

Attachment B

This page intentionally left blank.

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, ENTITLED "TRACT NO. _____, SEPTEMBER RANCH PHASE ONE", DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESIGNATED AS "PARCEL A" IS RESERVED FOR THE HOMEOWNER'S ASSOCIATION AND WILL BE GRANTED BY SEPARATE INSTRUMENT, AS COMMON OPEN SPACE.

THE REAL PROPERTY DESIGNATED AS "PARCEL B" IS RESERVED FOR A HOMEOWNER'S ASSOCIATION AND WILL BE GRANTED BY SEPARATE INSTRUMENT, FOR PURPOSES OF COMMON OPEN SPACE AND PUBLIC FACILITIES.

THE REAL PROPERTY DESIGNATED AS "PARCEL C" IS BEING IRREVOCABLY OFFERED IN FEE FOR PUBLIC PARK PURPOSES TO THE COUNTY OF MONTEREY BY SEPARATE INSTRUMENT; DOCUMENT NO.: _____, THE UNDERSIGNED RESERVES AN EASEMENT TO ACCESS THROUGH SAID PARCELS IN THE FUTURE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBDIVISION RELATED FACILITIES.

THE REAL PROPERTY DESIGNATED AS "PARCEL D" IS BEING IRREVOCABLY OFFERED IN FEE FOR OPEN SPACE PURPOSES AND STORM WATER FACILITIES BY SEPARATE INSTRUMENT; DOCUMENT NO.: _____, THE UNDERSIGNED RESERVES AN EASEMENT TO ACCESS SAID PARCELS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES AND SUBDIVISION RELATED IMPROVEMENTS.

THE REAL PROPERTY DESIGNATED AS "PARCEL E" IS RESERVED FOR A HOMEOWNER'S ASSOCIATION AND WILL BE GRANTED BY SEPARATE INSTRUMENT, SAID PARCEL IS NOT OTHERWISE OFFERED FOR DEDICATION FOR PUBLIC USE, AND IS FOR THE USE BY THE SEPTEMBER RANCH HOMEOWNERS ASSOCIATION (HOA) IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) GOVERNING THIS SUBDIVISION.

THE REAL PROPERTY DESIGNATED AS "PARCEL F" IS TO BE RETAINED BY THE OWNER (SUCCESSOR) FOR FUTURE DEVELOPMENT AND TRANSFER, FOR AFFORDABLE/INCLUSIONARY HOUSING PURPOSES.

THE REAL PROPERTY DESIGNATED AS "PARCEL G" INCLUSIVE IS TO BE RETAINED BY THE OWNER (SUCCESSOR) FOR FUTURE DEVELOPMENT AND TRANSFER.

THE REAL PROPERTY DESIGNATED AS "PARCEL H" IS TO BE GRANTED IN FEE TO ONE CARMEL WATER COMPANY, FOR PURPOSES OF WATER WELLS AND APPURTENANT FACILITIES. THE WELL LOT IS CREATED SOLELY FOR THE USE OF A MUTUAL WATER COMPANY OR A PUBLIC UTILITY AND HAS NO ENTITLEMENT FOR DEVELOPMENT OF ANY NON-WATER/PUBLIC UTILITY USE. ANY CHANGE FROM WATER/PUBLIC UTILITY USE SHALL REQUIRE A PARCEL MAP TO BE PROCESSED IN COMPLIANCE WITH STATE AND LOCAL ORDINANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES: THOSE AREAS DESIGNATED AS "RUE" (PRIVATE ROAD & UTILITY EASEMENT) OVER, UNDER, AND UPON ALL PRIVATE STREETS FOR CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, USE AND OPERATION OF SANITARY SEWERS, STORM DRAINS AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR UTILITY PURPOSES. THE AREAS DESIGNATED AS "RUE" (PRIVATE ROAD & UTILITY EASEMENT) SHALL ALSO BE RESERVED FOR A HOMEOWNER'S ASSOCIATION OR ITS DESIGNEE BY SEPARATE INSTRUMENT OVER, UNDER, AND UPON ALL PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT OF ROADS AND PRIVATE UTILITIES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT.

THE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "SSE" WILL BE DEDICATED TO CARMEL AREA WASTEWATER DISTRICT BY SEPARATE INSTRUMENT AS A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER PURPOSES AS INDICATED, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS DESIGNATED AS "WATER LINE EASEMENT" OR "WLE", "WATER TANK EASEMENT" AND "WATER ACCESS EASEMENT" WILL BE GRANTED TO ONE CARMEL WATER COMPANY BY SEPARATE INSTRUMENT AS A NON-EXCLUSIVE EASEMENT FOR WATER PURPOSES, AS INDICATED, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS DESIGNATED AS "PRIVATE TRAIL EASEMENT" IS HEREBY RESERVED FOR A HOMEOWNER'S ASSOCIATION OR ITS DESIGNEE BY SEPARATE INSTRUMENT FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT. SAID EASEMENT SHALL BE 10- FEET IN WIDTH AND SHALL FOLLOW THE ALIGNMENT OF THE GRADED TRAILS AS DEPICTED HEREON, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE REAL PROPERTY DESIGNATED "STORM DRAIN EASEMENT" OR "SDE" IS RESERVED FOR A HOMEOWNER'S ASSOCIATION AS AN EASEMENT BY SEPARATE INSTRUMENT, FOR STORM, FLOOD AND SURFACE WATER DRAINAGE, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND FOR CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSE: ALL AREAS DESIGNATED AS "NATURAL DRAINAGE EASEMENT" OR "NDE" TO ALLOW THE NATURAL FLOW OF BOTH SURFACE AND UNDERGROUND DRAINAGE. SAID EASEMENTS OVER NATURAL DRAINAGE COURSES ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES INTERFERING WITH THE PURPOSES OF THE EASEMENTS AND SHALL FOLLOW THE ALIGNMENT OF THE NATURAL DRAINAGE COURSES AS DEPICTED HEREON, AND SHALL BE MAINTAINED IN THEIR NATURAL STATE BY THE HOMEOWNERS' ASSOCIATION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THOSE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "E.V.A." FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT. SAID EASEMENTS ARE DEPICTED HEREON AND SHALL FOLLOW THE ALIGNMENT OF THE EXISTING AS-GRADED, UNIMPROVED ROADS. SAID ROADS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT OPEN AND CLEAR OF VEGETATION AND DEBRIS, AND IN A CONDITION TO FACILITATE THE SAFE TRAVEL OF EMERGENCY VEHICLES.

THE REAL PROPERTY DESCRIBED BELOW HAVE BEEN IRREVOCABLY OFFERED FOR DEDICATION FOR PUBLIC USE AND RIGHT OF WAY BY SEPARATE INSTRUMENT; DOCUMENT NO.: _____, THOSE PORTIONS OF LAND LYING SOUTHERLY OF THE OFFICIAL PLAN LINE PER VOLUME 2 OFFICIAL PLAN LINES AT PAGE 48, AS SHOWN HEREON,

OWNER'S STATEMENT (CONTINUED)

AS OWNER:
CARMEL RESERVE LLC, A DELAWARE LIMITED LIABILITY COMPANY
1625 THE ALAMEDA, SUITE 625, SAN JOSE, CA 95126

BY: Wei
NAME: WEI HUANG
TITLE: Authorized Representative

AS TRUSTEE:
CHICAGO TITLE COMPANY
50 WINHAM STREET, SALINAS, CA 93901

BY: Mark Gingles
NAME: MARK GINGLES
TITLE: Vice President for mortgage

NOTARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Monterey
ON August 18, 2020
BEFORE ME, Kimberley Woltman, NOTARY PUBLIC

PERSONALLY APPEARED Wei Huang, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

SIGNATURE Kimberley Woltman
NOTARY PUBLIC'S NAME: Kimberley Woltman
COUNTY OF BUSINESS: Monterey
COMMISSION EXPIRATION DATE: May 22, 2023
COMMISSION NUMBER: 2286269



NOTARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Monterey
ON August 24, 2020
BEFORE ME, Christine J. Kelso, NOTARY PUBLIC

PERSONALLY APPEARED Mark Gingles, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

SIGNATURE Christine J. Kelso
NOTARY PUBLIC'S NAME: Christine J. Kelso
COUNTY OF BUSINESS: Monterey County
COMMISSION EXPIRATION DATE: 11-25-2020
COMMISSION NUMBER: 2173598



SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- 1. CALIFORNIA WATER AND TELEPHONE COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR WATER MAINS AND PIPES PER DOCUMENT RECORDED SEPTEMBER 10, 1949 IN REEL 1160, AT PAGE 50 OF OFFICIAL RECORDS.
- 2. CALIFORNIA-AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR WATER MAINS AND PIPES PER DOCUMENT RECORDED JULY 18, 1977 IN REEL 1163, AT PAGE 1090 OF OFFICIAL RECORDS.
- 3. PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT RECORDED JULY 9, 1996 IN REEL 3392, AT PAGE 1460 OF OFFICIAL RECORDS.
- 4. CLINTON EASTWOOD ET UX, A RECIPROCAL EASEMENT DEED & AGREEMENT PER DOCUMENT RECORDED MARCH 15, 1995 IN REEL 3209, AT PAGE 940 OF OFFICIAL RECORDS.
- 5. CLINTON EASTWOOD ET UX, A RECIPROCAL EASEMENT DEED AND AGREEMENT PER DOCUMENT RECORDED MARCH 16, 1995 IN REEL 3276, AT PAGE 1409 OF OFFICIAL RECORDS

SURVEYOR'S NOTES

- 1. PRIVATE TRAIL ACCESS INTO JACKS PEAK COUNTY PARK IS PROHIBITED.
- 2. A 50-FOOT FAULT LINE SETBACK IS SHOWN ON EITHER SIDE OF FAULT LINE LOCATED WITHIN PARCEL E AND IS DESIGNATED AS A FAULT HAZARD AREA. THE EXACT LOCATION OF THE FAULT AND SETBACK SHALL BE IDENTIFIED IN THE FIELD BY A QUALIFIED ENGINEERING GEOLOGIST. NO BUILDINGS SHALL BE PROPOSED WITHIN THE FAULT HAZARD AREA.
- 3. THE LOCATION OF THE BUILDING ENVELOPE FOR PARCEL E SHALL BE DETERMINED AT A LATER DATE PENDING FURTHER GEOTECHNICAL INVESTIGATIONS INTO THE LOCATION AND IMPACT OF THE FAULT LINE RUNNING THROUGH PARCEL E (SEE CONDITION OF APPROVAL #130). THE EXACT LOCATION OF THE BUILDING ENVELOPE ON PARCEL E SHALL BE APPROVED BY THE MONTEREY COUNTY RMA-CHIEF OF PLANNING AND SHALL BE REFLECTED IN A SUBSEQUENTLY RECORDED DOCUMENT, PROVIDED HOWEVER THAT IN NO CASE SHALL THE BUILDING ENVELOPE FOR PARCEL E EXCEED 5.04 ACRES IN TOTAL SIZE.
- 4. PLEASE SEE SHEETS 13-15 FOR ADDITIONAL NOTES AS REQUIRED BY THE CONDITIONS OF APPROVAL

REFERENCES

- R1 - VOL 22 C&T PG 35
- R2 - VOL X-4 SUR PG 9
- R3 - VOL X-4 SUR PG 49
- R4 - VOL A PMM PG 93
- R5 - VOL 8 C&T PG 75
- R6 - REEL 2734 PG 469
- R7 - VOL 18 C&T PG 1
- R8 - PARTITION MAP OF HATTON PROPERTY IN RANCHO CANADA DE LA SEGUNDA, MONTEREY COUNTY, CA., SURVEYED BY H.F. COZZENS AND WM. DAVIES, SALINAS, CA. 1926, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR SERIAL NO.: 14250A
- R9 - VOL 9 SUR PG 21

PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA
JOB NO. 595.03 DATE: JULY 7, 2020 SHEET 1 OF 15

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CARMEL RESERVE LLC A DELAWARE LIMITED LIABILITY COMPANY, IN April 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER, 2023 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

July 7, 2020
DATE:

[Signature]
RICHARD P. WEBER
P.L.S. NO. 8002



COUNTY SURVEYOR'S STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS, ON NOVEMBER 9, 2010; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 19, HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

[Signature]
MICHAEL K. GOETZ, PLS 5667
COUNTY SURVEYOR
MONTEREY COUNTY, CALIFORNIA



DATE: DECEMBER 1, 2020

STATEMENT OF APPROVAL BY SECRETARY OF MONTEREY COUNTY PLANNING COMMISSION

I, BRANDON SWANSON, SECRETARY OF THE MONTEREY COUNTY PLANNING COMMISSION HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON NOVEMBER 9, 2010, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED, AND TITLE 19 OF THE MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH.

[Signature]
for BRANDON SWANSON
SECRETARY, MONTEREY COUNTY PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

12/2/2020
DATE

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, VALERIE RALPH, CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN SUBDIVISION MAP ON THE _____ DAY OF _____, 2020, AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, AND FILED IN MY OFFICE.

VALERIE RALPH,
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

BY: _____
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____, M., IN VOLUME _____ OF CITIES AND TOWNS, AT PAGE _____, AT THE REQUEST OF WHITSON ENGINEERS.

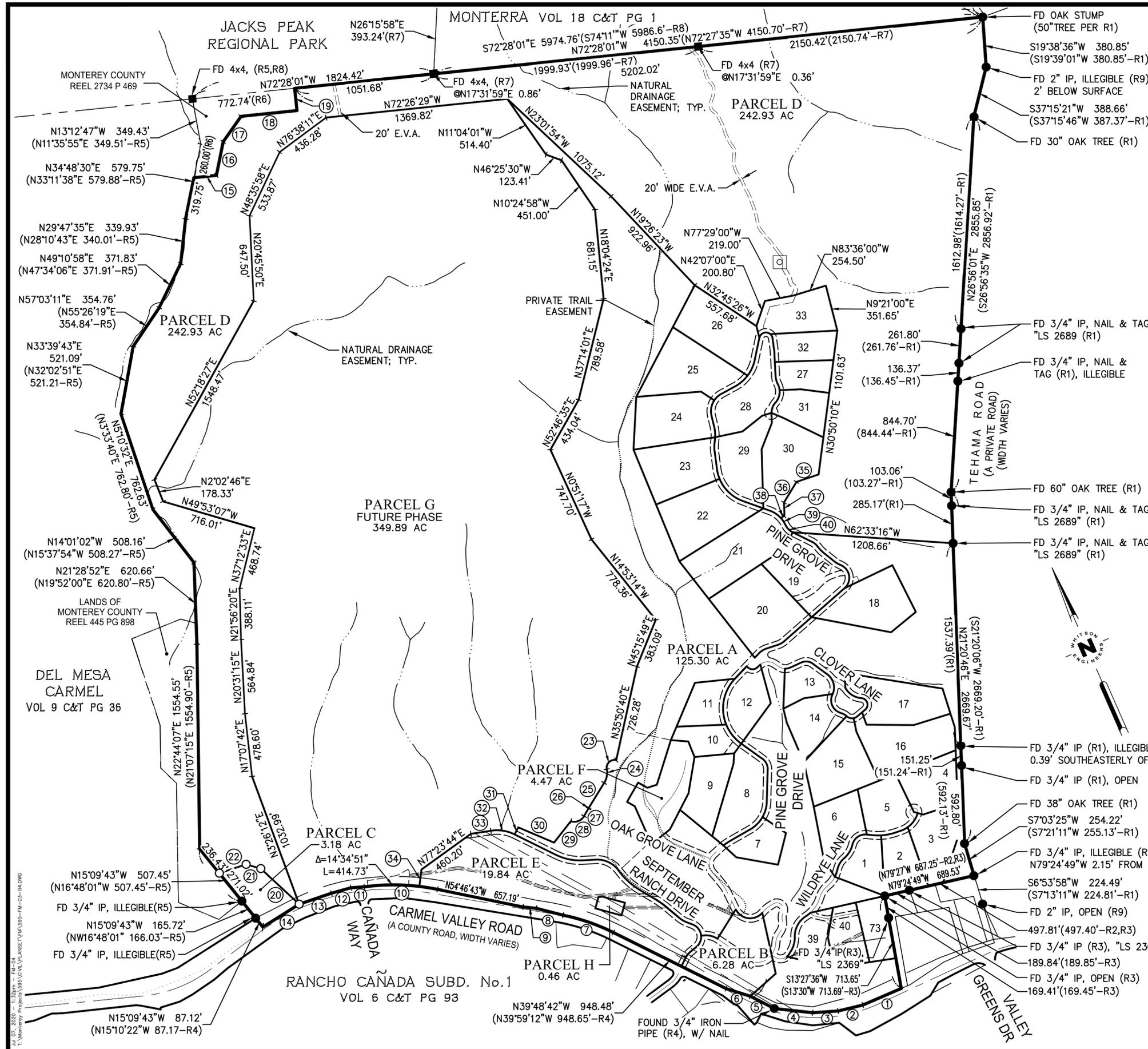
STEPHEN L. VAGNINI
RECORDER
MONTEREY COUNTY, CALIFORNIA

