



Legislation Details (With Board Report)

File #: 14-600 **Name:** Final Map Area F-2 - Pebble Beach Company
Type: General Agenda Item **Status:** Passed
File created: 5/29/2014 **In control:** Board of Supervisors
On agenda: 6/17/2014 **Final action:** 6/17/2014
Title: a. Approve the Final Map for a standard subdivision to divide a 19.502 acre parcel (Area F-2) into 16 residential parcels ranging in size from 1.002 acres to 1.473 acres (Lots 1 through 16), and one 1.77 acre private roadway and utility parcel (Parcel A; Poppy Lane); and
b. Direct the Clerk of the Board to submit the Final Map to the County Recorder for filing upon notification by staff and the County Counsel's Office that all conditions precedent to the recordation have occurred.
(Final Map - PLN100138/Pebble Beach Company, Area F-2, Del Monte Forest Land Use Plan)
(Revised via Additions and Corrections)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Cover Letter to Board, 2. Attachment B - Final Map, 3. Attachment C - Subdivision Guarantee, 4. Attachment D - Property Tax Clearance Certification, 5. Completed Board Order

Date	Ver.	Action By	Action	Result
6/17/2014	1	Board of Supervisors	approved	

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PROJECT INFORMATION:

Planning File Number: PLN100138
Owner: Pebble Beach Company
Project Location: Area F-2 (located north of Lopez Road, between the 10th, 14th, and 16th fairways of the Poppy Hills Golf Course)
APN: 008-032-004-000
Plan Area: Gowen Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone
Flagged and Staked: No
CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268 (b)(3)

RECOMMENDATION:

It is recommended that the Board of Supervisors:
a. Approve the Final Map for a standard subdivision to divide a 19.502 acre parcel (Area F-2) into 16 residential parcels ranging in size from 1.002 acres to 1.473 acres (Lots 1 through 16), and one 1.77 acre private roadway and utility parcel (Parcel A; Poppy Lane); and
b. Direct the Clerk of the Board to submit the Final Map to the County Recorder for filing.

SUMMARY:

The developer 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. The Final Map is in substantial compliance with the approved Vesting Tentative Map. At the time of staff report preparation, the developer had not met all of the relevant conditions of approval related to the subdivision and is required to satisfy all remaining conditions of approval that are as yet unmet, prior to recording the Final Map. Staff anticipates that all remaining applicable conditions of approval will be met prior to June 17, 2014. If conditions are not met by June 17, staff will pull this item off Consent. In addition, due to the project having multiple phases, the developer will continue to meet all remaining conditions of approval that are not immediately applicable to or required for recording the Final Map for Area F-2.

DISCUSSION:

On June 19, 2012, the Board of Supervisors approved the Vesting Tentative Map for Area F-2 as part of the overall approval of the Combined Development Permits for the Pebble Beach Company (PBC) build-out project (RMA-Planning File No. PLN100138). All required and, as yet, unmet conditions of approval and all applicable fees associated with the unmet conditions will be satisfied, collected, and deposited by June 17, 2014. Specifically, regarding conditions not yet met: 1) An Inclusionary Housing Agreement is pending signature by the Director of Economic Development and PBC, and PBC is prepared to deposit the \$5M security related to inclusionary housing; 2) The County and PBC have agreed to a Traffic Improvement Phasing Plan (TIPP) regarding traffic improvements at the intersection of Highway 68, Highway 1, and 17-Mile Drive. Execution of the TIPP will satisfy traffic improvement requirements required to be undertaken by PBC prior to the recordation of any subdivision maps or issuance of construction permits related to PLN100138. PBC has also submitted a draft conservation and scenic easement for Areas B and C, which is under review by the County. Submittal of this draft meets the preservation easement requirement prior to recordation of the first subdivision map. In addition, the PBC has constructed all required subdivision improvements. Therefore, staff recommends that the Board approve the Pebble Beach Company Final Map for recording.

OTHER AGENCY INVOLVEMENT:

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

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

FINANCING:

Funding for staff time associated with this project is included in the FY13-14 Adopted Budget for RMA-Planning.

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

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Benny Young, Director Resource Management Agency

This report was reviewed by John Ford, RMA Services Manager.

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

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

Attachment A	Cover letter to the Clerk of the Board
Attachment B	Final Map
Attachment C	Subdivision Guarantee
Attachment D	Property Tax Clearance Certification