Special Hearing
Monterey County
Standard Subdivision Committee

AGENDA
Monday, April 9, 2012

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Tom Moss  Vice-Chair: James McPharlin  Secretary: Wanda Hickman

Committee:
Tom Moss, Water Resources Agency
James McPharlin, Fire District Representative
Laura Lawrence, Resource Management Agency – Planning
Roger VanHorn, Environmental Health
Chad Alinio, Resource Management Agency – Public Works
David Lutes, Parks Department

A. ROLL CALL

B. SCHEDULED ITEM

1. 9:00AM – PEBBLE BEACH COMPANY – PLN100138
Project Planner: Joe Sidor. Environmental Status: Environmental Impact Report (EIR). Project Description: 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 would allow the subdivision of up to 10 sites, 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 would also 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), consisting of the following: 1) The Lodge at Pebble Beach – Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms; 2) The Inn at Spanish Bay – Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot to provide approximately 285 parking spaces; 3) Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles, construction of a parking facility...
with a level at grade and two levels below grade to accommodate approximately 301 vehicles and other ancillary facilities, or an alternative option that would result in the subdivision of this area into 10 single-family residential lots; and 4) Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. The CDPs would also allow the relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028/033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024/031/035-000, 008-031-014/015/019-000, 008-032-004/005/006-000, 008-034-001-000, 008-041-009-000, 008-163-001/003/005-000, 008-164-001-000, 008-165-001-000, 008-171-009/022-000, 008-241-008-000, 008-242-007-000, 008-272-010/011-000, 008-311-011-000, 008-312-002-000, 008-313-002/003-000, 008-321-006/007/008/009-000, 008-423-002/019/029/030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone). **Recommended Action:** Recommend Approval to the Board of Supervisors.

C. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Subdivision Committee’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Subdivision Committee less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Subdivision Committee will be available at the meeting.

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