

Attachment J
Planning Commission
Resolution No. 13-036

PLN130466

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**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

VARDELL LIVING TRUST DATED MAY 31, 2002 (PLN130466)

RESOLUTION NO. 13-036

Resolution by the Monterey County Planning
Commission:

- 1) Considering the Addendum to the Santa Lucia Preserve EIR No. 94-005; and
- 2) Recommending approval of to the Board of Supervisors for the Vardell Map Amendment of the Santa Lucia Preserve Phase A Subdivision Map, filed as Volume 20, Cities and Towns, Page 8.

[PLN130466, Vardell Living Trust, 34205 Robinson Canyon Road, Carmel (Lot 65 in Santa Lucia Preserve), Greater Monterey Peninsula Area Plan (APN: 239-061-011-000)]

The Map Amendment application (PLN130466) came on for public hearing before the Monterey County Planning Commission on October 9, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);
 - the Comprehensive Development Plan for the Santa Lucia Preserve.The project complies with all of the above texts, policies, and regulations with the exception of the Comprehensive Development Plan for the Santa Lucia Preserve (“Development Plan”). The Comprehensive Development Plan requires that residential development and all be improvements be contained within the Homeland areas. The Vardell property has development outside of the Homeland area and therefore is not consistent the Development Plan. The proposed Map Amendment would expand the Homeland area to include the existing development and ensure compliance with the Development Plan.
 - b) The property is located at 34205 Robinson Canyon Road, Carmel (Lot 65 in Santa Lucia Preserve) (Assessor’s Parcel Number 239-061-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 40 acres per unit with Design Control and Site Plan Review Overlays or “RC/40-D-S”. The subject property is not in

compliance with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21. See Finding 4. The proposal is to amend the Santa Lucia Preserve Phase A Subdivision Map, filed as Volume 20, Cities and Towns, Page 8 in order to expand the Homeland boundary on Lot 65 for the inclusion of existing structures. These uses are consistent with the RC/40-D-S zoning regulations, and therefore the site is suitable for the proposed amendment.

- c) The project is consistent with the Regulations of the Monterey County Subdivision Ordinance, Title 19, pursuant to Section 19.08. See Finding 6.
- d) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. The project does not involve, or include, the construction of any structures, but in the future, any proposed structures within the Homeland boundary would be subject to the regulations of Chapter 21.45 of Monterey County Code, in order to assure protection of the resources described previously in this paragraph.
- e) The project was not referred to a Land Use Advisory Committee (LUAC) for review because no LUAC exists for this area.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130466.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff did not identify potential impacts to Biological Resources, Archaeological Resources, or Soil/Slope Stability.
 - c) Existing Archaeological/Wetlands/Conservation/Scenic Easements are recorded on the subject property and will not be impacted by the proposed map amendment.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130466.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general

- welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department. The respective agency has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidence by the application and accompanying materials and conditions.
 - b) The purpose for moving (increasing) the location of the Homeland boundary is to relocate existing structures out of the Openlands and into the Homeland. The remaining lands will be amended to be part of the Openlands Conservation Easement, which will assure that there is a net benefit to the Protected Values of the Preserve and requirements of the Comprehensive Development Plan for Santa Lucia Preserve.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130466.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in not compliance with all rules and regulations pertaining to zoning. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of a violation existing on subject property.
 - b) The Conservation Easements were required by the conditions of approval for the Santa Lucia Preserve Combined Development Permit. A violation of conditions of approval is a violation of MCC 21.84.050. The proposed project corrects an existing violation regarding the prohibited residential uses within the Openlands Conservation Easement. When implemented, the map amendment will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violation.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130466.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to the CEQA Guidelines (California Code of Regulations, Title 14, Section 15164) to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- a) An EIR for Santa Lucia Preserve was prepared and certified by the Board of Supervisors on February 6, 1996 (Board Resolution No. 96059).
 - b) The Addendum, attached as **Exhibit G** to the October 9, 2013 Planning Commission Staff Report, reflects the County's independent judgment and analysis.
 - c) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the

EIR was adopted. Staff's analysis of the Santa Lucia EIR indicated that the reason for the creation of the Homeland boundaries was a compilation of analyzed resources and constraints, such as archaeology, biology and geology. The result of this analysis created the location of the existing homeland boundary on Lot 65. At that time, the area occupied by the gatehouse and associated shed (existing development) was located *inside* Lot 65, but *outside* of the designated Homelands area. An Openlands Conservation Easement was recorded in on all portions of Lot 65 outside the Homeland area, including the portion of the lot occupied by the structures. The Conservation Easement flatly prohibits, among other things, development, residential uses and structures with the Openlands as designated on the Final Map. The Map Amendment will bring the existing structures into an expanded Homeland area, and require the remaining lands to be designated as Openlands. The new Openlands designation assures that there is a net benefit to the Protected Values of the Preserve, and obligations under the Conservation Easement burdening Lot 65. The enlarged Homeland area is not located in an area which poses a risk to Protected Values of the site. All impacts (biological, archaeological, and geological) of the revise boundary are equal to, or less than the boundary evaluated under the Certified EIR.

