



Legislation Details (With Board Report)

**File #:** 13-1312      **Name:** WZ USA Group Inc.  
**Type:** General Agenda Item      **Status:** Passed  
**File created:** 12/9/2013      **In control:** Board of Supervisors  
**On agenda:** 12/17/2013      **Final action:** 12/17/2013

**Title:** a. Accept the Conservation and Scenic Easement Deed for a portion of the property where sensitive habitat (maritime chaparral) and slopes exceed twenty five percent will remain undisturbed from any future development;  
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 recording.  
(Conservation and Scenic Easement Deed - PLN040476 WZ USA Group Inc. a California Corporation, 60 Desmond Road, North County area Coastal Zone.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment A - Conservation & Scenic Easement, 2. Completed Board Order/Recorded Cover Page, 3. Recorded Deed

Date	Ver.	Action By	Action	Result
12/17/2013	1	Board of Supervisors	approved	

a. Accept the Conservation and Scenic Easement Deed for a portion of the property where sensitive habitat (maritime chaparral) and slopes exceed twenty five percent will remain undisturbed from any future development;  
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**PROJECT INFORMATION:**

**Planning File Number:** PLN040476  
**Owner:** WZ USA Group Inc. a California Corporation  
**Project Location:** 60 Desmond Road North County area Coastal Zone  
**APN:** 129-098-012-000  
**Agent:** Angela Zhang  
**Plan Area:** North County Land Use Plan  
**Flagged and Staked:** No  
**CEQA Action:** Categorically Exempt § 15317 (acceptance of easements)

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:  
a. Accept the Conservation and Scenic Easement Deed for a portion of the property where sensitive habitat (maritime chaparral) and slopes exceed twenty five percent will remain undisturbed from any future development;

- 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 recording.

SUMMARY:

On April 28, 2005 the Zoning Administrator approved the La Jeunesse permit (PLN040476), which consisted of a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the removal of an existing 720 sq. ft. mobile home and construction of a new two-story single family residence (1,476 sq. ft. first floor, 1,152 sq. ft. second floor) with a 360 sq. ft. detached garage; 2) a Coastal Administrative Permit to allow the use of a motor home as a temporary residence during construction; and 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat (maritime chaparral).

The approval included 17 conditions, including the conveyance of those portions of the property where sensitive habitats (maritime chaparral) and where the slopes exceed twenty five percent to the County through a Conservation and Scenic Easement Deed. The acceptance and recordation of the attached deed will satisfy Condition No. 6. Staff submitted the deed to the California Coastal Commission (CCC) for review per Title 20, Section 20.64.280.A.6.g. The CCC has approved the Conservation and Scenic Easement Deed as to form.

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel has reviewed and 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: Ramon Montano, Assistant Planner, ext. 5169

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Benny Young, Director Resource Management Agency

This report was prepared with assistance by Laura Lawrence, Planning Services Manager, and the Conservation Scenic Easement Deed was reviewed as to form by Michael Wilden, Deputy County Counsel.

cc: Front Counter Copy; Board of Supervisors; California Coastal Commission; Laura Lawrence, Planning Services Manager; Angela Zhang, Applicant/Owner (WZ USA Group Inc.); The Open Monterey Project; LandWatch; Project File PLN040476

The following attachment on file with the Clerk of the Board:  
Attachment A - Conservation and Scenic Easement Deed