BY: _____
DEPUTY RECORDER

FEE: _____

DOC NO. _____

PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA



LINE & CURVE DATA				RECORD LINE & CURVE DATA			
(No.)	DELTA/BEARING	RADIUS	LENGTH	(No.)	DELTA/BEARING	RADIUS	LENGTH REF
1	N89°58'03"E		315.64	1	N89°57'30"E (R4)		314.76 (CFR R3,R4)
2	N80°07'27"W		190.93	2	S80°08'00"E		190.93 (R4)
3	N70°29'38"W		191.86	3	S70°30'11"E		191.86 (R4)
4	N60°06'28"W		290.14	4	S60°07'01"E		290.14 (R4)
5	N39°09'26"W		203.03	5	S39°19'56"E		203.07 (R4)
6	N48°47'52"W		191.76	6	S45°58'22"E		191.79 (R4)
7	14°58'01"	1532.48	400.32	7	14°58'01"	1532.75	400.39 (R4)
8	N52°01'27"W		208.06	8	S52°11'57"E		208.10 (R4)
9	N60°29'29"W		100.44	9	S60°39'59"E		100.46 (R4)
10	19°25'40"	1629.71	552.60	10	19°25'40"	1630.00	552.70 (R4)
11	N70°24'48"W		100.69	11	S70°35'18"E		102.71 (R4)
12	N82°20'21"W		153.53	12	S82°30'51"E		153.56 (R4)
13	N85°24'30"W		256.17	13	S85°35'00"E		256.22 (R4)
14	N80°59'17"E		323.72	14	S80°48'50"W		323.74 (R4)
15	N72°28'01"W		170.00	15	N74°11'00"W		170.00 (R6)
16	N34°48'30"E		260.00	16	S33°05'00"W		260.00 (R6)
17	N58°16'10"E		235.49	17	S56°30'37"W		235.70 (R6)
18	N72°28'01"W		422.74	18	N74°11'00"W		422.74 (R6)
19	N17°31'59"E		170.00	19	S15°49'00"W		170.00 (R6)
20	N23°24'50"W		395.48				
21	N50°21'47"W		115.03				
22	N84°57'16"W		211.82				
23	111°43'07"	60.00	116.99				
24	41°22'17"	150.00	108.31				
25	N54°50'03"E		221.68				
26	1°39'05"	200.00	5.76				
27	N53°10'58"E		66.88				
28	77°51'39"	85.00	115.51				
29	N61°21'55"E		205.27				
30	N43°12'20"W		293.60				
31	N49°33'06"E		60.45				
32	35°14'13"	300.00	184.50				
33	N75°15'41"W		151.18				
34	N30°22'27"E		129.11				
35	N85°19'19"W		175.82				
36	N54°25'58"E		182.83				
37	N21°27'10"E		96.20				
38	N71°49'00"E		34.79				
39	16°31'07"	210.00	60.54				
40	38°18'16"	120.00	80.22				

- REFERENCES**
- R1 - VOL 22 C&T PG 35
 - R2 - VOL X-4 SUR PG 9
 - R3 - VOL X-4 SUR PG 49
 - R4 - VOL A PMM PG 93
 - R5 - VOL 8 C&T PG 75
 - R6 - REEL 2734 PG 469
 - R7 - VOL 18 C&T PG 1
 - R8 - PARTITION MAP OF HATTON PROPERTY IN RANCHO CANADA DE LA SEGUNDA, MONTEREY COUNTY, CA., SURVEYED BY H.F. COZZENS AND WM. DAVIES, SALINAS, CA. 1926, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR SERIAL NO.: 14250A
 - R9 - VOL 9 SUR PG 21

SURVEYOR'S NOTE

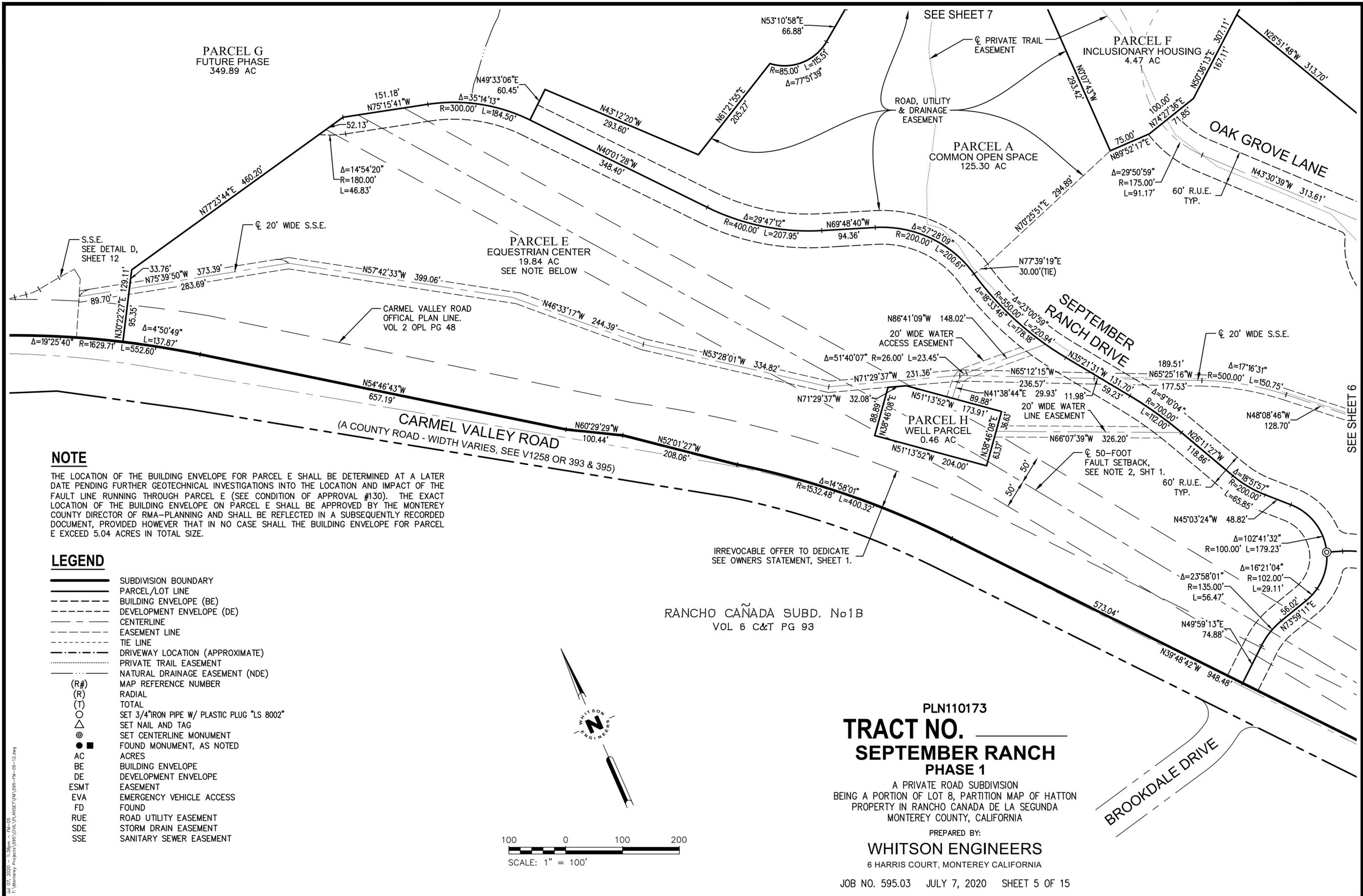
BEARINGS AND DISTANCES FOR THE WESTERLY SIDELINE OF PARCEL D AND NORTHERLY BOUNDARY OF CARMEL VALLEY ROAD WHERE CALCULATED BY GRANT BOUNDARY METHOD BETWEEN FOUND MONUMENTS AS SHOWN HEREON.



PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1

A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON PROPERTY IN RANCHO CANADA DE LA SEGUNDA MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA

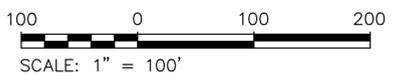


NOTE

THE LOCATION OF THE BUILDING ENVELOPE FOR PARCEL E SHALL BE DETERMINED AT A LATER DATE PENDING FURTHER GEOTECHNICAL INVESTIGATIONS INTO THE LOCATION AND IMPACT OF THE FAULT LINE RUNNING THROUGH PARCEL E (SEE CONDITION OF APPROVAL #130). THE EXACT LOCATION OF THE BUILDING ENVELOPE ON PARCEL E SHALL BE APPROVED BY THE MONTEREY COUNTY DIRECTOR OF RMA-PLANNING AND SHALL BE REFLECTED IN A SUBSEQUENTLY RECORDED DOCUMENT, PROVIDED HOWEVER THAT IN NO CASE SHALL THE BUILDING ENVELOPE FOR PARCEL E EXCEED 5.04 ACRES IN TOTAL SIZE.

LEGEND

- SUBDIVISION BOUNDARY
- PARCEL/LOT LINE
- BUILDING ENVELOPE (BE)
- DEVELOPMENT ENVELOPE (DE)
- CENTERLINE
- EASEMENT LINE
- TIE LINE
- DRIVEWAY LOCATION (APPROXIMATE)
- PRIVATE TRAIL EASEMENT
- NATURAL DRAINAGE EASEMENT (NDE)
- (R#) MAP REFERENCE NUMBER
- (R) RADIAL
- (T) TOTAL
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
- △ SET NAIL AND TAG
- ⊙ SET CENTERLINE MONUMENT
- FOUND MONUMENT, AS NOTED
- AC ACRES
- BE BUILDING ENVELOPE
- DE DEVELOPMENT ENVELOPE
- ESMT EASEMENT
- EVA EMERGENCY VEHICLE ACCESS
- FD FOUND
- RUE ROAD UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT

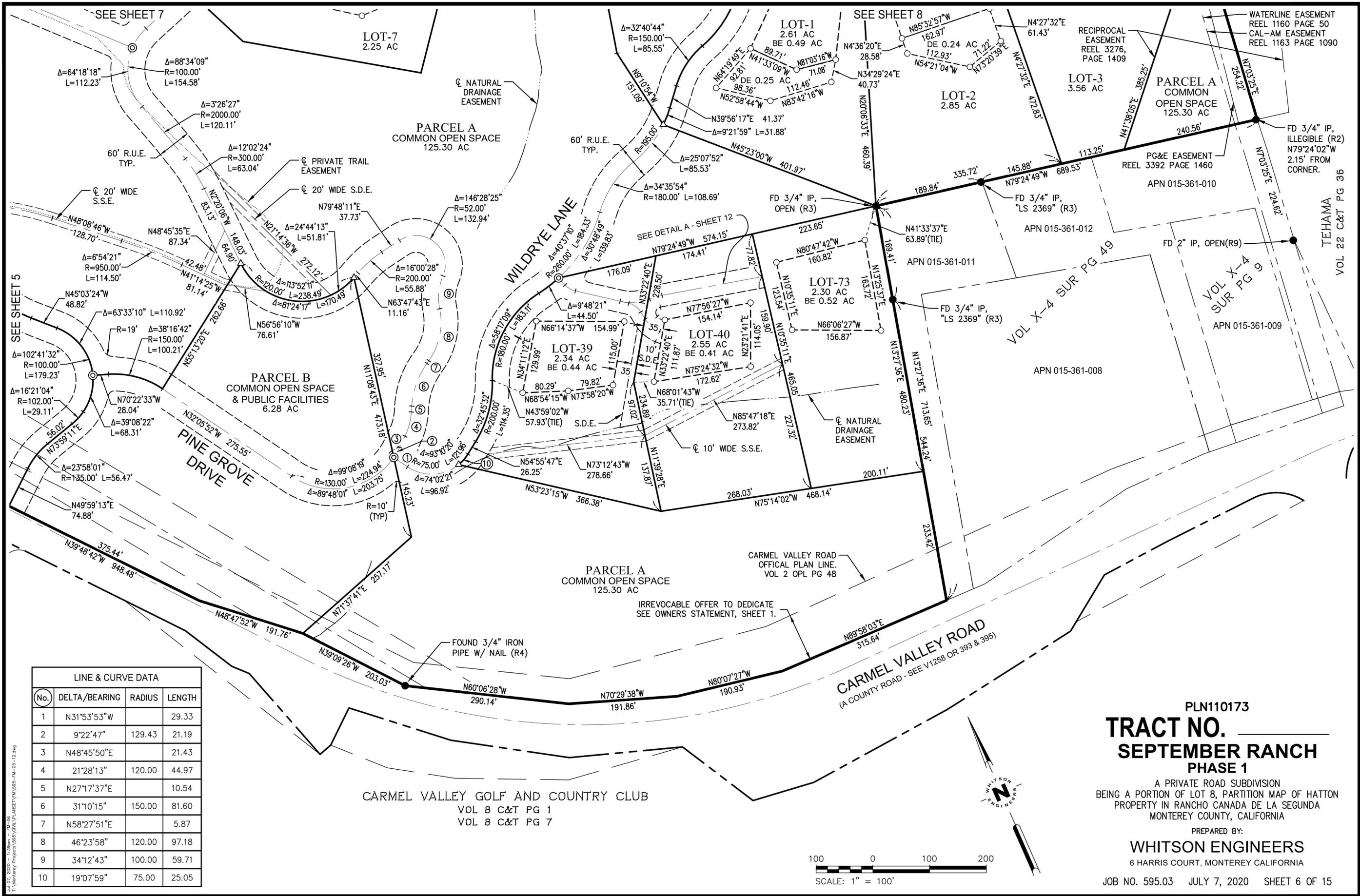


RANCHO CAÑADA SUBD. No 1B
VOL 6 C&T PG 93

PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1

A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA

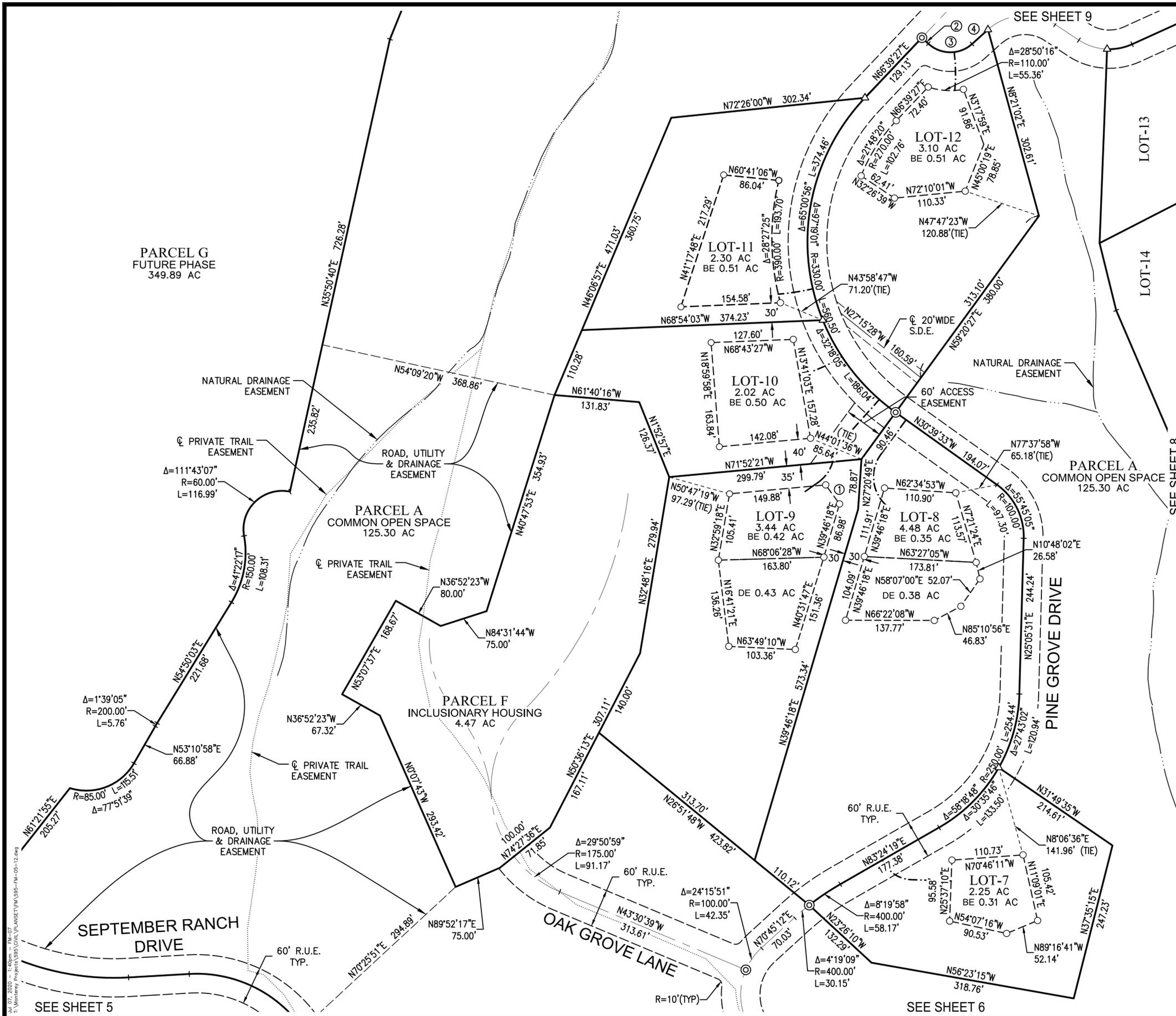
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA
JOB NO. 595.03 JULY 7, 2020 SHEET 5 OF 15



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	N31°53'53"W		29.33
2	9°22'47"	129.43	21.19
3	N48°45'50"E		21.43
4	21°28'13"	120.00	44.97
5	N27°17'37"E		10.54
6	31°10'15"	150.00	81.60
7	N58°27'51"E		5.87
8	46°23'58"	120.00	97.18
9	34°12'43"	100.00	59.71
10	19°07'59"	75.00	25.05

PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
 A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
 PROPERTY IN RANCHO CANADA DE LA SEGUNDA
 MONTEREY COUNTY, CALIFORNIA
 PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA
 JOB NO. 595.03 JULY 7, 2020 SHEET 6 OF 15

