



County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 25-058

October 15, 2025

Introduced: 10/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240281-ZIEMANN EARL J & ZIEMANN CHRISTINA N AND JACOBS ROBERT D

Administrative hearing to consider a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

Project Location: 70211 Jolon Road, Bradley, South County Area Plan

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit to allow a Lot Line Adjustment and Merger between three lots of record: Parcel 1 (5 acres), Parcel 2 (1 acre), and Parcel 3 (31.3 acres), resulting in two parcels containing 6 acres (Adjusted Parcel 1) and 31.3 acres (Adjusted Parcel 2).

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

PROJECT INFORMATION

Agent: None

Property Owner: Christina Ziemann

APN: Parcel 1: 423-251-006-000; Parcel 2: 423-251-005-000; Parcel 3: 423-251-007-000

Parcel Size: Parcel 1: 5 acres; Parcel 2: 1 acre; Parcel 3: 31.3 acres

Zoning: Rural Grazing with a density of 40 acres per unit, or "RG/40"

Plan Area: South County Area Plan

Flagged and Staked: No

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY

Staff is recommending approval of an 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 October 15, 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, October 14, 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 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

HCD - Public Works

South County Fire Protection District

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Christina Ziemann, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240281