- d) The addition of 1.08 acres to the Homeland area on Lot 65 does not increase the development potential of the parcel. The existing Homeland area on Lot 65 is already constrained. The Homeland is bisected down the center by a fault trace with a 50 foot setback on either side of the fault trace and a sewer easement. These areas encompass just over 1 acre of the 2.9 acre Homeland area. The fault trace setback area and the sewer easement reduces the developable portion of the existing Homeland area to less than 2 acres in two non-contiguous areas within the Homeland. See the map for Lot 65 in Volume 20 of Cities and Towns at Page 8.
- e) The original developer set a limit of 4,000 square feet or less for the main dwelling and allocated a guest cottage on the Homeland for Lot 65. This limitation is enforced by the Santa Lucia Preserve Design Review Board. With the addition of the new Homeland area, Lot 65 is still limited to a main dwelling of 4,000 square feet or less and a guest cottage. Therefore, there is no increase in the development potential on Lot 65.
- f) According to the Santa Lucia Conservancy, there is no ecological value to the 1.08 acres of new Homeland area. In addition, the proposed project will add nearly 8 acres of fragile habitat area that will be protected in perpetuity by an Openlands Conservation Easement.
- g) By adding the new Homeland area with the existing structures, the future development on the property will be anchored on the southeastern portion of the existing Homeland area. This reduces the development potential on the northwestern portion of the Homeland area which contains greater habitat values.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130466.

6. **FINDING:** **MAP AMENDMENT** – There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend the recorded Final Map.
- EVIDENCE:**
- a) A Map Amendment is required to amend a recorded building envelope pursuant to Monterey County’s Subdivision Ordinance (Chapter 19.08.015 County Code) and the Subdivision Map Act (Section 66469 and 66472.1 Government Code).
 - b) The subject application (PLN130466) consists of an amendment to the *Santa Lucia Preserve Phase A* Subdivision Map, filed as *Volume 20, Cities and Towns, Page 8*. The amendment is required because the applicant is proposing to move the “Homeland Boundary” (commonly referred to as a building envelope) on Lot 65 of this map. The existing parcel is 16.38 acres with a current Homeland Boundary of 2.90 acres. The proposal would expand the Homeland Boundary south-easterly and increase the size to 3.98 acres. The purpose for moving the location of the boundary is to comply with a Settlement Agreement, to allow the inclusion of existing structures within the Homeland, and remove them from the Openland Conservation Easement area.
 - c) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the EIR was adopted.
 - d) There are changes in circumstances that make the originally recorded building envelope (Homeland), as previously created, no longer necessary. When the lot was created, development existed on site, which was not included in the Homeland designation. The existing development is not located in an area which poses a risk to protected resources on the site (biological, archaeological, and/or geological). Impacts resulting from the revised (expanded) building envelope (Homeland) are equal to, or less than the boundary evaluated under the Certified EIR.
 - e) The modification (expansion) of the Homeland Boundary would not impose any burden on the fee owner of the subject property because the modification has been requested by the property owner.
 - f) The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
 - g) The map, as modified, conforms to the provisions of Government Code 66474.
 - h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130466.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider the Addendum to the Environment Impact Report for the Santa Lucia Preserve (EIR No. 94-005); and
2. Recommend approval of the Vardell Map Amendment application to the Santa Lucia Preserve Phase A Subdivision Map (PLN130466) to the Board of Supervisors, in general

conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of October, 2013 upon motion of Commissioner Vandevere, seconded by Commissioner Brown, by the following vote:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Mendez, Roberts, Diehl, Padilla, Hert

NOES: None

ABSENT: None

ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 11 2013

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 01-31-2013

Monterey County Planning Department
Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN130466

