

Los Angeles Equestrian Coalition

losangelesequestriancoalition@gmail.com

March 18, 2024

The Honorable Mary Adams
Monterey County Board of Supervisors, District 5
Monterey Courthouse
1200 Aguajito Road, S#1
Monterey, CA 93940
Via Email: District5@co.monterey.ca.us

RE: Closure of historic 100-year-old Pebble Beach Equestrian Center; Switch and bait for more golf storage by Pebble Beach Corp & Pebble Beach Resorts.

Dear Supervisor Adams:

The Los Angeles Equestrian Coalition is an association of equestrians who support the equestrian lifestyle in California. We are writing you today to lend our voices and help our equestrian brothers and sisters in Pebble Beach **OPPOSE** the final decision on March 4, 2024 Pebble Beach Corp., (PBC), to close the 100-year-old Pebble Beach Equestrian Center, (PBEC).

The California equestrian community is respectfully requesting the Monterey County Board of Supervisors act to 1. Make an immediate inquiry into the PBEC 11-year financials, management records and inspect the property with urgency to stop the June 30, 2024 closure; and 2. Add a formal agenda item to your next Board of Supervisor meeting so equestrians can have a public forum to express our concerns and ongoing issues with PBC regarding PBEC.

In California alone, there are an estimated 534,500 horses, not including the tens of thousands of horses that come into and out of the state each year for its many horse shows, equestrian events, and racing events. According to the American Horse Council Foundation, the horse industry contributes \$13.3 billion to California's economy every year. This includes: local property taxes, state and local sales taxes, boarding, rental stables business taxes, licensing, and permit fees; equestrian trainers, grooms, nonprofit horse rescue organizations, equine veterinarians, equine hospitals, farriers, chiropractic body work specialist, horse transport haulers, feed and grain stores and California's farmers who grow our hay. Horse cannot be relocated without the complete destruction of the supportive equestrian industry, along with the surrounding residential and equine populations.

For 100 years, it has been well documented that PBEC **was a viable financial operation** giving birth to Olympic Champions, both 4 legged and 2 legged. In July, 2013 PBC took over day to day management and for the past 11 years, PBEC has grossly mismanaged operations, neglecting maintenance as compared to the historic Lodge. (**APPENDIX A**), rejected marketing to new equestrian boarders, or scheduling equestrian programs that generate revenue like lucrative horse shows. Equestrian horse shows and special events were once the core of PBEC's financial viability and good for the local economy (**APPENDIX B**).

The Honorable Mary Adams
Monterey County Board of Supervisors, District 5
March 18, 2024 letter OPPOSING PBEC closure
Page 2

I personally reached out to PBEC and PBC after the announcement to close went public. Based on my emails with senior executive PBC staff (**APPENDIX C**), there is zero intention by PBC to even *try* to preserve the **ONLY** equestrian boarding facility in Pebble Beach and the **ONLY** public access equestrian trail ride operation for the CA Coastal equestrian trails and Del Monte Forest.

Equestrian trails have started getting diverted with public equestrian access blocked (**APPENDIX D**). Based on statements to PBEC boarder by workers doing roof repairs 3 weeks prior to PBC's public closure statement March 4, 2024, this area is being prepared for golf equipment storage.

Q: WHY would PBC invest thousands into fixing equestrian facilities roofs if they are going to announce closure less than 30 days later March 4, 2024?

Today, there are at least 20 empty boarding stalls that new equestrian owners for over a year have been on "wait lists" trying to get into PVEC. The equestrian community is willing to step up and fundraise the 15 million dollars to do the repairs if PBC will host the charity event. Since 2006, there has been a desire by PBC to develop golf recreational activities within the Del Monte Forest (**APPENDIX E**). With the 2008 failure of Prop A to develop into the Del Monte Forest, the last 11 years of neglect and mismanagement by both the PBC and Pebble Beach Resorts has created the "perfect storm" in 2024 to claim PBEC is now not "financially viable".

Every effort by Monterey County's leadership should be made to preserve this historic and cultural equestrian resource in Monterey County. It is our belief that 100 years of history is being lost for future generations to accommodate the Pebble Beach Resort's need for expanded golf storage facilities. With the four wealthiest golf courses in the country located on the Monterey Peninsula, there are other locations better suited than to destroy the PBEC's legacy, a legacy that is entwined into California's rich history that began in the Gilded Age.

