



Monterey County

Special Board of
Supervisors
Meeting Washington, D.C.
20015

Board Report

Legistar File Number: 19-0067

March 19, 2019

Introduced: 2/12/2019

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN130447 - PEBBLE BEACH COMPANY

- a. Find that accepting the Conservation and Scenic Easement Deed is statutorily exempt per Section 15268 of the CEQA Guidelines;
- b. Accept the Conservation and Scenic Easement Deed to satisfy Condition No. 31 of RMA-Planning File No. PLN130447;
- c. Authorize the Chair to execute the Conservation and Scenic Easement Deed, and associated Subordination Agreement; and
- d. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed, and associated Subordination Agreement, to the County Recorder for recording with all applicable recording fees paid by the applicant.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268

Project Location: Area D (located east of SFB Morse Drive and south of Ortega Road), Pebble Beach, Del Monte Forest, Greater Monterey Peninsula Area Plan

RECOMMENDATION:

- a. Find that accepting the Conservation and Scenic Easement Deed is statutorily exempt per Section 15268 of the CEQA Guidelines;
- b. Accept the Conservation and Scenic Easement Deed to satisfy Condition No. 31 of RMA-Planning File No. PLN130447;
- c. Authorize the Chair to execute the Conservation and Scenic Easement Deed, and associated Subordination Agreement; and
- d. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed, and associated Subordination Agreement, to the County Recorder for recording with all applicable recording fees paid by the applicant.

PROJECT INFORMATION:

Owner: Pebble Beach Company

Project Location: Area D (located east of SFB Morse Drive and south of Ortega Road), Pebble Beach, Del Monte Forest

Assessor's Parcel Numbers: portion of 008-041-009-000

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Not Applicable

SUMMARY/DISCUSSION:

The County required the proposed conservation and scenic easement as a condition of approval of a Combined Development Permit for the Pebble Beach Company inclusionary housing project approved by the Board of Supervisors on August 23, 2016 (Board Resolution No. 16-220;

RMA-Planning File No. PLN130447; Condition of Approval No. 31, Mitigation Measure BIO-A2, Dedicate Conservation Easement to the Del Monte Forest Conservancy for the Open Space Preservation Area in Area D).

The proposed Area D conservation easement is part of, and consistent with, the project and satisfies Condition No. 31. The County required the easement to mitigate the loss of, and disturbance to, environmentally sensitive habitat and trees (e.g., Monterey pine forest). The easement will also allow continued enjoyment of the area by residents. The Applicant has submitted the conservation and scenic easement metes and bounds legal description and map showing the general location of the easement on the property (**Exhibit A of Attachment A**). Therefore, staff recommends the Board accept, execute, and consent to the recordation of the Conservation and Scenic Easement Deed.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has approved the Conservation and Scenic Easement Deed as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY2018-2019 Adopted Budget for RMA-Planning. All costs associated with maintenance of the easement will be borne by Pebble Beach Company, not the County.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Joseph Sidor, Associate Planner, ext. 5262

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director for Land Use and Community Development



The following attachments are on file with the Clerk of the Board:

Attachment A - Conservation and Scenic Easement Deed, including:

- Exhibit A - Legal Descriptions and Maps
- Exhibit B - Board Resolution No. 16-220

Attachment B - Subordination Agreement, including:

- Exhibit A - Legal Description for Area D

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Craig Spencer, Supervising Planner; Pebble Beach Company, Applicant/Owner and Grantor; Del Monte Forest Conservancy, Grantee; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN130447