



Administrative Permit

Legistar File Number: AP 26-045

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN200176-EXT1 - AVILA MARGARET J TR ET AL & AVILA SAM ET AL

Administrative hearing to consider action on at two year extension to a previously approved Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four (4) legal lots of record consisting of 636.8 acres (Assessor's Parcel Number 423-091-025-000), 211.9 acres (Assessor's Parcel Number 423-091-038-000), 321.1 acres (Assessor's Parcel Number 423-091-041-000) and 222.6 acres (Assessor's Parcel Number 424-081-012-000) before the Lot Line Adjustment, resulting in four (4) adjusted parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D).

Project Location: 101 South Highway 191, San Ardo, & 72125 Jolon Road, Bradley

Proposed CEQA action: Find the project categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15305

RECOMMENDATIONS

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

- a) Find the project categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15305, Minor Alterations in Land Use Limitations; and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and
- b) Approving a two-year Permit Extension to a previously-approved Lot Line Adjustment (HCD-Planning File No. PLN200176) allowing a Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four (4) legal lots of record consisting of 636.8 acres (Assessor's Parcel Number 423-091-025-000), 211.9 acres (Assessor's Parcel Number 423-091-038-000), 321.1 acres (Assessor's Parcel Number 423-091-041-000) and 222.6 acres (Assessor's Parcel Number 424-081-012-000) before the Lot Line Adjustment, resulting in four (4) adjusted parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION

Agent: Mark Blum

Property Owner: Avila Sam Et Al & Avila Margaret J Tr Et Al

APNs: 423-091-025-000, 423-091-038-000, 423-091-041-000, & 424-081-012-000

Zoning: PG/40 and F/40

Plan Area: South County Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of two year extension to a previously approved Lot Line Adjustment of Williamson Act lands 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 May 20, 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 19, 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 Board of Supervisors if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Summer Obledo, Permit Technician II,
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

Exhibit B - Board of Supervisors Resolution No. 24-139

Exhibit C - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jaquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Mark Blum, Agent, LandWatch (Executive Director); Planning File PLN200176-EXT1