I thank you in advance of your consideration of our request. We look forward to working with you to save PBEC for future generations the next 100 years.

Sincerely,

Lisa D. Baca

LISA BACA

Los Angeles Equestrian Coalition

CC: Monterey County Board of Supervisor Luis Alejo, District 1 via email: district1@co.monterey.ca.us
Monterey County Board of Supervisor Glen Church, District 2 via email: district2@co.monterey.ca.us
Monterey County Board of Supervisor Chris Lopez, District 3 via email: district3@co.monterey.ca.us
Monterey County Board of Supervisor Wendy Root Askew, District 4 via email district4@co.monterey.ca.us
Clerk of the Board, via email: cob@co.monterey.ca.us

APPENDIX A

Photos Pebble Beach Equestrian Center March 2024

Lodge taken from Trip Advisor website

https://www.tripadvisor.com/Hotel_Review-g32867-d79250-Reviews-The_Lodge_at_Pebble_Beach-Pebble_Beach_Monterey_County_California.html#/media/79250/689186122:p/?albumid=101&type=0&category=101



APPENDIX B

<https://www.theplaidhorse.com/2022/02/19/blenheim-equisports-commissions-economic-impact-study-of-rancho-mission-viejo-riding-park/>

Blenheim EquiSports Commissions Economic Impact Study of Rancho Mission Viejo Riding Park The Rancho Mission Viejo Riding Park—also known simply as, the “Riding Park” is the home of Blenheim EquiSports in San Juan Capistrano, CA. The venue hosted approximately **7,500 horses at 16 week-long events in 2021**, and after commissioning Tourism economics to conduct a comprehensive economic impact analysis, the venue and the organizing committee can truly say that they’ve put their money where their mouth is. The numbers don’t lie. **The Riding Park has made a significant impact on the local economy, directly and indirectly, through spending, jobs and tourism.** Tourism has published its study, which sheds light on the **true impact of a horse show venue on an economy. \$62.7 Million** According to the report, total direct spending associated with the Riding Park in 2021 amounted to \$62.7 million. This number comes from both operating costs and money February 19, 2022 3/18/24, 7:28 AM Blenheim EquiSports Commissions Economic Impact Study of Rancho Mission Viejo Riding Park - The Plaid Horse Magazine <https://www.theplaidhorse.com/2022/02/19/blenheim-equisports-commissions-economic-impact-study-of-rancho-mission-viejo-riding-park/> 2/3 spent from out-of-town exhibitors at local hotels, restaurants and other establishments. The expenditures were further broken down into industry. Out-of-town attendees and staff spent \$52.1 million in the local economy in 2021: \$17 million was spent on lodging \$14.9 million on food and beverage \$10.7 million on recreation \$8 million on retail \$1.6 million on local transportation Total direct spending associated with the Riding Park is expected to amount to \$1.8 billion during the 20-year period from 2021 to 2040. \$108.7 Million “The Riding Park’s direct spending impact of \$62.7 million generated a total economic impact of \$108.7 million in the local economy in 2021,” the report stated. “This total economic impact of \$108.7 million supported 790 part-time and full-time jobs and generated \$11.8 million in state and local taxes in 2021.” 789 The Riding Park directly supported 789 full-time and part-time jobs in 2021, which includes 110 indirect jobs and 103 induced jobs, according to the report. The majority of these jobs were in the food and beverage industry. Recreation and entertainment was the second-leading category. This industry was also the most impacted industry in 2021 when it came to direct wages, generating \$7.2 million in that category. 22.1 Million The Riding Park’s total economic impact of \$108.7 million generated a total fiscal (tax) impact of \$22.1 million in 2021, according to the report. What’s Ahead A \$3.2 million renovation is planned in the immediate future for the Riding Park, which will include renovations to improve the water quality, restrooms, and the perimeter and entry landscape, hardscape and signage. According to the report, the Riding Park 3/18/24, 7:28

