

Exhibit A

This page intentionally left blank.

From: [Lisa Baca](#)
To: [293-pchearingcomments](#)
Cc: [Pebble Beach Stephen](#); [Pebble beach Kirsten Stember](#); [Pebble Beach Leah Andrews](#); [A Kelly](#); [Lisa Baca](#)
Subject: PUBLIC COMMENT ITEM#1 Planning Commission March 27, 2024 9am meeting
Date: Tuesday, March 26, 2024 9:56:03 PM
Attachments: [PBEC LTR FINAL Planning Commission 3.27.2024.pdf](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Clerk of the Commission

Please share this letter from the Pebble Beach Equestrian Coalition for the Public Comments agenda item with Commissioners:

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Katharine Daniels

This is for ITEM#1 PUBLIC COMMENTS - This is a time set aside for the public to comment on a matter that is not on the agenda.

Thank you,

Lisa Baca, Pebble Beach Equestrian Coalition

Pebble Beach Equestrian Coalition

www.pbecoalition.com

info@pbecoalition.com

March 26, 2024

TO: Monterey County Planning Commission

FM: Pebble Beach Equestrian Coalition: PUBLIC COMMENT March 27, 2024 Meeting Agenda

RE: Closure of Pebble Beach Equestrian Center: Request Planning Commission interpretation of LUP

The Pebble Beach Equestrian Coalition, (PBECOalition), is an informal association of local equestrians and statewide equestrian supporters who are dedicated to preserving the 100-year history of the Pebble Beach Equestrian Center (PBEC). This also includes the culture that supports the Del Monte Forest, Monterey County equestrian lifestyle. We are **OPPOSED** to the actions taken by the Pebble Beach Company, (PBC), on March 4, 2024 to permanently close the Pebble Beach Equestrian Center (PBEC) effective June 30, 2024.

To eliminate all equestrian boarding for golf storage and not compromise on public access land is not in the best interest of the public. Monterey County residents have supported 100 years of public easements, development permits, and zoning code changes; they have created new zoning districts; and variances to build the nation's wealthiest PBC golf courses, which are estimated valued today at more than \$3.2-\$3.7 billion dollars

The history of horses and equestrian life in Monterey is extensive. It is part of the fabric of our local culture, with its roots going back centuries. Horses have been a part of the Monterey area since the earliest days of the European conquest in 1770. The Californios and the Spanish (1770-1822) and Mexicans (1822-1850) were excellent horsemen and invented the rodeos. When the Pacific Improvement Company opened Hotel Del Monte in 1880 and 17-mile drive in 1881, horses were the primary transportation source, and the company established a one-mile race track with polo fields, and a permanent stable housing up to 300 horses. Under the management of Dick Collins (1946-1979), the United States Equestrian Team practiced and the 1960 Olympic Team Trials were held at the PBEC. After Dick Collins retired, Abby and Jay Foss (1980-1984) added the Polo Barn and 20 stalls. From (1984-1992) Derek & Bea di Grazia managed the facility. Derek competed in the 1986 World Championships at Australia and continued the event tradition at Pebble Beach from (1992-2013). Tim Postel who as a youth trained under Dick Collins, reinstated, and expanded the Pebble Beach Summer Horse Trials. He also secured top sponsors for events and had high caliber talent at competitions and PBEC was thriving. In addition to losing 100 years of our community's history, PBEC is the last equestrian facility in the low density residential historic Del Monte Forest area and is listed in the Del Monte Forest Land Use Plan adopted in 1987.

REQUEST ACTION:

1. Please add to the next agenda of the Planning Commission the item of the Pebble Beach Equestrian Center public comment.
2. Please provide a written determination by staff on the PBEC zoning for equestrian use, public access and boarding in perpetuity.

3. Please help intervene with the Pebble Beach Company to develop a compromise solution so instead of either or (Golf or equestrians) the land is developed to include BOTH as established public access recreational activities and in the best interest of the community.

