MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: December 5, 2006; 10:30 AM

AGENDA NO:

SUBJECT:
Public hearing to adopt a resolution to:

a. Rescind the approval of the Combined Development Permits for Pebble Beach Company's Del Monte Forest Preservation and Development Plan (See Exhibit A for description); and

b. Direct staff to forward the resolution to the Coastal Commission.

<table>
<thead>
<tr>
<th>Project Location:</th>
<th>Multiple Areas within Del Monte Forest (Exhibit A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Number:</td>
<td>PLN010341, PLN010254, and PLN040160</td>
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<tr>
<td>Name:</td>
<td>Pebble Beach Company</td>
</tr>
<tr>
<td>Plan Area:</td>
<td>DEL MONTE FOREST LUP</td>
</tr>
<tr>
<td>Zoning Designation:</td>
<td>Multiple</td>
</tr>
<tr>
<td>Flagged and Staked:</td>
<td>EIR certified</td>
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<td>DEPARTMENT:</td>
<td>Resource Management Agency – Planning Department</td>
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</tbody>
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RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

a. Rescind the approval of the Combined Development Permits for Pebble Beach Company's Del Monte Forest Preservation and Development Plan (See Exhibit A for description); and

b. Direct staff to forward the resolution to the Coastal Commission.

SUMMARY:

On March 15, 2005, the Board approved Combined Development Permits for the Pebble Beach Company’s Del Monte Forest Preservation and Development Plan, conditioned upon Coastal Commission certification of Measure A (Resolution Nos. 05-061, 05-062, and 05-063) (See Exhibit A for description.). The applicant has now requested that the Board rescind its approval of the Combined Development Permits (Applicant letter attached as Exhibit C). Rescission of the approval would terminate the appeal of the project at the Coastal Commission and would allow the Coastal Commission’s consideration of Measure A to proceed without consideration of any specific project.

DISCUSSION:

On November 7, 2000, the voters approved Measure A, an initiative measure which amends sections of the County’s Local Coastal Program (LCP). By action on March 15 and September 20, 2005, the Board of Supervisors submitted Measure A to the Coastal Commission for certification. On March 15, 2005, the Board also approved Combined Development Permits for the Pebble Beach Company’s Del Monte Forest Preservation and Development Plan.

In July 2006, the Board of Supervisors withdrew its submittal of Measure A from consideration by the California Coastal Commission, but the appeal of the Combined Development Permit is still pending at the Coastal Commission. Commission staff recently indicated they intended to hear the appeal of the project ahead of the County re-submitting Measure A and to recommend denial of the project on the basis of inconsistency with the current LCP. In response, the Pebble Beach Company has submitted a letter requesting that the County rescind its approval until the Coastal Commission has completed its consideration of Measure A (Exhibit C), with the understanding that Pebble Beach Company would relinquish the development rights granted under the permits.
Rescission of the Board’s approval of the project would allow the County to forward the LCP amendment request (Measure A) to the Commission prior to the Commission’s consideration of a specific project. After the Coastal Commission completes its action on Measure A, the Board of Supervisors could consider final action on the project based on the amended LCP. In addition to rescission of the approvals, the Board can as an option also consider adopting a resolution of intent to approve the permits at a later date subject to Coastal Commission certification of Measure A and appropriate review by the Board. A proposed resolution for rescission, with optional language to express the future intent, is attached as Exhibit B.

FINANCING:
There is no financial impact on the County General Fund. Fees were collected to finance the processing and review required for the applicant to proceed.

OTHER AGENCY INVOLVEMENT:
The California Coastal Commission staff has been involved with processing an appeal on the subject project.

Prepared by: Approved by:

____________________________   ______________________________
Carl Holm, Planning Manager   Mike Novo, Interim Director
(831) 755-5103; holmcp@co.monterey.ca.us   Planning Department

Report reviewed by Wendy Strimling, Deputy County Counsel

cc: Board of Supervisors, Environmental Health Division; Public Works; Monterey County Water Resources Agency; Alana Knaster, Mike Novo, Carl Holm, representative (Lombardo & Gilles, T. Lombardo); applicant (Pebble Beach Company, M. Stillwell); Project File.

