



County of Monterey

Item No.1

Administrative Permit

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 24-042

September 04, 2024

Introduced: 8/27/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240135 - EASTWOOD MARGARET TR

Consider follow up restoration to implement Condition No. 3 of an Emergency Coastal Development Permit (PLN240025) and remediate the disturbance of a 250-foot construction access road (approximately 2,000 square feet) within an Environmentally Sensitive Habitat Area and 750 feet of a known archaeological resource.

Project Location: 3172 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15333 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Restoration Permit to remediate the disturbance of a 250 foot construction access road (approximately 2,000 square feet) within an Environmentally Sensitive Habitat Area and 7500 feet of a known archaeological resource.

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

PROJECT INFORMATION

Agent: Esme Wahl

Property Owner: Eastwood Margaret Tr

APN: 008-491-023-000

Parcel Size: 2.016

Zoning: Low Density Residential, 2 acres per unit, with Design Control zoning overlay in the Coastal Zone "LDR/2-D (CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Restoration 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 September 4, 2024, 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, September 3, 2024. 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 and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Environmental Services
Monterey County Environmental Health Bureau

Prepared by: Zoe Zepp, Assistant Planner, x5198
Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; HCD-Environmental Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Eastwood Margaret Tr, Property Owners; Esme Wahl, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240135.