

APPENDIX C

SCENIC VIEW EASEMENTS

(Adopted by Board of Supervisors' Resolution #71611, April 20, 1982)

As a part of the legislative solution to the question of development of The Sea Ranch, the Coastal Act has been amended by the addition of Subsection 30610.6 (d) which instructs the executive director to "specifically identify the areas along State Highway One for which scenic view easements...will be required." Subsection 30610.6 (c) states that these easements are to be established for the purpose of allowing for the removal of trees in order to restore and preserve scenic views from the highway.

Using the Commission's current Overall Conditions and Findings for The Sea Ranch, plus the Sonoma County LCP, as starting points, the staff has identified those areas for which easements will be required. Below is a list of such areas as well as a recommendation for tree removal at each site. These recommendations are designed to be both an aid in directing the eventual removal of the trees as well as a means of ensuring that drainage areas within each easement will not be subject to increased erosion due to tree removal.

Easements and Tree Removal Guidelines

Unit 15

Easement - All the common area in this unit shall be subject to a scenic view easement.
Tree Removal Guideline - South of the Yardarm Drive entrance all trees within 50 feet of the entrance shall be removed, as shall all trees along the southernmost 200 feet of Yardarm Drive. Trees should be removed to open coastal views throughout the easement north of the entrance. (See Map A)

Unit 11

Easement - The easement shall be a 20-foot wide strip running the length of the area tentatively identified as Unit 11, adjacent to Highway One frontage. (See Map B)
Tree Removal Guideline - Trees should be thinned and removed where necessary to open coastal view.

Unit 1

Easement - The easement shall encompass all of the common area behind the Moonraker Recreation Area and Block 5. (See Map C)
Tree Removal Guideline - To open a downcoast view to Black Point trees behind the Moonraker Recreation Center shall be trimmed and thinned, gradually giving way to the creation of a clearing behind Captain's Close.

Moonraker Road

Easement - An easement shall extend 200' seaward along the first 400' of Highway One frontage, south of Moonraker Road. (See Map C)
Tree Removal Guideline - Trees in this area shall be removed.

Unit 7

Easement - Starting at the northern hedgerow, the easement extends across the common area between Highway One and the rear of Block 2 and the lot reserved for a recreation area. (See Map D)

Tree Removal Guideline - Remove only those Bishop Pines in the area behind Lots 4-9. Leave all the trees in the vicinity of Annapolis Road.

Unit 18

Easement 1 - The easement begins at the southernmost hedgerow and proceeds southward across the common area between Highway One, Mariners Drive and Lot 102. It then continues along the highway frontage, maintaining the width established between the southeastern corner of Lot 102 and the highway until it terminates at the boundary of this unit and Unit 17. (See Map E)

Tree Removal Guideline - All the young Bishop Pines along the fence shall be removed.

Easement 2 - The easement includes all the common area south of Whitesurf Road, between Lots 38-42 and Highway One. (See Map E)

Tree Removal Guideline - Remove most of the trees in this area.

Sea Ranch Stables

Easement - In the portion of the stables area north of the hedgerow (above Unit 21, Lots 130-140), an easement shall extend southward 200' from the northeast leg of the boundary with Unit 21. In addition, a 20' wide easement, adjacent to Highway One frontage, shall extend south to the hedgerow. (See Map F)

Tree Removal Guideline - Trees along the boundary with Unit 21 shall be topped and trimmed to maintain the northern view across the unit. Trees in the strip along the highway shall be removed where necessary to restore lateral coastal views.

Unit 21

Easement 1 - Includes all common land south of the northern hedgerow to Breaker Reach, bordered by Hedgegate Road on the west. (See Map F)

Tree removal Guideline - Remove all the trees in this area to restore the best downcoast view in The Sea Ranch.

Easement 2 - The easement extends from the Breaker Reach entrance to the Vantage Road entrance. This easement is bordered on the west by Greenvale Close and the lots fronting on that street, down to Lot 8. The easement ends at a straight line between the northwest corner of Lot 8 and the southwest corner of Lot 31. (See Map F)

Tree Removal Guideline - Widen the view down Breaker Reach by cutting the Bishop Pines just south of the entrance. Top and thin trees between Lots 31-34 and 7-8 to maintain a clear downcoast view over this area. It is noted, however, that extensive cutting in this area is not recommended because of the drainage course at this site. Trees behind Lots 4-6 should be thinned. The trees from behind Lot 3 to the Vantage Road entrance should be removed.