Attachments:
Exhibit A       Project Description
Exhibit B       Draft Resolution
Exhibit C       Letter from Pebble Beach Company, dated 10/26/06
Exhibit A

Project Description
EXHIBIT A
PROJECT DESCRIPTION

Combined Development Permit (PLN010254, Resolution 05-061) for Pebble Beach Company's Del Monte Forest Preservation and Development Plan composed of the following:

**Proposed Golf Course (Area MNOUV)**
A Combined Development Permit consisting of a Coastal Development Permit for a Conditional Certificate of Compliance; General Development Plan for the golf course; Coastal Development Permit for Vesting Tentative Parcel Map to create two parcels (plus two open space parcels); Coastal Development Permit and Design Approval for the demolition of the existing equestrian center, a single-family home and two cottages, the construction of an 18-hole golf course including underground maintenance building, clubhouse, 11 free standing visitor-serving suites (24 rooms), two on-course restrooms, expansion of driving range and construction of golf equipment building (including restroom, storage, and parking); Coastal Development Permit for development within 100 feet of ESHA; Coastal Development Permit for development on slopes of 30% or more; grading (318,000 cubic yards cut and 377,000 cubic yards fill); Coastal Development Permit for tree removal (estimated 9,582 Monterey pines and 501 coast live oak plus 170 Monterey pine and 23 coast live oak for improvements along congress road); resource management; on-site road/utility/trail improvements; off-site road, water, sewer, and stormdrain improvements (Assessor’s Parcel Numbers 008-241-008; 008-242-007-000; 008-272-010-000; 008-272-011-000; 008-311-011-000; 008-312-002-000; 008-313-002-000; 008-313-003-000; 008-321-006-000; 008-321-007-000; 008-321-008-000; 008-321-009-000).

**New Equestrian Center (Sawmill borrow site)**
A Combined Development Permit consisting of a General Development Plan for the equestrian center; Coastal Development Permit and Design Approval for construction of the equestrian center, including a 1-story equestrian clubhouse building with locker rooms, offices, and lounge, a 2-story dormitory building complete with kitchen and common area to be used for overnight equestrian camps for children and adults, a covered arena and stall barn, four 1-story stall barns and two covered tie-stall barns, a hay barn, a vehicle storage building, two 1-story single family residences, one 2-story four family staff residential structure, a covered lunge ring, covered horse corral shelters, fenced training rings, corrals entry wall, and expansion area for equestrian events; Coastal Development Permit for development within 100 feet of ESHA; Coastal Development Permit for development on slopes of 30% or more; grading (26,850 cubic yards cut and 41,354 cubic yards fill); Coastal Development Permit for tree removal (estimated 1,913 Monterey pine, including planted trees, 485, coast live oak 273 planted bishop pine and 536 planted Gowen cypress); resource management; onsite road, trail and utility improvements; off-site road, water, reclaimed water, and sewer improvements (portion of Assessor’s Parcel Number 008-041-009-000); Gowen Cypress Area.

**Spanish Bay Resort**
A Combined Development Permit consisting of an amendment to the General Development Plan for the Spanish Bay Resort; Coastal Development Permit and design approval for the construction of two 3-story visitor-serving buildings of 40 and 46 units, the remodel of existing office space to allow five additional guest units, an addition to the existing inn facility to create an additional 14,042 square feet of meeting room space, demolition of existing tennis courts and pro shop, construction of a 443-space underground parking garage, reconstruction of tennis courts and pro shop and addition of 1,800 square feet of locker space to the existing main clubhouse building, circulation and parking improvements; grading (44,252 cubic yards cut);
Coastal Development Permit for tree removal (estimated 52 Monterey pine); on-site road/utility improvements; off-site road improvements. (Assessor’s Parcel Number 007-091-028-000) Spanish Bay Area.

Spanish Bay Driving Range
Coastal Development Permit for a Vesting Tentative Parcel Map to create two parcels (plus two open space parcels and one parcel for road purposes); Coastal Development Permit and Design Approval for construction of golf driving range and golf teaching facility of approximately 3,000 square feet and parking; Coastal Development Permit for development within 100 feet of ESHA; grading (12,293 cubic yards cut and 31,977 cubic yards fill); Coastal Development Permit for tree removal (estimated 1,424 Monterey pine and 558 coast live oak); resource management; on-site road, and utility improvements; off-site reclaimed water and stormdrain improvements. (portion of Assessor’s Parcel Number 007-101-041-000) Spanish Bay Area.

Spanish Bay Employee Housing
Coastal Development Permit and Design Approval for the construction of 12 units of employee housing; grading (7,874 cubic yards cut and 655 cubic yards fill); Coastal Development Permit for tree removal (estimated 191 Monterey pine and 73 coast live oak); resource management; on-site road/utility/trail improvements; off-site stormdrain improvements. (portion of Assessor’s Parcel Number 007-101-041-000) Spanish Bay Area.

