

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
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**Prepared May 24, 2012 (for June 15, 2012 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Dan Carl, Central Coast District Director  
Katie Butler, Coastal Planner

**Subject: Certification Review for Monterey County Local Coastal Program Amendment Number 1-12 Part 1 (DMF Update and PBC Concept Plan)**

On May 9, 2012 the Coastal Commission approved Monterey County Local Coastal Program (LCP) Major Amendment Number 1-12 Part 1. This amendment provided a final build out and preservation plan for the Pebble Beach Company's (PBC) remaining undeveloped landholdings in the Del Monte Forest (the PBC "Concept Plan"). The amendment also included a partial update to the LUP that included a series of changes designed to update the LCP overall for the Del Monte Forest, both to respond to changes in circumstances and understandings since the original LUP adoption in the 1980s, as well as to better protect coastal resources.

By action taken May 22, 2012, Monterey County adopted the amending LCP text (see Exhibit 1). The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., June 15, 2012), and notification of this certification and Commission concurrence will be forwarded to the County.

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by Monterey County to accept the Commission's approval of LCP Amendment 1-12 Part 1 are legally adequate. I recommend a yes vote.

**Executive Director's Recommendation.** The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the Monterey County LCP consistent with the Commission's approval of LCP Amendment 1-12 Part 1; the amended LCP will be certified as of today's date (i.e., June 15, 2012). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit 1: County's Acceptance of the Coastal Commission's Approval



California Coastal Commission

MCO-1-12 Part 1 (DMF Update and PBC Concept Plan) certification review stfprt 6.15.2012 hrg.doc

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MAY 24 2012

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA



PLANNING DEPARTMENT, Mike Novo, Director

168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901

(831) 755-5025  
FAX (831) 757-9516

May 24, 2012

California Coastal Commission - Central Coast District Office  
Attn: Ms. Katie Butler  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508

**SUBJECT: Monterey County Major Amendment No. 1-12 Part 1  
(Del Monte Forest Update and Pebble Beach Company Concept Plan)  
County Planning File No. PLN100138 / Pebble Beach Company**

Dear Ms. Butler,

Please find the enclosed County of Monterey Board of Supervisors Board Order for Resolution No. 12-124 and Ordinance 5201. The enclosed Board Order, and the associated resolution and ordinance:

- a. Acknowledges receipt of the California Coastal Commission (CCC) resolution approving the Monterey County Local Coastal Program Amendment Number MCO-1-12 Part 1;
- b. Adopts the amended Del Monte Forest Land Use Plan;
- c. Adopts Ordinance 5201 to amend the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code); and
- d. Certifies that the amendments are intended to be carried out in a manner fully in conformity with the Coastal Act.

The County adoption of these amendments is consistent with the amendments certified by the CCC on May 9, 2012. County staff transmits the amendments to the Executive Director for confirmation at the next regular meeting of the CCC that the County's actions conform to the CCC's actions to certify the amendments, and incorporation into the County's Local Coastal Program.

If you have any questions regarding this LCP Amendment, please contact me at either (831) 755-5262 or [sidorj@co.monterey.ca.us](mailto:sidorj@co.monterey.ca.us).

Sincerely,

Joseph Sidor  
Associate Planner

encl: Board Order (for Resolution No. 12-124 and Ordinance No. 5201)  
cc: File PLN100138

**CCC Exhibit 1**  
**(page 1 of 2 pages)**

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CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Monterey County  
Board Order  
Resolution No. 12-124

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5841

Upon motion of Supervisor Armenta seconded by Supervisor Parker, and carried by those members present, the Board of Supervisors hereby:

Held a Public hearing to consider:

- a. Acknowledged receipt of the California Coastal Commission resolution approving the Monterey County Local Coastal Program Amendment Number MCC-1-12 Part I;
- b. Adopted Resolution No. 12-124 to adopt the amended Del Monte Forest Land Use Plan;
- c. Adopted Ordinance 5201 to amend the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) including: amending Section 20-10 of the zoning maps to rezone multiple locations (The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, and the Pebble Beach Corporation Yard); amending Section 20-16 of the zoning maps to rezone The Lodge at Pebble Beach, the Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR; amending Sections 20.12.050 and 20.14.050 to remove golf courses as a conditional use allowed in these zoning districts; and amending Chapter 20.147 (Regulations for Development in the Del Monte Forest Land Use Plan Area); and Directing staff to transmit the amendments to the California Coastal Commission for confirmation by the Coastal Commission at their next regular meeting and incorporation into the County's Local Coastal Program.

(Local Coastal Program Amendment of the Del Monte Forest Land Use Plan/PLN100138).

PROJECT INFORMATION:

Planning File Number: PLN100138

Applicant: County of Monterey

Project Location: Del Monte Forest/Pebble Beach

APN: Numerous

Plan Area: Del Monte Forest

Flagged and Staked: No

CEQA Action: Statutorily Exempt per Public Resources Code Section 21080.9 and CEQA Guidelines Section 15265.

PASSED AND ADOPTED on this 22nd day of May 2012, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker, and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on May 8, 2012.

Dated: May 23, 2012  
File Number: RES 12-0039

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By Denise Hancock  
Deputy