



Board Report

File #: RES 12-0066, **Version:** 1

Public hearing to consider:

- a. Certification of the Final Environmental Impact Report for the Pebble Beach Company Project;
- b. Adoption of the Statement of Overriding Considerations;
- c. Approval of Combined Development Permits for the Pebble Beach Company Project, including twelve vesting tentative maps and multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals; and
- d. Adoption of the Mitigation Monitoring and Reporting Plan.
(Pebble Beach Company Project/PLN100138)

PROJECT INFORMATION:

Planning File Number: PLN100138

Applicant: Pebble Beach Company

Project Location: Del Monte Forest/Pebble Beach

APNs: See **Attachment A** for a full listing of the Assessor's Parcel Numbers

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

Flagged and Staked: No

CEQA Action: Environmental Impact Report

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Certify the Final Environmental Impact Report (**Attachments J, K, and M**) for the Pebble Beach Company Project;
- b. Adopt the Statement of Overriding Considerations (**Attachment B**);
- c. Approve Combined Development Permits for the Pebble Beach Company Project, including twelve vesting tentative maps and multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals, based on the findings and evidence and subject to the conditions of approval (**Attachment C**); and
- d. Adopt the Mitigation Monitoring and Reporting Plan (**Attachment C**).

SUMMARY/DISCUSSION:

The proposed project consists of multiple 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 twelve 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 also 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 at five locations; 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. See **Attachment A** and **Attachment 1 to Attachment C** for a detailed project description, discussion, and list of County permits.

An Environmental Impact Report (EIR) has been prepared for the project (**Attachments J, K, and M**). On May 30, 2012, the Monterey County Planning Commission recommended that the Board of Supervisors certify the EIR and approve the project subject to an additional recommendation for the Board to consider regarding inclusionary housing (**Attachments D and E**).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- RMA - Public Works Department
- Water Resources Agency
- Pebble Beach Community Services District - Fire
- County Counsel
- Parks Department
- Economic Development Department
- Office of the Sheriff
- California Coastal Commission
- Del Monte Forest Land Use Advisory Committee

FINANCING:

The project applicant has submitted processing fees to fund County staff time for the processing of this project.

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

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

<mailto:> Benny Young, Director Resource Management Agency

This report was prepared with assistance by Taven Kinison Brown and reviewed by Wendy Strimling.

cc: Front Counter Copy; California Coastal Commission; Mike Novo; Laura Lawrence, Planning Services Manager; Mark Stilwell, Pebble Beach Company; Tom Jamison, Fenton & Keller; The Open Monterey Project; LandWatch; Project File PLN100138.

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

- Attachment A Project Description and Discussion
- Attachment B Draft CEQA Resolution
 - Attachment 1 Table ES-3, Summary of Impacts & Mitigation Measures
- Attachment C Draft Project Resolution, including:
 - Attachment 1 County Entitlements;
 - Attachment 2 Conditions of Approval and Mitigation Monitoring and Reporting Plan;
 - Attachment 3 General Development Plans; and
 - Attachment 4 Project Plans (Full plan set distributed previously)
- Attachment D Planning Commission Resolution No. 12-019 (Distributed on CD)
- Attachment E Planning Commission Resolution No. 12-019A (Distributed on CD)
- Attachment F Subdivision Committee Resolution No. 12-003 (Distributed on CD)

Attachment G Housing Advisory Committee Resolution
Attachment H Vicinity Map
Attachment I DMF Agreement (December 2009)
Attachment J Draft EIR (Distributed previously in November 2011)
Attachment K Final EIR (Distributed previously in April 2012)
Attachment L DMF LUAC Minutes
Attachment M FEIR Errata
Attachment N California Coastal Commission Press Release (May 9, 2012)
Attachment O California Coastal Commission LCPA Resolution (May 9, 2012)
(Distributed on CD)

The following attachments are also available for review on the RMA-Planning Department public website at <http://www.co.monterey.ca.us/planning/>:

Project Plans (see directions to the Accela permit database)
Draft EIR
Final EIR, including Errata