



Administrative Permit

Legistar File Number: AP 25-054

October 01, 2025

Introduced: 9/25/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250015 - CAMPBELL NASON & NICOLE

Administrative hearing to consider action on the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single-story residence with an attached 1,342 square foot garage room, a 2,400 square foot detached barn, and associated site improvements, to clear Code Enforcement Case No. 24CE00399.

Project Location: 451 Corral De Tierra, Salinas, Toro Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

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

- a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to clear Code Enforcement violation (24CE00399) to allow the demolition of an existing single-story residence, barn, and detached garage; and construction of a 4,601 square foot single story residence with an attached 1,342 square foot garage/mechanical room, 2,400 square foot detached barn, and associated site improvements.

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

PROJECT INFORMATION:

Agent: John Moore

Property Owner: Nason & Nicole Campbell

APN: 416-401-003-000

Parcel Size: 1.05 acres

Zoning: Resource Conversation with a maximum Density of 10 units an acre and a Visual Sensitivity overlay or "RC/10-VS"

Plan Area: Toro Area Plan

Flagged and Staked: No

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval 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 October 1, 2025, 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, September 30, 2025. 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: Jade Mason, Assistant Planner

Reviewed and 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; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Nason & Nicole Campbell, Property Owners; John Moore, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250015