PBEC ZONED EQUESTRIAN & DEEMED PUBLIC ACCESS

The PBECoalition is requesting that the Planning Commission review the PBEC property, **is zoned for equestrian use NOT FOR GOLF, SPECIAL EVENTS OR STORAGE.**

PROOF THAT THE PEBBLE BEACH EQUESTRIAN CENTER IS A DEEMED AND IDENTIFIED AS A PUBLIC ACCESS AREA TO BE SAVED AND MAINTAINED IN PERPETUITY. Excerpts are from:

MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN

PART 5

**Regulations for Development
in the Del Monte Forest Land Use Plan Area (Chapter 20.147)**

Certified by the California Coastal Commission May 9, 2012

**Adopted by the
Monterey County Board of Supervisors May 22, 2012**

Excerpt:

Pebble Beach Company is the owner of the vast majority of the undeveloped land in Del Monte Forest and it has developed a Concept Plan that includes dedication and preservation of most of its undeveloped land, and development and redevelopment of other areas. This Concept Plan includes additions, improvements, and/or redevelopment at certain Pebble Beach Company visitor-serving and commercial facilities, including The Lodge at Pebble Beach, The Inn at Spanish Bay, the **Equestrian Center**, and the Pebble Beach Driving Range.The remainder of the Concept Plan provides for long-term preservation, enhancement, and management of undeveloped preservation areas as protected habitat in perpetuity.

I. Requirements Applicable to Public Access and Recreation

As a condition of approval of the first development in the Concept Plan, the Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to **existing access areas** and development of new access areas, as appropriate), with the objective of maximizing public access to **all major access points** (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features

1. Public Access Areas. **All public access areas** in the Del Monte Forest shall be clearly identified as such on the Plan, including through maps, site plans, elevations (as appropriate), and photographs of each access area clearly identifying all elements of access so that it is clear what areas are available for public access and use.

- (a) 17-Mile Drive, including bike access and bike lanes.
- (b) All defined accessways adjacent to 17-Mile Drive (including at Moss Beach, Point Joe, China Rock, Bird Rock, Seal Rock, Fanshell Beach, Cypress Point, Crocker Grove, Lone Cypress, Ghost Tree/Pescadero Point, Shepherds Knoll, Huckleberry Hill, etc.).
- (c) All trails along 17-Mile Drive and the shoreline.
- (d) All public access areas at The Inn at Spanish Bay, including public access parking and trail connectivity.
- (e) All public access areas at The Lodge at Pebble Beach and the Pebble Beach commercial core area, including access through the commercial area and Lodge to and including Stillwater Cove and Sloat accessways, and including parking provisions (including in the commercial area and at Peter Hay, Casa Palmero, and the Beach and Tennis Club).
- (f) All public access areas at the new hotel site at the former Spyglass Quarry (at LUP Area M).
- (g) Pebble Beach Company golf courses and the Pebble Beach Equestrian Center, specific only to their public access and use parameters.
- (j) Access areas in the Del Monte Forest owned by the Del Monte Forest Foundation (e.g., Indian Village).
- (k) All access areas and improvements identified in former LUP Appendix B (as certified in the original LUP in 1984).
- (l) All access areas and improvements required as part of the Spanish Bay development pursuant to coastal development permit 3-84-226.
- (m) New access areas to be developed as part of the Concept Plan, including those necessary to offset public access impacts from Concept Plan development.

Public Access Areas and Amenities Maintained. The Pebble Beach Company shall manage and maintain all Del Monte Forest public access areas and related amenities associated with the Plan on Pebble Beach Company land (and on land for which Pebble Beach Company has assumed such obligation) in their approved state and consistent with all Plan provisions in perpetuity.

CONCLUSION

Places for average equestrian boarders who do not own their own facilities are disappearing. The next generation of equestrians and places for kids to learn about horses and take riding lessons is critically limited. The community of Pebble Beach deeply values the PBEC and wants to find new solutions to the June 30, 2024 closure.

The PBEC Coalition thanks you in advance for your consideration to direct staff and determine the zoning and land use rights of the PBEC.

From: [Lisa Baca](#)
To: [293-pchearingcomments](#)
Cc: [Pebble beach Kirsten Stember](#); [Pebble Beach Stephen](#); [Pebble Beach Leah Andrews](#); [Pebble Beach Shari Lasher](#); [Laura Adame](#); [Lisa Baca](#)
Subject: Monterey County Planning Commission April 10, 2024 PUBLIC COMMENT
Date: Tuesday, April 9, 2024 4:32:17 PM
Attachments: [PBEC LTR FINAL Planning Commission 4.10.2024.pdf](#)
[Appendix A Housing Comm Dev 4.8.2024.pdf](#)
[Appendix B Housing and Comm Dev 4.8.2024.pdf](#)
[Appendix C Housing Comm Dev 4.8.2024.pdf](#)
[Appendix D Housing Comm Dev 4.8.2024.pdf](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Clerk of the Commission

Please share this letter from the Pebble Beach Equestrian Coalition for the April 10, 2024 Public Comments agenda item with Commissioners:

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Katharine Daniels

This is for ITEM#1 PUBLIC COMMENTS - This is a time set aside for the public to comment on a matter that is not on the agenda.

