



Monterey County

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Board Report

Legistar File Number: 16-1397

December 13, 2016

Introduced: 12/5/2016

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

PLN100138 - Pebble Beach Company Concept Plan

- a. Approve a Parcel Map for a minor subdivision to divide a 58.22 acre parcel (Areas B and C) into a parcel for a parking facility (Lot 1: 4.873 acres), two preservation parcels totaling 48.493 acres (Parcel A: 19.459 acres and Parcel B: 29.034 acres), and a road and utility parcel (Parcel C: 4.855 acres);
- b. Accept the Conservation and Scenic Easement Deed;
- c. Authorize the Chair to execute the Conservation and Scenic Easement Deed; and
- d. Direct the Clerk of the Board to submit the Parcel Map, and the Conservation and Scenic Easement Deed, to the County Recorder for recording, subject to the collection of the applicable recording fees.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3) (Parcel Map and Conservation and Scenic Easement Deed - Area BC, Del Monte Forest Land Use Plan)

PROJECT INFORMATION:

Project Location: Areas B and C (located east of the intersection of 17-Mile Drive and Congress Road)

Assessor's Parcel Numbers: 007-101-044/045/046/047-000

Plan Area: Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: Not Applicable

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Parcel Map for a minor subdivision to divide a 58.22 acre parcel (Areas B and C) into a parcel for a parking facility (Lot 1: 4.873 acres), two preservation parcels totaling 48.493 acres (Parcel A: 19.459 acres and Parcel B: 29.034 acres), and a road and utility parcel (Parcel C: 4.855 acres);
- b. Accept the Conservation and Scenic Easement Deed;
- c. Authorize the Chair to execute the Conservation and Scenic Easement Deed; and
- d. Direct the Clerk of the Board to submit the Parcel Map, and the Conservation and Scenic Easement Deed, to the County Recorder for recording, subject to the collection of the applicable recording fees.

SUMMARY:

Pebble Beach Company has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and the Subdivision Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act, and has met all the conditions of approval required for clearance prior to recording the Parcel Map. The Parcel Map is in

substantial compliance with the approved Vesting Tentative Map.

DISCUSSION:

On June 19, 2012, the Board of Supervisors approved a Vesting Tentative Map as part of the overall approval of the Combined Development Permits for the Pebble Beach Company build-out project (RMA-Planning File No. PLN100138). The subject Parcel Map and easements for Area B/C is part of, and consistent with, the project. All required conditions of approval, including the Conservation and Scenic Easement Deed, have been satisfied. There are no subdivision improvements associated with this Parcel Map. Therefore, staff recommends that the Board approve the Pebble Beach Company Parcel Map for recording.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording of the Parcel Map:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Parks Department
- Pebble Beach Community Services District (Fire Protection District)

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, ext. 5262
Reviewed by: Brandon Swanson, RMA Services Manager, ext. 5334
Approved by: Carl P. Holm, AICP, RMA Director

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

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| Attachment A | Cover Letter to the Clerk of the Board |
| Attachment B | Parcel Map |
| Attachment C | Subdivision Guarantee |
| Attachment D | Property Tax Clearance Certification |
| Attachment E | Conservation and Scenic Easement Deed, including; |
| | - Legal Descriptions and Maps for Preservation Areas B and C |
| | - Board Resolution Nos. 12-148 and 12-149 |
| | - Subordination Agreement |
| | ○ Legal Description for Area BC |

cc: Front Counter Copy; California Coastal Commission; Brandon Swanson, RMA Services Manager; Pebble Beach Company, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN100138