

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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## MEMORANDUM

**Date:** February 27, 2018

**To:** Planning Commission

**From:** Elizabeth Gonzales, Senior Planner *ea*

**Subject:** Errata to add a Condition of Approval (Condition #25)  
Lobos Ridge PLN150805

Dear Commissioners,

Staff would like to add the attached Non-standard Condition of Approval to require a Conservation and Scenic Easement to be granted to the Big Sur Land Trust (BSLT), subject to approval by the County as to form and content and approval as to form and legality by County Counsel. This Condition will become Condition #25.

In Condition #2- Notice Permit Approval, will also be changed to "The permit was granted subject to 25 conditions of approval which run with the land."

## 25. SPPD - CONSERVATION AND SCENIC EASEMENT (NONSTANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to Issuance of grading and building permits, owner shall record a Conservation and Scenic Easement over those portions of Area A not chosen as one of the three building areas. The easement shall prohibit uses and include restrictions for the protection of Visual Resources and Environmentally Sensitive Habitat Areas and shall be granted in perpetuity. The Conservation and Scenic Easement shall be granted to the Big Sur Land Trust (BSLT) or other entity acceptable to the County, with the County to be named as beneficiary in event the Big Sur Land Trust or other entity is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection and environmentally sensitive habitat areas. All undeveloped portions of Area A will ultimately be preserved by the imposition of habitat conservation easements in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement shall be developed in consultation with a certified professional and the Big Sur Land Trust. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content and approval as to form and legality by County Counsel and shall provide for enforcement, if need be, by the County or other appropriate agency. The easement deed shall be submitted to, reviewed, and approved by the Chief of RMA - Planning and forwarded to the Executive Director of the California Coastal Commission by the RMA Planning Department prior to recording the document. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and building permits, and after a building option has been chosen, the applicant shall submit a Conservation and Scenic Easement Instrument for approval by the County as to form and content and approval as to form and legality by County Counsel.

The easement deed shall be submitted to, reviewed, and approved by the Chief of RMA - Planning and forwarded to the Executive Director of the California Coastal Commission by the RMA Planning Department prior to recording the document.