The Lodge at Pebble Beach
A Combined Development Permit consisting of an amendment to the General Development Plan for the Lodge at Pebble Beach; Coastal Development Permit and Design Approval for the addition of approximately 500 square feet of meeting space and the remodel of existing meeting facilities (total meeting space: 5,500 square feet), plus 3,250 square feet of circulation, support areas, restrooms and accessibility improvements; Coastal Development Permit and Design Approval for the removal of five existing visitor-serving rooms and construction of a new structure with 43 new visitor-serving units ("fairway one" building) with underground parking spaces, private dining room and banquet kitchen; Coastal Development Permit and design approval for construction of a new structure with 20 new visitor-serving units and support facilities ("Colton Building"); Coastal Development Permit and Design Approval for construction of a new 224 space surface (one level) and underground (one level) parking facility, and 23 new spaces of surface parking in the upper bank parking area; Coastal Development Permit for a Lot Line Adjustment to reconfigure 11 lots to establish seven lots (plus one roadway parcel); grading (26,929 cubic yards of cut and 5,030 cubic yards fill); Coastal Development Permit for tree removal (estimated 26 Monterey pine, 67 coast live oak, and two planted cypress trees) re-alignment of parking, circulation, and access, construction of on- and off-site, water, sewer, and storm drain improvements. (Assessor’s Parcel Numbers 008-423-019-000; 008-423-029-000; 008-423-030-000; 008-423-031-000; 008-431-009-000) Pebble Beach Area.

Residential subdivision: Area F-2
Coastal Development Permit for a Vesting Tentative Subdivision Map for 10 parcels averaging 1.7 acres (plus two parcels for open space and one parcel for road purposes); grading (1500 cubic yards cut); Coastal Development Permit for tree removal (estimated 708 Monterey pines); resource management; on-site road/utility/trail improvements; off-site sewer, water and stormdrain improvements. (Assessor’s Parcel Number 008-032-004-000) Gowen Cypress Area zone.
Residential subdivision: Area F-3
Coastal Development Permit for a Vesting Tentative Subdivision Map for 4 parcels averaging 1.8 acres (plus two parcels for open space and one parcel for road purposes); Coastal Development Permit for development on slopes of 30% or more; grading (800 cubic yards cut); Coastal Development Permit for tree removal (estimated 229 Monterey pine); resource management; on-site road/utility/trail improvements; off-site sewer, and stormdrain improvements. (Assessor’s Parcel Number 008-032-006-000) Gowen Cypress Area.

Residential subdivision: Area I-2
Coastal Development Permit for a Vesting Tentative Subdivision map for 11 parcels averaging 1.3 acres (plus four parcels for open space purposes); grading (200 cubic yards cut); Coastal Development Permit for tree removal (estimated 301 Monterey pine); resource management; on-site road/utility/trail improvements; off-site sewer and stormdrain improvements. (Assessor’s Parcel Number 008-031-014-000) Middle Fork Area.

Residential Subdivision: Area K
Combined Development Permit consisting of a Coastal Development Permit for a conditional certificate of compliance; Coastal Development Permit for a Vesting Tentative Parcel Map to create one 2.95-acre parcel (plus one for open space purposes); Coastal Development Permit for tree removal (estimated 41 Monterey pine and 16 coast live oak); resource management; off-site water improvements. (Assessor’s Parcel Number 008-022-031-000; 008-022-032-000) Spyglass Cypress Area.

Residential subdivision: Area PQR
Combined Development Permit consisting of a Coastal Development Permit for a Conditional Certificate of Compliance; Coastal Development Permit for a Vesting Tentative Subdivision Map to create seven parcels averaging 1.8 acres (plus one for open space purposes); Coastal Development Permit for development on slopes of 30% or more; grading (275 cubic yards cut); Coastal Development Permit for tree removal (estimated 693 Monterey pine and 46 coast live oak); resource management; on-site road/utility/trail improvements; off-site sewer and stormdrain improvements. (Assessor’s Parcel Number 008-163-001-000; 008-163-003-000; 008-163-005-000; 008-164-001-000; 008-171-009-000; 008-171-022-000) Spyglass Cypress Area.

Highway 1/ Highway 68/ 17-Mile Drive Improvements
Coastal Development Permit and Design Approval to construct improvements to the intersection of Highway 68, Highway 1, and the 17-Mile Drive. Improvements would widen off-ramp of southbound Highway 1 for a left-turn lane, reconfigure the southbound Highway 1 on-ramp to provide a dedicated and signalized Pebble Beach entrance, provide a right turn merge lane to Highway 1 on-ramp, redesign entry-gates to make visitor access more efficient, and improve resident and employee access, and provide a second eastbound land along Highway 68 from east of the Scenic Drive over-crossing to the intersection with Highway 1; grading (17,070 cubic yards of cut and 11,033 cy fill); tree removal (53 planted Monterey pine); irrigation and storm drainage. Pescadero Area.

