS****1. PLN240335 - YESCAS RENEE & RODRIGUEZ ERNESTO DANIEL**

Administrative Hearing to consider restoration of 450 square feet of slopes exceeding 25% and replanting of three (3) Oak trees to partially clear Code Enforcement Case No. 23CE00366.

**Project Location:** 630 Paradise Rd, Salinas

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15333 and no exceptions apply pursuant to Section 15300.2.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)

**2. PLN250113 - KNICKERBOCKER JASON A & JILL M TRS**

Administrative hearing to consider the construction of a 5,266 square foot single family dwelling, attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine trees.

**Project Location:** 3983 Ronda Road, Pebble Beach, Del Monte Forest Land Use Plan.

**Proposed CEQA action:** Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to CEQA Guidelines section 15162.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)

**3. 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.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)

**4. PLN230289 - ZHANG JIAXIANG & DING YUANYUAN**

Administrative hearing to consider construction of a 5,459 square foot two-story single-family dwelling with an 805 square foot attached garage, a 954 square foot detached garage and associated site improvements; and removal of 3 Oak trees.

**Project Location:** 5486 Quail Meadows Drive, Carmel, 93924

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Arborist Report](#)

**5. PLN250001 - MESSIAH SAMIR & NIMRI SAWSAN AL**

Administrative hearing to consider action on the construction of a 4,449 square foot single family dwelling with an attached 888 square foot three-car garage and associated site improvements including the removal of three Coast Live Oak trees.

**Project Location:** 12 Arroyo Sequoia, Carmel

**Proposed CEQA action:** Consider an Addendum together with the Santa Lucia Environmental Impact Report (EIR 94-005, Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Addendum](#)  
[Exhibit E - Arborist Report](#)

**6. PLN250143 - BIG SUR CG EAST OWNER LLC**

Administrative hearing to consider the construction of two test wells.

**Project Location:** 46883 Highway 1, Big Sur

**Proposed CEQA action:** Find the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Wellness Impact Assessment](#)  
[Exhibit C - Vicinity Map](#)