



Administrative Permit

Legistar File Number: AP 26-041

May 06, 2026

Introduced: 4/27/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN260012 - LAKESIDE ORGANIC GARDENS LLC

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

Project Location: 182 Lewis Road Units 1-30, Royal Oaks, 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 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres(Adjusted Parcel A) and 17.546 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Chuck Allen

Property Owners: Lakeside Organics Gardens LLC

APN: 117-231-049-000 (Parcel A), and 117-231-050-000 (Parcel B)

Parcel Size: 19.126 acres (Parcel A), and 1 acre (Parcel B)

Zoning: Farmlands, 40 acres per unit, or "F/40"

Plan Area: North County Area 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 May 6, 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 5, 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
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, 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; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Chuck Allen, Agent; Eric Ray, Lakeside Organic Gardens 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 PLN260012