

[ADA Compliant Transcription of Original]

Appendix 6
Vertical Public Access Offer
to Dedicate Easement



Memorandum

To: Permit Applicant, Coastal Development Permit No. _____
Subject: Requirements for Compliance With Vertical Public Access condition,
Condition No. _____

Your project has been approved with a condition requiring an offer to dedicate vertical public access. This memo outlines steps necessary to comply with the condition. Please read and follow the instructions carefully.

The steps are as follows:

1. Complete the attached Offer to Dedicate form and Subordination Agreement form, if applicable. Read the attached memo on subordination agreements in order to determine if you must submit a Subordination Agreement along with the Offer to Dedicate.
2. Sign the Offer to Dedicate Form and Subordination Agreement, if applicable, and have the documents notarized.
3. Send the documents to the Planning Department. The Planning Department staff and County Counsel staff will review the documents to assure proper form and content. If not acceptable, the documents will be returned to you for correction.
4. Once staff determines the documents to be of acceptable form and content, the documents will be signed by the Director of Planning.
5. After the documents have been signed, they will be returned to you by the Planning Department.

6. Record the documents at the Monterey County Recorder's Office at the County Courthouse. If a Subordination Agreement must be recorded in addition to the Offer of Dedication, you must record it as a separate document.
7. After you have recorded the documents, submit to the Planning Department an updated preliminary title report showing the recorded documents in the chain of title and free of prior liens or encumbrances which could affect the interest being conveyed.
8. Planning Department and County Counsel staffs will review the title report to assure that the documents have been recorded and that the offer is free of all prior liens and encumbrances except tax liens. Once assured, the Planning Department shall consider the condition fulfilled. Your offer will be held by the California Coastal Commission for a period of 21 years.

Please Note

The Above instructions must be followed exactly. Failure to complete each item properly will necessitate return of the document for re-execution and delay issuance of your permits.

All signatures must be complete and properly notarized. Corporations, Partnerships, government entities, and trusts require different forms of notary acknowledgement from the "personal" form provided here. The Signature line must indicate the name of the corporation, etc., and the notary public must use the appropriate form of acknowledgement. If the notary public uses the wrong form, the document will be returned for a new notary acknowledgement.

Instructions For Completing Irrevocable Offer to Dedicate

Page 1

Introduction: Date and Owner. Enter the Date that the document is being executed and the legal owner of the property. The legal owner is the record owner exactly as shown in the title report. In some cases, the owner of the property may not be the same person as the permit applicant because a lessee or optionee may apply for a permit. If a lessee or optionee has obtained approval of a project subject to an access condition which must be executed by an owner, the owner must execute the offer to dedicate. If the property is in escrow, escrow instructions are to be submitted with the executed offer.

Item I. Exhibit A. Attach a copy of the full legal description of the property, marked as "Exhibit A". The legal description can be obtained from a grant deed or title report for the property. A parcel number will not be accepted as a legal description.

Page 2

Item V. Coastal Development Permit Number. This number may be found in the County resolution approving your permit and listing the permit conditions.

Item V. Date of Permit Approval, Name of Decision-Making Body & Resolution Number. This information may be found in the County resolution approving your permit.

Item V. Exhibit B. Attach a copy of the resolution approving your permit, marked as "Exhibit B".

Item V. Permit Condition. Enter the complete text of Condition No. _____, as adopted by the County. The condition text is found in the resolution approving your permit and listing the permit conditions. (If more than one condition affecting access has been adopted, a separate document must be executed for each separate access condition.)

Page 3

Item IX. Coastal Development Permit Number. This number may be found in the County resolution approving your permit and listing the permit conditions.

- Item IX. Easement Purposes. Enter the approved uses of the easement as stated in the permit condition. For example, the permit condition may have stated that the easement is for “public access and passive recreational use along the shoreline”. If so, you would enter this here.
- Item IX. Subject Property. Enter a narrative description of the location and width of the easement as set forth in the permit condition. The description of the easement should be as specific as possible.
- Item IX. Exhibit C. Attach an official Surveyor’s map, parcel map, or plot plan, accompanied by a metes and bounds description, as prepared by a licensed surveyor. The map, marked as “Exhibit C”, must show the exact location of the easement on the subject property, as surveyed by the surveyor.
- Pages 5 & 6 Enter the date and execution by all owners. The owners must sign exactly as their names appear on the grant deed or title. Notary Acknowledgement must be in the proper form for the form of ownership.

Recording Requested by and
When Recorded, Mail To:
Monterey County Planning Dept.
P. O. Box 1208
Salinas, CA 93906

Permit No. _____
Applicant Name: _____
Project Planner: _____

Irrevocable Offer to Dedicate Public Access Easement

And

Declaration of Restrictions

This Irrevocable Offer To Dedicate Public Access Easement And Declaration Of Restrictions (hereinafter "offer") is made this ____ day of _____, 19 ____, by _____, (hereinafter referred to as "Grantor").

