



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: A 18-061, **Version:** 1

PLN100138 - PEBBLE BEACH COMPANY CONCEPT PLAN

Approval of a Final Map for a standard subdivision to divide a 97.30-acre area (Area K - East) into 5 residential lots, 3 roadway parcels, 4 open space parcels, and 1 recreational parcel; and a Conservation and Scenic Easement Deed and Subordination Agreement.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3)

Project Location: Area K - East, Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that accepting the Final Map is statutorily exempt per section 15268(b)(3) of the CEQA Guidelines;
- b. Accept the Final Map for a standard subdivision to divide a 97.30-acre area (including Area K - East) into:
 - i. 5 residential lots ranging in size from 0.44 acres to 0.74 acres;
 - ii. 3 roadway parcels totaling 0.75 acres (Parcel B: 0.12 acres; Parcel D: 0.13 acres; and Parcel F: 0.50 acres);
 - iii. 4 open space parcels totaling 2.82 acres (Parcel A: 0.34 acres; Parcel C: 0.72 acres; Parcel E: 1.14 acres; and Parcel G: 0.62 acres); and
 - iv. 1 recreational parcel (Parcel H: 90.63 acres);
- c. Approve and accept the Conservation and Scenic Easement Deed with attached Subordination Agreement, and authorize the Chair to sign the Acceptance and Consent to Recordation;
- d. Approve the Subordination Agreement and authorize the Director of the Resource Management Agency to execute the Agreement;
- e. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- f. Direct the Clerk of the Board to submit the Final Map, and the Conservation and Scenic Easement Deed with attached Subordination Agreement, to the County Recorder for recording with all applicable recording fees paid by the applicant, and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

PROJECT INFORMATION:

Owner: Pebble Beach Company

Project Location: Area K - East (located east of Stevenson Drive, adjacent to the Spyglass Hill Golf Course)

Assessor's Parcel Numbers: 008-022-031-000 and 008-022-032-000

Plan Area: Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: Not Applicable

SUMMARY:

The proposed development site (Area K - East) involves the subdivision of a 97.30-acre area of the Spyglass Hill Golf Course adjacent to Stevenson Drive in the Spyglass Cypress Planning Area. The surrounding uses are residential and recreational (i.e., Spyglass Hill Golf Course). The Vesting Tentative Map for the subdivision was approved by the Board of Supervisors on June 19, 2012, as part of the Pebble Beach Company Concept Plan (RMA-Planning File No. PLN100138), also informally known as the build-out project. The subdivision

would allow the future development of 5 single-family dwellings on 5 residential lots, 3 roadway parcels to provide access to the residential lots, and retain 2.82 acres as open space. The remaining recreational parcel is part of the Spyglass Hill Golf Course.

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 Concept Plan project (RMA-Planning File No. PLN100138). The subject Final Map and easements for Area K - East are in substantial conformance with the approved Vesting Tentative Map. Area K - East and Area K - West are located on separate parcels (Area K - West is located on the same parcel as Area L, and will be recorded with map), and are likewise separately identified. The Conservation and Scenic Easement Deed shall be conveyed to the Del Monte Forest Conservancy, and associated expenses for maintenance of the easement area shall be paid by the owner (i.e., Pebble Beach Company) in perpetuity.

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 submitted all information necessary to satisfy all conditions of approval required for clearance prior to recording the Final Map. At the time of staff report preparation, Condition of Approval No. 98 remains only partially met pending action by the Monterey County Water Resources Board of Supervisors (MCWRABOS) to approve a drainage agreement. The necessary approval to clear this condition will occur at the MCWRABOS hearing March 13, 2018, prior to the Monterey County Board of Supervisors hearing on adoption of the Final Map.

In addition, due to the Concept Plan project (RMA-Planning File No. PLN100138) having multiple phases, Pebble Beach Company will continue to meet all remaining conditions of approval that are not immediately applicable to or required for recording the Final Map for Area K - East. Pebble Beach Company has also constructed all required subdivision improvements associated with this Final Map. 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
- RMA-Environmental Services
- Water Resources Agency
- Pebble Beach Community Services District (Fire Protection District)

FINANCING:

Funding for staff time associated with this project is included in the FY2017-2018 Adopted Budget for RMA-Planning.

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: Carl P. Holm, AICP, RMA Director

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 Certifications
- Attachment E - Conservation and Scenic Easement Deed, including;
 - Legal Descriptions and Maps for Preservation Areas
 - Board Resolution Nos. 12-148 and 12-149
 - Subordination Agreement
 - o Legal Description

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