Thank you,

Lisa Baca, Pebble Beach Equestrian Coalition

Pebble Beach Equestrian Coalition

www.pbecoalition.com

info@pbecoalition.com

April 9, 2024

TO: Monterey County Planning Commission

FM: Pebble Beach Equestrian Coalition:

RE: **PUBLIC COMMENT AGENDA ITEM #1 - April 10, 2024 Meeting Agenda
Pebble Beach Company PLN100138 – Permit NON-COMPLIANCE**

The Pebble Beach Equestrian Coalition, (PBECOalition), is an informal association of local equestrians, **who are dedicated to preserving the 100-year history of the Pebble Beach Equestrian Center (PBEC)**. We **OPPOSE** the actions taken by the Pebble Beach Company, (PBC), on March 4, 2024 to permanently close the Pebble Beach Equestrian Center (PBEC) effective June 30, 2024. PBEC is the LAST equestrian facility in continuous operation for 100 years within the low density residential historic Del Monte Forest area.

The PBECOalition is asking Planning Commission to IMMEDIATELY SUSPEND THE PERMIT OF THE PEBBLE BEACH COMPANY (PBC) AND STOP ALL WORK being done under their permit (PLN100138) for NON-COMPLIANCE.

It is our belief that the PBC is noncompliant to the terms and condition of their approved 2013 permit by their actions taken March 4, 2024, closing the PBEC permanently (Public Press Announcement made March 4, 2024). This PBC decision changes the COMPLIANT status of the PBC permit PLN100138, to NON-COMPLIANT.

Enclosed please find the various document citations regarding the PBEC that granted PBC their permit under their approved uses with terms and conditions, and holds the PBC responsible for the PBEC in perpetuity. Further, in 2013 when the permit was approved for PBC to change the Monterey County Master Plan, the PBEC facility was named as a public access facility in the use and parameters, not just a public access Coastal equestrian trail. The PBEC is mentioned multiple times in the permit terms and conditions and are outlined in detail.

These terms and conditions were agreed to by PBC in 2013 to be compliant and consistent with the historical equestrian recreational activity, and to successfully obtain the approval of permit PLN100138. The intention for Resolution No. 12-124 of the Monterey County Board of Supervisors to amend the Del Monte Forest Land Use Plan on May 22, 2012, was to maintain the **PBEC facility in perpetuity** as it had been in continuous use as an approved equestrian recreational activity since 1923.

DOCUMENT CITATIONS FOR PBEC FACILITIES AND NOT JUST PUBLIC ACCESS TRAILS:

1. Please review (**APPENDIX A**). The page is taken from the **Monterey County Housing and Community Development Website**, highlighting the PBC and the current file number PLN100138 summary page. It lists under "*Current Status: Condition Compliant.*" After doing a public search, it is unclear if the Pebble Beach Company PLN100138 has a valid permit on file. The permit extension document linked to the permit from 2014 could not be found searching the website. On page 2, you will see the Pebble Beach Equestrian Center, (PBEC), defined as: ***"- Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway parking and accessory structures."***
2. On page 3 of (**APPENDIX A**), you will find the link "**Equestrian Center**" that provides the complete set of plans that was part of the approval process allowing the conditions for approval to move forward since the equestrian center plans were consistent with the historical public use.