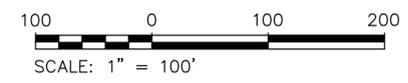
07/17/2020 11:35AM C:\Users\jwhitson\OneDrive\Documents\PLANS\110173\110173.dwg
 T:\Maparray\Projects\595\595.dwg\PLANSET\110173-05-12.dwg



LEGEND

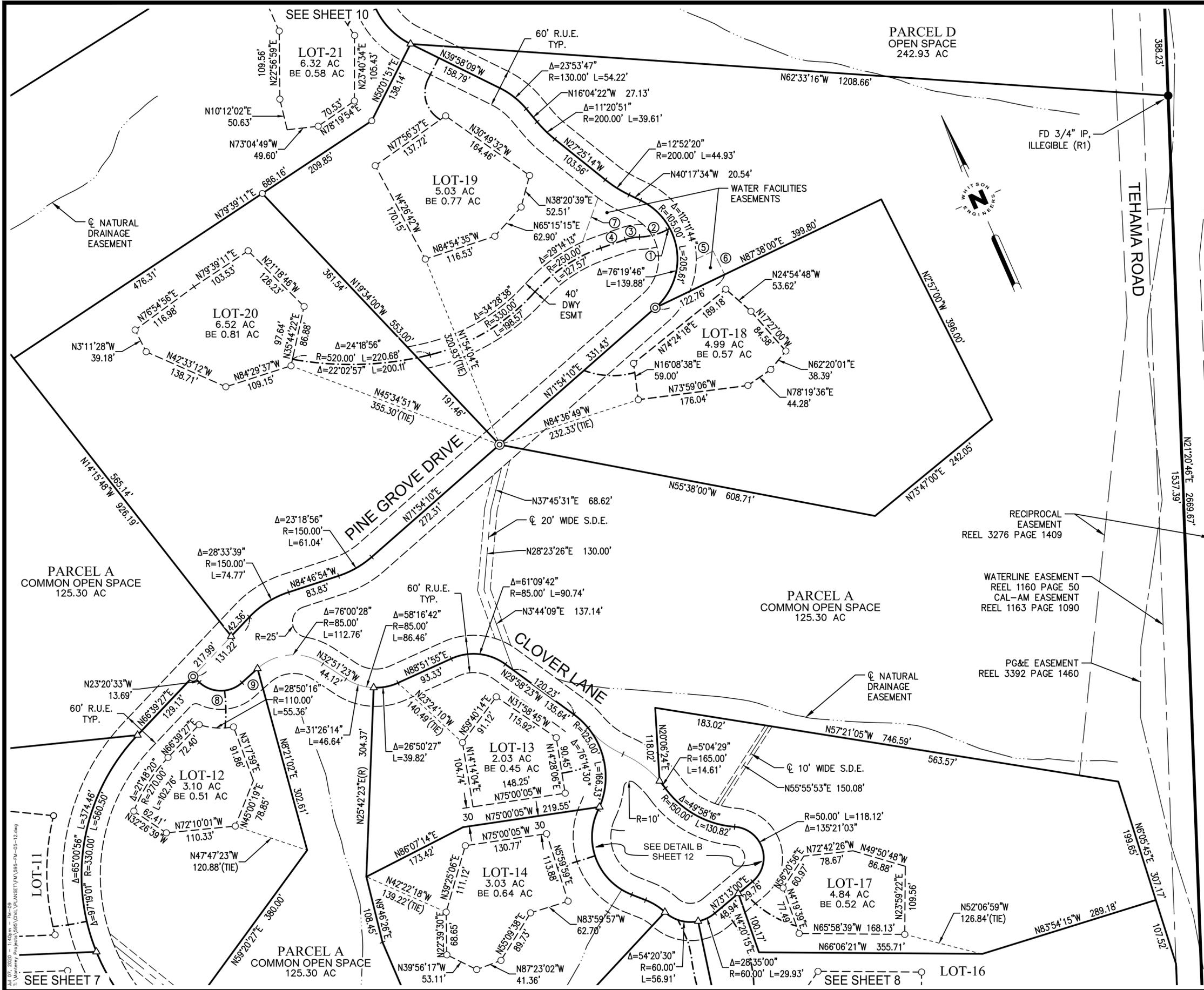
- SUBDIVISION BOUNDARY
- PARCEL/LOT LINE
- - - - BUILDING ENVELOPE (BE)
- - - - DEVELOPMENT ENVELOPE (DE)
- CENTERLINE
- - - - EASEMENT LINE
- - - - TIE LINE
- - - - DRIVEWAY LOCATION (APPROXIMATE)
- - - - PRIVATE TRAIL EASEMENT
- - - - NATURAL DRAINAGE EASEMENT (NDE)
- (R#) MAP REFERENCE NUMBER
- (R) RADIAL
- (T) TOTAL
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
- △ SET NAIL AND TAG
- ⊙ SET CENTERLINE MONUMENT
- FOUND MONUMENT, AS NOTED
- AC ACRES
- BE BUILDING ENVELOPE
- DE DEVELOPMENT ENVELOPE
- ESMT EASEMENT
- EVA EMERGENCY VEHICLE ACCESS
- FD FOUND
- RUE ROAD UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT

LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	N12°13'23"W		36.84
2	N23°20'33"W		13.69
3	85°31'18"	50.00	74.63
4	N71°08'09"E		33.45



PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
 A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
 PROPERTY IN RANCHO CANADA DE LA SEGUNDA
 MONTEREY COUNTY, CALIFORNIA
 PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA
 JOB NO. 595.03 JULY 7, 2020 SHEET 7 OF 15

07/07/2020
 11:58 AM
 C:\Users\jwhitson\OneDrive\Documents\PLANS\PLN110173\PLN110173.dwg
 T:\Users\jwhitson\OneDrive\Documents\PLANS\PLN110173\PLN110173.dwg

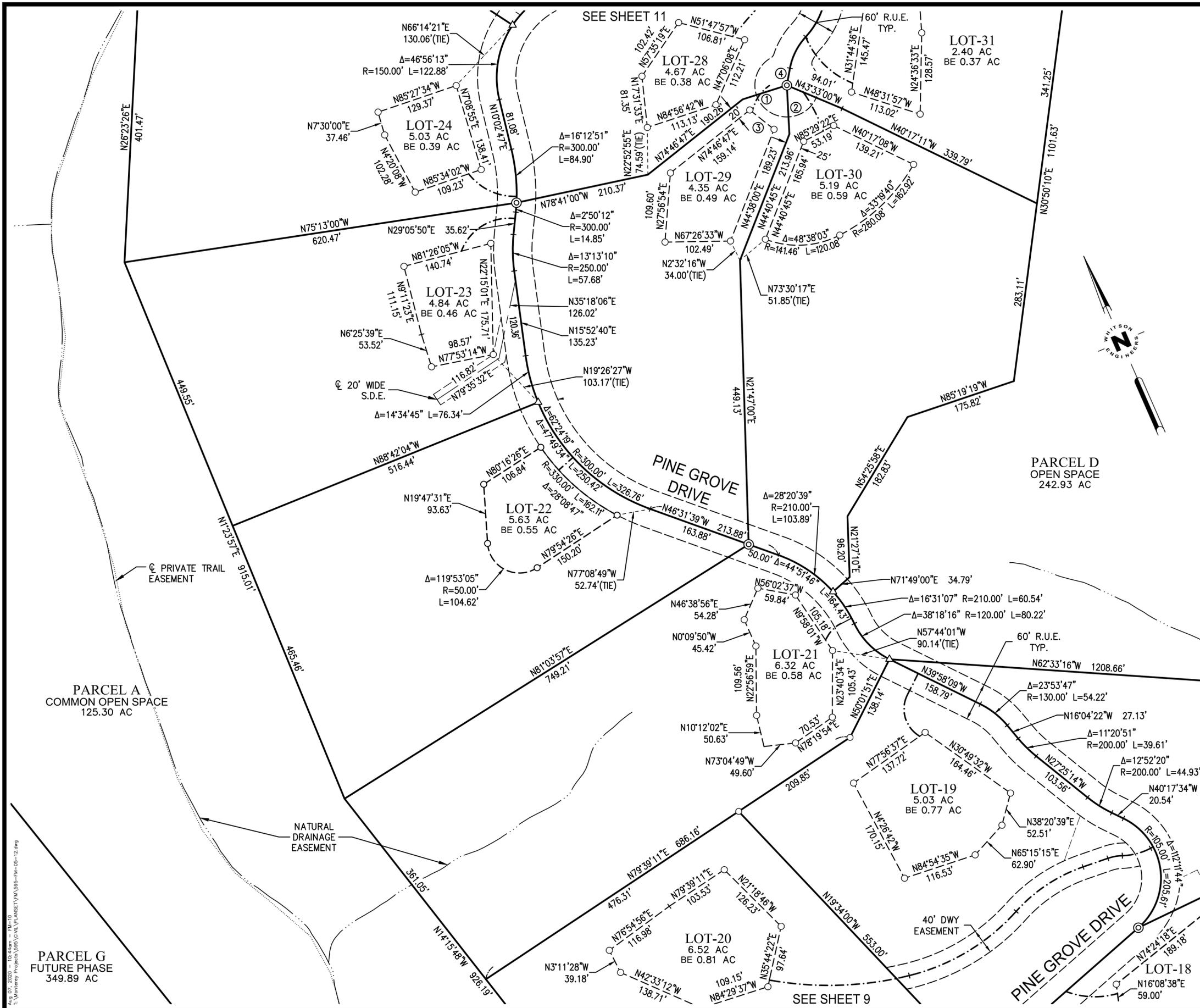


- LEGEND**
- SUBDIVISION BOUNDARY
 - PARCEL/LOT LINE
 - - - BUILDING ENVELOPE (BE)
 - - - DEVELOPMENT ENVELOPE (DE)
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - TIE LINE
 - - - DRIVEWAY LOCATION (APPROXIMATE)
 - - - PRIVATE TRAIL EASEMENT
 - - - NATURAL DRAINAGE EASEMENT (NDE)
- (R#) MAP REFERENCE NUMBER
 (R) RADIAL
 (T) TOTAL
 ○ SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
 △ SET NAIL AND TAG
 ⊙ SET CENTERLINE MONUMENT
 ● FOUND MONUMENT, AS NOTED
- AC ACRES
 BE BUILDING ENVELOPE
 DE DEVELOPMENT ENVELOPE
 ESMT EASEMENT
 EVA EMERGENCY VEHICLE ACCESS
 FD FOUND
 RUE ROAD UTILITY EASEMENT
 SDE STORM DRAIN EASEMENT
 SSE SANITARY SEWER EASEMENT

LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	N85°34'24"E(R)		4.59
2	26°20'03"	100.00	45.96
3	17°39'27"	75.00	23.11
4	N85°45'00"W		41.15
5	N87°38'00"E		29.84
6	N02°22'00"W		42.00
7	N42°48'40"E		75.24
8	85°31'18"	50.00	74.63
9	N71°08'09"E		33.45

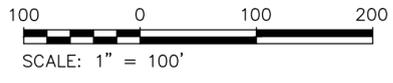


PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
 A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
 PROPERTY IN RANCHO CANADA DE LA SEGUNDA
 MONTEREY COUNTY, CALIFORNIA
 PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA
 JOB NO. 595.03 JULY 7, 2020 SHEET 9 OF 15



- ### LEGEND
- SUBDIVISION BOUNDARY
 - PARCEL/LOT LINE
 - - - - BUILDING ENVELOPE (BE)
 - - - - DEVELOPMENT ENVELOPE (DE)
 - CENTERLINE
 - - - - EASEMENT LINE
 - - - - TIE LINE
 - - - - DRIVEWAY LOCATION (APPROXIMATE)
 - - - - PRIVATE TRAIL EASEMENT
 - - - - NATURAL DRAINAGE EASEMENT (NDE)
 - (R#) MAP REFERENCE NUMBER
 - (R) RADIAL
 - (T) TOTAL
 - SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
 - △ SET NAIL AND TAG
 - ⊙ SET CENTERLINE MONUMENT
 - FOUND MONUMENT, AS NOTED
 - AC ACRES
 - BE BUILDING ENVELOPE
 - DE DEVELOPMENT ENVELOPE
 - ESMT EASEMENT
 - EVA EMERGENCY VEHICLE ACCESS
 - FD FOUND
 - RUE ROAD UTILITY EASEMENT
 - SDE STORM DRAIN EASEMENT
 - SSE SANITARY SEWER EASEMENT

LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	N84°19'00"W		72.48
2	N20°29'00"E		77.24
3	N27°40'03"W		48.84
4	S33°54'21"W		27.45



PLN110173

TRACT NO. _____

SEPTEMBER RANCH

PHASE 1

A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

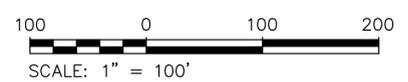
JOB NO. 595.03 JULY 7, 2020 SHEET 10 OF 15

ALL INFORMATION IS BASED ON THE RECORDS OF THE COUNTY OF SAN BENITO, CALIFORNIA. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

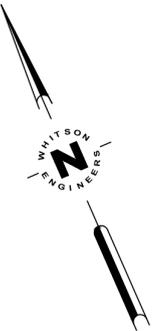
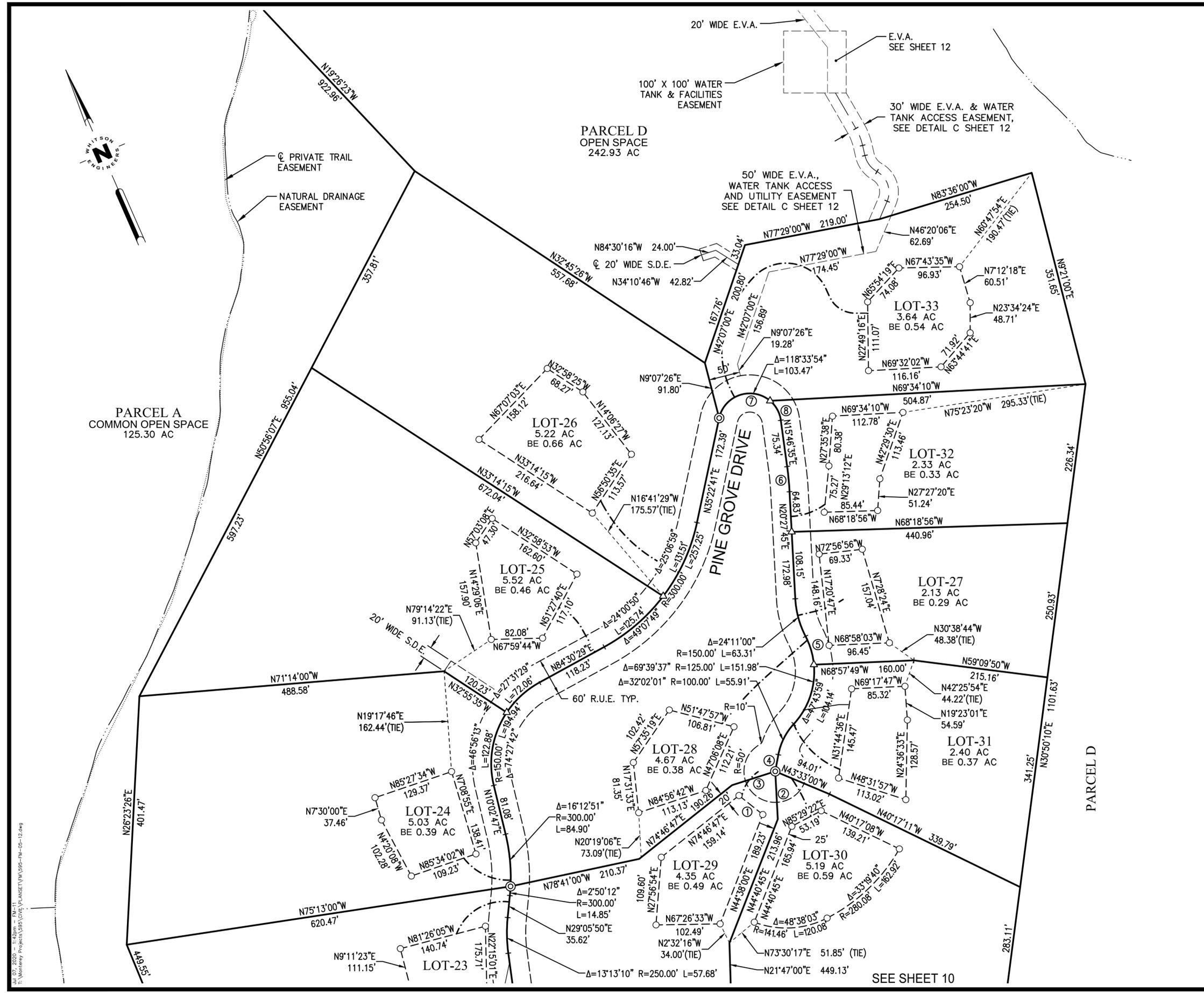
- LEGEND**
- SUBDIVISION BOUNDARY
 - PARCEL/LOT LINE
 - - - - BUILDING ENVELOPE (BE)
 - - - - DEVELOPMENT ENVELOPE (DE)
 - CENTERLINE
 - - - - EASEMENT LINE
 - - - - TIE LINE
 - - - - DRIVEWAY LOCATION (APPROXIMATE)
 - - - - PRIVATE TRAIL EASEMENT
 - - - - NATURAL DRAINAGE EASEMENT (NDE)
- (R#) MAP REFERENCE NUMBER
 (R) RADIAL
 (T) TOTAL
 ○ SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
 △ SET NAIL AND TAG
 ⊙ SET CENTERLINE MONUMENT
 ● FOUND MONUMENT, AS NOTED
- AC ACRES
 BE BUILDING ENVELOPE
 DE DEVELOPMENT ENVELOPE
 ESMT EASEMENT
 EVA EMERGENCY VEHICLE ACCESS
 FD FOUND
 RUE ROAD UTILITY EASEMENT
 SDE STORM DRAIN EASEMENT
 SSE SANITARY SEWER EASEMENT

