



Administrative Permit

Legistar File Number: AP 26-025

March 04, 2026

Introduced: 2/24/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

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

RECOMMENDATIONS

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

- a. 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; and
- b. Approve a Coastal Administrative Permit to allow the construction of two test wells

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Mike Linder

Property Owner: Big Sur CG East Owner LLC

APN: 419-201-005-000

Parcel Size: 69 acres

Zoning: Watershed and Scenic Conservation, 40 acres per unit, Design Control Overlay Plan Area:

Flagged and Staked: No

Project Planner: Fionna Jensen, (831) 796-6407

JensenF1@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit 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 March 4, 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, March 3, 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
CalFire

Prepared by: Fiona Jensen, Principal Planner, x6407

Reviewed and Approved by: Jackie 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 - Well Impact Assessment

Exhibit C - Vicinity Map

cc: Front Counter Copy; CalFire (Art Black); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fiona Jensen, Planner; Big Sur CG East Owner LLC, Property Owners; Mike Linder, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250143