

Monterey County

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, September 7, 2022

8:00 AM

**1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

Craig Spencer, Chief of Planning

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on September 7, 2022 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, September 6, 2022. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN210137 - MERCADO ALEXIS FERNANDEZ & CORTEZ ROSA**

Consider a Restoration Permit to clear Code Enforcement violation (19CE00460) for alteration to an intermittent stream, including tree and vegetation removal.

Project Location: 2441 San Juan Road, Aromas, CA 95004

Proposed CEQA action: Categorically Exempt per CEQA Guidelines Section 15333

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Biological Assessment and Restoration Assessment](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - CDFW Letter on Streambed Alteration](#)

2. PLN130516-AMD1-EXT1 - BIG SUR PRESERVATION ALLIANCE LLC

Consider a three-year permit extension of a previously approved and amended Combined Development Permit (HCD-Planning File Nos. PLN130516 and PLN130516-AMD1) allowing construction of a single family dwelling and accessory dwelling unit, conversion of a test well into a domestic well and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas.

Project Location: 62200 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA action: Find the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

3. PLN210275 - ROSCH FRANCIS C & MANTICA ALFREDO TRS

Consideration of an Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, 771 square foot detached two-car garage, 798 square foot accessory dwelling unit, 1,234 square foot pool, 666 square foot pool house, 2,671 square feet of decks & patios and new on-site septic system; and removal of three (3) Oak trees. The project will also consider grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill.

Project Location: 16 Potrero Trail, Carmel, CA 93923

Proposed CEQA action: Consider an Addendum together with the previously certified FEIR for the Santa Lucia Preserve subdivision.

Attachments: [Staff Report](#)

4. PLN170208 - BYBERRY HOLDING COMPANY, INC

Consider establishment of commercial cannabis operation(s), consisting of renovation to existing greenhouses and construction of a new 74,400 square foot greenhouse for mixed light cultivation, processing and distribution.

Project Location: 20180 Spence Road, Salinas, CA 93908

Proposed CEQA action: Consider the previously adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration pursuant to section 15164 of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Product Supply Chain](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Staff Completed CEQA Consistency Checklist](#)
 [Exhibit E - Multi-Site Cannabis Initial Study](#)
 [Exhibit F - Multi-Site Cannabis IS-MND](#)

5. PLN150337-EXT1 - ESALEN INSTITUTE

Consider a three-year permit extension of a previously approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) allowing after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA action: Find that the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

Attachments: [Staff Report](#)
 [Exhibit A – Draft Resolution](#)
 [Exhibit B – Vicinity Map](#)