LINE & CURVE DATA

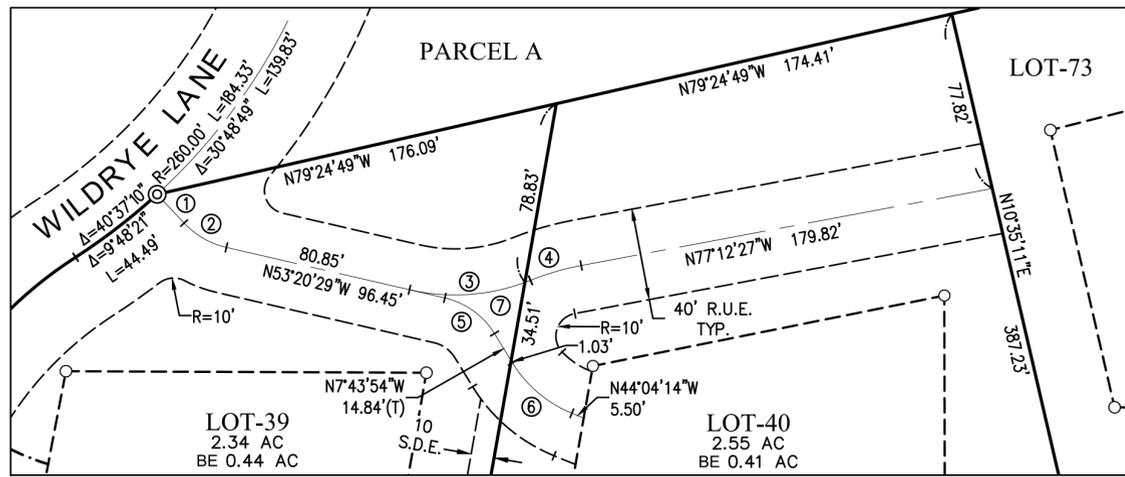
No.	DELTA/BEARING	RADIUS	LENGTH
1	N27°40'03"W		48.84
2	S20°29'00"W		77.24
3	N84°19'00"W		72.48
4	N33°54'21"E		27.45
5	21°55'38"	125.00	47.84
6	4°41'10"	500.00	40.89
7	160°23'54"	50.00	139.98
8	41°50'00"	50.00	36.51
9	19°16'19"	300.00	100.91
10	18°01'29"	300.00	94.38



PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
 A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
 PROPERTY IN RANCHO CANADA DE LA SEGUNDA
 MONTEREY COUNTY, CALIFORNIA
 PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA
 JOB NO. 595.03 JULY 7, 2020 SHEET 11 OF 15

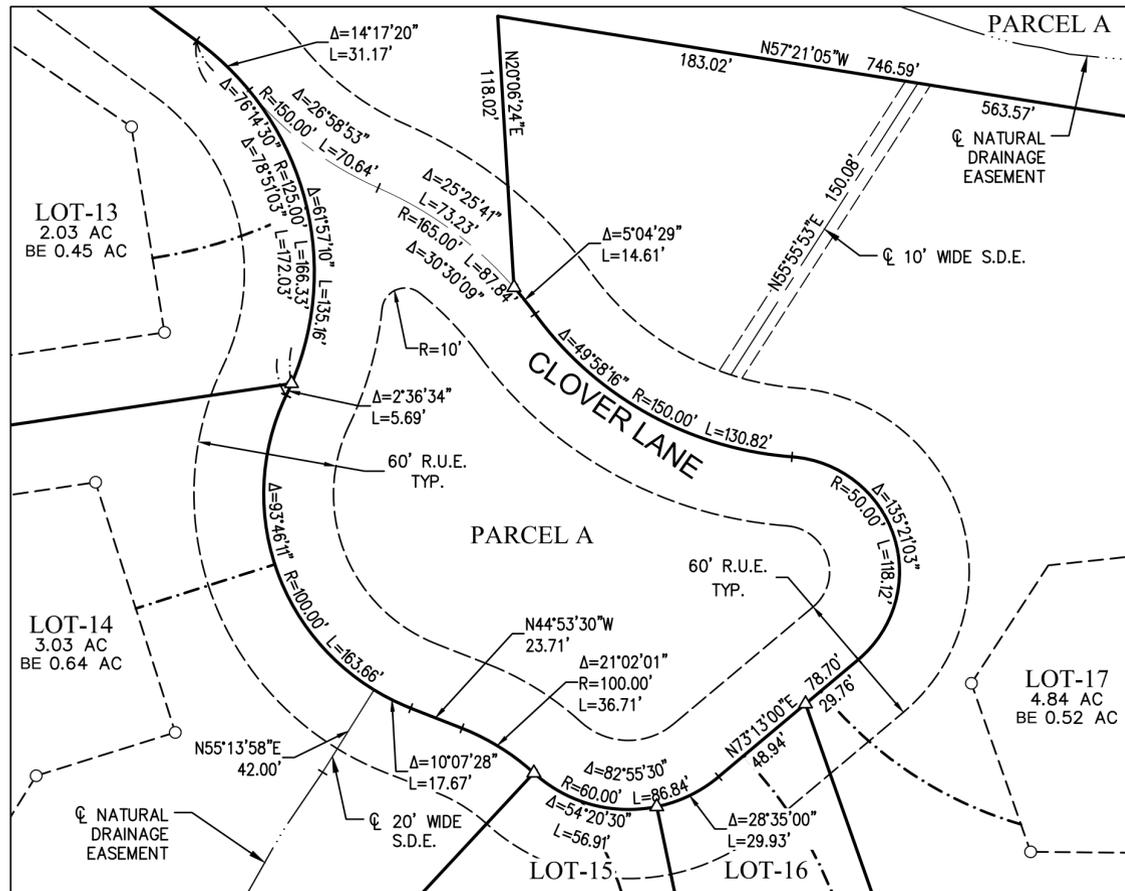


JULY 7, 2020 11:42 AM
 C:\Users\jwhitson\OneDrive\Documents\PLANS\SEPTEMBER RANCH\PLN110173.dwg
 3: Monterey Project\DWG\PLANS\SEPTEMBER RANCH\PLN110173.dwg

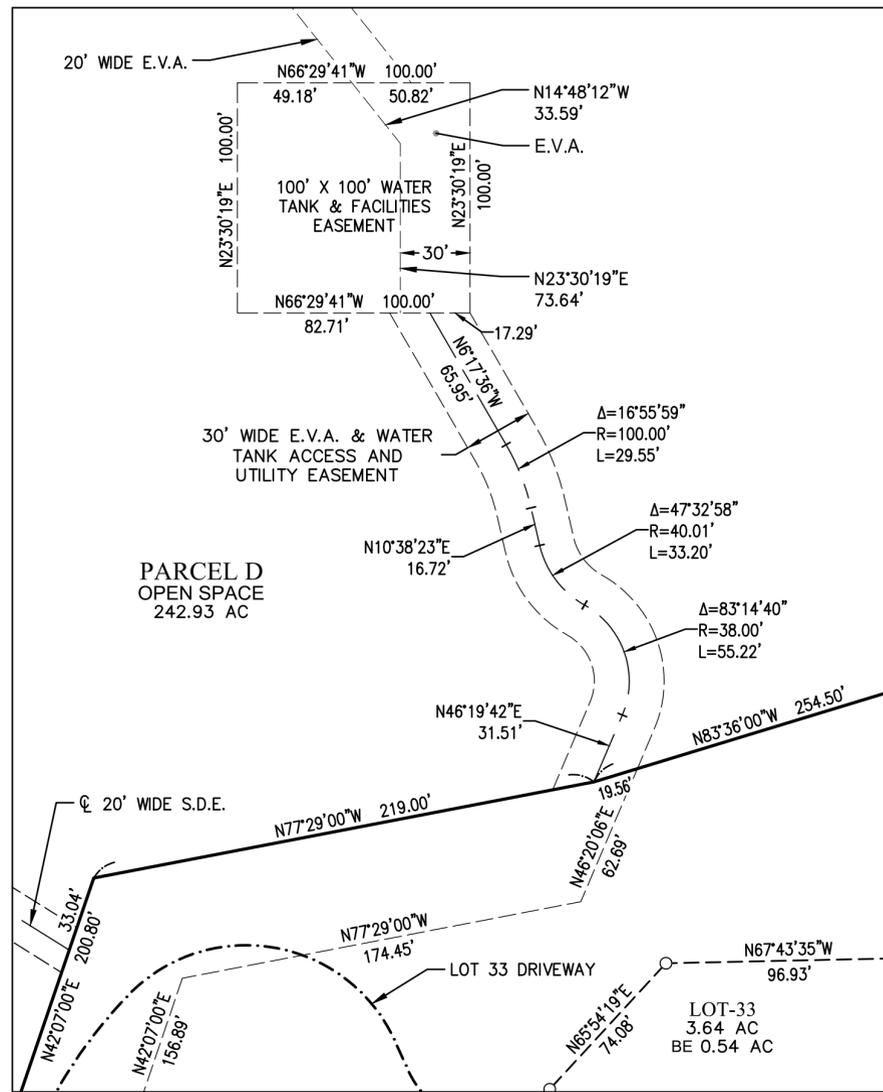


DETAIL A
SCALE: 1"=50'

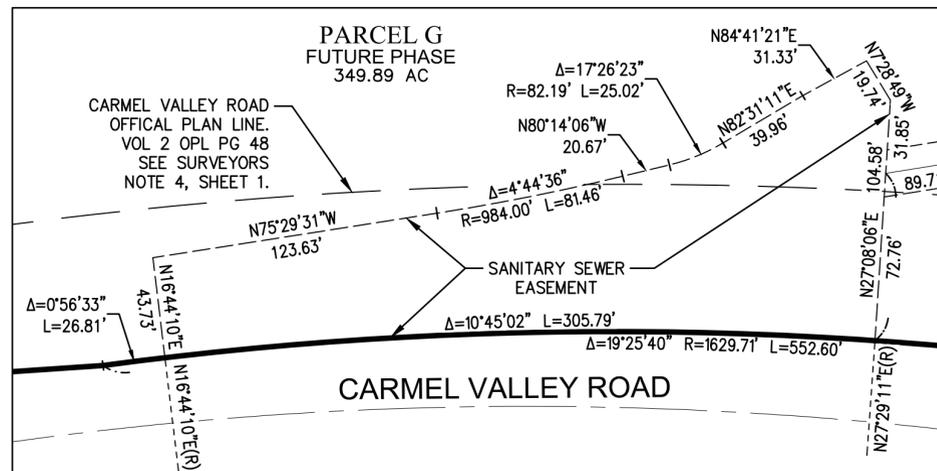
LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
1	S19°20'56"E		17.03
2	33°59'33"	36.00	21.36
3	35°19'07"	86.00	53.01
4	11°27'09"	114.00	22.79
5	45°36'35"	34.00	27.07
6	36°20'20"	54.00	34.25
7	33°35'51"	86.00	50.43



DETAIL B
SCALE: 1"=50'



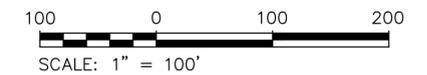
DETAIL C
SCALE: 1"=50'



DETAIL D
SCALE: 1"=50'

LEGEND

- SUBDIVISION BOUNDARY
- PARCEL/LOT LINE
- - - BUILDING ENVELOPE (BE)
- - - DEVELOPMENT ENVELOPE (DE)
- CENTERLINE
- - - EASEMENT LINE
- - - TIE LINE
- - - DRIVEWAY LOCATION (APPROXIMATE)
- - - PRIVATE TRAIL EASEMENT
- - - NATURAL DRAINAGE EASEMENT (NDE)
- MAP REFERENCE NUMBER
- (R#) RADIAL
- (T) TOTAL
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
- △ SET NAIL AND TAG
- ⊙ SET CENTERLINE MONUMENT
- FOUND MONUMENT, AS NOTED
- AC ACRES
- BE BUILDING ENVELOPE
- DE DEVELOPMENT ENVELOPE
- ESMT EASEMENT
- EVA EMERGENCY VEHICLE ACCESS
- FD FOUND
- RUE ROAD UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT



PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1
 A PRIVATE ROAD SUBDIVISION
 BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
 PROPERTY IN RANCHO CANADA DE LA SEGUNDA
 MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA

01/17/2020 11:42:58 AM C:\Users\jwhitson\OneDrive\Documents\PLANS\110173\110173-12.dwg
 T:\Surveying\Projects\595\DATA\PLANSET\110173-12.dwg

CONDITIONS OF APPROVAL

THE FOLLOWING ADDITIONAL INFORMATION IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM THE RESOLUTION OF APPROVAL FOR THIS SUBDIVISION BY THE MONTEREY COUNTY BOARD OF SUPERVISORS (MS RESOLUTION NO. 10-312).

- INDIVIDUAL PLANS HAVE BEEN PREPARED AND RECORDED FOR EACH LOT INDICATING THE LOCATION OF THE BUILDING ENVELOPE AND CONSERVATION AND SCENIC EASEMENT AS WELL AS OTHER REQUIREMENTS FOR EACH LOT. THE LOCATION OF THE DRIVEWAYS ARE APPROXIMATE AND THAT THE FINAL LOCATION MAY CHANGE SO LONG AS IT IS IN SUBSTANTIAL CONFORMANCE WITH THE FINAL MAP (MONTEREY COUNTY CONDITION #3).
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING SERVICES (MONTEREY COUNTY CONDITION #8).
- THE SITE SHALL BE LANDSCAPED. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THREE (3) COPIES OF A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL. A LANDSCAPE PLAN REVIEW FEE IS REQUIRED FOR THIS PROJECT. FEES SHALL BE PAID AT THE TIME OF LANDSCAPE PLAN SUBMITTAL. THE LANDSCAPING PLAN SHALL BE IN SUFFICIENT DETAIL TO IDENTIFY THE LOCATION, SPECIES, AND SIZE OF THE PROPOSED LANDSCAPING MATERIALS AND SHALL BE ACCOMPANIED BY A NURSERY OR CONTRACTOR'S ESTIMATE OF THE COST OF INSTALLATION OF THE PLAN. BEFORE OCCUPANCY, LANDSCAPING SHALL BE EITHER INSTALLED OR A CERTIFICATE OF DEPOSIT OR OTHER FORM OF SURETY MADE PAYABLE TO MONTEREY COUNTY FOR THAT COST ESTIMATE SHALL BE SUBMITTED TO THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. ALL LANDSCAPED AREAS AND FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE APPLICANT; ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE, WEED-FREE, HEALTHY, GROWING CONDITION (MONTEREY COUNTY CONDITION #10 AND #11).
- NO ADDITIONAL STREET LIGHTS ARE ALLOWED, UNLESS APPROVED BY THE DIRECTOR OF PLANNING (MONTEREY COUNTY CONDITION #12).

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED, AND OFF-SITE GLARE IS FULLY CONTROLLED. EXTERIOR LIGHTS SHALL HAVE RECESSED LIGHTING ELEMENTS. ALL STREET LIGHTS IN THE DEVELOPMENT SHALL BE APPROVED BY THE DIRECTOR OF PLANNING.

THE APPLICANT SHALL SUBMIT 3 COPIES OF AN EXTERIOR LIGHTING PLAN WHICH SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE. THE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6. THE EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING, PRIOR TO THE ISSUANCE OF BUILDING PERMITS (MONTEREY COUNTY CONDITION #12).

- A MITIGATION MONITORING AGREEMENT HAS BEEN ADOPTED FOR THIS DEVELOPMENT (MONTEREY COUNTY CONDITION #13).
- THE FOLLOWING REPORTS HAVE BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - GEOLOGIC, SOILS AND DRAINAGE ASSESSMENT (KLEINFELDER, JUNE 30, 2003)
 - GEOLOGIC AND GEOTECHNICAL FEASIBILITY INVESTIGATION (TERRATECH, INC., 1996)
 - GEOLOGIC EVALUATION OF MAPPED LANDSLIDES (TERRATECH, INC., 1996)
 - TECHNICAL PEER REVIEW (NOLAN ASSOCIATES, JUNE 1996)
 - PRELIMINARY GEOLOGICAL FEASIBILITY STUDY (GEOCONSULTANTS, 1995)
 - GEOLOGIC EVALUATION OF TWO LANDSLIDE AREAS (GEOCONSULTANTS, 1981)

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (MONTEREY COUNTY CONDITION #14).

- THE FOLLOWING REPORTS HAVE BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - PROJECT-SPECIFIC HYDROGEOLOGIC REPORT (KENNEDY/JENKS CONSULTANTS, DECEMBER 28, 2004)
 - PRELIMINARY DRAINAGE REPORT (WHITSON ENGINEERS, JUNE 3, 1996)
 - PEER REVIEW OF PRELIMINARY DRAINAGE REPORT (MONTEREY BAY ENGINEERS, JUNE 15, 1996)
 - WASTEWATER DISPOSAL AND TREATMENT (KENNEDY/JENKS CONSULTANTS, APRIL 23, 2004)
 - WASTEWATER FEASIBILITY STUDY (QUESTA ENGINEERING CORP., JULY 1995)

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (MONTEREY COUNTY CONDITION #15).

