



County of Monterey

Item No.56

Board Report

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

Legistar File Number: 25-315

June 10, 2025

Introduced: 5/8/2025

Current Status: Housing & Community
Development - Consent

Version: 1

Matter Type: General Agenda Item

- a. Find that the acceptance of the Conservation and Scenic Easement Deed is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15317;
- b. Accept a Conservation and Scenic Easement Deed to preserve California Condor habitat on property owned by the Conservancy for the Range of the Condor in Carmel Valley;
- c. Authorize the Chair of the Board of Supervisors to execute the Conservation and Scenic Easement Deed; and
- d. 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 - PLN230225/Conservancy for the Range of the Condor, Lots 2 and 3 of the Rancho Los Laureles Subdivision, Carmel Valley (Assessor's Parcel Numbers 189-411-009-000 and 189-411-010-000), Carmel Valley Master Plan)

PROJECT INFORMATION:

Planning File Number: PLN230225

Applicants: Conservancy for the Range of the Condor

Project Location: West of Camino de Travesia Road, Carmel Valley

APNs: 189-411-009-000 and 189-411-010-000

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

CEQA Action: Categorically Exempt pursuant to CEQA Guidelines section 15317

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that the acceptance of the Conservation and Scenic Easement Deed is Categorically Exempt pursuant to CEQA Guidelines section 15317;
- b. Accept a Conservation and Scenic Easement Deed (**Attachment B**) to preserve habitat for California Condors on property owned by the Conservancy for the Range of the Condor in Carmel Valley;
- c. Authorize the Chair of the Board of Supervisors to execute the Conservation and Scenic Easement Deed; and
- d. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed to the County Recorder for recordation.

SUMMARY/DISCUSSION:

The Conservancy for the Range of the Condor owns two parcels in the Rancho Los Laureles Subdivision (Lots 2 and 3) off Camino de Travesia Road in Carmel Valley. The Conservancy proposes a conservation and scenic easement deed that covers the entirety of the two parcels (Lots 2 and 3 of the Rancho Los Laureles Subdivision as recorded in Volume 22 of Surveys, Page 26) for the purpose of preserving habitat for Condors and other plant and animal species.

No development, including residential or commercial structures, will be placed or erected upon the Conservation and Scenic Easement Area, except for small maintenance structures for the sole purpose of managing the land. Staff has considered the Conservancy's request to secure the easements for preservation of habitat and recommends the Board accept, execute, and consent to the recordation of the Conservation and Scenic Easement Deed (**Attachment A**).

Acceptance of the scenic easement qualifies for a Class 17 Categorical Exemption pursuant to 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 FY2024-25 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.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Administration
- Economic Development
- Health & Human Services
- Infrastructure
- Public Safety

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 - Legal Descriptions for Lots 2 and 3

cc: Front Counter Copy; Kayla Nelson, Associate Planner; Craig Spencer, HCD Director; Don Gruber (Conservancy of the Range of the Condor), Property Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN230225.