APPENDIX D
PHOTOS REPAIRED ROOFS & TRAIL SIGN



APPENDIX E

SEPARATE PDF
2006 Prop A - 15-page correspondence

MONTEREY COUNTY

THE BOARD OF SUPERVISORS

FERNANDO ARMENTA
LOUIS R. CALCAGNO
W.B. "BUTCH" LINDLEY
JERRY C. SMITH, *Chair*
DAVE POTTER, *Vice Chair*



Via Facsimile
Hand Delivery
Federal Express

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JUN 13 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Chair Meg Caldwell
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

California Coastal Commission
101 Fountaingrove Parkway
Santa Rosa, CA 95403

Dear Chair Caldwell:

I am writing on behalf of Monterey County to notify you that the Board of Supervisors today has directed that we withdraw the LCP amendment request (Measure A) pursuant to California Code of Regulations Section 13535A and are hereby withdrawing, from consideration at the June 14th meeting of the Commission in Santa Rosa.

The Board of Supervisors is concerned that there remains considerable confusion regarding what is actually to be considered by the Commission—an LCP amendment or the Pebble Beach project.


The County also believes that it would be valuable to revisit the language in Measure A to determine if there is a course of action for the Commission to consider other than the "all or nothing" recommendation proposed by Commission staff. Additional time may help to further clarify the constraints of the voter-approved initiative.

Furthermore, it appears that consideration of Measure A could benefit from additional discussions among staff on resource issues and the relationship of prior project approvals to the consistency analysis.

Finally, there are a number of issues that will require additional review by Monterey County based upon our review of the lengthy staff report which we received on June 5, 2006.

Please accept this letter as Monterey County's official notification of our decision to withdraw the application. We shall contact staff with a proposed timeframe that will provide sufficient time to address the Board's concerns. We apologize for the inconvenience that this notification may cause to the Commission, to staff and to the public.

Sincerely,


Jerry C. Smith
Chair

cc: Peter Douglas

Anthony L. Lombardo
Jeffery R. Gilles
Derinda L. Messenger
James W. Sullivan
Jacqueline M. Zechin
Steven D. Penrose*
E. Soren Diaz
Sheri L. Dorman
Virginia A. Hines
Patrick S.M. Casey
Paul W. Manciel
Bradley W. Sullivan
Miriam Schokot
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beaughner

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
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Probate Law.

Lombardo
& Gilles
PROFESSIONAL CORPORATION
Attorneys At Law

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225 Sixth Street
Hollister, CA 95023
831-630-9444

File No. 00368.011

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JUN 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

June 12, 2006

The Honorable Jerry Smith
Chair, and Members of the
Monterey County Board of Supervisors
168 W. Alisal Street, First Floor
Salinas, CA 93901

Re: **Withdrawal of Measure A LCP Amendment**

Dear Chair Smith and Members of the Board:

After discussions with Monterey County staff regarding the 167 page Coastal Commission staff report, the Pebble Beach Company respectfully requests that the County withdraw its pending request for the Measure A LCP amendments.

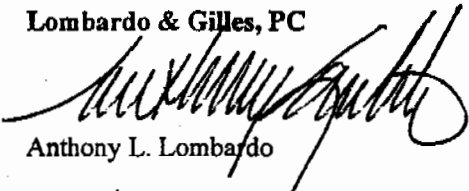
This will allow Monterey County to address the confusion created by the Coastal Commission staff which has refused to schedule a hearing on the Pebble Beach Company project while at the same time concluding that all project-related impacts are reasons Measure A cannot be certified and all project-related mitigations are irrelevant. Given the substantial analysis the Commission staff has presented on both Measure A and the project we see no reason why both Measure A and the project appeals cannot be heard currently.

In addition, we believe it would be helpful for the County to provide additional analysis to the Commission addressing issues such as the allowed uses within Sawmill Gulch under the existing conservation easement and relocation of the equestrian center to the corporation yard site.

We believe that it is important that the Commission have before it all of the information regarding the project and Measure A including the hundreds of acres of Monterey pine forest both inside and outside the Del Monte Forest currently zoned for residential development which the Company has agreed to place into permanent open space. Until all of the facts are before the Coastal Commission, this project cannot receive a fair hearing.