Easement 3 - This easement starts at the Vantage Road entrance and extends southward, between Sentinel Close and Highway One, to the boundary between this unit and The Sea Ranch Stables. (See Map f)

Tree Removal Guideline - The young pines in this area should be removed, but the wind stunted redwoods and brush in the southern drainage area should remain to prevent increased erosion.

Easement 4 - The easement begins at the northern hedgerow and extends northward behind Lots 42, 43, and 44, and terminates at the end of this unit. (See Map G)

Tree Removal Guideline - Removal all the young pines along the fence.

Unit 24

Easement - To widen the view down Whalebone Road an easement shall be established to include all the common area south of Whalebone, between Highway One and the rear of Lots 158 and 159. (Note: Pursuant to Coastal Act Subsection 30610.6 (c)(2) this area is also the site of a six vehicle parking area. This scenic easement is intended to cover that portion of the designated area that is not used for parking.) (See Map G)

Tree Removal Guideline - Removal all the trees in this area.

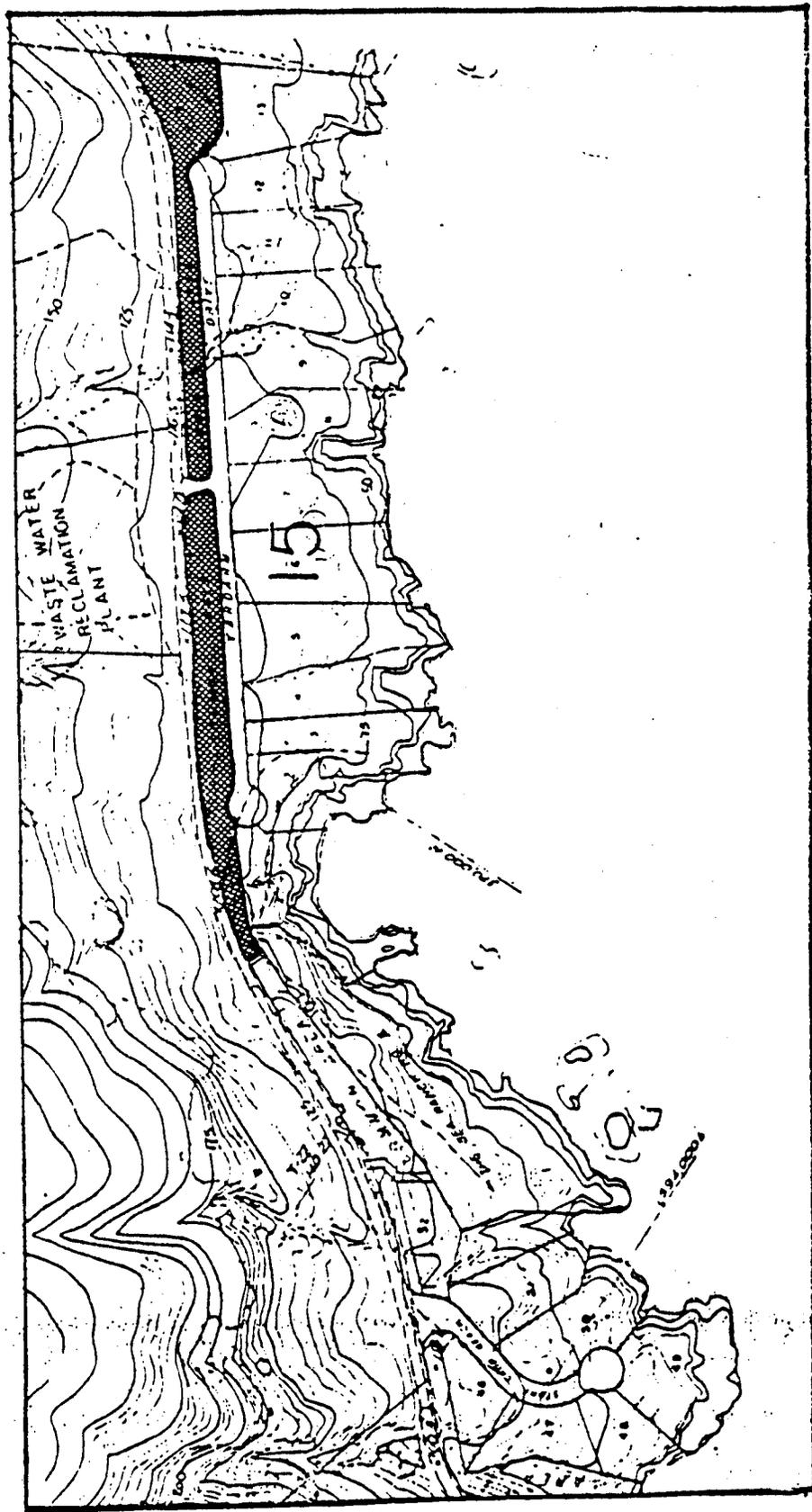
Unit 28

Easement 1 - An easement shall be established to include all common area south of the northern hedgerow to Leeward Spur, between Highway One and Leeward Road. (See Map H)

Tree Removal Guideline - Thin and remove trees in the easement area to restore a view across the entire unit. No trees should be removed between Lots 6 and 7 to avoid exacerbating erosion in the small drainage area.

Easement 2 - This easement extends across all the common area bordered by Leeward Spur, Leeward Road and the southern hedgerow. (See Map H)

Tree Removal Guideline - Thin trees to restore view of the coast.

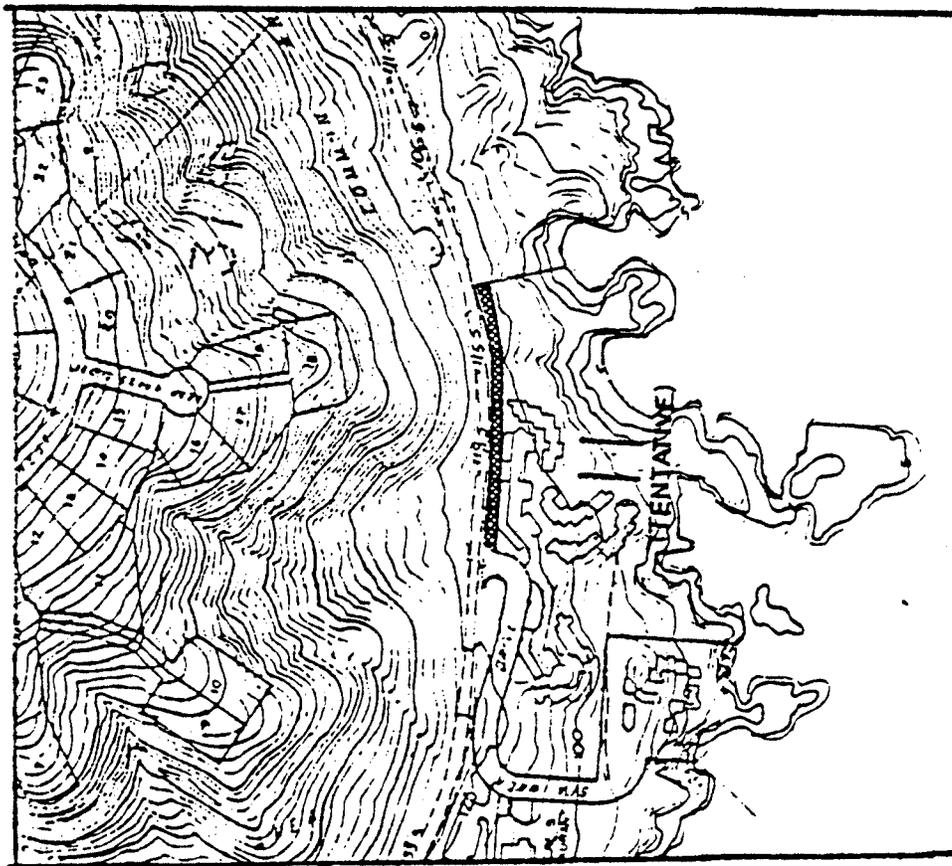


Map A Unit 15

Designated Easement Area

Scale 1" = 400'