Preservation and Conservation Areas
Applicant granting of scenic and conservation easements and initiation of ongoing resource management activities within 492 acres within the following sites: 20.3 acres within preservation Area B (portion of Assessor’s Parcel Number 007-101-041-000); 17.1 acres within preservation area D (portion of Assessor’s Parcel Number 008-041-009-000); 47.9 acres within
preservation Area G (Assessor’s Parcel Number 008-041-009-000); 53.8 acres within preservation Area H (Assessor’s Parcel Numbers 008-031-015-000, 008-034-001-000); 38.2 acres within preservation Area I-1 (Assessor’s Parcel Number 008-031-017-000); 0.8 acres within preservation Area J (Assessor’s Parcel Number 008-561-020-000); 18.2 acres within preservation Area L (Assessor’s Parcel Number 008-031-008-000); 233.1 acres within preservation Area PQR (portions of Assessor’s Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000 and 008-171-022-000); 6.9 acres within the Corporation Yard preservation area (portion of Assessor’s Parcel Number 008-041-009-000); 39.9 acres within the proposed golf course conservation areas: Signal Hill Dunes and Bristol Curve (portions of Assessor’s Parcel Numbers 008-242-007-000 and 008-272-011-000); 3.3 acres within conservation dedication within Area C (portion of Assessor’s Parcel Number 007-101-041-000); 8.6 acres within conservation Area F-3 (portion of Assessor’s Parcel Number 008-032-006-000); and 3.9 acres within conservation Area K (portion of Assessor’s Parcel Number 008-021-009-000).

An Amendment (PLN010341, Resolution 05-062) to a Combined Development Permit application (PC92-173) consisting of an amendment to the General Development Plan for the Corporation Yard Area; Coastal Development Permit for a Vesting Tentative Parcel Map to create three parcels (a 20.65-acre site for the existing Pebble Beach Company Corporation Yard; a 13.87-acre site for the proposed Corporation Yard employee housing project; and a 45.48-acre site for the proposed new equestrian center) and a remainder parcel (a 392.1-acre site for the existing Huckleberry Hill natural area site); Coastal Development Permit and Design Approval for the construction of 48 employee housing units; Coastal Development Permit for development on slopes of 30% or more; grading (38,557 cubic yards cut; 25,019 cubic yards fill); Coastal Development Permit for tree removal (estimated 8 Monterey pine); resource management; on-site road/utility/trail improvements; off-site road, trail, sewer, water, and stormdrain improvements. (portion of assessor's Parcel Number 008-041-009-000) Huckleberry Hill Area.

Coastal Development Permit (PLN040160, Resolution 05-063) to amend approved Use Permit PC-5040 deleting conditions of approval number 8, 9, and 10, relating to grading, seeding, and vegetation of the Sawmill Borrow Site and to amend approved Use Permit PC-5405 deleting condition of approval number 13(s) and 13(t) relating to restoration and utilization of the Sawmill Borrow Site. (Assessor’s Parcel Number 008-041-009-000); Gowen Cypress Planning Area.
Exhibit B

Resolution
Resolution No. ______

Resolution to Rescind Approval of
Combined Development Permits
PLN010341, PLN010254, and PLN040160
for the Pebble Beach Company’s Del
Monte Forest Preservation and
Development Plan

This resolution is made with reference to the following facts:

RECIDALS

A. On March 15, 2005, the Board of Supervisors certified a Final Environmental Impact Report and approved Combined Development Permits for the Pebble Beach Company’s Del Monte Forest Preservation and Development Plan. (Resolution Nos. 05-061, 05-062, and 05-063). The approval was conditioned upon Coastal Commission certification of Measure A, a voter-approved initiative measure which amends the County’s Local Coastal Program.

B. On March 15 and September 20, 2005, the Board of Supervisors submitted Measure A to the Coastal Commission for certification and subsequently withdrew its submission.

C. An appeal from the County’s approval of the Combined Development Permits is pending at the Coastal Commission and may soon be set for hearing.

D. On October 26, 2006, the applicant, the Pebble Beach Company, requested that the Board of Supervisors rescind its approval of the Combined Development Permits. Pebble Beach Company intends and understands that rescission would surrender coastal development rights granted under the rescinded permits.

E. Rescission of the approval would terminate the appeal of the project at the Coastal Commission and would allow the County to resubmit Measure A to the Commission for certification ahead of the Coastal Commission’s consideration of the project.

F. On December 5, 2006, the Board of Supervisors held a duly noticed public hearing to consider this action.

DECISION

NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

1. The Board of Supervisors hereby rescinds its approval of the Combined Development Permits approved under Resolutions Nos. 05-061, 05-062, and 05-063.

2. [Optional addition: The Board of Supervisors hereby expresses its intent to approve the above-referenced Combined Development Permits at a future]
3. The Board of Supervisors directs staff to forward this resolution to the Coastal Commission.

PASSED AND ADOPTED on this 5th day of December, 2006, upon motion of Supervisor ______, seconded by Supervisor ______, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Lew C. Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page ____ of Minute Book __, on __________.

Dated: Lew C. Bauman, Clerk of the Board of Supervisors, County of Monterey, and State of California.

By ________________________________
Deputy
Exhibit C

Letter from Applicant
(Dated October 26, 2006)