Sincerely,

Lombardo & Gilles, PC


Anthony L. Lombardo

ALL:ncs

The Honorable Jerry Smith
Chair, and Members of the
Monterey County Board of Supervisors
June 12, 2006
Page Two

cc: Coastal Commissioners
Mr. Bill Perocchi
Mr. Peter Ueberroth
Mr. Clint Eastwood
Mr. Alan Williams

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



February 26, 2007

Carl Holm, Acting Planning Services Manager
Monterey County Planning and Building Inspection Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: Proposed Amendment to the Monterey County Local Coastal Program - Measure A in the Del Monte Forest

Dear Mr. Holm:

We received your letter dated February 2, 2007 re-submitting, on behalf of Monterey County, the proposed Measure A Local Coastal Program (LCP) amendment for the California Coastal Commission's consideration. In your letter, you indicate that in addition to the Board of Supervisors' resolution enclosed with the letter (Board Resolution Number 07-024), the Commission should use the file materials that were previously submitted for the Measure A LCP amendment request (that was withdrawn by the County on June 13, 2006) as the basis for its consideration of the proposed LCP amendment. Thus, it is our understanding that the County is asking the Commission to use the previous Measure A LCP amendment file (i.e., the LCP amendment file for Monterey County LCP Amendment 1-05) as the basis for the Commission's reconsideration of this proposed LCP amendment. Based on that understanding and new Board Resolution Number 07-024, we reviewed the previous LCP amendment file and have concluded that the again proposed Measure A LCP amendment can be deemed submitted (also commonly referred to as "filed").

Please note that this LCP amendment request was deemed submitted on February 21, 2007, and has been given the Commission tracking number of Monterey County LCP Amendment 1-07. All of the observations that framed the filing decision for LCP Amendment 1-05 apply in the same way to the filing decision for LCP Amendment 1-07 (see enclosed March 16, 2006 letter from myself to Thom McCue). Of particular note, we presume that the County has chosen not to conduct any further wetland or other sensitive habitat delineation prior to our consideration of the submittal. If this is not the case, or if there is other additional new information and analyses concerning the potential coastal resource impacts of Measure A or the Pebble Beach Company project that would be facilitated by Measure A that should be considered by the Commission, we would appreciate the County submitting such information to us as soon as possible for consideration in our review.

Finally, given the circumstances of the County's withdrawal of the Measure A LCP amendment from Commission review last year, we would like to take this opportunity to encourage the County to meet with us as soon as possible to discuss any specific concerns or issues that the County may have concerning our review of this LCP amendment.

Carl Holm, Acting Monterey County Planning Services Manager
Proposed Measure A LCP Amendment
February 26, 2007
Page 2

As always, if you have any questions or would like to further discuss this filing determination, please don't hesitate to contact me at the address and phone number above.

Sincerely,

A handwritten signature in black ink, appearing to read "DAN CARL", written in a cursive style.

Dan Carl
Coastal Planner

Enclosure: March 16, 2006 Measure A LCP Amendment (1-05) Filing Letter

cc: Mark Stilwell, Pebble Beach Company
Tony Lombardo, Esq., Lombardo and Gilles

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



March 16, 2006

Thomas McCue
Monterey County Planning and Building Inspection Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: Monterey County Local Coastal Program Amendment 1-05 (Measure A)

Dear Mr. McCue:

The Coastal Act and the Commission's regulations require that proposed Local Coastal Program (LCP) amendment packages include "materials sufficient for a thorough and complete review" (PRC 30510(b), CCR 13553). As you know, this office has been working closely with Monterey County staff for some time to assist the County in meeting this requirement for its Measure A LCP amendment proposal, originally submitted to the Commission on April 21, 2005. The purpose of this letter is to inform Monterey County that, based on our review of the materials most recently submitted by the County, the LCP amendment submittal was deemed submitted (also commonly referred to as "filed") on March 15, 2006. Several observations need be made, though, to properly frame this decision.

First, we appreciate the additional materials that were submitted on January 24, 2006 in response to our October 25, 2005 information request. Except as discussed below, these materials substantially address our remaining information requests. We will need minor clarifications of some of the information, but not to a degree that prevents us from filing the proposed amendment.

