



County of Monterey

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

Board Report

File #: AP 24-023, **Version:** 1

PLN230080 - GOLDING TED & STACEY SOUDERS GOLDING TRS

Consider a Restoration Permit to partially clear Code Enforcement violation (22CE00202) to allow restoration of slopes in excess of 25% including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine and 10 Coast live oak trees.

Project Location: 24382 Aguajito Rd, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15321(a)(2), enforcement actions by regulatory agencies, with no exceptions to section 15300.2.

RECOMMENDATIONS:

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

- a. Find that the project qualifies for a Class 21 Categorical Exemption pursuant to CEQA Guidelines Section 15321(a)(2); and
- b. Approve a Restoration Permit to partially clear Code Enforcement violation (22CE00202) to allow restoration of slopes in excess of 25% including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine and 10 Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Craig Kitteringham, Sharp Engineering and Construction

Property Owner: Golding Ted & Stacey Souders Golding Trs

APN: 103-041-017-000

Parcel Size: 5.05 acres

Zoning: Rural Density Residential, 5.1 acres per unit, Urban Reserve, Design Reivew and Site Plan Review or "RDR/5.1-UR-D-S".

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

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 May 15, 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, May 14, 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 Planning Commission.

OTHER AGENCY INVOLVEMENT:

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

HCD-Planning
HCD-Environmental Services
HCD-Engineering Services
Environmental Health Bureau
Cypress Fire Protection District

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 Site Plan
- Restoration Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Lucy Bernal, Code Compliance Inspector II; Golding Ted & Stacey Souders Golding Trs, Property Owners; Craig Kitteringham, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230080.