



# Monterey County

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

## Board Report

Legistar File Number: 15-0104

March 03, 2015

Introduced: 2/2/2015

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Accept and authorize the chair to execute the Conservation and Scenic Easement Deed.
  - b. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed to the County Recorder for filing.
- (Conservation and Scenic Easement Deed - PLN120802/Telespan Communications LLC, half mile south of the Hall Road and San Miguel Canyon Road Intersection, Royal Oaks)

### PROJECT INFORMATION:

**Planning File Number:** PLN120802

**Owners:** Telespan Communications LLC

**Project Location:** Half mile south of the Hall Road and San Miguel Canyon Road Intersection, Royal Oaks

**APN:** 181-061-012-000

**Agent:** Tim Cotter, Telespan Communications LLC

**Plan Area:** North County Land Use Plan

**Flagged and Staked:** No

**CEQA Action:** Adopted Mitigated Negative Declaration (Resolution No. 14-007)

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept and authorize the chair to execute the Conservation and Scenic Easement Deed;
- b. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed to the County Recorder for filing.

### SUMMARY:

The Planning Commission approved a Combined Development Permit for a wireless communication facility (Resolution No. 14-007) subject to 22 conditions of approval and 1 mitigation measure. Mitigation Measure No. 1 (Condition No. 19), Pajaro Manzanita Replanting, requires the applicant to record a Conservation and Scenic Easement Deed over the identified Pajaro Manzanita replanting area. 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:

A Combined Development Permit (CDP) for the project (Telespan Project) was approved by the Planning Commission on January 29, 2014. A Mitigated Negative Declaration was prepared for the project and adopted at that time by the Planning Commission. The Combined Development Permit allowed the development of a wireless communications "co-location" facility. Mitigation Measure No. 1 (Condition No. 19) of the CDP required the recordation of a

conservation and scenic easement deed, over a portion of the property, to protect a Pajaro Manzanita replanting area so future development does not disturb the area. The applicant has submitted the conservation and scenic easement deed and map showing the exact location of the easement on the property.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and the California Coastal Commission has reviewed and approved the Conservation and Scenic Easement as to form.

FINANCING:

Development fees have been collected to finance the processing and review required for the applicant to proceed.

Prepared by: Dan Lister, Assistant Planner ext. 6617 *DL*  
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192 *MN*  
Carl Holm, Acting Director Resource Management Agency *CHA*

This report was reviewed by Luke Connolly, RMA Services Manager, ext. 5173

cc: Front Counter Copy; California Coastal Commission; Luke Connolly, RMA Services Manager; Telespan Communications LLC, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN120802

The following attachment is on file with the Clerk of the Board:

Attachment A Conservation and Scenic Easement Deed