Second, at our November 4, 2005 meeting in Salinas concerning the filing status of the Measure A amendment, the County indicated that Commission staff should work directly with WWD Corporation (the Pebble Beach Company's data layer consultant) to obtain the remaining necessary electronic data in support of the proposed amendment. Since that time we have worked closely with WWD and the County. As documented in our phone and email communications, and as described by the cover letter to the County's materials package submitted on January 24, 2006, electronic data has been submitted in batches over the last several months and continues to be in the process of being submitted. We appreciate the efforts of the County and WWD in providing us with this data in a correct and useable format for our analysis. Based on the most recent information submitted in this respect on February 22, 2006 (and the most recent update (on February 15, 2006) regarding other information not yet submitted for which you are still looking for the source data), we have concluded that it is not necessary to hold up amendment filing for this ongoing data exchange as we believe the remaining required data refinements are mostly minor in nature and something that can be resolved outside of a filing review. As we discussed at the hearing last week, we look forward to continuing to work with you to quickly resolve any remaining data issues.

Third, as the data exchange has proceeded, a fundamental mapping issue was revealed that was potentially problematic with respect to filing the LCP amendment. This problem warrants mention to avoid any confusion regarding the LCP amendment as we move forward. The County's proposed LCP amendment is in large part map-based – that is, it proposes land use designation and zoning changes for multiple and specific geographic areas within the Del Monte Forest Land Use Plan segment where those changes are specifically identified in “before” and “after” maps adopted by the voters of Monterey County. As we have discussed, the data exchange has resulted in the discovery that the existing and proposed Land Use Plan (LUP) land use designation maps and the existing and proposed Implementation Plan (IP) zoning designation maps that the County has submitted as part of the Measure A LCP amendment appear to be inconsistent with one another for various locations in the Del Monte Forest that are affected by the proposed amendment (e.g., in and around LUP Area O). Specifically, the areas depicted on the land use and zoning maps do not entirely match up with one another in all cases. As a result, absent certain assumptions, it is unclear in some instances as to what exactly is being proposed by the County's amendment in certain areas.

In response to requests for clarification on this point, you indicated on February 15, 2006 (and confirmed on Monday of this week) that these differences probably originally emanate from drafting errors, and that any discrepancies should be resolved in favor of the hand drawn maps and, within the LUP and IP hand drawn maps, in favor of the LUP maps. You have also indicated that the LUP and IP mapped areas are intended to and are supposed to “match up,” and indeed we are not aware at this time of any actions taken by the County or the Commission to the contrary. While we are unable to agree in general with your position that the narrative or graphic provisions of an LUP always prevail over the narrative or graphic provisions of an IP, we agree that the map differences appear to derive from differences between the original certified maps and mapping translation errors since, and that it appears that the LCP intent is that the mapped areas are meant to align with one another (and should be read to so align from the base certified LUP maps to the extent there are slight differences). Inasmuch as the maps were intended to correspond, we can accept the County's overall explanation for amendment filing purposes and we have concluded that we can proceed with our LCP amendment review with this mutual understanding. We want to note, however, that the LCP maps remain unrectified to one another and that this does complicate our review somewhat. We anticipate ongoing discussions on this point with you and your staff to ensure that we properly identify and characterize the land use and zoning changes being proposed by the County, and our filing of the amendment package is premised on that understanding. (We also note that this mapping issue does not appear to be limited to the Del Monte Forest LCP segment, but rather appears to be an overall LCP implementation issue that the County and the Commission should work on more generally outside of the context of this particular LCP amendment package.)

Finally, as you are aware, we have requested additional information on a variety of substantive resource topics related to the proposed LCP amendment (including revised wetland and dune delineations, specific Monterey pine and Yadon's piperia information, and water, wastewater, and transportation related information – see for example our May 20, 2005 filing review letter

