



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-034

July 16, 2025

Introduced: 7/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220233 - WOLLESEN NEILLORENZ & FERN JANTZEF TRS

Public hearing to allow a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

Project Location: Off Jolon Road, Lockwood

Proposed CEQA action: Find 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 Planning Commission 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 between three (3) legal lots of record consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Christina Jantzeff

Property Owner: Wollesen Neil Lorenz & Fern Jantzeff Trs

APNs: 423-331-040-000, 423-061-034-000, and 423-321-018-000

Parcel Size: 161.4 acres (Parcel 1), 39.9 acres (Parcel 2), and 40.2 acres (Parcel 3)

Zoning: Rural Grazing with a density of 40 acres a unit

Plan Area: South County Area Plan

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

Planner: Hya Honorato, Assistant Planner

HonoratoH@countyofmonterey.gov (831) 755-5173

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 July 16th, 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, July 15th, 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/Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following County agencies or departments reviewed this project:

HCD-Engineering Services

HCD-Environmental Services

Environmental Health Bureau

Monterey County Regional Fire Protection District

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The applicant proposes a lot line adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres), Parcel 2 (39.9 acres) and Parcel 3 (40.2 acres), resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. The lot line adjustment would not intensify the level of development allowed on the parcels. Any future permitting of an additional development on the resulting three lots is currently limited until proper potable water credits and discretionary permits are obtained.

Prepared by: Hya Honorato, Assistant Planner, x5173

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; Planning Commission; California Coastal Commission; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Wollesen Neil Lorenz & Fern Jantze Trs, Property Owners; Christina Jantze, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220233