3. Please review (**APPENDIX B**) 3.0, Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan, the first bullet point: ***“Stables and accessory equestrian uses and facilities.”*** Clearly the PBEC is a key component of the PBC’s approved Concept Plan.
4. Please review (**APPENDIX C**) General Development Plan: “Equestrian Center & Special Events Staging Area: Pebble Beach Company Project (Planning File No.PLN100138 Assessor Parcel Number: 008-313-003-000). On page 1, ***“2.0 Description of Existing Facilities and Proposed Site Improvements”*** the renovation of the PBEC facilities is outlined in detail as part of the PBC permit approval process.
5. Please review (**APPENDIX D**) PAGE 1 of 72 - 6.27.2012 Monterey County Planning Department Condition of Approval/Mitigation Monitoring Reporting Plan: 1. PD001-Specific Uses Only:” ***Equestrian Center – Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities: the construction of associated infrastructure improvements; relocation of existing trail segments and construction of new trail segments...”***
6. Please review (**APPENDIX D**) Page 15 of 72 – SEC. 40. EHSP04 – **Manure Management Plan**, Responsible Department: Health Department. Each equine livestock can generate an estimated fifty pounds of manure daily. If the PBC were only held responsible for the equestrian public access trails, and not the PBEC facilities, then the County Board of Supervisors and Planning Department would not have mandated and a comprehensive equine Manure Management Plan to be implemented under the supervision of the County Health Department. Only equestrian facilities and not equestrian public trails access points need a comprehensive manure management plan.

In addition to the above-mentioned items, please provide an update about the two items requested during the March 27, 2024 Monterey County Planning Commission General Public Comment. The Monterey County equestrian community has not been given the opportunity to have public comment on the PBEC, and would like the opportunity to address the Planning Commission with a formal agenda item as soon as possible.

UPDATE REQUEST TWO ITEMS: MARCH 27, 2024 GENERAL PUBLIC COMMENT REQUEST FOR ACTION:

1. Please add to the next agenda of the Planning Commission the item of the Pebble Beach Equestrian Center public comment.
2. Please provide a written determination by staff on the PBEC zoning for equestrian use, public access and boarding in perpetuity.

I thank you in advance for your consideration of our multiple requests. Please feel free to contact me directly.

Sincerely,

Lisa D. Baca

Lisa D. Baca

Pebble Beach Equestrian Coalition

Cell 213.910.2592 / cli.baca@gmail.com



HOUSING AND COMMUNITY DEVELOPMENT

[Announcements](#)

[Development Services](#)

[Planning Services](#)

[Permit Center](#)

[GIS / Maps](#)

[About Us](#)



Planning Services

1441 Schilling Place
Salinas, CA 93901
(831) 755-5025
Fax
(831) 757-9516

Disclaimer:

Although every effort is made to provide complete and accurate information on this website and all its documents, users are advised to contact applicable County Housing and Community Development staff before making project decisions and fee estimates.

Pebble Beach Company

File number (s): PLN100138

Location: Throughout Pebble Beach
(Vicinity Map):

Assessor's Parcel Number (s): 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-032-007-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 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, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000

Planning Area: Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone)

Planner:

Current Status: Condition Compliance

Environmental Status: Final Environmental Impact Report

Description: Local Coastal Program (LCP) Amendments to the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, including land use re-designations and zoning re-classifications at multiple locations.

The project consists of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project would allow the renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation of 635 acres as primarily forested open space. The proposed development would result in new construction at four primary sites - The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; consisting of the following:

The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms;

The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot that would provide approximately 285 parking spaces.

Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles; construction of a parking facility with one level at grade and two levels below grade to accommodate 301 vehicles, and other ancillary facilities. An alternative option would result in the subdivision of this area into 10 single-family residential lots.

Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures.

Additionally, the proposed development would result in the relocation of existing trails and construction of new trails segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; and Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The applicant proposes to pay an in-lieu fee for the required inclusionary housing units.

Key Dates:

- Board of Supervisors Hearing – June 19, 2015
- Board of Supervisors Hearing – May 22, 2012
- Board of Supervisors Hearing – January 24, 2012
- Final EIR – April 2012
- Draft EIR – November 2011

- [Board of Supervisors Resolution 12-149 – June 19, 2015](#)
 - [Attachment 1 – County Entitlements/Permits](#)
 - [Attachment 2 – Conditions of Approval](#)
 - [Attachment 3 – General Development Plans \(New and Amended\)](#)
 - [Attachment 4 – Plan Set, including Vesting Tentative Maps \(See "Revised Plans – May 2011" below\)](#)
- [Resolution 14-024 \(PLN140155\) – May 28, 2014](#)
- [Board of Supervisors Resolution 12-148 – June 19, 2012](#)
 - [Attachment 1 – CEQA Tables](#)
- [Board of Supervisors Order – May 22, 2012](#)
 - [Ordinance Number 5201](#)
 - [Board of Supervisors Resolution 12-124](#)
- [Final EIR – April 2012](#)
- [Board of Supervisors Staff Report – January 24, 2012](#)
- [Draft EIR – November 2011](#)
- [Revised Plans – May 2011](#)
 - [Cover Sheet](#)
 - [Index Sheet](#)
 - [Preservation and Restoration Areas](#)
 - [Pebble Beach Lodge](#)
 - [The Inn at Spanish Bay](#)
 - [Spyglass Hill Resort](#)
 - [Equestrian Center](#)
 - [Driving Range](#)
 - [Corporate Yard](#)
 - [Roadway Improvement Plan](#)
 - [Vesting Tentative Parcel Map](#)