identifying this information, as well as the reference back to this same information in our more recent October 25, 2005 letter). The information requested in most cases extends back to the same or similar requests we made dating back to and including our March 22, 2004 comments on the Pebble Beach Company project DEIR – an EIR which the County indicated was also being prepared to support our required LCP amendment review. As we have made clear in this LCP amendment filing review process, we have not found the FEIR responses to be adequate with respect to these information requests. That said, and as we discussed in our November 4, 2005 meeting in Salinas, it appears that in all cases the information requested would require the County to develop new and/or newly synthesized information and materials. Although we continue to believe that such information would allow for a more thorough LCP amendment review, we also acknowledge both that the County may not agree with our conclusions regarding the adequacy of existing information, and that there appear to be significant resource constraints that affect the County's ability to develop such information. In addition, as you know, we have since made efforts to develop some of this information independently (e.g., identification of dune and wetland areas). In light of these facts, and given the larger public interest in bringing this matter to timely resolution, we have concluded that we can now analyze the proposed LCP amendment with the information and materials that have been developed and provided to date (including by Commission staff). We will continue to work with the County to better understand these issue areas, including coordinating on such things as additional wetland review, but we do not believe it necessary to hold up amendment filing at this time.

In conclusion, we recognize that this is a very complicated LCP amendment proposal that affects multiple and specific geographic areas within the Del Monte Forest. Thus, the LCP amendment filing review has, of necessity, been unusually complex and time-consuming. The County has provided an impressive amount of documentation in support of it and we thank you for this effort to date. We also recognize that the County is continuing to provide information and clarification, and we anticipate working closely with you as our analysis of the proposed amendment proceeds. As we indicated at the preliminary Measure A hearing last week, we will be making our best effort to present a Measure A staff recommendation for action to our Commission at the June 2006 hearing. Further details regarding this hearing and any other hearing scheduling will be provided as they become available.

As always, if you have any questions or would like to further discuss this filing determination, please don't hesitate to contact me at the address and phone number above.

Sincerely,



Dan Carl
Coastal Planner

cc: Mark Stilwell, Pebble Beach Company

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



PLANNING DEPARTMENT, Mike Novo, Interim Director

168 W. Alisal St., 2nd Floor
Salinas, CA 93901

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

FEB 05 2007

February 2, 2007

California Coastal Commission
725 Front Street
Santa Cruz, CA 95060
Attn: Dan Carl

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

**SUBJECT: REQUEST TO REINITIATE REVIEW OF MEASURE A (PD010046)
Resolution 07-024**

Dear Dan:

In June 2006, Monterey County sent a letter to the Coastal Commission withdrawing the LCP Amendment application for a voter-approved initiative from the November 2000 election titled "Del Monte Forest Plan, Forest Preservation and Development Limitations" (a.k.a.; "Measure A"). However, the Board's Resolution of Intent to approve Measure A (Resolution Nos. 05-060 and 05-242) remained in effect.

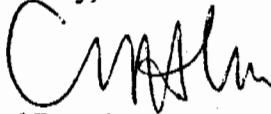
Monterey County is hereby submitting to you an original resolution adopted by the Monterey County Board of Supervisors on January 23, 2007 (Resolution No. 07-024). This resolution expresses the Board's intent to amend the County's LCP in accordance with Measure A, and requests that the Coastal Commission re-initiate the process using the application materials submitted to you previously pertaining to Measure A (PD010046). These materials include:

- o Board of Supervisor Resolution No. 05-060 (adopted March 15, 2005)
- o A complete copy of Measure "A;"
- o Measure "A" Analysis prepared by staff, dated March 2005;
- o Staff Report to the Board of Supervisors, dated March 1, 2005; and
- o Staff Report to the Board of Supervisors, dated March 15, 2005, which includes information on both Measure "A" and the Pebble Beach Company's development project.
- o Back up environmental information referenced in the Measure "A" Analysis contained within the Draft EIR, Partial Revision to the Draft EIR, and Final EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan.
- o Board of Supervisor Resolution No. 05-242 (adopted September 20, 2005)
- o Staff Report to the Board of Supervisors, dated September 20, 2005, which supplements Resolution 05-060 by indicating that the Board intends to carry out the LCP in a manner fully consistent with the requirements of the California Coastal Act.

Board Resolution Nos. 05-061, 05-062, and 05-063 approving the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (PLN010341, PLN010254, and PLN040160), which had been submitted following submittal of Measure A, were rescinded by the Board of Supervisors on December 5, 2006 (Resolution No. 06-354). Once the Coastal Commission has completed its review of Measure A, the County may reconsider this project as it relates to the final LCP amendment; however, there is no project to consider relative to Measure A at this time.

