

Attachment 2: Land Conservancy memo
The Land Conservancy
OF SAN LUIS OBISPO COUNTY

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Date: July 20, 2012

To: Bill Robeson and Airlin Singewald
County of San Luis Obispo Department of Planning and Building
976 Osos Street
San Luis Obispo, CA 93408

From: Stacey Smith
Conservation Project Associate, The Land Conservancy of San Luis Obispo County
547 Marsh Street
San Luis Obispo, CA 93401

Re: Highland Ranch Lot Line Adjustment-Agricultural Conservation Easement Benefits

This document is to provide a summary of benefits provided by the encumbrance of two agricultural conservation easements on the Highland Ranch, which are to be recorded immediately following the recordation of the Parcel Map for the Lot Line Adjustment.

(Note, the two draft agricultural conservation easements referenced in this document are currently in review by the landowner, and are to be finalized shortly.)

Parcel 1 Agricultural Conservation Easement:

Enables the parcel to remain in productive agricultural use by preventing uses of the parcel that will impair or interfere with the parcel's agricultural productive capacity, its soils, and its agricultural character, values, and utility.

Preserves the open space character and scenic, natural, and watershed values of the parcel by preventing the development of the agricultural fields.

Prevents the division, subdivision, defacto subdivision, or partition of the Easement Area, including the transfer of development rights.

Prevents the landowner from applying or otherwise seeking recognition of additional legal parcels within the easement area based on certificates of compliance or any other authority.

Allows for building and improvements only in areas already developed and labeled "Building Envelopes" in the Constraints Map.

Restricts the construction of septic systems, freshwater supply facilities, and approved energy production facilities that are outside of the Building Envelopes, to be built to the minimum extent

Local People. Local Land.