Reports/Documents:

Related Links: [Pebble Beach Inclusionary Housing – PLN130447](#)

APPENDIX B

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Stables and accessory equestrian uses and facilities;
- Maintenance facilities accessory to allowed uses;
- Special events staging;
- Parking of trucks, trailers, and cars associated with daily equestrian uses as well as special events;
- Offices accessory to allowed uses;
- Employee housing accessory to allowed uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Parking and pedestrian facilities; and
- Recreational uses such as hiking and equestrian trails, picnic areas, restrooms, and interpretive facilities.

* TAKEN FROM MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
DEPARTMENT WEBSITE

APPENDIX C

General Development Plan

EQUESTRIAN CENTER & SPECIAL EVENTS STAGING AREA

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor Parcel Number: 008-313-003-000

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of Equestrian Center and Special Events Staging Area site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The proposed development consists of renovating the existing facilities on a reduced site at the existing location, along with an adjacent area for Pebble Beach Company to stage equipment and material for special events (including parking and temporary facilities during those events). The Equestrian Center will occupy approximately 12 acres while the Special Events Staging Area will occupy approximately 14 acres. The General Development site plan (attached) shows the location of the proposed development at Equestrian Center site.

- **Equestrian Center Reconstruction.** The existing equestrian center would be demolished, and new equestrian facilities would be constructed to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. Although there would be a new covered arena in place, the overall footprint of the new facility would be smaller than the existing facility, and there would be a minor capacity reduction. A manure management plan will be prepared for review and approval by the County Environmental Health Bureau.

Specific improvements to the Equestrian Center area include:

- Stable facilities to accommodate approximately the same number of horses as with the existing site (+/-170 horses).
- Construction of a one-story equestrian clubhouse building with locker rooms, offices, and social area.
- Construction of stall barns, tie-stall barns, and pipe stall barns.
- Construction of support buildings, including a hay barn and a vehicle/equipment storage building.
- Construction of two employee residence structures for Equestrian Center staff.
- Construction of horse training and event facilities including fenced training rings, shelters, and corrals.
- Improvement and maintenance of existing roads and trails, with rerouting as necessary.

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100138

APPENDIX D

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit (PLN100138) grants Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The CDPs consist of 12 vesting tentative maps for the subdivision of approximately 899.6 acres, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of 635 acres as forested open space. The CDPs include multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals to allow: new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center); new and amended General Development Plans; lot line adjustments; structural and hardscape development, including associated grading; development within 100 feet of environmentally sensitive habitat; development on slope exceeding 30 percent; tree removal; and development within 750 feet of a known archaeological resource. Development includes the following: The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities; The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities; Spyglass Hill - Construction of a 100-room resort and spa, or an alternative option that would result in the subdivision of this area into 10 single-family residential lots; Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities; the construction of associated infrastructure improvements; relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections; and the reconfiguration of the main entrance/gate to the Pebble Beach/Del Monte Forest area. The entitlements for the Pebble Beach Company project granted by this permit will take effect only after the Local Coastal Program Amendment that was certified by the California Coastal Commission on May 9, 2012 and adopted by the Board of Supervisors on May 22, 2012 takes effect. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. To the extent that conditions require compliance following approval of the final map, the County may require that the applicant incorporate the specifications or conditions as notes on final maps or in deeds or agreements recorded prior to approval of the final map. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. The terms "applicant" and "property owner" as used in these conditions means the Pebble Beach Company and its successors and assigns.



[Handwritten bracket highlighting the following text: "Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities; the construction of associated infrastructure improvements; relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections; and the reconfiguration of the main entrance/gate to the Pebble Beach/Del Monte Forest area."]

