



# County of Monterey

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: A 26-137

May 12, 2026

**Introduced:** 4/20/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Accept a Conservation and Scenic Easement Deed covering approximately 11,664 square feet of environmentally sensitive habitat, at 6820 Long Valley Spur, Castroville (Assessor's Parcel Number 129-201-052-000) to satisfy a condition of approval related to Zoning Administrator Resolution No. 24-043 (Planning File No. PLN230052);
- 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 filing with all recording fees to be paid by the applicant.  
(Conservation and Scenic Easement Deed - PLN230052, TROMP MARCEL & ASTRID TRS, 6820 Long Valley Spur, Castroville, Assessor's Parcel Number 129-201-052-000, North County Land Use Plan, Coastal Zone)

### PROJECT INFORMATION:

**Planning File Number:** PLN230052

**Owners:** Astrid and Marcel Tromp

**Project Location:** 6820 Long Valley Spur, Castroville

**APN:** 129-201-052-000

**Agent:** Justin Pauly

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

**Flagged and Staked:** No

**CEQA Action:** Categorically Exempt pursuant to CEQA Guidelines section 15317

### RECOMMENDATION:

Staff recommends that the Board of Supervisors:

- a. Accept a Conservation and Scenic Easement Deed covering approximately 11,664 square feet of environmentally sensitive habitat, at 6820 Long Valley Spur, Castroville (Assessor's Parcel Number 129-201-052-000) to satisfy a condition of approval related to Zoning Administrator Resolution No. 24-043 (Planning File No. PLN230052);
- 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 filing with all recording fees to be paid by the applicant.

### SUMMARY:

On October 10, 2024, the Zoning Administrator adopted Resolution No. 24-043 (Planning File No. PLN230052) approving a Combined Development Permit allowing for the construction of a single-family dwelling and guesthouse within 100 feet of environmentally sensitive habitat area (ESHA). The project was conditioned to require the property owner to convey a conservation and scenic

easement deed (CSED) to the County of Monterey over the portions of the property where ESHA resources exist (Condition of Approval No. 12).

The Biological Report (County of Monterey Document No. LIB230246) that was prepared for the project found that portions of the site and surrounding area support several sensitive plant species that are associated with, and indicative of the Central maritime chaparral plant community. Specifically, the property was found to contain a shrubland alliance, called Pajaro manzanita chaparral, a subcategory of Central maritime chaparral that is dominated by the Pajaro manzanita. This shrubland alliance supports a variety of sensitive plant species including Hooker's manzanita, Pajaro manzanita, Monterey spineflower, Seaside Birds beak, Robust spineflower, Yadon's rein orchid, Santa Cruz tar plant, and Monterey ceanothus.

The Zoning Administrator applied the easement condition to protect ESHA, as required by the North County Land Use Plan. Condition No. 12 of the Zoning Administrators decision required dedication of a Conservation and Scenic Easement Deed over those areas of the property not approved for development, to ensure long-term protection of the habitat.

The applicant has submitted the CSED and map showing the general location of the easement on the property, along with the metes and bounds description, both of which are appended to this Report, collectively, as **Attachment B**. No construction will be allowed within the easement area. Recordation of this easement will be disclosed to future property owners where development is prohibited on the parcel protecting ESHA on the property in conformance with the Land Use Plan requirements and the condition of approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Acceptance of the scenic easement qualifies for a Class 17 categorical exemption under CEQA because it constitutes the acceptance of easements to maintain the open space character of the area (CEQA Guidelines, § 15317).

OTHER AGENCY INVOLVEMENT:

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

FINANCING:

Funding for staff time associated with this project is included in the FY2025-26 Adopted Budget for Housing and Community Development (HCD) Appropriation Unit HCD002, Unit 8543. All costs associated with the maintenance of the CSED will be borne by the project applicant, not the County of Monterey.

Prepared by: Kayla Nelson, Associate Planner ext. 6408

Reviewed and Approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - Memorandum to the Clerk of the Board

Attachment B - Conservation and Scenic Easement Deed, including:

- Exhibit A - Property Legal Description
- Exhibit B - Monterey County Zoning Administrator Resolution No. 24-043
- Exhibit C - Easement Legal Description and Easement Plat Map

cc: Front Counter Copy; Kayla Nelson, Associate Planner; Craig Spencer, HCD Director; Justin Pauly, Agent; Astrid and Marcel Tromp, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN230052