Portion of the Sea Ranch Composite Map
Prepared by Brelje and Race
August 1970 Revised August 1972

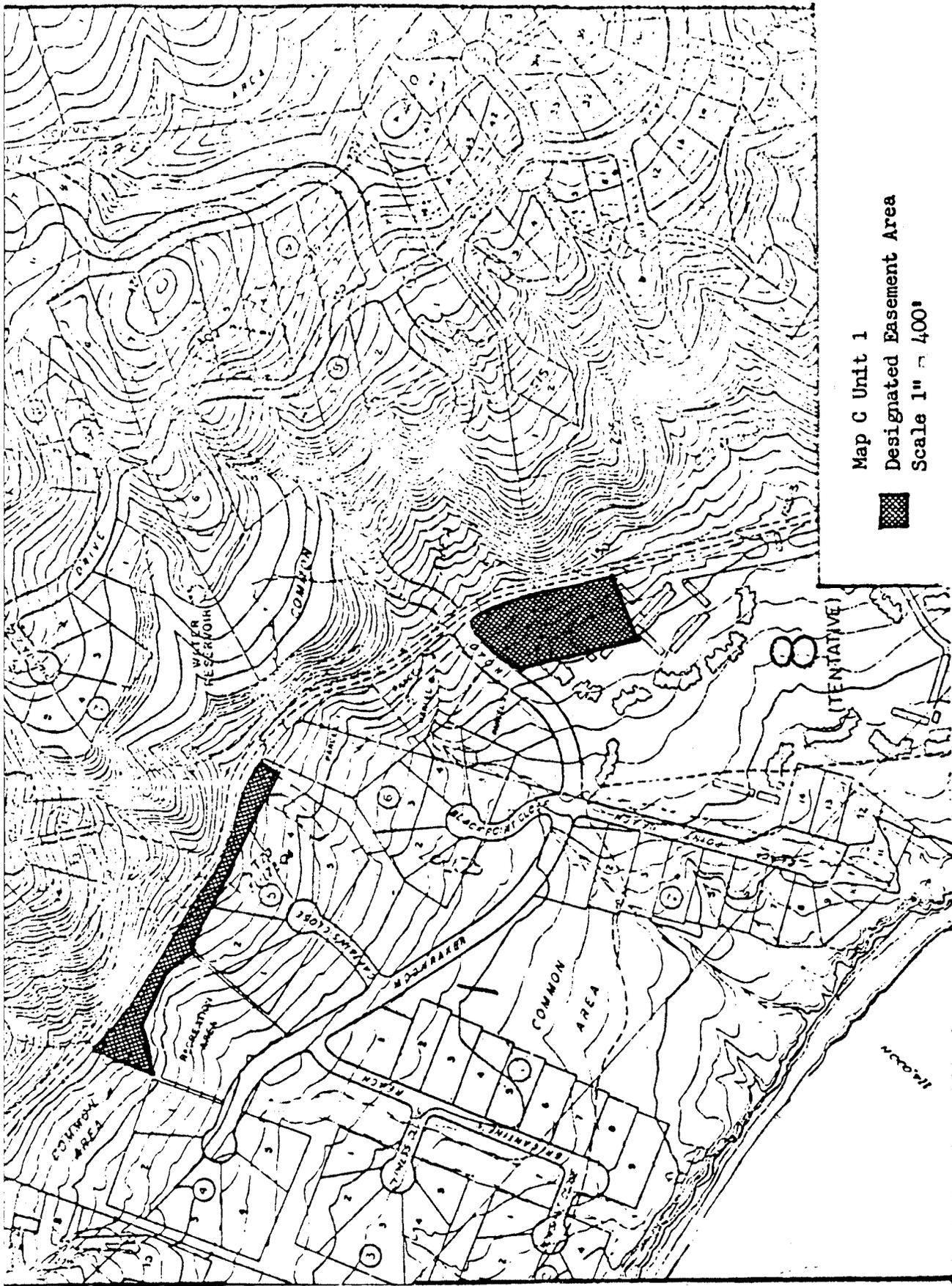


Map B Unit 11

Designated Easement Area

Scale 1" = 400'

Portion of the Sea Ranch Composite Map
Prepared by Brelje and Race
August 1970 Revised August 1972