- THE FOLLOWING REPORT HAS BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - TRAFFIC IMPACT STUDY (TJKM TRANSPORTATION CONSULTANTS, OCTOBER 5, 2004)

THIS REPORT IS ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (MONTEREY COUNTY CONDITION #16).

- THE FOLLOWING REPORTS HAVE BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - AIR QUALITY IMPACT ANALYSIS (GIROUX & ASSOCIATES, OCTOBER 2, 2003)
 - NOISE IMPACT ANALYSIS (GIROUX & ASSOCIATES, OCTOBER 2, 2003)

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (MONTEREY COUNTY CONDITION #17).

- THE FOLLOWING REPORTS HAVE BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - ARCHAEOLOGICAL INVESTIGATION (ARCHAEOLOGICAL CONSULTING AND RESEARCH ASSOCIATES, FEBRUARY 1981)

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (MONTEREY COUNTY CONDITION #18).

- THE FOLLOWING REPORTS HAVE BEEN PREPARED FOR THE SEPTEMBER RANCH PROJECT:
 - BIOLOGICAL RESOURCES ASSESSMENT (MICHAEL BRANDMAN ASSOCIATES, JANUARY 2004)
 - UPDATED BIOLOGICAL SURVEYS FOR SEPTEMBER RANCH, MONTEREY COUNTY, CA (ZANDER ASSOCIATES, 2002)
 - SUPPLEMENTAL FORESTRY REPORT OF AUGUST 2002 TO THE FORESTRY MANAGEMENT PLAN FOR SEPTEMBER RANCH, PREPARED BY HUGH SMITH, DATED MAY 10, 1995 (STAUB, 2002)
 - FINAL EIR VOL. 2 - SUPPLEMENTAL INFORMATION IN RESPONSE TO ADDITIONAL PUBLIC COMMENTS (DENSE DUFFY AND ASSOCIATES, 1998)
 - SEPTEMBER RANCH IN CARMEL VALLEY, MONTEREY COUNTY, CA - SMITH'S BLUE BUTTERFLY SURVEY IN 2001 (ENTOMOLOGICAL CONSULTING SERVICES, 2001)
 - SEPTEMBER RANCH IN CARMEL VALLEY, MONTEREY COUNTY, CA - SMITH'S BLUE BUTTERFLY SURVEY IN 1996 (ENTOMOLOGICAL CONSULTING SERVICES, 1996)
 - SEPTEMBER RANCH IN CARMEL VALLEY, MONTEREY COUNTY, CA - SMITH'S BLUE BUTTERFLY SURVEY IN 1995 (ENTOMOLOGICAL CONSULTING SERVICES, 1995)
 - FOREST MANAGEMENT PLAN FOR RESIDENTIAL SUBDIVISION (SMITH, 1995)
 - MORGENS PROPERTY SPECIAL STATUS PLANTS ASSESSMENT (MORI, 1995a)
 - MORGENS PROPERTY BIOTIC ASSESSMENT, CARMEL VALLEY, CA (MORI, 1995b)
 - BIOLOGICAL RESOURCE ASSESSMENT, MORGENS PROPERTY, CARMEL VALLEY, CA (ZANDER ASSOCIATES, 1995)
 - MORGENS RANCH BIOLOGICAL SURVEY (WESCO, 1981)
 - SUPPLEMENTAL FORESTER'S REPORT (STAUB FORESTRY & ENVIRONMENTAL CONSULTING, JANUARY 5, 2006)

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED SO LONG AS THEY ARE CONSISTENT WITH THE FINAL REIR, THE CONDITIONS OF APPROVAL AND THE MITIGATIONS MEASURES APPROVED BY THE COUNTY (MONTEREY COUNTY CONDITION #19).

- PRIOR TO FILING THE FINAL MAP, THE APPLICANT SHALL PREPARE A PLAN TO BE APPROVED BY THE DIRECTOR OF PLANNING AND ANY OTHER APPLICABLE DEPARTMENT HEADS OR DIVISION CHIEFS. THE PLAN SHALL: 1) SHOW THE BUILDING ENVELOPE, INCLUDING THE GENERAL LOCATION OF EACH DRIVEWAY, IN 3-DIMENSIONS; 2) DEFINE THE BOUNDARIES OF THE CONSERVATION AND SCENIC EASEMENT (EVERYTHING OUTSIDE OF THE BUILDING AND DEVELOPMENT ENVELOPE); 3) IDENTIFY THE LOT NUMBER FROM THE FINAL MAP, LOT SIZE & BUILDING ENVELOPE SIZE; 4) IDENTIFY ANY SLOPES 30 % OR GREATER (THE BUILDING ENVELOPE SHOULD EXCLUDE ALL 30 PERCENT SLOPES BUT THERE MAY BE SMALL AREAS WITH SLOPE IN THE DEVELOPMENT ENVELOPE); 5) IDENTIFY ALL THE TREES WITH BIOLOGICAL SIGNIFICANCE, AS IDENTIFIED IN THE EIR OR BIOLOGICAL REPORTS, OR THAT PROVIDE VISUAL SCREENING; 6) ESTABLISH MAXIMUM BUILDING DIMENSIONS, HEIGHT, AND LOCATION TO AVOID RIDGELINE DEVELOPMENT; 7) IDENTIFY NATURAL VEGETATION THAT SHOULD BE RETAINED, INCLUDING TREES ON LOTS 69, 71 AND 72 WITHIN THE VICINITY OF JACK'S PEAK COUNTY PARK; 8) IDENTIFY LANDSCAPE SCREENING AS APPROPRIATE, INCLUDING MINIMIZING VIEWS OF THE BUILDING SITE FROM JACKS PEAK PARK. FOR LOTS 69, 71 AND 72, BUILDING ENVELOPES SHALL BE REDUCED IN SIZE, IF NECESSARY, TO ENSURE THAT STRUCTURES WILL NOT BE VISIBLE FROM THE EAST PICNIC AREA AND THE EARL MOSER TRAIL WITHIN JACK'S PEAK COUNTY PARK. ANY PARCEL WHERE RIDGELINE DEVELOPMENT CANNOT BE AVOIDED SHALL BE ELIMINATED FROM THE FINAL MAP. WITH RESPECT TO REMOVAL OF COAST LIVE OAK AND MONTEREY PINE TREE SPECIES PURSUANT TO MM 4.9-3 AND REMOVAL OF COASTAL SCRUB AND OTHER SENSITIVE PLANT SPECIES PURSUANT TO MM 4.9-7, DISTURBANCE SHALL BE LIMITED TO 0.33 ACRES PER LOT. NOTES SHOULD BE INCLUDED ON EACH SITE PLAN INDICATING THAT DISCRETIONARY PERMIT APPROVAL AND DESIGN APPROVAL IS REQUIRED FOR DEVELOPMENT OF EACH LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

A SITE PLAN HAS BEEN PREPARED FOR THIS SUBDIVISION AND THAT THE PROPERTY IS SUBJECT TO BUILDING AND/OR USE RESTRICTIONS (MONTEREY COUNTY CONDITION #20).

- UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION IN ACCORDANCE WITH CHAPTER 19.10.095, TITLE 19 OF THE MONTEREY COUNTY CODE (MONTEREY COUNTY CONDITION #22).
- A GRADING PERMIT IS REQUIRED FOR 100 CUBIC YARDS OR MORE OF EARTHWORK (MONTEREY COUNTY CONDITION #25).
- SECOND RESIDENTIAL UNITS, CARETAKER'S UNITS AND SENIOR CITIZEN UNITS ARE PROHIBITED IN THIS SUBDIVISION. GUEST HOUSES ARE ALLOWED PROVIDED THEY MEET THE DEVELOPMENT STANDARDS SET FORTH IN MONTEREY COUNTY CODE SECTION 21.64.020 (MONTEREY COUNTY CONDITION #26).
- DESIGN APPROVAL, WITH THE FINAL APPROVAL BY THE PLANNING COMMISSION, SHALL BE REQUIRED FOR THE WATER TANKS, THE INCLUSIONARY AND WORKFORCE HOUSING UNITS, THE TEMPORARY TRACT SALES OFFICE, ANY FENCING, THE GATE AND THE GATE HOUSE. ALL OF THESE STRUCTURES, WITH THE EXCEPTION OF WATER TANKS, SHALL FOLLOW A RURAL DESIGN & MAINTAIN COMPATIBLE DESIGN CONSISTENCY WITH THE SURROUNDINGS IN KEEPING WITH THE OLD FARMHOUSE & EQUESTRIAN CENTER (MONTEREY COUNTY CONDITION #28).
- APPLICANT SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#), ADHERE TO ALL BEST MANAGEMENT PRACTICES (BMPs) INCLUDED IN SWPPP AND SCHEDULE PERIODIC INSPECTIONS WITH COUNTY OF MONTEREY BUILDING SERVICES DEPARTMENT DURING CONSTRUCTION TO ASSURE COMPLIANCE WITH SWPPP, INCLUDING TIMELY REPAIRS OF DAMAGED EROSION AND SEDIMENTATION CONTROL FEATURES TO THE SATISFACTION OF THE DIRECTOR OF BUILDING SERVICES (MONTEREY COUNTY CONDITION #29).
- PRIOR TO FILING THE FINAL MAP APPLICANT SHALL SUBMIT CC&RS FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING WHICH PROHIBIT INTRODUCTION OF NONNATIVE INVASIVE PLANT SPECIES WITHIN ANY PORTION OF PROPOSED LOTS (SUCH AS ACACIA, FRENCH OR SCOTCH BROOM, PAMPAS GRASS), AND PROHIBIT INTRODUCTION OF ANY NONNATIVE SPECIES OUTSIDE THE DEVELOPMENT/BUILDING ENVELOPE (MONTEREY COUNTY CONDITION #32).
- PRIOR TO FILING THE FINAL MAP, APPLICANT SHALL SUBMIT CC&RS FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING WHICH PROHIBIT WATER INTENSIVE USES, INCLUDING BUT NOT LIMITED TO VINEYARDS, ORNAMENTAL FOUNTAINS THAT DO NOT RECIRCULATE WATER, WASHING OF HARD SURFACES SUCH AS STREETS, GUTTERS, SIDEWALKS AND DRIVEWAYS WITHIN ANY PORTION OF PROPOSED LOTS, OPEN SPACE PARCELS OR ON THE EQUESTRIAN CENTER PARCEL (MONTEREY COUNTY CONDITION #33).
- THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, TOWERS, AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING (MONTEREY COUNTY CONDITION #35).
- PRIOR TO FILING THE FINAL MAP, APPLICANT SHALL SUBMIT CC&RS FOR REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING WHICH LIMIT USE OF FENCING TO DESIGNATED DEVELOPMENT ENVELOPES, AND PROHIBIT FENCING OF PARCEL BOUNDARIES IN ORDER TO MAINTAIN AREAS FOR WILDLIFE MOVEMENT (MONTEREY COUNTY CONDITION #38).
- THE PROPERTY OWNERS SHALL OBTAIN TREE REMOVAL PERMITS AND SHALL IMPLEMENT TREE REPLACEMENT FOR REMOVAL OF ANY OAKS, REDWOOD OR MADRONE THAT MAY OCCUR AS PART OF FUTURE LOT CONSTRUCTION (MONTEREY COUNTY CONDITION #39).

- THE FINAL MAP SHALL INDICATE THE FOLLOWING MINIMUM SETBACKS FOR THE INCLUSIONARY AND WORKFORCE LOTS:
 - FRONT: 20 FEET
 - SIDE: ZERO FEET
 - REAR: 10 FEET

THE SETBACKS SHALL EITHER BE INDICATED AS A NOTE ON THE FINAL MAP OR APPLIED TO EACH INDIVIDUAL LOT ON THE FINAL MAP (MONTEREY COUNTY CONDITION #44).

- PBDS003 - WATER USE PLAN (NON-STANDARD CONDITION) - THE TOTAL WATER USE WITHIN THE SUBDIVISION SHALL NOT EXCEED 57.21 ACRE-FEET PER YEAR (AFY). THIS IS BASED UPON THE FOLLOWING:
 - 54.21 AFY FOR MARKET-RATE LOTS, INCLUSIONARY AND WORKFORCE UNITS, AND THE WATER TREATMENT FACILITY.
 - 3 AFY FOR THE EQUESTRIAN CENTER FACILITY.
 - THE APPLICANT, OR A PUBLIC WATER SYSTEM ESTABLISHED BY APPLICANT, SHALL SELECT A WATER TREATMENT METHOD THAT CONSUMES THE LOWEST AMOUNT OF WATER FEASIBLE WITHIN THE RANGE OF 0 TO 10%.
 - THE APPLICANT, OR A PUBLIC WATER SYSTEM ESTABLISHED BY APPLICANT, SHALL CONDUCT AT LEAST TWO AUDITS EACH YEAR FOR LEAKS AND OTHER WATER LOSSES AND SHALL REPAIR ALL LEAKS AND OTHER WATER LOSSES AS SOON AS REASONABLY PRACTICAL UNDER THE CIRCUMSTANCES.
 - PRIOR TO FILING THE FINAL MAP FOR EACH PHASE, THE APPLICANT SHALL SUBMIT A WATER USE PLAN SHOWING THE PROPOSED WATER DEMAND ESTIMATE FOR EACH LOT WITHIN THAT PHASE. WATER DEMAND ESTIMATES SHALL BE BASED UPON THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (MPWMD) CURRENT WATER DEMAND ESTIMATION METHODOLOGY AS CODIFIED IN MPWMD RULES AND REGULATIONS. BEFORE THE FINAL MAP FOR EACH PHASE WILL BE APPROVED, APPLICANT MUST DEMONSTRATE THE SUBDIVISION WATER USE IS WITHIN PRO RATA EXPANSION CAPACITY PER MPWMD RULE 11. THE PLAN SHALL BE SUBMITTED TO THE WATER RESOURCES AGENCY AND THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.
 - CONCURRENT WITH THE FILING OF THE FINAL MAP, THE APPLICANT SHALL RECORD A DEED RESTRICTION ON EACH LOT IN THE PHASE THAT NOTIFIES FUTURE OWNERS THAT IN THE CASE OF A WATER PERMIT EXCEEDANCE, THE COUNTY AND MPWMD SHALL HAVE ACCESS INTO THE SUBDIVISION OR ONTO ANY LOT FOR PURPOSES OF MONITORING WATER USE AND COMPLIANCE AND ACCESS INTO ANY HOME FOR INSPECTION OF FIXTURES.
 - CONCURRENT WITH THE SALE OF ANY LOT IN THE PHASE, THE APPLICANT SHALL FIX THE MAXIMUM PERMITTED WATER USE ON THAT INDIVIDUAL LOT WITHIN THE TOTAL WATER USE ALLOWED UNDER THE APPLICABLE APPROVED WATER USE PLAN, AND THE APPLICANT SHALL RECORD A NOTICE ON TITLE FIXING THE MAXIMUM PERMITTED WATER USE FOR THAT LOT. THE NOTICE SHALL BE SIGNED BY BOTH THE BUYER AND THE SELLER. THE APPLICANT SHALL PROVIDE A COPY OF THE RECORDED NOTICE TO THE COUNTY, AND NO BUILDING PERMITS SHALL BE ISSUED ON THE LOT UNTIL THE COUNTY HAS RECEIVED A COPY OF THE RECORDED NOTICE (MONTEREY COUNTY CONDITION #45).

- PRIOR TO FILING THE FINAL MAP, SUBDIVIDER SHALL AGREE TO PAY FOR ALL MAINTENANCE OF ROADS AND STORM DRAINAGE FROM THE TIME OF INSTALLATION UNTIL ACCEPTANCE OF THE IMPROVEMENTS FOR THE SUBDIVISION BY THE BOARD OF SUPERVISORS AS COMPLETED IN ACCORDANCE WITH THE AGREEMENT AND:
 - UNTIL JULY 1ST OF THE YEAR FROM WHICH 50% OF THE LOTS HAVE DWELLINGS COMPLETED FOR OCCUPANCY AND CARRIED ON THE ASSESSMENT ROLL, AND LEGAL AUTHORIZATION TO COLLECT SUFFICIENT TAXES TO SUPPORT THE SERVICES IS OBTAINED, OR
 - UNTIL A HOMEOWNERS ASSOCIATION OR OTHER AGENCY, WITH LEGAL AUTHORIZATION TO COLLECT FEES SUFFICIENT TO SUPPORT THE SERVICES IS FORMED TO ASSUME RESPONSIBILITY FOR THE SERVICES (MONTEREY COUNTY CONDITION #83).
- THE BUILDING PERMIT APPLICANT SHALL PAY THE TAMC REGIONAL DEVELOPMENT IMPACT FEE, AS DESCRIBED IN FINAL REPORT OF THE NEXUS STUDY, DATED MAY 14, 2004, FOR MITIGATION TOWARD CUMULATIVE REGIONAL TRAFFIC IMPACTS, INCLUDING IMPACTS TO SR 1 AND 68 (MONTEREY COUNTY CONDITION #88).