**Compliance or
Monitoring
Action to be Performed:**

Applicant shall adhere to conditions and uses specified in the permit.

*** 40. EHSP04 - MANURE MANAGEMENT PLAN**

Responsible Department: Health Department

Condition/Mitigation MANURE MANAGEMENT PLAN

Monitoring Measure: Provide a Manure Management Plan for equestrian facility to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include the following aspects:

- The volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off
- Detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odor and waste run-off
- Appropriate mechanism to allow for public comment of neighbors to assess compliance to the plan.

The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number APN008-313-001-000/008-991-001-000 and available to the public upon request. (Environmental Health)

Compliance or Monitoring Prior to issuance of building permits for the equestrian facility - Applicant shall:
Action to be Performed: Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval.

The applicant shall operate the facility in a manner consistent with public health and safety requirements

41. EHSP05 - CALIFORNIA RETAIL FOOD CODE

Responsible Department: Health Department

Condition/Mitigation All improvements shall comply with the California Health and Safety Code, Division 104, Part 7,
Monitoring Measure: California Retail Food Code. (Environmental Health)

Compliance or Monitoring SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL

Action to be Performed: Prior to issuance of building permits for commercial structures - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

42. EHSP06 - POOLS / SPAS

Responsible Department: Health Department

Condition/Mitigation Public pools and/or spas shall be designed and installed per the standards found in California
Monitoring Measure: Code of Regulations Title 22, Chapter 20 and Title 24, Chapter 31B. (Environmental Health)

Compliance or Monitoring SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL

Action to be Performed: Prior to issuance of building permits - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval

Prior to final inspection: Environmental Health will inspect pools and/or spas to verify construction according to Code.

From: [Tracey LIEBIG](#)
To: [293-pchearingcomments](#)
Subject: Pebble Beach Equestrian Center Closing
Date: Wednesday, April 17, 2024 12:12:19 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

I am a resident of Pebble Beach who objects to the closing of the equestrian center. The land around it is in a constant state of building and tearing down for Pebble Beach events. The horse stables are historical, part of the land use and a welcome part of our community. Asking visitors to trailer horses to this location is not a good alternative. Safety and care of the facilities and trails are coordinated with the equestrian community of the stables removing the historical site and community that fosters stable horse presence is what we need. Please keep me informed of future developments.

Tracey Liebig

Get [BlueMail for Android](#)

From: [Ann Albanese-Freeman](#)
To: [293-pchearingcomments](#)
Subject: Urgent Request Regarding the Proposed Equestrian Center Closure
Date: Wednesday, April 10, 2024 10:13:23 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Subject: Urgent Request Regarding the Equestrian Center Closure
Dear Monterey County Planning Commission,

I hope this email finds you well. I am writing to you as a concerned member of the community, particularly regarding the potential closure of the equestrian center.

For years, the equestrian center has been an integral part of my life and that of my family. We have cherished the opportunity to ride, take lessons, and exercise horses there. This facility holds sentimental value for me, as it has been a source of joy during my over 50 years of residence on the Monterey Peninsula. Moreover, both my children and grandchildren have benefited from the services offered at the center.

I recall a previous attempt to close the equestrian center, during which there was mention of a deed restriction that prevented such actions. While I believe the Pebble Beach company assumed ownership around that time, my memory on this matter is not entirely clear. However, I firmly believe that there exists a deed restriction safeguarding the equestrian center from closure, owing to its immense value to the community.

As you prepare for your upcoming meeting, I urge you to consider the significance of the equestrian center and the profound impact its closure would have on the community. I kindly request that you include discussion of the deed restriction in your agenda and take appropriate measures to ensure the continued operation of the equestrian center.

Thank you very much for taking the time to consider my concerns. I trust in your commitment to preserving the integrity and character of the County of Monterey, ensuring that future generations can enjoy the beauty and amenities that define our beloved community.

I am confident that we are in capable hands, and I sincerely hope that your mission aligns with the principles that have guided us for generations.

Wishing you continued blessings,

Ann

Ann Albanese-Freeman
Real Estate Ann, Inc.
Monterey Peninsula Real Estate Specialist
CalBRE#01181084
Coldwell Banker Realty
Junipero 2 SW of 5th | P.O. Box 350
Carmel-by-the-Sea, CA 93921
831-594-5939
RealEstateAnn@sbcglobal.net
RealEstateAnn.com
<http://www.annfreeman.com>