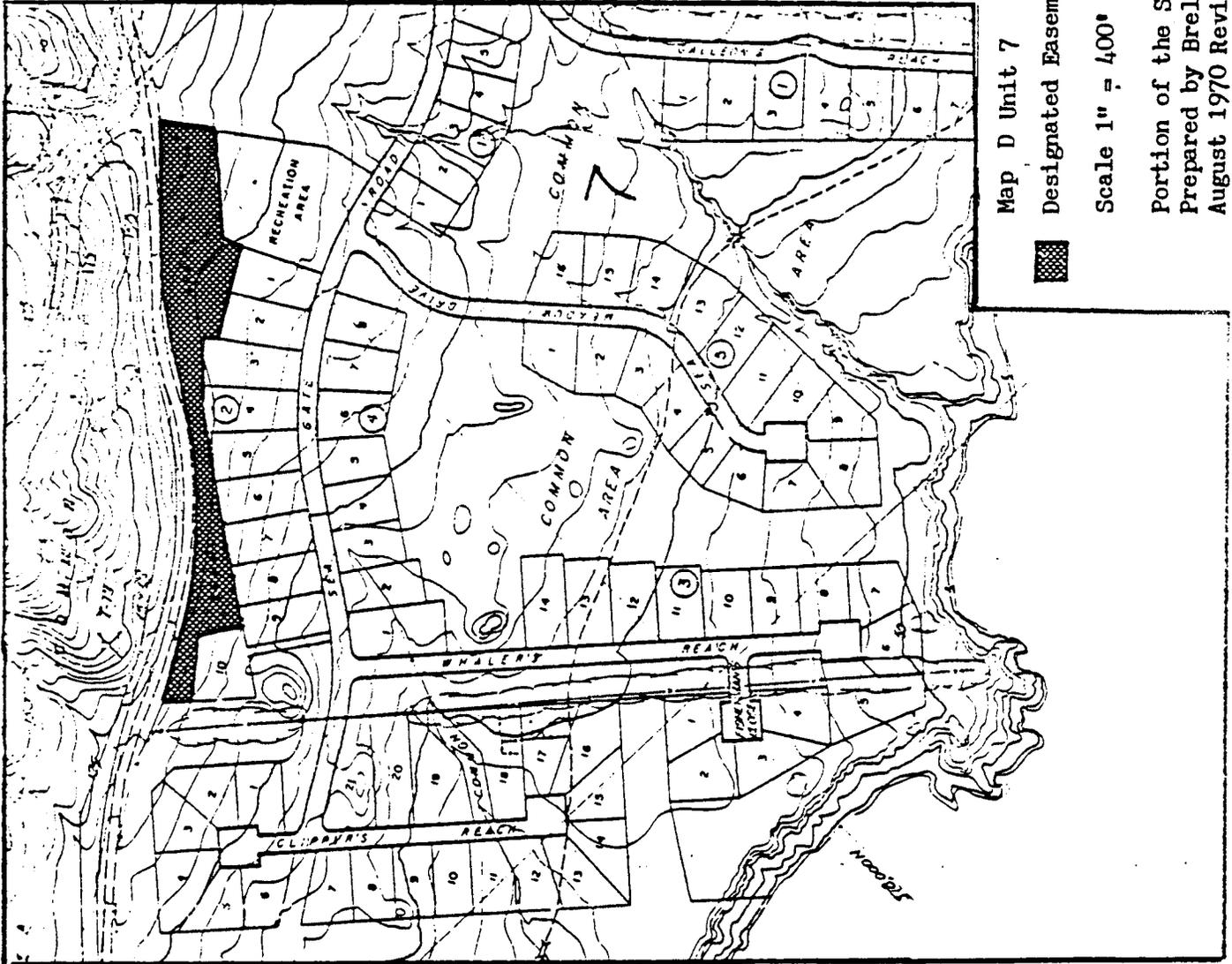
Map C Unit 1

Designated Easement Area

Scale 1" = 400'



Portion of the Sea Ranch Composite Map
 Prepared by Brelje and Race
 August 1970 Revised August 1972