- PRIOR TO ISSUANCE OF A GRADING PERMIT, THE APPLICANT SHALL SUBMIT A CONSTRUCTION LOGISTICS PLAN FOR REVIEW AND APPROVAL BY THE PUBLIC WORKS AND PLANNING DEPARTMENTS. THE PURPOSE OF THE PLAN SHALL BE TO MINIMIZE CONSTRUCTION TRAFFIC DURING PEAK HOURS OF TRAVEL AND ENSURE THAT CONSTRUCTION TRAFFIC ENTERS AND LEAVES CARMEL VALLEY ROAD IN A SAFE AND EFFICIENT MANNER. THE CONSTRUCTION LOGISTICS PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:

- A NARRATIVE DESCRIBING THE FOLLOWING:
 - PROPOSED TRUCK ROUTES;
 - PROPOSED HOURS OF OPERATION FOR CONSTRUCTION TRUCK TRAFFIC;
 - ESTIMATED NUMBER OF DAILY TRUCK TRIPS;
 - ESTIMATED DURATION (IN MONTHS) OF THE OVERALL CONSTRUCTION PERIOD AS WELL AS EACH PHASE;
 - MAXIMUM NUMBER OF CONSTRUCTION WORKERS THAT WILL BE ON THE SITE ON A DAILY BASIS DURING EACH PHASE;
 - PROPOSED TRAFFIC CONTROL SYSTEM FOR CARMEL VALLEY ROAD DURING CONSTRUCTION.
- SCALED SITE PLAN FOR EACH PHASE SHOWING THE FOLLOWING:
 - LIMITS OF CONSTRUCTION WORK DURING EACH PHASE;
 - LOCATION OF ANY ON-SITE CONSTRUCTION STAGING AREAS AND/OR STORAGE AREA.

PLN110173
TRACT NO. _____
SEPTEMBER RANCH
PHASE 1

A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 595.03 DATE: JULY 7, 2020 SHEET 13 OF 15

CONDITIONS OF APPROVAL - CONTINUED

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL POST A PUBLICLY VISIBLE SIGN THAT OUTLINES THE SPECIFICS OF THE CONSTRUCTION MANAGEMENT PLAN, THE TELEPHONE NUMBER OF THE ON-SITE CONTRACTOR AND TELEPHONE NUMBER OF THE PERSON TO CONTACT REGARDING COMPLAINTS. THIS CONTACT PERSON SHALL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 24 HOURS. THE TELEPHONE NUMBER OF MONTEREY COUNTY PUBLIC WORKS DEPARTMENT SHALL BE POSTED ON THE SIGN (MONTEREY COUNTY CONDITION #91)

28. PRIOR TO RELEASE OF BONDS A REGISTERED CIVIL ENGINEER SHALL FILE AS BUILT PLANS (ORIGINALS) IN THE DEPARTMENT OF PUBLIC WORKS WITH A LETTER CERTIFYING IMPROVEMENTS HAVE BEEN MADE IN CONFORMANCE TO IMPROVEMENT PLANS AND LOCAL ORDINANCE (MONTEREY COUNTY CONDITION #96).

29. ALL SEWER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CARMEL AREA WASTEWATER DISTRICT (CAWD) STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF CAWD. IMPROVEMENTS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE FIRST DWELLING UNIT (MONTEREY COUNTY CONDITION #99).

30. PRIVATE TRAIL ACCESS INTO JACKS PEAK COUNTY PARK IS PROHIBITED (MONTEREY COUNTY CONDITION #102).

31. MITIGATION MEASURE (4.2-2) - GEOLOGY AND SOILS - UNDERGROUND UTILITIES, WHICH CROSS THE FAULT TRACE SHALL BE FITTED WITH FLEXIBLE COUPLINGS AND SHUT OFF VALVES (MONTEREY COUNTY CONDITION #129).

32. MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS - PRIOR TO THE CONSTRUCTION ON INCLUSIONARY LOTS 15-18 AND MARKET RATE LOTS 41 AND 43, AND ANY ADDITIONAL CONSTRUCTION ON THE EQUESTRIAN CENTER, THE PROJECT ENGINEERING GEOLOGIST SHALL CONFIRM THAT NO FAULT TRACES CROSS THE PROPOSED BUILDING SITES (MONTEREY COUNTY CONDITION #130).

MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS - PROPOSED STRUCTURES SHALL INCORPORATE DESIGN IN ACCORDANCE WITH THE LATEST UNIFORM BUILDING CODE AND THE APPROPRIATE SEISMIC DESIGN CRITERIA. A GEOTECHNICAL INVESTIGATION SHALL BE PREPARED FOR EACH PROPOSED BUILDING SITE TO CHARACTERIZE SOIL AND BEDROCK CONDITIONS SO THAT SUITABLE SEISMIC FOUNDATION DESIGNS CAN BE PROVIDED. THE GEOLOGIC INVESTIGATION SHALL EMPLOY STANDARD ENGINEERING PRACTICES TO ENSURE ADEQUATE FOUNDATIONS AND DESIGN STANDARDS FOR THE BUILDING SITES (MONTEREY COUNTY CONDITION #131).

33. MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS - EARTHWORK AND GRADING SHALL BE KEPT TO A MINIMUM WITHIN THE LANDSLIDE DEPOSITS; ANY WORK PERFORMED WITHIN THESE AREAS SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED ENGINEERING GEOLOGIST (MONTEREY COUNTY CONDITION #132).

34. MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS - CUT SLOPES IN COMPETENT BEDROCK SHALL BE CONSTRUCTED AT SLOPE INCLINATIONS NO STEEPER THAN 0.5:1 TO HEIGHTS UP TO 15 FEET, AND SHOULD BE APPROVED BY THE PROJECT ENGINEERING GEOLOGIST BEFORE GRADING (MONTEREY COUNTY CONDITION #133).

35. MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS - PROPOSED CUT SLOPES STEEPER THAN 0.5:1 OR EXCEEDING A HEIGHT OF ABOUT 15 FEET MAY BE ALLOWED UPON THE APPROVAL BY THE PROJECT ENGINEERING GEOLOGIST OR GEOTECHNICAL ENGINEER (MONTEREY COUNTY CONDITION #134).

36. MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS - CUT SLOPES WITHIN SEVERELY WEATHERED ROCK THAT IS SUSCEPTIBLE TO BEDROCK CREEP, OR IN AREAS OF ADVERSE BEDDING DIP SHALL EMPLOY FLATTER SLOPES, TYPICALLY 2:1 OR LESS (MONTEREY COUNTY CONDITION #135).

37. MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS - STRUCTURES LOCATED WITHIN OLD LANDSLIDE DEPOSITS SHALL BE CONSTRUCTED AT OR VERY NEAR THE NATURAL GRADE TO REDUCE CUT SLOPES. LIMITED CUT SLOPES CAN BE CREATED FOR ACCESS ROADWAYS AND SHALL BE CONSTRUCTED ON SLOPES NO GREATER THAN 2:1 AND SHALL NOT EXCEED HEIGHTS OF 15 FEET. CUT SLOPES SHALL BE APPROVED BY THE PROJECT ENGINEERING GEOLOGIST OR A GEOTECHNICAL ENGINEER BEFORE GRADING (MONTEREY COUNTY CONDITION #136).

38. MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS - CUT SLOPES IN COLLUVIUM, ALLUVIUM, OR TOPSOIL SHALL BE CONSTRUCTED AT A SLOPE INCLINATION NOT STEEPER THAN 2:1. ALL CUT SLOPES SHALL BE PROVIDED WITH PERMANENT PROTECTION AGAINST EROSION (MONTEREY COUNTY CONDITION #137).

39. MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS - COMPACTED FILL SLOPES SHALL BE CONSTRUCTED AT A SLOPE INCLINATION NOT STEEPER THAN 2:1. ALL FILL SLOPES SHALL BE PROVIDED WITH PERMANENT PROTECTION AGAINST EROSION (MONTEREY COUNTY CONDITION #138).

40. MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS - CONTROL CUT AND FILL EARTHWORK THAT MAY DESTABILIZE THE LAND SURFACE; VEGETATION REMOVAL; AND CONTROL SURFACE WATER INFILTRATION (MONTEREY COUNTY CONDITION #139).

41. MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS - RESIDENTIAL LOTS LOCATED UPSLOPE OF OR ADJACENT TO OLD LANDSLIDE DEPOSITS SHALL HAVE DRAINAGE SYSTEMS THAT DIVERT CONCENTRATED SURFACE WATERS FROM THE SLIDE MASSES (MONTEREY COUNTY CONDITION #140).

42. MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS - LANDSCAPE IRRIGATION SYSTEMS SHALL BE KEPT TO A MINIMUM (MONTEREY COUNTY STANDARDS) ON LOTS SHOWN IN LANDSLIDE DEPOSITS. CONSTRUCTION ON ANCIENT LANDSLIDE DEPOSITS SHALL BE APPROPRIATELY DESIGNED TO RESULT IN OVERALL IMPROVEMENT TO THE EXISTING DRAINAGE CONDITIONS WITHIN THE LANDSLIDE AREAS. UNLINED PONDS ON OR ADJACENT TO THE SLIDE MASS SHALL BE AVOIDED (MONTEREY COUNTY CONDITION #141).

43. MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS - SUBSEQUENT DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS SHALL BE PERFORMED AT THE APPROPRIATE TIME FOLLOWING PREPARATION OF DEFINITIVE GRADING PLANS AND DURING DESIGN OF SPECIFIC STRUCTURES. IN ADDITION, SUBSEQUENT GEOLOGIC INVESTIGATIONS SHALL BE PERFORMED BEFORE CONSTRUCTION ON MARKET-RATE LOTS 41 AND 43. SUBSEQUENT SUBSURFACE EXPLORATION SHALL BE CONDUCTED BEFORE THE FINAL MAP APPROVAL TO FURTHER CHARACTERIZE THE POSSIBLE MAPPED LANDSLIDE IN THE VICINITY OF LOT 59 (MONTEREY COUNTY CONDITION #142).

44. MITIGATION MEASURE (4.2-16) GEOLOGY AND SOILS - THE EFFECTS OF EROSION AND SEDIMENTATION MAY BE MITIGATED BY VEGETATIVE COVER AND PROPERLY DESIGNED SURFACE DRAINAGE FEATURES. COMPETENT BEDROCK EXPOSED IN BOTH NATURAL SLOPES AND CUT SLOPES WILL BE LESS SUSCEPTIBLE TO EROSION AND, THEREFORE, MAY NOT NEED A PROTECTIVE SLOPE COVER. MANY OF THESE SLOPES TEND TO BE COVERED BY ROCKY RUBBLE, WHICH WORKS ITS WAY DOWN SLOPE OVER MANY YEARS. PROPER SURFACE DRAINAGE SYSTEMS SHALL BE DESIGNED TO DIRECT CONCENTRATED WATER RUNOFF AWAY FROM THE TOPS OF THESE SLOPES (MONTEREY COUNTY CONDITION #143).

45. MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS - SHALLOW GROUND WATER CONDITIONS SHALL BE CONSIDERED IN THE DESIGN OF ROADWAYS, UTILITIES, AND STRUCTURES IN THESE AREAS (MONTEREY COUNTY CONDITION #144).

46. MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS - DRAINAGE CONTROL SHALL INCLUDE PROVISIONS FOR POSITIVE GRADIENTS SO THAT SURFACE RUNOFF IS NOT PERMITTED TO POND, EITHER ABOVE SLOPES OR ADJACENT TO BUILDING FOUNDATIONS. SURFACE RUNOFF AND RUNOFF FROM ROOF GUTTERS SHALL BE COLLECTED IN LINED DITCHES, CLOSED PIPES, CISTERNS OR DRAINAGE SWALES AND SHALL BE CONDUCTED ADEQUATELY TO A STORM DRAIN, PAVED ROADWAY, OR WATER COURSE (MONTEREY COUNTY CONDITION #145).

47. MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY - PRIOR TO THE FILING OF THE FINAL MAP THE APPLICANT SHALL SUBMIT A DRAINAGE REPORT AND DRAINAGE PLAN FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PUBLIC WORKS DEPARTMENT (DPW) AND THE GENERAL MANAGER OF THE WATER RESOURCES AGENCY (MCWRA). THE REPORT IS TO INCLUDE AND SHOW ALL TRIBUTARY AREAS AND INFORMATION PERTINENT TO THE DRAINAGE IN THE AREA. PROPOSED DETENTION BASIN CAPACITIES SHALL BE SIZED TO ACCOMMODATE THE DIFFERENCE BETWEEN THE 100-YEAR POST-DEVELOPMENT RUNOFF AND THE 10-YEAR PRE-DEVELOPMENT RUNOFF WHILE LIMITING DISCHARGE TO THE 10-YEAR PREDEVELOPMENT RUNOFF RATE. IF RUNOFF FROM INDIVIDUAL LOTS CANNOT BE DIRECTED TO A DETENTION BASIN, ON-SITE RETENTION OR DETENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER RESOURCES AGENCY (MONTEREY COUNTY CONDITION #148).

48. MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY - THE PROJECT APPLICANT SHALL PREPARE A DRAINAGE PLAN, WHICH INCLUDES THE PROPER DESIGN AND PLACEMENT OF SEDIMENT TRAPS TO PREVENT THE DISCHARGE OF SEDIMENTS AND POLLUTANTS INTO OFFSITE DRAINAGE CHANNELS. IN ORDER TO MITIGATE ADVERSE WATER QUALITY IMPACTS THAT COULD BE GENERATED BY THE PROPOSED PROJECT AFTER CONSTRUCTION, POTENTIAL BMPs FOR STORM WATER RUNOFF QUALITY CONTROL SHOULD BE INCORPORATED INTO PROJECT DESIGN. THESE COULD INCLUDE SUCH MEASURES AS VEGETATED BUFFER STRIPS, USE OF POROUS PAVEMENT, "GRASS-PHALT," CISTERNS OF STORM WATER STORAGE, STREET SWEEPING, PERCOLATION BASINS AND GREASE/OIL TRAPS (WITH REGULAR MAINTENANCE PROGRAMS).

GOOD HOUSEKEEPING, WASTE CONTAINMENT, MINIMIZATION OF DISTURBED AREAS, STABILIZATION OF DISTURBED AREAS, THE PROTECTION OF SLOPES AND CHANNELS, THE CONTROL OF THE SITE PERIMETER, AND THE CONTROL OF INTERNAL EROSION ARE THE OBJECTIVES OF THE BMPs. THE BMPs INCLUDE LIMITING SOIL EXPOSURE THROUGH SCHEDULING AND PRESERVING EXISTING VEGETATION; STABILIZING SOILS THROUGH SEEDING, PLANTING, AND MULCHING; DIVERTING RUNOFF THROUGH EARTH DIKING, TEMPORARY DRAINS, SWALES, AND SLOPE DRAINAGE; REDUCING VELOCITY THROUGH OUTLET PROTECTION, CHECKING DAMS, SLOPE ROUGHENING/TERRACING; TRAPPING AND FILTERING SEDIMENT THROUGH SILT FENCING, STRAW BALE BARRIERS, SAND BAG BARRIERS, BRUSH AND ROCK FILTERS, STORM DRAIN INLET PROTECTION, AND SEDIMENT BASINS. SPECIFIC AND EXTENSIVE BMP MEASURES, SUCH AS THOSE IDENTIFIED BELOW, SHOULD BE CONTAINED IN THE FINAL EROSION CONTROL REPORT, WHICH SHALL BE SUBMITTED AS A CONDITION OF THE FINAL MAP.

- TEMPORARY EROSION AND SEDIMENTATION CONTROL FEATURES SHALL BE MAINTAINED UNTIL REVEGETATION IS SUFFICIENT TO PREVENT EROSION OF DISTURBED CONSTRUCTION AND RESTORATION SITES. SUFFICIENCY OF REVEGETATION SHALL BE DETERMINED BY THE PROJECT'S CONSERVATION MANAGER AND CERTIFIED EROSION AND SEDIMENTATION CONTROL SPECIALISTS.
- PERIODIC PRE-STORM, STORM, AND POST-STORM MONITORING INSPECTIONS OF BMP MEASURES SHALL BE CONDUCTED FROM THE DURATION OF CONSTRUCTION PHASES AND UNTIL TEMPORARY PROTECTION FEATURES HAVE BEEN REMOVED.
- DAILY INSPECTIONS SHALL BE CONDUCTED DURING GRADING CONSTRUCTION TO ASSURE CONDITION AND ADEQUACY OF EROSION AND SEDIMENTATION CONTROL FEATURES.
- DAILY REPAIRS OF DAMAGED EROSION- AND SEDIMENTATION-CONTROL FEATURES (E.G., DOWNED SILT FENCING, BROKEN STRAW BALES, DAMAGED SANDBAGS) SHALL BE COMPLETED.

49. PRIOR TO ISSUANCE OF EACH BUILDING APPLICATION, THE OWNER/APPLICANT SHALL PAY TO THE COUNTY THE CARMEL VALLEY MASTER PLAN TRAFFIC IMPACT FEES PURSUANT TO THE BOARD OF SUPERVISORS RESOLUTION No. 95-410, ADOPTED SEPTEMBER 12, 1995. THE SEE AMOUNT SHALL BE DETERMINED BASED ON THE PARAMETERS IN THE CURRENT FEE SCHEDULE (MONTEREY COUNTY CONDITION #153).

50. PRIOR TO ISSUANCE OF EACH BUILDING APPLICATION, THE OWNER / APPLICANT SHALL PAY FAIR SHARE FEES FOR SR 1 IMPROVEMENTS FOR ALL PROJECT-GENERATED TRIPS EXPECTED TO USE SR 1 NORTH OF CARMEL VALLEY ROAD. THE APPLICANT SHALL PAY TO THE COUNTY \$740/UNIT (2005 DOLLARS), AS DETERMINED BASED ON THE PARAMETERS IN THE CURRENT PW FEE SCHEDULE, TOWARD THE COST OF ITS INTERIM HIGHWAY 1 IMPROVEMENTS PREVIOUSLY CONSTRUCTED.

IN ADDITION, THE OWNER / APPLICANT SHALL PAY FAIR SHARE TOWARD THE FOLLOWING IMPROVEMENT: AT THE INTERSECTION OF SR 1 / OCEAN AVENUE / CARMEL HILLS DRIVE. THE FEE AMOUNT SHALL BE DETERMINED BASED ON THE PARAMETERS IN THE CURRENT FEE SCHEDULE (MONTEREY COUNTY CONDITION #154).

