



Administrative Permit

Legistar File Number: AP 23-011

February 15, 2023

Introduced: 2/8/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN200266-AMD1 - GURRIES (CALIFORNIA AMERICAN WATER CO)

Administrative hearing to consider Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN200266) to allow: 1) Coastal Development Permit for 1,400 linear feet of water line; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; 3) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 4) Coastal Development Permit to allow development within the Big Sur critical viewshed. Amended to allow up to 1,100 linear feet of the 2-inch water line to be undergrounded and 200 linear feet above ground.

Project Location: 35681 Highway 1, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301

RECOMMENDATIONS

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

- a. Find the minor amendment to a previously approved project for the replacement of a destroyed water line is Categorically Exempt pursuant to CEQA Guidelines Section 15301 and there are no exceptions pursuant to Section 15300.2; and
- b. Approving a Minor and Trivial Amendment to a previously-approved Combined Development Permit (Planning Commission Resolution No. 21-037) allowing the installation of approximately 1,400 linear feet of water line within 100 feet of environmentally sensitive habitat area, the Big Sur Critical Viewshed, on slopes 30% or greater; and within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow approximately 200 linear feet of 2-inch water line above ground up to 1,100 linear feet of it undergrounded and in a modified alignment. Other development of the water system is as previously described in PLN200266.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 15 conditions of approval.

PROJECT INFORMATION

Agent: Aman Gonzalez, California American Water Company
Property Owner: Keith Gurries
APN: 243-301-029-000
Parcel Size: 17.55 acres
Zoning: Watershed and Scenic Conservation, 40 acres/unit within a Design Control overlay district, coastal zone or “WSC/40-D(CZ)”
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment 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 February 15, 2023, 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, February 14, 2023. 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 Planning Commission 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 Coastal

Prepared by: Mary Israel, Supervising Planner, x-5183
Reviewed and Approved by: Anna Quenga, AICP, 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 - Planning Commission Resolution No. 21-037

Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Coastal CalFire; HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Mary Israel, Project Planner; Anna Quenga, AICP, Principal Planner/Reviewer; Julio Aman Gonzales, Agent; Kieth Gurries, Owners; Martha Diehl, Garrapata Trout Farm, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN200266-AMD1