



County of Monterey

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

Board Report

File #: PC 24-073, **Version:** 1

PLN220251 - ARDUA 31 LLC

Public hearing to consider allowing construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage, associated site improvements (540 cubic yards of cut and 400 cubic yards of fill) and the removal of approximately 41 protected Monterey pine trees.

Project Location: 1272 Viscaino Road, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution:

1. Finding the project exempt from CEQA pursuant to section 15303, new structures and there are no exceptions pursuant to Section 15300.2 that can be made; and
2. Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
 - b. a Coastal Development Permit to allow the removal of approximately 41 protected Monterey pine trees.

Staff recommends approval of the project subject to 13 conditions which are fully set forth in **Exhibit B**.

PROJECT INFORMATION:

Agent: Angie Phares

Property Owner: Ardua 31 LLC

APN: 008-231-003-000

Parcel Size: 63,149.37 Square Feet (1.45 Acres)

Zoning: Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Zoe Zepp, Assistant Planner, (831) 755-5198 or zeppz@countyofmonterey.gov

SUMMARY:

The project is located at 1272 Viscaino Rd, Pebble Beach; as corner lot 45 on a record of survey of a portion of Rancho El Pescadero in Vol 4 page 95 of Surveys. This lot is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 6,396 square foot single family dwelling, associated site improvements including a new paved driveway and the removal of approximately 41 protected Monterey pine trees. The project, as conditioned, is consistent with applicable regulations and development standards in Title 20 and Low Density Residential Zoning, the Del Monte Forest Coastal Implementation Plan (DMF CIP) and with the policies in the Del Monte Forest Land Use Plan (DMF LUP). The property will receive water and sewage services from the Pebble Beach Community Services District.

A Tree Assessment (LIB220356) was prepared to address the proposed tree removal and overall forest health. The applicant's desire is to remove 58 protected Monterey pines on the property, approximately 33 are within the footprint of the development or would be impacted by development. Staff is recommending approval of the 41 trees that must be removed to allow the development. Please see the attached discussion (**Exhibit A**) for more details regarding the tree removal.

An Archaeological Resources Report (LIB23102) was prepared for this project to assess any potential impacts to archaeological or cultural resources. The archaeological report concluded there was no evidence of any significant resources on the parcel and did not recommend further investigation.

A Biotic Assessment (LIB220352) was prepared for this project to address any potential impacts to biological and forest resources. The initial report determined there are known occurrences of springtime special status species within the proximity of the project site. A springtime survey was completed, no special status plants were observed. Due to these findings the biologist was able to rule out the potential for impacts to special status species from the proposed development.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to construction of limited new structures that will not result in any adverse impacts to the surrounding environment resources as defined in the CEQA Guidelines. This project qualifies for a Class 3 exemption because it includes the construction of a single family dwelling and attached garage. All of the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no there are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 16, 2023 and voted unanimously to support the project as proposed. See **Exhibit D**.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval

- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner, Anna Ginette Quenga, AICP, Principal Planner; Ardua 31 LLC Property Owner; Angie Hastings, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Project File PLN220251