Since the Coastal Commission had determined that application was complete, we presume that no additional information is required. Please confirm that this measure has been accepted for submission to the Commission.

Sincerely,



Carl P. Holm, AICP
Acting Planning Services Manager

Enclosure

cc: Alana Knaster, Asst Director RMA
Mike Novo, Interim Director of Planning
Efren Iglesia, Deputy County Counsel
Pebble Beach Co (M. Stillwell)
Lombardo and Gilles (T. Lombardo)
Carmel Development Co. (B. Foucht)

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JUN 05 2007

0602.200; 1350.700; 1351.265

CALIFORNIA
COASTAL COMMISSION
LOCAL COASTAL AREA

Before the Board of Supervisors in and for the
County of Monterey, State of California

Resolution No.: 07-024

Resolution to implement the Local Coastal)
Program (LCP) amendments contained)
within the "Del Monte Forest Plan: Forest)
Preservation and Development)
Limitations" (Measure A) initiative in a)
manner fully in conformity with the)
California Coastal Act and the County's)
certified Local Coastal Program, and to)
direct staff to re-initiate the process of)
obtaining Coastal Commission certification)
of Measure A by resubmitting the Measure)
A LCP amendment, including this)
resolution, to the California Coastal)
Commission for the Commission's)
consideration.)

An amendment to the Del Monte Forest segment of the Monterey County Local Coastal Program, passed by the voters as Measure A, was submitted for certification consideration to the Coastal Commission then withdrawn by the County. On January 23, 2007, the Board of Supervisors considered re-initiating the process of obtaining Coastal Commission certification of the LCP amendment at a public meeting. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors hereby adopts this resolution with reference to the following facts:

I. RECITALS

1. Section 30500 of the Public Resources Code requires each County and City to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction.
2. On July 5, 1983, the Board of Supervisors adopted the Del Monte Forest Land Use Plan ("Land Use Plan") as part of the County's Local Coastal Program in the Monterey County Coastal Zone pursuant the California Coastal Act. This separate mandate replaces policy guidance for most policy topics found in the General Plan and is applied in the County's Coastal Zone.
3. On September 24, 1984, the California Coastal Commission certified the Del Monte Forest Land Use Plan as part of Monterey County's Local Coastal Program.

4. On January 12, 1988, the California Coastal Commission effectively certified the Coastal Implementation Plan (CIP) portion of the LCP consistent with Section 30513 of the Public Resources Code. Monterey County assumed coastal development permit issuing authority on February 4, 1988.
5. Pursuant to Public Resources Code Sections 30000 et seq., the County may propose to amend the certified Local Coastal Program provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on any proposed amendment of the LCP.
6. On November 7, 2000, Monterey County voters approved Measure A, an initiative measure entitled "Del Monte Forest Plan: Forest Preservation and Development Limitations" by a vote of 63.5% to 36.4%. The measure amends sections of the County's Local Coastal Program (Del Monte Forest Land Use Plan and Coastal Implementation Plan, Part 5: Regulations for Development in the Del Monte Forest Land Use Plan Area, Chapter 20.147). The initiative vote was certified on November 28, 2000 by Tony Anchundo, Monterey County Registrar of Voters. On January 2, 2001, the Monterey County Board of Supervisors adopted the Statement of Votes Cast as certified by the Registrar of Voters. Measure A is a proposed LCP amendment that would primarily establish new land use designations intended to replace existing land use designations in the Del Monte Forest LCP segment.
7. On March 15, 2005, the Monterey County Board of Supervisors, following conclusion of a duly noticed public hearing, adopted a Resolution to submit the proposed Measure A LCP amendment to the California Coastal Commission for the Commission's consideration (Resolution 05-060). At least 10 days before the first public hearing date (February 19, 2005), notices of the hearing before the Board of Supervisors were published in both the Monterey County Herald and Salinas Californian. Notices were also posted on and near the property and mailed to property owners within 300 feet of the subject property.
8. Following the March 15, 2005 Board of Supervisors hearing, County staff prepared an LCP amendment package and submitted the package to the Coastal Commission for the Commission's consideration. This LCP amendment package included an analysis of Measure A in response to requests for information from Coastal Commission staff. This analysis, along with other information, and a true and complete copy of Measure A, was forwarded to the Coastal Commission.
9. On September 20, 2005, the Monterey County Board of Supervisors adopted a Resolution to supplement the County's LCP amendment package that had been submitted to the Coastal Commission (Resolution No. 05-242). Resolution No. 05-242 resolved that the Board of Supervisors intends to implement the proposed Measure A LCP amendment in a manner fully in conformity with the California Coastal Act and the County's certified LCP, but made no other substantive change to the Board's March

