

**MONTEREY COUNTY BOARD OF SUPERVISORS**

<b>MEETING:</b> May 24, 2011		<b>AGENDA NO:</b> Consent <u>47</u>
<b>SUBJECT:</b>		
a. Accept the Conservation and Scenic Easement Deed; b. Authorize the Chair to execute the Conservation and Scenic Easement Deed; and c. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed to the County Recorder for recordation. (Conservation and Scenic Easement Deed – PLN080450/Holman Ranch Holdings, LLC, 60 Holman Road, Carmel Valley, Carmel Valley Master Plan Area)		
<b>Project Location:</b>	60 Holman Road, Carmel Valley, Carmel Valley	<b>APN:</b> 187-481-001-000
<b>Planning Number:</b>	PLN080450	<b>Name:</b> Holman Ranch Holdings, LLC
<b>Plan Area:</b>	Carmel Valley Master Plan Area	<b>Flagged and Staked:</b> No
<b>Zoning Designation:</b>	RDR/10-D-S and VO-D-S-RAZ	
<b>CEQA Action:</b>	Categorically exempt, per Section 15317	
<b>DEPARTMENT:</b>	RMA – Planning Department	

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a. Accept the Conservation and Scenic Easement Deed;
- b. Authorize the Chair to execute the Conservation and Scenic Easement Deed; and
- c. Direct the Clerk of the Board to submit the Deed of Open Space and Conservation Deed and Scenic Easement to the County Recorder for recordation.

**SUMMARY:**

On January 13, 2010, the Planning Commission approved a Combined Development Permit (PLN080450), (APN: 187-481-001-000). Condition No. 14 of Resolution **10-002** requires the applicant to record a Scenic Easement. The condition requires the applicant to convey to the County a Scenic Easement over those portions of the property within 300 feet southwest of the project area where the slope exceeds 30% percent. The applicant has submitted the Conservation and Scenic Easement Deed and map showing the exact location of the easement on the property, along with the metes and bounds description.

**DISCUSSION:**

The Combined Development Permit (PLN080450) allowed: 1) a Use Permit for a 3,330 square foot Agricultural Processing Plant for a winery producing up to 5,000 cases per year, a 3,050 square foot wine storage cave, a 240 square foot equipment storage building; 2) a Use Permit for the removal of nine protected oak trees; 3) a Use Permit for development on slopes in excess of 30%; 4) an Administrative Permit for development in a Site Plan Review District; and 5) Design Approval. A small water system was installed and grading is approximately 3,960 cubic yards (1,980 cubic yards cut and 1,980 cubic yards fill) balanced on-site. Development on slopes greater than 30% was approved as necessary for the wine storage cave entry and associated retaining walls.


**OTHER AGENCY INVOLVEMENT:**

The Office of the County Counsel has approved the Conservation and Scenic Easement Deed as to form.

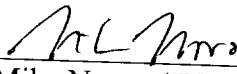
**FINANCING:**

There is no financial impact on the County General Fund. Development fees have been collected to finance the processing and review required for the applicant to proceed.

Prepared by:

  
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Approved by:

  
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Mike Novo, AICP  
Resource Management Agency  
Planning Director

This report was reviewed by Taven Kinison Brown, Planning Services Manager.

cc: Front Counter Copy; Board of Supervisor's (30); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; CDF South County Fire Protection District); Mike Novo; Carl Holm; Taven Kinison Brown, Planning Services Manager; Aengus Jeffers, Applicant; Project File ~~REF~~\_\_\_\_\_.

Attachments: Attachment 1: Board Order  
Attachment 2: Conservation and Scenic Easement Deed