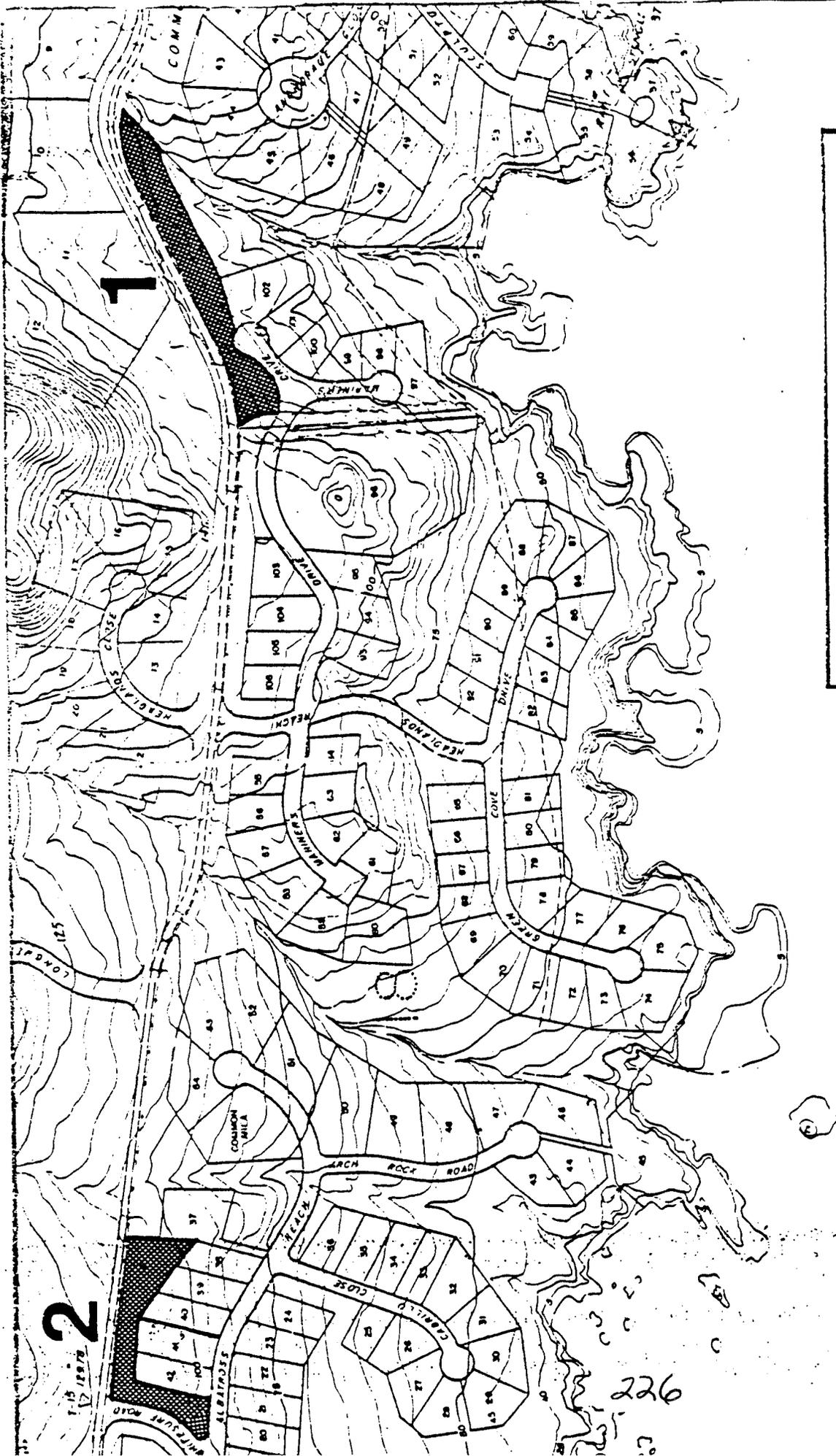


Map D Unit 7

Designated Easement Area

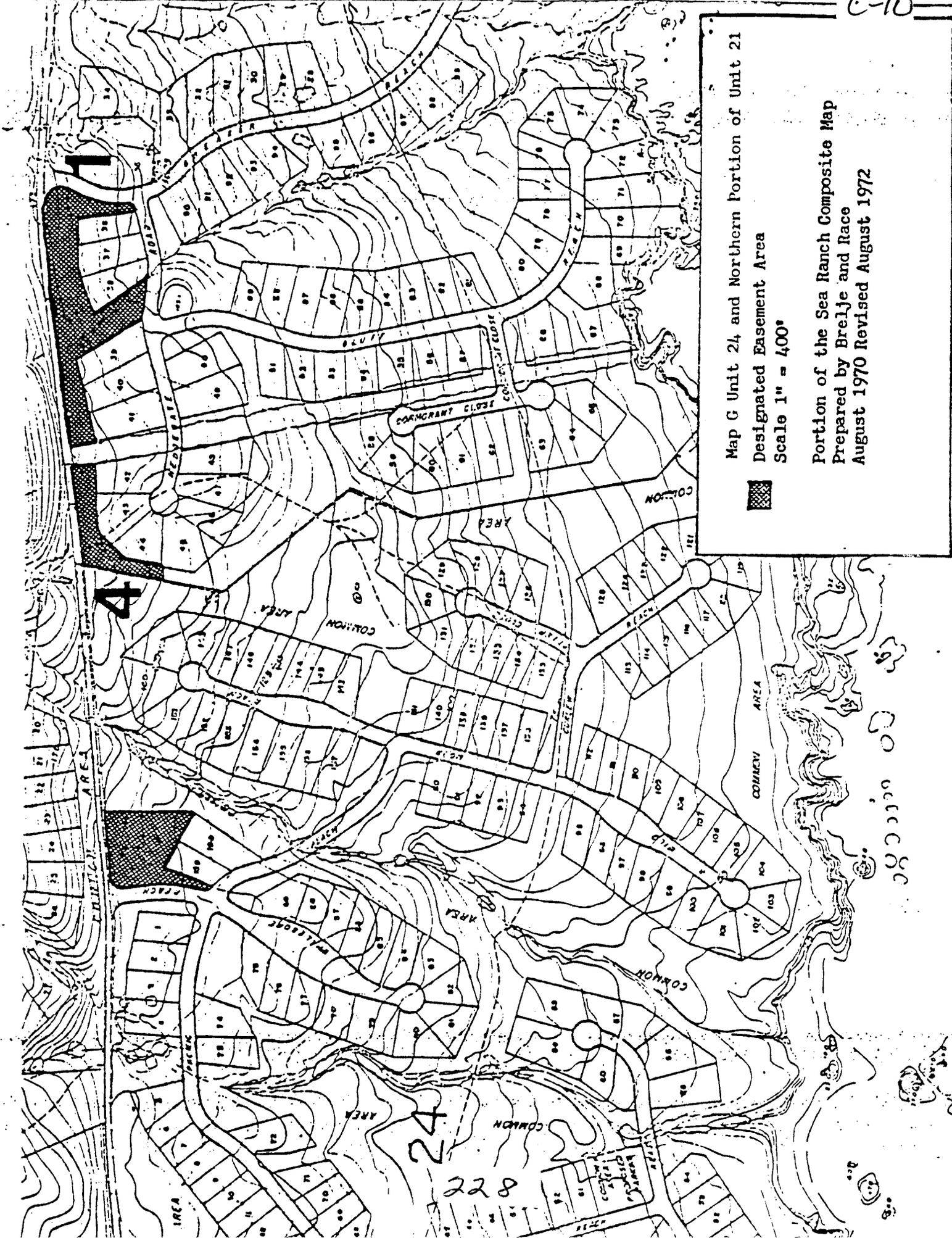
Scale 1" = 400'

Portion of the Sea Ranch Composite Map
Prepared by Brelje and Race
August 1970 Revised August 1972



Map E Unit 18
 Designated Easement Area
 Scale 1" = 400'

Portion of the Sea Ranch Composite Map
 Prepared by Brelje and Race
 August 1970 Revised August 1972



Map G Unit 24 and Northern Portion of Unit 21

Designated Easement Area

Scale 1" = 400'

Portion of the Sea Ranch Composite Map
Prepared by Brelje and Race
August 1970 Revised August 1972



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CONCRETE CLOSE

COMMON

COMMON

COMMON AREA

COMMON

COMMON

24

228

22

22