51. PRIOR TO ISSUANCE OF EACH BUILDING APPLICATION, THE OWNER / APPLICANT SHALL PAY FAIR SHARE FEES FOR THE OVERLAP PHASING IMPROVEMENTS ALONG CARMEL VALLEY ROAD (AS IDENTIFIED IN THE CVMP, 1995) AT THE FOLLOWING LOCATIONS:

- IN FRONT OF SEPTEMBER RANCH
- OPPOSITE OF GARLAND RANCH REGIONAL PARK, WHICH IS EAST OF ROBINSON CANYON ROAD; AND
- NEAR LAURELES GRADE ROAD, WHICH IS EAST OF GARLAND RANCH REGIONAL PARK. THE SEE AMOUNT SHALL BE DETERMINED BASED ON THE PARAMETERS IN THE CURRENT FEE SCHEDULE.

(MONTEREY COUNTY CONDITION #156).

52. MITIGATION MEASURE (4.7-1) AIR QUALITY - THE USE OF BACMS SHALL BE REQUIRED DURING GRADING OPERATIONS. BACMS THAT SHALL BE INCORPORATED INTO THE PROJECT INCLUDE:
- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
 - COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
 - PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
 - SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
 - SWEEP STREETS DAILY (WITH WATER SWEEPERS), IF VISIBLE SOIL MATERIALS ARE CARRIED ONTO ADJACENT PUBLIC STREETS.
 - HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE).
 - ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (E.G., DIRT, SAND, ETC.).
 - LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.
 - INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
 - SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS (INSTANTANEOUS GUSTS) EXCEED 25 MPH.

L. LIMIT THE AREA SUBJECT TO EXCAVATION, GRADING AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME TO REDUCE EMISSIONS OF PM10 TO LESS THAN 82 LBS. PER DAY. (MONTEREY COUNTY CONDITION #159)

53. MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES - THE PROJECT APPLICANT, IN CONSULTATION WITH A QUALIFIED BIOLOGIST, SHALL SUBMIT A FINAL MAP THAT IS CONSISTENT WITH THE RECOMMENDATIONS OUTLINED IN THE FOREST MANAGEMENT PLAN. THE APPLICANT SHALL PREPARE AND SUBMIT AN OPEN SPACE MANAGEMENT PLAN AND A GRASSLAND HABITAT MANAGEMENT PLAN WHICH WILL INCLUDE THE FOLLOWING:

- SHOW THE DEVELOPMENT ENVELOPES FOR EACH RESIDENTIAL LOT SO AS TO MINIMIZE VEGETATION REMOVAL.
- THE IDENTIFICATION OF POTENTIAL AREAS FOR BUILDING ENVELOPES PRIOR TO THE FINAL MAP. THE FINAL MAP SHALL SHOW THE APPROPRIATE PLACEMENT OF THE BUILDING ENVELOPES WITH RESPECT TO THE CURRENT CONDITIONS (I.E., SLOPE, VEGETATION AREAS). ALL BUILDING ENVELOPES SHALL REQUIRE PLANT SURVEYS THAT SHALL BE CONDUCTED AT THE APPROPRIATE TIME (INDIVIDUAL BLOOMING PERIODS ARE SHOWN IN THE BIOLOGICAL REPORT IN APPENDIX H OF THE REIR).
- PROHIBITS PLANTING/INTRODUCTION OF NONNATIVE INVASIVE PLANT SPECIES (SUCH AS ACACIA, FRENCH OR SCOTCH BROOM, AND PAMPAS GRASS) WITHIN ANY PORTION OF PROPOSED LOTS, AND PROHIBIT PLANTING/INTRODUCTION OF ANY NONNATIVE SPECIES OUTSIDE THE DEVELOPMENT ENVELOPE.

- DEVELOPMENT OF LANDSCAPE GUIDELINES THAT ENCOURAGE THE USE OF NATIVE SPECIES INDIGENOUS TO THE AREA AS ORNAMENTALS AND PREVENT THE USE OF INVASIVE EXOTICS.
- LIMITS THE USE OF FENCING TO DESIGNATED DEVELOPMENT ENVELOPES, AND PROHIBIT FENCING OF PARCEL BOUNDARIES IN ORDER TO MAINTAIN AREAS FOR WILDLIFE MOVEMENT.
- RESTRICTS DIRECT DISTURBANCE OR REMOVAL OF NATIVE VEGETATION TO DESIGNATED DEVELOPMENT ENVELOPES, AS PLANNED, THROUGH PROJECT COVENANTS, CODES AND RESTRICTIONS (CC&RS), THROUGH DEDICATION OF A CONSERVATION AND SCENIC EASEMENT, OR OTHER SIMILAR METHOD (THE PROJECT APPLICANT CURRENTLY PROPOSES DEDICATION OF CONSERVATION AND SCENIC EASEMENTS OVER ALL PORTIONS OF THE SITE OUTSIDE DESIGNATED DEVELOPMENT ENVELOPES).
- ESTABLISHES LOT RESTRICTIONS AND COMMON OPEN SPACE REGULATIONS THAT LIMIT USES AND PRESCRIBE MANAGEMENT RESPONSIBILITIES IN PRIVATE AND COMMON OPEN SPACE AREAS BEYOND THE BUILDING AND DEVELOPMENT ENVELOPES IDENTIFIED IN THE FINAL MAP.
- DEFINES THE CONSERVATION AND SCENIC EASEMENTS DEDICATED TO AN ENTITY ACCEPTABLE TO THE COUNTY OF MONTEREY. THESE CONSERVATION AND SCENIC EASEMENTS ARE LEGALLY BINDING USE RESTRICTIONS RECORDED ON PRIVATELY OWNED LAND THAT CAN PROVIDE A HIGH DEGREE OF PROTECTION TO CERTAIN AREAS ON THE PROPERTY WHILE ALLOWING THE REST OF THE LAND TO BE DEVELOPED AND USED AT THE OWNER'S DISCRETION. CONSERVATION AND SCENIC EASEMENTS TO THE BENEFIT OF THE COUNTY OF MONTEREY SHALL BE RECORDED WITH THE SALE OF THE LOT AND SHALL RUN WITH THE LAND REGARDLESS OF THE NUMBER OF TIMES THE LAND IS SOLD. SUCH EASEMENTS SHALL BE SET ASIDE FOR AS MUCH OF THE PRIVATE OPEN SPACE ON THE PROPERTY AS IS FEASIBLE TO GUARANTEE THE LONG-TERM PRESERVATION OF THE SITE'S OVERALL BIOLOGICAL RESOURCE VALUES. EXAMPLES OF THE TYPE OF RESTRICTIONS THAT SHALL BE CONSIDERED IN THESE CONSERVATION EASEMENTS INCLUDE THE FOLLOWING:

- RELINQUISHMENT OF ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT AREA;
- MAINTENANCE OF NATURAL HABITAT;
- PESTICIDE USE RESTRICTIONS;
- ONLY COMPATIBLE PUBLIC RECREATION USES ALLOWED WITHIN EASEMENT LANDS, NOT USES THAT CAUSE DISTURBANCE TO NATIVE VEGETATION AND WILDLIFE;
- RESTRICTED TRAILS FOR PEDESTRIANS, HIKERS AND EQUESTRIAN USES WITHIN EASEMENT LANDS;
- NO VEHICLES OF ANY KIND ALLOWED IN EASEMENT LANDS EXCEPT FOR THOSE REQUIRED BY THE HABITAT/OPEN SPACE MANAGER IN PERFORMANCE OF HABITAT MONITORING OR MAINTENANCE ACTIVITIES;
- NO ALTERATION OF LAND INCLUDING GRADING, DISKING, COMPACTING, SOIL REMOVAL OR DUMPING SHALL BE ALLOWED UNLESS THE WORK IS FOR THE PURPOSE OF HABITAT MANAGEMENT/RESTORATION AND AUTHORIZED BY THE HABITAT/OPEN SPACE MANAGER;
- NO REMOVAL OF FLORA OR FAUNA FROM THE EASEMENT AREA INCLUDING MOWING OR WEED WHACKING UNLESS AUTHORIZED BY THE HABITAT/OPEN SPACE MANAGER (BIOLOGIST);
- LIMITATIONS/RESTRICTIONS WILL BE PLACED ON CONSTRUCTION OF PERMANENT OR TEMPORARY FACILITIES (E.G., PICNIC TABLES OR PORTABLE TOILETS) WITHIN THE EASEMENT AREAS IN ACCORDANCE WITH THE GOALS OF THE OPEN SPACE MANAGEMENT PROGRAM;
- LEASH LAWS WITHIN THE EASEMENT AREAS MUST BE ENFORCED; AND
- RIGHT OF INSPECTION OF THE EASEMENT AREA BY THE EASEMENT HOLDER AND HABITAT/OPEN SPACE MANAGER (BIOLOGIST).

REFER ALSO TO MITIGATION MEASURES 4.9-2, 4.9-6, 4.9-7, 4.9-8 AND 4.9-9 FOR IMPLEMENTATION (MONTEREY COUNTY CONDITION #162).

PLN110173

TRACT NO. _____

SEPTEMBER RANCH

PHASE 1

A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 595.03 DATE: JULY 7, 2020 SHEET 14 OF 15

CONDITIONS OF APPROVAL - CONTINUED

54. MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES - TO REDUCE THE LOSS OF INDIVIDUAL TREES, ALL COAST LIVE OAK TREES AND MONTEREY PINE TREES THAT ARE 6' OR LARGER AT THE TIME OF REMOVAL SHALL BE REPLACED ON A 1:1 BASIS BY PLANTING OR TRANSPLANTING TREES IN AREAS OF SUITABLE SOIL AS DETERMINED APPROPRIATE BY A PROFESSIONAL FORESTER. A TREE REPLACEMENT PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL FORESTER, AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY PLANNING DEPARTMENT, THAT INCLUDES THE FOLLOWING:

- A. IDENTIFY TREE PLANTING AREAS WITH SUITABLE SOILS THAT WILL ALSO FULFILL PROJECT LANDSCAPE PLANS AND VISUAL SCREENING OBJECTIVES, AS FEASIBLE.
- B. IDENTIFY MONITORING REQUIREMENTS, SUCH AS A SITE INSPECTION AT THE END OF THE FIRST WINTER AFTER PLANTING TO CONFIRM NUMBERS, SPECIES OF REPLACEMENT, AND LOCATIONS OF PLANTINGS. ANNUAL INSPECTIONS OVER SEVEN (7) YEARS AFTER PLANTING OF REPLACEMENT TREES SHALL CONFIRM THAT THE OBJECTIVES OF THE PLAN ARE BEING MET, SUCH AS THE SURVIVABILITY OF THE PLANTINGS, AND THE PERCENTAGE OF HEALTHY TREES.
- C. THE ENTIRE 100% OF THE PLANTINGS SHALL BE ESTABLISHED/SURVIVING FOR SEVEN (7) YEARS AFTER PLANTING OR MONITORING (AND REPLACEMENT) SHALL CONTINUE UNTIL COMPLIANCE IS ACHIEVED, UNLESS A PROFESSIONAL FORESTER DETERMINES THAT SUCH ACTION WOULD BE DETRIMENTAL TO THE HEALTH OF THE STAND DUE TO OVERCROWDING. THE LONG TERM OBJECTIVE IS 100%. IF INITIAL PLANTING LEVELS EXCEED 1:1 REPLACEMENT, THEN WHATEVER PERCENT ASSURES 1:1 REPLACEMENT SHOULD BE THE MINIMUM STANDARD, SUBJECT TO THE ABOVE FORESTER'S FINDING CAVEAT.
- D. THE LOCATION AND SPECIES OF ALL REQUIRED REPLACEMENT TREES PLANTED SHALL BE MAPPED SO THEY CAN BE MONITORED FOR A SEVEN (7) YEAR PERIOD AFTER PLANTING. THE MONITORING PERIOD SHALL BE EXTENDED FOR INDIVIDUAL TREES THAT DIE OR ARE IN POOR HEALTH AND MUST BE REPLACED.
- E. TRANSPLANTING OF ONSITE NATIVE SEEDLINGS WITHIN CONSTRUCTION AREAS AND PROTECTION OF THOSE OCCURRING NEAR CONSTRUCTION AREAS TO MAINTAIN NATURAL DIVERSITY AND ADAPTATION.
- F. ALL REPLACEMENT TREES SHALL BE OF LOCAL, NATIVE STOCK. ALL REPLACEMENT MONTEREY PINES SHALL BE GROWN FROM ON-SITE NATIVE STOCK COLLECTED WITHIN THE 500 FOOT ELEVATION ZONE OF THE PLANTING SITE. REPLANTING SHALL AVOID OPEN SPACES WHERE CURRENTLY THERE ARE NO TREES UNLESS THERE IS EVIDENCE OF SOIL DEEP ENOUGH AND OF GOOD ENOUGH QUALITY TO SUPPORT THE PLANTINGS (MONTEREY COUNTY CONDITION #164).

55. MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES - PINES ADJACENT TO ONES SLATED FOR REMOVAL SHALL BE PROTECTED INDIVIDUALLY WITH ORANGE CONSTRUCTION FENCING PLACED AROUND THEIR DRIPLINE. PINES NOT SLATED FOR REMOVAL SHALL NOT BE DAMAGED. TO AVOID MECHANICAL DAMAGE TO PINES NOT SLATED FOR REMOVAL, THE FOLLOWING MEASURES ARE RECOMMENDED:

- A. MINIMIZING IMPACTS TO RETAINED TRESS BY INDIVIDUALLY CUTTING ADJACENT REMOVAL TREES;
- B. MINIMIZE MECHANICAL TREE DAMAGE SUCH AS SKINNING OF THE TRUNKS, PARTIAL PUSHOVERS, ETC. DURING CONSTRUCTION OR HARVESTING OPERATIONS;
- C. BUILD BARRICADES AROUND TREES TO PREVENT MECHANICAL DAMAGE BY EQUIPMENT IN YARD AND LANDSCAPE ENVIRONMENTS. TRY TO MINIMIZE ROOT DAMAGE BY KEEPING TRENCHING AND DIGGING TO A MINIMUM;
- D. DURING LANDSCAPING OPERATIONS, MAINTAIN FINAL SOIL LEVEL AROUND TREE TRUNKS AND ROOTS AS MUCH AS POSSIBLE TO THE SAME HEIGHT AS IT WAS BEFORE CONSTRUCTION;
- E. DIRECT ALL DRAINAGE FROM DEVELOPED AREAS AWAY FROM LOW OR FLAT AREAS NEAR TREES TO PREVENT SATURATION OF SOILS AT THE BASE OF TREES; AND
- F. REQUIRE PROTECTION OF OAK AND MONTEREY PINE TREES LOCATED OUTSIDE DESIGNATED DEVELOPMENT ENVELOPES UNLESS PROVEN TO BE DISEASED OR UNHEALTHY AS DETERMINED REGISTERED PROFESSIONAL FORESTER (MONTEREY COUNTY CONDITION #165).

56. MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES - THERE IS NO PROVEN METHOD AVAILABLE THAT WILL PREVENT PITCH CANKER FROM INFECTING SUSCEPTIBLE TREES. TO PREVENT THE SPREAD OF THE FUNGUS INTO THE PINES WITHIN THE PROJECT SITE, SOME ACTIONS CAN BE TAKEN TO SLOW DOWN THE SPREAD OF THE FUNGUS, INCLUDING THE FOLLOWING:

- A. MINIMIZE REMOVAL OR SEVERE PRUNING OF TREES DURING PERIODS OF PEAK BEETLE ACTIVITY, PARTICULARLY DURING MAXIMUM GROWTH DURING THE SPRING. REMOVE OR CHIP TREES AND DEBRIS PROMPTLY AND IN ACCORDANCE WITH HANDLING GUIDELINES OF THE OAK MORTALITY TASK FORCE AND AGRICULTURAL COMMISSIONER FOR OAKS AND THE PITCH CANKER TASK FORCE FOR PINES.
- B. ALL TREES PROPOSED FOR REMOVAL SHALL BE REMOVED CAREFULLY SO AS NOT TO INJURE (INCLUDING BREAKING NEARBY BRANCHES, CUTTING TRUNKS, ETC.) ADJACENT TREES NOT SLATED FOR REMOVAL. THERE ARE SOME MONTEREY PINES THAT ARE PEST RESISTANT TO THE PATHOGEN AND THESE TREES MAY BE USED BUT SHOULD NOT CONSTITUTE MORE THAN 30 PERCENT OF THE PLANTED STOCK AS A SEED BASE FOR REPLANTING.
- C. ENCOURAGE HEALTHY GROWTH OF TREES. SUSCEPTIBILITY TO BEETLE ATTACK INCREASES WITH POOR HEALTH OR DAMAGE DUE TO BREAKAGE, WOUNDING, OR SOIL COMPACTION (MONTEREY COUNTY CONDITION #166).

57. MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES - CLEAR DEFINITION OF THE DEVELOPMENT ENVELOPE FOR EACH LOT IN THE COASTAL SCRUB AREAS, RESTRICTIONS OF THE REMAINDER OF THE LOTS, AND IMPLEMENTATION OF THE TENTATIVE MAP (MITIGATION MEASURE 4.9-1) THAT DETAILS THE GENERAL OPEN SPACE MANAGEMENT MEASURES AND CONSERVATION AND SCENIC EASEMENT DESIGNATIONS ON LOTS SHOULD REDUCE SOME OF THE IMPACTS TO COASTAL SAGE SCRUB. IN ADDITION, TO REDUCE THE IMPACTS TO COASTAL SAGE SCRUB, THE FOLLOWING MITIGATION MEASURES ARE RECOMMENDED:

A. SUBMIT FINAL OPEN SPACE MANAGEMENT PLAN THAT INCLUDES THE FOLLOWING:

- PROTECTION AND ENHANCEMENT FOR THE LONG-TERM VIABILITY OF THE HABITAT TYPES ONSITE AND THE PLANT AND ANIMAL SPECIES THEY SUPPORT;
- INCORPORATION INTO PROJECT DOCUMENTS THAT ARE PASSED ON TO HOMEOWNERS. THE PLAN SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. LIMITING NATIVE VEGETATION REMOVAL AND OTHER DISTURBANCES IN AREAS NOT SPECIFICALLY DESIGNATED FOR BUILDINGS AND OTHER FACILITIES TO MINIMIZE LOSSES TO COASTAL SAGE SCRUB AND GRASSLAND AREAS WITH HIGH CONCENTRATIONS OF NATIVE SPECIES AS WELL AS MONTEREY PINE, COAST LIVE OAK FOREST;
 - b. PROTECTION OF SENSITIVE PLANT SPECIES IDENTIFIED HEREIN (AND IN SUBSEQUENT STUDIES) THROUGH DESIGN, SETBACKS, SALVAGE AND RELOCATION, AND OTHER MEANS WHEREVER FEASIBLE; AND
 - c. DESIGNATION OF TRAILS AND OTHER DIRECTED ACCESS TO/THROUGH COMMON OPEN SPACE AREAS TO REDUCE INADVERTENT HABITAT DEGRADATION (MONTEREY COUNTY CONDITION #168).

58. MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES - SUBMIT A FINAL GRASSLAND MANAGEMENT PROGRAM THAT ADDRESSES THE FOLLOWING:

A. PRESERVATION, ENHANCEMENT, AND RESTORATION OF NATIVE GRASSLANDS ON THE SITE. INCLUDING:

- CLEAR DEFINITION OF THE BUILDING FOOTPRINT FOR EACH LOT IN THE GRASSLANDS AREAS, RESTRICTIONS ON THE REMAINDER OF THE LOT; AND
- DESCRIPTION OF THE IMPLEMENTATION OF AN ACTIVE GRASSLAND MANAGEMENT PROGRAM FOR BOTH THE LOTS AND THE COMMON OPEN SPACE AREAS;
- LIGHT ROTATIONAL, SEASONALLY-TIMED GRAZING AND/OR APPROPRIATELY TIMED MOWING TO REDUCE THE COVER OF NON-NATIVE ANNUAL GRASSES;
- LIMIT SOIL DISTURBANCE THROUGH CULTIVATION;
- PRECLUDE THE USE OF HERBICIDES UNLESS APPLIED DIRECTLY TO INVASIVE, NON-NATIVE SPECIES;
- ADDRESS THE REMOVAL OF MONTEREY PINE SEEDLINGS IN THE NATIVE GRASSLANDS (EITHER THROUGH MOWING OR CHIPPING);
- ADDRESS RESTORATION IN AREAS DOMINATED BY INVASIVE SPECIES LIKE FRENCH BROOM; AND
- CONSIDER THE POSSIBLE USE OF FIRE MANAGEMENT ON BOTH THE COMMON OPEN SPACE AND PRIVATE OPEN SPACE GRASSLAND AREAS (MONTEREY COUNTY CONDITION #169).

59. MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES - TO REDUCE THE POTENTIAL "TAKE" OF LISTED SPECIES THE FOLLOWING ARE RECOMMENDED:

- A. PRIOR TO CONSTRUCTION OF ROADWAYS OR INDIVIDUAL HOUSES, A BOTANICAL SURVEY SHALL BE CONDUCTED DURING THE APPROPRIATE BLOOMING PERIOD FOR EACH SPECIES. IF NO LISTED SPECIES ARE OBSERVED NO FURTHER ACTION IS REQUIRED.
- B. IF INDIVIDUALS ARE FOUND A REPORT SHALL BE PREPARED, DETAILING THE HABITATS AFFECTED BY THE PROJECT, THE SPECIES POTENTIALLY AFFECTED BY THE PROJECT, AND THE APPROPRIATE MITIGATION MEASURES TO REDUCE THE "TAKE" OF LISTED SPECIES. INFORMAL CONSULTATION WITH CDFG MAY BE REQUIRED. CDFG MAY REQUIRE FURTHER ACTIONS.
- C. IF LISTED SPECIES ARE FOUND A REPORT SHALL BE PREPARED, DETAILING THE HABITATS AFFECTED BY THE PROJECT, THE SPECIES POTENTIALLY AFFECTED AND APPROPRIATE MITIGATION MEASURES TO REDUCE "TAKE" OF LISTED SPECIES. INFORMAL CONSULTATION WITH THE USFWS WILL BE REQUIRED IF MONTEREY SPINEFLOWER ARE FOUND. MITIGATION MAY INCLUDE BUT NOT BE LIMITED TO AVOIDANCE OF POPULATIONS, RESTORATION, MAINTENANCE, AND ENHANCEMENT AND OBTAINING AN INCIDENTAL TAKE PERMIT FROM THE USFWS AND NOTIFICATION WITH THE CDFG (MONTEREY COUNTY CONDITION #171).

60. MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES - IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING CONSTRUCTION, THE FOLLOWING STEPS WILL BE TAKEN:

- A. THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL:
- B. THE CORONER OF THE COUNTY IN WHICH THE REMAINS ARE DISCOVERED MUST BE CONTACTED TO DETERMINE THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND IF THE CORONER DETERMINES THE REMAINS TO BE NATIVE AMERICAN:

- THE CORONER SHALL CONTACT THE NATIVE AMERICAN HERITAGE COMMISSION AND THE RMA - PLANNING DEPARTMENT WITHIN 24 HOURS.
- THE NATIVE AMERICAN HERITAGE COMMISSION SHALL IDENTIFY THE PERSON OR PERSONS FROM A RECOGNIZED LOCAL TRIBE OF THE ESSELEN, SALINAN, COSTONOANS/ OHLONE AND CHUMASH TRIBAL GROUPS, AS APPROPRIATE, TO BE THE MOST LIKELY DESCENDENT.
- THE MOST LIKELY DESCENDENT MAY MAKE RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK, FOR MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS AS PROVIDED IN PUBLIC RESOURCES CODE SECTION 5097.9 AND 5097.993, OR
- WHERE THE FOLLOWING CONDITIONS OCCUR, THE LANDOWNER OR HIS AUTHORIZED REPRESENTATIVES SHALL REBURY THE NATIVE AMERICAN HUMAN REMAINS AND ASSOCIATED GRAVE GOODS WITH APPROPRIATE DIGNITY ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE:

- a. THE NATIVE AMERICAN HERITAGE COMMISSION IS UNABLE TO IDENTIFY A MOST LIKELY DESCENDENT OR THE MOST LIKELY DESCENDENT FAILED TO MAKE A RECOMMENDATION WITHIN 24 HOURS AFTER BEING NOTIFIED BY THE COMMISSION.
- b. THE DESCENDENT IDENTIFIED FAILS TO MAKE A RECOMMENDATION; OR
- c. THE LANDOWNER OR HIS AUTHORIZED REPRESENTATIVE REJECTS THE RECOMMENDATION OF THE DESCENDENT, AND THE MEDIATION BY THE NATIVE AMERICAN HERITAGE COMMISSION FAILS TO PROVIDE MEASURES ACCEPTABLE TO THE LANDOWNER (MONTEREY COUNTY CONDITION #176).

61. MITIGATION MEASURE (4.11-1) AESTHETICS - PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE APPLICANT SHALL SUBMIT A FINAL MAP, WHICH WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT (RMA-PD). THE RMA-PD ESTABLISHES ENVELOPES ON EACH PROPOSED LOT TO DEFINE THE BUILDING AREA THAT RESULT IN MINIMAL GRADING AND PROTECT THE PUBLIC VIEWSHED BY AVOIDING RIDGELINE DEVELOPMENT AND PRESERVING EXISTING SCREENING VEGETATION. HOME SITES IN BUILDING ENVELOPES ON THE BLUFFS OVERLOOKING CARMEL VALLEY ROAD SHOULD BE LIMITED IN BUILDING HEIGHT, AS NEEDED, TO REDUCE VISIBILITY AND SCREEN BUILDINGS FROM CARMEL VALLEY ROAD (MONTEREY COUNTY CONDITION #177).

62. MITIGATION MEASURE (4.4-2A) HYDROLOGY AND WATER QUALITY

- A. TEMPORARY EROSION AND SEDIMENTATION CONTROL FEATURES SHALL BE MAINTAINED UNTIL REVEGETATION IS SUFFICIENT TO PREVENT EROSION OF DISTURBED CONSTRUCTION AND RESTORATION SITES. SUFFICIENCY OF REVEGETATION SHALL BE DETERMINED BY THE PROJECT'S CONSERVATION MANAGER AND CERTIFIED EROSION AND SEDIMENTATION CONTROL SPECIALISTS.
- B. PERIODIC PRE-STORM, STORM, AND POST-STORM MONITORING INSPECTIONS OF BMP MEASURES SHALL BE CONDUCTED FROM THE DURATION OF CONSTRUCTION PHASES AND UNTIL TEMPORARY PROTECTION FEATURES HAVE BEEN REMOVED.
- C. DAILY INSPECTIONS SHALL BE CONDUCTED DURING GRADING CONSTRUCTION TO ASSURE CONDITION AND ADEQUACY OF EROSION AND SEDIMENTATION CONTROL FEATURES.
- D. DAILY REPAIRS OF DAMAGED EROSION- AND SEDIMENTATION-CONTROL FEATURES (E.G., DOWNED SILT FENCING, BROKEN STRAW BALES, DAMAGED SANDBAGS) SHALL BE COMPLETED. (MONTEREY COUNTY CONDITION #186)

63. MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES

- A. ESTABLISHES LOT RESTRICTIONS AND COMMON OPEN SPACE REGULATIONS THAT LIMIT USES AND PRESCRIBE MANAGEMENT RESPONSIBILITIES IN PRIVATE AND COMMON OPEN SPACE AREAS BEYOND THE BUILDING AND DEVELOPMENT ENVELOPES IDENTIFIED IN THE FINAL MAP.

B. DEFINES THE CONSERVATION AND SCENIC EASEMENTS DEDICATED TO AN ENTITY ACCEPTABLE TO THE COUNTY OF MONTEREY. THESE CONSERVATION AND SCENIC EASEMENTS ARE LEGALLY BINDING USE RESTRICTIONS RECORDED ON PRIVATELY OWNED LAND THAT CAN PROVIDE A HIGH DEGREE OF PROTECTION TO CERTAIN AREAS ON THE PROPERTY WHILE ALLOWING THE REST OF THE LAND TO BE DEVELOPED AND USED AT THE OWNER'S DISCRETION. CONSERVATION AND SCENIC EASEMENTS TO THE BENEFIT OF THE COUNTY OF MONTEREY SHALL BE RECORDED WITH THE SALE OF THE LOT AND SHALL RUN WITH THE LAND REGARDLESS OF THE NUMBER OF TIMES THE LAND IS SOLD. SUCH EASEMENTS SHALL BE SET ASIDE FOR AS MUCH OF THE PRIVATE OPEN SPACE ON THE PROPERTY AS IS FEASIBLE TO GUARANTEE THE LONG-TERM PRESERVATION OF THE SITE'S OVERALL BIOLOGICAL RESOURCE VALUES. EXAMPLES OF THE TYPES OF RESTRICTIONS THAT SHALL BE CONSIDERED IN THESE CONSERVATION EASEMENTS INCLUDE THE FOLLOWING:

- a. RELINQUISHMENT OF ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT AREA;
- b. MAINTENANCE OF NATURAL HABITAT;
- c. PESTICIDE USE RESTRICTIONS;
- d. ONLY COMPATIBLE PUBLIC RECREATION USES ALLOWED WITHIN EASEMENT LANDS, NOT USES THAT CAUSE DISTURBANCE TO NATIVE VEGETATION AND WILDLIFE;
- e. RESTRICTED TRAILS FOR PEDESTRIANS, HIKERS AND EQUESTRIAN USES WITHIN EASEMENT LANDS;
- f. NO VEHICLES OF ANY KIND ALLOWED IN EASEMENT LANDS EXCEPT FOR THOSE REQUIRED BY THE HABITAT/OPEN SPACE MANAGER IN PERFORMANCE OF HABITAT MONITORING OR MAINTENANCE ACTIVITIES;

FOR A CONTINUED DESCRIPTION PLEASE SEE: MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES

REFER TO THE PROJECT FOREST MANAGEMENT PLAN, THE OPEN SPACE MANAGEMENT PLAN, AND THE GRASSLAND HABITAT MANAGEMENT PLAN FOR ALL REQUIREMENTS NECESSARY TO SATISFY THIS CONDITION. (MONTEREY COUNTY CONDITION #187)

64. MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES

- A. NO ALTERATION OF LAND INCLUDING GRADING, DISKING, COMPACTING, SOIL REMOVAL OR DUMPING SHALL BE ALLOWED UNLESS THE WORK IS FOR THE PURPOSE OF HABITAT MANAGEMENT/RESTORATION AND AUTHORIZED BY THE HABITAT/OPEN SPACE MANAGER;
 - B. NO REMOVAL OF FLORA OR FAUNA FROM THE EASEMENT AREA INCLUDING MOWING OR WEED WHACKING UNLESS AUTHORIZED BY THE HABITAT/OPEN SPACE MANAGER (BIOLOGIST);
 - C. LIMITATIONS/RESTRICTIONS WILL BE PLACED ON CONSTRUCTION OF PERMANENT OR TEMPORARY FACILITIES (E.G., PICNIC TABLES OR PORTABLE TOILETS) WITHIN THE EASEMENT AREAS IN ACCORDANCE WITH THE GOALS OF THE OPEN SPACE MANAGEMENT PROGRAM;
 - D. LEASH LAWS WITHIN THE EASEMENT AREAS MUST BE ENFORCED; AND
 - E. RIGHT OF INSPECTION OF THE EASEMENT AREA BY THE EASEMENT HOLDER AND HABITAT /OPEN SPACE MANAGER (BIOLOGIST).
- REFER ALSO TO MITIGATION MEASURES 4.9-2, 4.9-6, 4.9-7, 4.9-8 AND 4.9-9 FOR IMPLEMENTATION.

REFER TO THE PROJECT FOREST MANAGEMENT PLAN, THE OPEN SPACE MANAGEMENT PLAN, AND THE GRASSLAND HABITAT MANAGEMENT PLAN FOR ALL REQUIREMENTS NECESSARY TO SATISFY THIS CONDITION. (MONTEREY COUNTY CONDITION 188)

65. MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES

- A. TRANSPLANTING OF ONSITE NATIVE SEEDLINGS WITHIN CONSTRUCTION AREAS AND PROTECTION OF THOSE OCCURRING NEAR CONSTRUCTION AREAS TO MAINTAIN NATURAL DIVERSITY AND ADAPTATION.
- B. ALL REPLACEMENT TREES SHALL BE OF LOCAL, NATIVE STOCK. ALL REPLACEMENT MONTEREY PINES SHALL BE GROWN FROM ON-SITE NATIVE STOCK COLLECTED WITHIN THE 500 FOOT ELEVATION ZONE OF THE PLANTING SITE. REPLANTING SHALL AVOID OPEN SPACES WHERE CURRENTLY THERE ARE NO TREES UNLESS THERE IS EVIDENCE OF SOIL DEEP ENOUGH AND OF GOOD ENOUGH QUALITY TO SUPPORT THE PLANTINGS. (MONTEREY COUNTY CONDITION 189)

66. PBDSP003 (A) WATER USE PLAN (NON-STANDARD CONDITION)

- A. CONCURRENT WITH THE SALE OF ANY LOT IN THE PHASE, THE APPLICANT SHALL FIX THE MAXIMUM PERMITTED WATER USE ON THAT INDIVIDUAL LOT WITHIN THE TOTAL WATER USE ALLOWED UNDER THE APPLICABLE APPROVED WATER USE PLAN, AND THE APPLICANT SHALL RECORD A NOTICE ON TITLE FIXING THE MAXIMUM PERMITTED WATER USE FOR THAT LOT. THE NOTICE SHALL BE SIGNED BY BOTH THE BUYER AND THE SELLER. THE APPLICANT SHALL PROVIDE A COPY OF THE RECORDED NOTICE TO THE COUNTY, AND NO BUILDING PERMITS SHALL BE ISSUED ON THE LOT UNTIL THE COUNTY HAS RECEIVED A COPY OF THE RECORDED NOTICE. (MONTEREY COUNTY CONDITION 191)

67. PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL
NOTES SHOULD BE INCLUDED ON EACH SITE PLAN INDICATING THAT DISCRETIONARY PERMIT APPROVAL AND DESIGN APPROVAL IS REQUIRED FOR DEVELOPMENT OF EACH LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT. A NOTE SHALL BE PLACED ON AN ADDITIONAL SHEET OF THE FINAL MAP STATING THAT A SITE PLAN HAS BEEN PREPARED FOR THIS SUBDIVISION AND THAT THE PROPERTY IS SUBJECT TO BUILDING AND /OR USE RESTRICTIONS. (MONTEREY COUNTY CONDITION 192)

PLN110173

TRACT NO. _____
SEPTEMBER RANCH
PHASE 1

A PRIVATE ROAD SUBDIVISION
BEING A PORTION OF LOT 8, PARTITION MAP OF HATTON
PROPERTY IN RANCHO CANADA DE LA SEGUNDA
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

This page intentionally left blank