- 15, 2005 actions and was fully consistent with Resolution No. 05-060 and the Measure A initiative which provide that the voters intend the initiative to be consistent with the California Coastal Act.
10. The Coastal Commission held a duly noticed public hearing on the proposed Measure A LCP amendment on Wednesday, March 9, 2006. The proposed LCP amendment was then set for a subsequent Coastal Commission public hearing to be held on Wednesday, June 14, 2006.
 11. On June 13, 2006, the Monterey County Board of Supervisors directed staff to forward a letter to the Coastal Commission withdrawing the County's submittal of the proposed Measure A LCP amendment request from the Commission's consideration; said letter was transmitted to the Coastal Commission's Central Coast District Office on June 13, 2006, and the duly noticed June 14, 2006 Coastal Commission hearing for the proposed LCP amendment was cancelled. However, the Board's Resolutions associated with Measure A (Resolution Nos. 05-060 and 05-242) remained in effect.
 12. On December 5, 2006, at the request of the applicant (Pebble Beach Company), the Monterey County Board of Supervisors adopted Resolution No. 06-354 rescinding approval of the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (PDP) projects (by rescinding approval of the Combined Development Permits, and thus the coastal development permits, approved under Resolution Nos. 05-061, 05-062, and 05-063). This December 5, 2006 Board action included the Board's expressed intent to approve the Combined Development Permits for the PDP projects at a future date following Coastal Commission consideration of the proposed Measure A LCP amendment.
 13. On January 23, 2007, the Board of Supervisors determined to re-initiate the process of obtaining Coastal Commission certification of the proposed Measure A LCP amendment by adopting this Resolution to resubmit the proposed Measure A LCP amendment to the Coastal Commission for the Commission's certification review.
 14. As a voter-approved initiative measure, this proposed LCP amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(3) of the Guidelines for the California Environmental Quality Act.
 15. The proposed Measure A LCP amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act. If the proposed LCP amendment is approved by the California Coastal Commission, formal action by the Board of Supervisors to acknowledge the Coastal Commission's approval will be required. The proposed LCP amendment requires Coastal Commission certification prior to becoming effective pursuant to Section 30514 of the Public Resources Code. Section 13 of Measure A provides that the voters intend that the initiative be consistent with the California Coastal Act.

16. This action is the first submittal of amendments to the County's Local Coastal Program submitted to the Coastal Commission within Calendar Year 2007.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED THAT the Monterey County Board of Supervisors hereby:

- A Intends to implement the Local Coastal Program amendments contained within the "Del Monte Forest Plan: Forest Preservation and Development Limitations" (Measure A) initiative (i.e., the proposed Measure A LCP amendment) in a manner fully in conformity with the California Coastal Act and the County's certified Local Coastal Program.
- B Determines that, as a voter-approved initiative, the Monterey County Board of Supervisors does not have the authority to amend Measure A, and that the proposed Measure A LCP amendment is as approved by the voters in November 2000.
- C Directs staff to re-initiate the process of obtaining Coastal Commission certification of Measure A by resubmitting the proposed Measure A LCP amendment, including this resolution, to the California Coastal Commission for the Commission's consideration.

PASSED AND ADOPTED on this 23rd day of January 2007, upon motion of Supervisor Salinas, seconded by Supervisor Armenta, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Smith, and Potter
NOES: None
ABSENT: None

I, Lew C. Bauman, 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 73 for the meeting on January 23, 2007.

Dated: January 24, 2007

Lew C. Bauman, Clerk of the Board of Supervisors,
County of Monterey, State of California

By 
Darlene Drain, Deputy