



Administrative Permit

Legistar File Number: AP 26-014

February 04, 2026

Introduced: 1/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230356 - GUIDOTTI PAUL M & DANA M AND SMITH JERRY W & CLAUDIA J TRS EST OF

Administrative hearing to consider a Lot Line Adjustment and Merger between three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B).

Project Location: 45205 and 45195 Arroyo Seco Road, Greenfield

Proposed CEQA action: Find that the project categorically exempt from CEQA 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 Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and find that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- b. Approve a Lot Line Adjustment and Merger between three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B).

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

PROJECT INFORMATION

Agent: Philip Pearman

Property Owners: Paul M. and Dana. M Guidotti, Estate of Jerry W. and Claudia J. Smith

APN: 419-411-006-000 (Parcel 1), 419-411-004-000 (Parcel 2), and 419-411-005-000 (Parcel 3)

Parcel Size: 0.69 acres (Parcel 1), 4.6 acres (Parcel 2), and 4.425 acres (Parcel 3)

Zoning: Rural Grazing, 10 acres per unit, or "RG/10"

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: Not required because the proposed lot line adjustment does not involve any structural development.

SUMMARY

Staff is recommending approval of a Lot Line Adjustment and Merger 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 February 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, February 3rd, 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
- South County Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065
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
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Paul M. and Dana. M Guidotti, Estate of Jerry W. and Claudia J. Smith, Property Owners; Philip Pearman, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230356