I. **Whereas**, Grantor is the legal owner of a fee interest of certain real properties located in the County of Monterey, State of California, and described in the attached Exhibit A (hereinafter referred to as the "Property"); and

II. **Whereas**, all of the Property is located within the coastal zone as defined in Section 30103 of the California Public Resources Code (which code is hereinafter referred to as the "Public Resources Code"); and

III. **Whereas**, the California Coastal Act of 1976, (hereinafter referred to as the "Act") creates the California Coastal commission, (hereinafter referred to as the "Commission") and requires that any coastal development permit approved by the Commission or local government as defined in Public Resources Code Section 30109 must be consistent with the policies of the Act set forth in Chapter 3 Division 20 of the Public Resources Code; and

IV. **Whereas**, Pursuant to the Act, Grantor applied to Monterey County for a permit to undertake development as defined in the Act within the coastal zone of Monterey County (hereinafter the "Permit"); and

V. **Whereas**, a coastal development permit (Permit No. _____) was granted on _____, 19____, by the _____ in accordance with the provision of the Findings, contained in _____ Resolution No. _____, attached hereto as "Exhibit B," and hereby incorporated by reference, subject to the following condition:

VI. **Whereas**, the subject property is a parcel located between the first public road and the shoreline; and

VII. **Whereas**, under the policies of Sections 30210 through 30212 of the California Coastal Act of 1976, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided; and

VIII. **Whereas**, Monterey County found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of Section 30210 through 30212 of the California Coastal Act of 1976 and the Local Coastal Program as defined in Public Resources code Section 30108.6

and that therefore in the absence of such a condition, a permit could not have been granted;

IX. Whereas, it is intended that this Offer is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8 of the California Constitution and that said Offer, when accepted, shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1;

Now, Therefore, in consideration of the granting of Permit No. _____ to Grantor by Monterey County, the owner(s) hereby offer(s) to dedicate to the People of Monterey County an easement in perpetuity for the purposes of _____
_____ located on the subject property _____

and as specifically set forth by attached Exhibit C hereby incorporated by reference. Dedicated accessway shall not be required to be opened to public use until a public agency or private non-profit association acceptable to the County Board of Supervisors agrees to accept responsibility for maintenance and liability of the accessway.

1. **Benefit and Burden.** This Offer shall run with and burden the Property and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all successors and assigns. This Offer shall benefit the State of California.

2. **Declaration of Restrictions.** This offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the Property.

3. **Additional Terms, Conditions, and Limitations.** Prior to the opening of the accessway, the Grantee, in consultation with the Grantor, may record additional reasonable terms, conditions, and limitations on the use of the subject property in order to assure that this Offer for public access is effectuated.

4. **Construction of Validity.** If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

5. **Successors and Assigns.** The terms, covenants, conditions, exceptions, obligations, and reservations contained in this Offer shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

6. **Term.** This irrevocable offer of dedication shall be binding for a period of 21 years starting from the date of recordation. Upon recordation of an acceptance of this Offer by the Grantee, this Offer and terms, conditions, and restrictions shall have the effect of a grant of access easement in gross and perpetuity that shall run with the land and be binding on the parties, heirs, assigns, and successors. The People of the State of California shall accept this offer through the County of Monterey, in whose jurisdiction the subject property lies, or through a public agency or a private non-profit association acceptable to the Board of Supervisors of Monterey County.

7. **Hold Harmless.** The property owner agrees as a condition of this offer to dedicate or easement required pursuant to approval of the coastal development permit that it will, pursuant to Government Code Section 66474.9, defend, indemnify,

and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this offer to dedicate or easement, which action is brought within the time period provided for in Government Code Section 66499.37. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.

Acceptance of the Offer is subject to a covenant which runs with the land, providing that any offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private non-profit associations acceptable to the Board of Supervisors of Monterey County for the duration of the term of the original Offer to Dedicate.

Executed on this ____ day of _____, at _____,
_____ California.

Signed _____
Owner

Type of Print

Signed _____

Type of Print

Note To Notary Public: If you are notarizing the signatures of persons signing on behalf of a corporation, partnership, trust, etc., please use the correct notary acknowledgement form as explained in your Notary Public Law Book.

State of California. _____)

County of _____)

On this _____ day of _____, in the year _____,
before me _____, a Notary Public, personally
appeared _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to
be the person (s) whose name is subscribed to this instrument, and acknowledged
that he/she/they execute it.

**Notary Public In and For
Said State and County**

This is to certify that the (offer)(deed restriction) set forth above is hereby acknowledged by the Director of the Monterey County Planning Department pursuant to the action of the _____ on _____ and that Monterey County consents to its recordation thereof.

Dated: _____

Robert Slimmon, Jr.
Director of Planning

Acknowledgment

State of California)
) ss.
County of Monterey)

On _____, 198__, before me _____ the undersigned Notary Public, personally appeared Robert Slimmon, Jr., known to me to be the Director of the Monterey County Planning Department, who executed the within instrument and acknowledged to me that he executed the same.

Witness my hand and official seal.

Notary Public

My Commission expires _____.

Document Content/Form Acceptable:

County Counsel

Planning Department