



County of Monterey Administrative Permit

Item No.2

Legistar File Number: AP 25-024

May 07, 2025

Introduced: 4/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210039-EXT1 - STATE OF CALIFORNIA DEPT OF TRANSPORTATION (CASTRO CANYON BRIDGE)

Administrative hearing to consider a three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat.

Project Location: Post Mile 43.12, Castro Canyon Bridge (Br. No. 44-0035, between Post Mile markers 43.05 - 43.25), Big Sur

Proposed CEQA action: Find the project Categorically Exempt pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions per section 15300.2

RECOMMENDATIONS

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

- a. Find the project Categorically Exempt pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions per section 15300.2; and
- b. Approve a three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Geraaldi

Property Owner: State of California Department of Transportation

APN: 000-000-000-000

Zoning: Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone) or "RDR/40-D(CZ)"

Plan Area: Big Sur Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**).

Please read the resolution carefully and contact the planner if you have any questions. The applicant

will be required to satisfy all permit conditions of PLN210039 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On May 7, 2025, 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 6, 2025. 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 Board of Supervisors.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter

Exhibit C - Planning Commission Resolution No. 22-004, dated March 9, 2022

cc: Front Counter Copy; CalFire Coastal Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner (Working Out of Class); State of California Department of Transportation, Property Owners; Geramaldi, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinniss, Keep Big Sur Wild; Planning File PLN210039-EXT1