



# County of Monterey Planning Commission

**Item No.5**

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

## Agenda Item No.5

Legistar File Number: PC 24-099

September 11, 2024

**Introduced:** 9/4/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN150805 - BIG SUR LAND TRUST (LOBOS RIDGE)**

Public hearing to consider construction of a two-story 4,650 square foot single family residence with a 1,500 square foot attached garage, 205 square foot mechanical room, a detached 190 square foot temporary trailer and associated site improvements to include development on slopes in excess of 30% (approx. 195 square feet) and within 100 feet of Environmentally Sensitive Habitat Areas.

**Project Location:** 3400 Red Wolf Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan pursuant to CEQA Guidelines section 15074.

### RECOMMENDATION

It is recommended that the Planning Commission:

- 1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approve a Combined Development Permit consisting of:
  - a) Coastal Administrative Permit and Design Approval to allow construction of an approximately 4,649 square foot two-story single family dwelling, with an attached 1,499 square foot garage, 205 square foot mechanical room, 190 square foot temporary trailer, and associated site improvements including a, driveway, hardscape and conversion of a test well to a domestic production well;
  - b) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA); and
  - c) Coastal Development Permit to allow 195 square feet of development on slopes in excess of 30%; and
- 3) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan (MMRP).

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval subject to 24 conditions, including 7 mitigation measures.

### PROJECT INFORMATION

**Property Owner:** Big Sur Land Trust

**Agent & Architect:** Robert Carver

**APN:** 416-011-007-000

**Zoning:** Watershed and Scenic Conservation, 80 acres per unit, Design Control Overlay (Coastal Zone) [WSC/80-D(CZ)]

**Parcel Size:** 28.916 acres

**Flagged and Staked:** Yes

**Project Planner:** Son Pham-Gallardo, Senior Planner

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### SUMMARY/DISCUSSION

The proposed property is located at 3400 Red Wolf Drive, in the unincorporated area of Lobos Ridge situated above and east/southeast of the Carmel Highlands and Point Lobos. The 28.9 acre property encompasses a non-urbanized area zoned Watershed Scenic Conservation which allows for very low density single-family residential uses. The existing character of the site and vicinity is that of Maritime Chaparral and Monterey pine forest habitats, with surrounding parcels developed with single-family houses.

The project site is undeveloped except for paved and unpaved roads, dirt trails, and an existing and separately permitted wireless communications facility (i.e., cell tower). The 2,500 square-foot area encompassing the cell tower facility is located in the northern portion of the site. The proposed project involves construction of a 4,649 square foot single family dwelling, with an attached 1,499 square foot garage, a 205 square foot mechanical room, 190 square foot temporary trailer and associated site improvements including a driveway, hardscape and conversion of a test well to a domestic production well. The Pacific Ocean and Highway 1 are approximately 2 miles west from the subject property. Land uses in the immediate vicinity consist primarily of single-family residential homes and accessory structures further to the northwest and southeast. A quarter of a mile east of the subject parcel is 572 acres of undeveloped land owned by the State of California Department of Parks & Recreation. The project would include the construction of a road and gated driveway to provide access to the residence, by way of Riley Ranch Road.

The project site and adjacent parcels are zoned for “WSC/80D(CZ)” or Watershed and Scenic Conservation, 80 acres per unit with a Design Control overlay. Although the zoning designation allows for a single family dwelling, the purpose of this district is to protect the significant and substantial resources found in the remote or mountainous areas in the Coastal Zone.

Staff reviewed the application and determined that the project, as proposed, is consistent with the Carmel Area Land Use Plan (LUP) and Coastal Implementation Plan, Parts 1 and 4. County staff also prepared a draft Initial Study (IS) for this project and concluded that any potential adverse impacts would be less than significant with mitigation measures applied. The IS recommends seven mitigation measures that would reduce the potentially significant impacts to biological resources.

A detailed discussion is attached as **Exhibit A**.

### ENVIRONMENTAL REVIEW

Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Sections 15063(a) and 15063(b)(2), the County of Monterey as Lead Agency completed environmental review to determine if the project may have a significant effect on the environment. The County prepared a draft Initial Study and Mitigated Negative Declaration (IS/MND) for this project (**Exhibit D**). The MND was filed with the County Clerk on June 24, 2024, and circulated for public review and comment from June 25 to July 25, 2024 (SCH No. 2024061019).

The draft Initial Study and MND identified potentially significant impacts to biological resources. Staff has proposed mitigation measures to reduce the identified impacts to a level of less than significant. Mitigation Measure Nos. 1 through 7 would reduce the potentially significant impacts to identify the impact acreage of affected maritime chaparral habitat and identify the required mitigation acreage on or off the site; implementation of best management practices and habitat protection fencing, reduce impact to special status species by preparation of a restoration plan that includes special-status plants known to occur in the vicinity; special-status plant replacement (2:1 replant ratio); pre-construction nesting migratory birds and raptors survey to protect nesting birds, preconstruction survey and avoidance of Western Bumble Bee and Crotch Bumble Bee.

During public review of the IS/MND, the County received comments (**Exhibit E**) from Aengus Jeffers (BSLT attorney) expressing Rob Carver's (architect) design while also confirming the project's consistency with the conservation easement in preserving the entire parcel outside of the development area. County staff reviewed the comments received based on the specific circumstances of this project and determined that they do not alter the conclusions in the draft Initial Study, and no revisions to the draft Initial Study are necessary in response to the comments.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Environmental Services
- HCD-Engineering Services (representing Public Works)
- Carmel Highlands Fire Protection District

LUAC REVIEW:

In accordance with the procedures and guidelines adopted by the County of Monterey Board of Supervisors regarding Land Use Advisory Committees (LUAC), this project was referred to the Carmel Highlands LUAC for review and recommendation. The LUAC reviewed the project at a duly notice public meeting on May 15, 2023, and voted 6 - 1 (absent) to recommend approval of the project as proposed without any changes and noted the design integrated into the environment and hillside, a key aspect welcomed by the LUAC members that were present during the site visit. See

**Exhibit F.**

Prepared by: Son Pham-Gallardo, Senior Planner, ext. 5226  
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner  
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments on file with HCD:

Exhibit A - Detailed Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Project Plans

Exhibit C - Vicinity Map

Exhibit D - Initial Study/Mitigated Negative Declaration  
Exhibit E - CEQA Comments  
Exhibit F - Carmel Highlands LUAC Minutes from May 15, 2023  
Exhibit G - Parcel Map  
Exhibit H - Project Data Sheet

cc: Front Counter Copy; California Coastal Commission; Anna Ginette Quenga, AICP, Principal Planner; Son Pham-Gallardo, Project Planner; Engineering Services; Environmental Health Bureau; Environmental Services; Carmel Highlands Fire Protection District; Big Sur Land Use Trust, Applicant/Owner; Robert Carver, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Director); Project File PLN150805.