



Monterey County Zoning Administrator

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

Agenda Item No.4

Legistar File Number: ZA 20-003

January 30, 2020

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Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN180337 - OCHO WEST CA LLC

Public hearing to consider the construction of an approximately 6,800 square foot two-story single family with an attached three-car garage and construction of an approximately 800 square foot detached accessory dwelling unit.

Project Location: 12 Rancho San Carlos Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 6,800 square foot two-story single family dwelling with attached garage;
 - b. Coastal Administrative Permit and Design Approval to allow the construction to 800 square foot detached Accessory Dwelling Unit; and
 - c. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and
3. Adopt a Mitigation Monitoring and Reporting Program.

The attached draft resolution includes findings and evidence for consideration (**Attachment B**). Staff recommends approval subject to 17 conditions of approval including 10 mitigation measures.

PROJECT INFORMATION:

Agent: Jay Auburn

Owner: Ocho West LLC

APN: 157-131-002-000

Zoning: Watershed and Scenic Conservation, 40 acres per unit, Design Control District zoning overlay within the Coastal Zone or "WSC/40-D (CZ)"

Parcel Size: 176 acres

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project consists of a proposed residential development within the 10-acre homeland of a vacant 176-acre parcel and includes improvements to existing ranch roads for driveway access within an easement on adjacent parcels owned by Denise Malcom (APN 157-131-010) and the Santa Lucia Preserve (SLP) (APN 239-021-004). The project is bounded by the SLP on the east and the Monterey Peninsula Regional Parks District's (MPRPD's) Palo Corona Regional Park (PCRP) on the

west and is located within the Coastal area of the SLP. The property is zoned Watershed and Scenic Conservation, 40 acres per unit, with Design Control Overlay, in the Coastal Zone [WSC/40-D (CZ)].

The proposed project includes: construction of a 6,800 square-foot, two-story single-family residence including attached garage, an 800-square foot single-story accessory dwelling unit, 2,920 square-foot of patios, walkways, and retaining walls, and 8,800 square-foot of planters, terraces, and vegetated guest parking. An approximately 6,100 linear-foot paved driveway, including required emergency turnarounds, is proposed to provide access from Rancho San Carlos Road to the homeland. The project also includes installation of a 2,500-gallon septic tank, which will drain into two 75-foot leach fields, and a 500-gallon underground propane tank.

Impacts to environmentally sensitive habitat including native grasslands, California Tiger Salamander, Red-Legged Frog and California Newt were identified during review of the project. The driveway improvements and portions of the homeland boundary are located within two kilometers of ponds that are known to support special status plant and wildlife species. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. Potentially significant impacts to Biological Resources, Geology/Soils, and Tribal Cultural Resources were identified and mitigation measures were applied to minimize identified impacts to a less than significant level (See the Initial Study, Exhibit E and conditions attached to the Resolution).

Residential development is allowed in the WSC zoning district and was anticipated on the site as part of the Santa Lucia Preserve subdivision. Staff finds that the driveway improvements, single family dwelling, and ADU have been appropriately sited and designed for the site. The long driveway is needed to access the building envelope, or homeland boundary from Rancho San Carlos Road. The driveway follows an existing ranch road that needs to be widened with turnouts added to meet fire department standards. The dwellings are located within the designated homeland boundary created through the Santa Lucia Preserve subdivision. Areas outside the homeland boundary are considered open space where development is restricted. The dwellings will be set in a knoll and have been designed to maintain the remote and rural character of the site. Mitigations have been applied to the development restricting timing of site improvements, requiring installation of temporary exclusionary fencing, requiring biological training for contractors and employees, requiring biological monitoring during construction, and other measures to avoid and minimize impacts to sensitive resources at the site. As designed, and with mitigation measures incorporated, staff finds that the project minimizes impacts to sensitive species on the site and in the project area.

DISCUSSION:

See **Attachment A** for a more detailed discussion.

CEQA:

An Initial Study/Mitigated Negative Declaration (SCH No. 2019089111) was prepared for the subject property and circulated for public review from August 8, 2019 to September 9, 2019. The Initial Study identified potential impacts to aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, tribal cultural resources, and wildfire. Mitigation measures were suggested to address biological impacts, geology and soils impacts, and

tribal cultural resources. All other impacts were found to be less than significant and, based on the whole of the record, the project, as designed and mitigated, was found to have a less than significant impact on the environment. Staff has provided findings with evidence for adoption of the Mitigated Negative Declaration (Exhibit B) and has incorporated the recommended mitigation measures in the mitigation monitoring and report program attached to the draft resolution.

OTHER AGENCY INVOLVEMENT:

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

RMA-Public Works
Environmental Health Bureau
RMA-Environmental Services
Water Resources Agency
Monterey County Regional FPD
Carmel Unincorporated/Carmel Highlands LUAC

LUAC

The project was referred to Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review on October 21, 2019. The committee did not hear the project due to location outside the LUAC boundary. The LUAC meeting minutes are attached to Staff Report as (Exhibit D).

Prepared by: Kenny Taylor, Associate Planner, Ext. 5096
Reviewed by: Craig Spencer, RMA Planning Services Manager
Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and
Development Services

The following attachments are on file with the RMA:

Attachment A - Detailed Discussion
Attachment B - Draft Resolution, including:

- Site Plans
- Colors and Materials

Attachment C - Vicinity Map
Attachment D - LUAC Minutes
Attachment E - Initial Study/Mitigated Negative Declaration
Attachment F - Biological Report
Attachment G - Fuel Management Plan
Attachment H - Project Data Sheet

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; Jay Auburn, Agent; Ocho West LLC, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180337