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Map Amendment (PLN130466) allows the adjustment of Homeland Boundary on "Lot 65" of the Santa Lucia Preserve, Phase A Subdivision Map. The property is located at 34205 Robinson Canyon Road, Carmel, (Assessor's Parcel Number 239-061-011-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Map Amendment (Resolution Number 13-___) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Number 239-061-011-000 on [Date the permit was approved]. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the amended map, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited 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 approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or prior to recording of the amended map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on _____ unless the conditions of approval have been cleared within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall record an amended map to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

5. PDSP001 - APPROVAL FROM THE SANTA LUCIA CONSERVANCY FOR AMENDMENT OF CONSERVATION EASEMENT (C

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Conservation Easement on Lot 65 (Document No. 9882397, recorded on November 24, 1998) shall be amended, by the means described below, to accurately depict the new Homeland and Openland boundaries, consistent with the terms of Condition No. 109 of the Conditions of Approval of the original subdivision (Board of Supervisors Resolution No. 96-060, 96-061, and 97-360).

A new Conservation Easement shall be recorded on the land formerly included in the Golf Club's Lot 264, now comprising a 7.73 acre portion of Lot 65, shown and designated "Portion of Lot 65 (Parcel 2) From Volume 30 Surveys, Page 70" . The new Conservation Easement shall be recorded in the form attached as Exhibit E to the settlement agreement attached to the staff report. The location of the new conservation easement (Openlands) shall be shown on "Lot 65" and "Portion of Lot 65 (Parcel 2) from Volume 30 Surveys, Page 8" on the Amending Map.

A Quitclaim Deed shall be recorded in the form attached to the settlement agreement at Exhibit F to extinguish a portion of the Existing Conservation Easement on the 0.89 acre portion of Lot 65 designated as "Additional Homeland - Lot 65 From Volume 20 Cities and Towns, Page 8" . (RMA-Planning)

Compliance or Monitoring Action to be Performed: Concurrently with Recordation of the Amended Map, the owners shall record the new Conservation Easement and the Quitclaim Deed. The location of the new conservation easement (Openlands) shall be shown on "Lot 65" and "Portion of Lot 65 (Parcel 2) From Volume 30 Surveys, Page 70" on the Amending Map.

6. PDSP002 - AMENDED MAP (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: File an Amended Map delineating the new homeland site(s), all existing and required easements or right-of-way and monument new lines. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Amended Map, the applicant's surveyor shall prepare an Amended Map, submit to RMA-Planning and RMA-Public Works for review and approval.

OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PARTIES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

OWNER: THOMAS A. VARDELL, TRUSTEE OF THE VARDELL LIVING TRUST, DATED MAY 31, 2002

THOMAS A. VARDELL

OWNER: ANDREA M VARDELL, TRUSTEE OF THE VARDELL LIVING TRUST, DATED MAY 31, 2002

ANDREA M VARDELL

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF MONTEREY) S.S.

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO WITHIN THE 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 SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE IDENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS (COUNTY) _____

COMMISSION NO. _____

COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

I, FRANK LUCIDO JR., A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION DURING AUGUST OF 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE ONE YEAR AFTER THE RECORDATION OF THIS MAP BY THE MONTEREY COUNTY RECORDER; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK LUCIDO JR. DATE
PLS B388
EXPIRES 12/31/13



COUNTY SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE CORRECTIONS SHOWN ON THIS AMENDED MAP HAVE BEEN EXAMINED THIS _____ DAY OF _____, 2013, FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 86459 OF THE SUBDIVISION MAP ACT, AND THAT THE ONLY CHANGES SHOWN HEREIN ARE CHANGES PROVIDED FOR IN SAID SECTION 86459.

MICHAEL K. GOETZ
PLS 5667
COUNTY SURVEYOR

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2013, AT _____
IN VOLUME _____ OF CITIES AND TOWNS, AT PAGE _____ AT THE REQUEST OF
L&S ENGINEERING AND SURVEYING, INC.

STEPHEN L. VACINIS

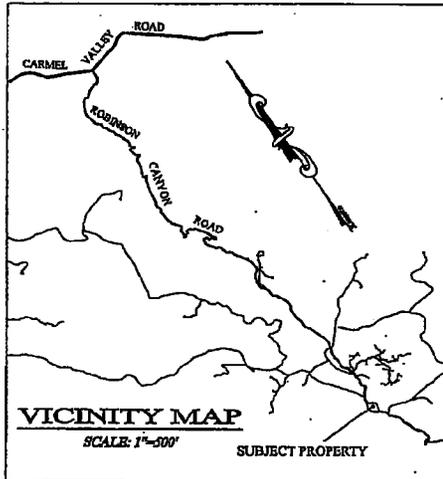
COUNTY RECORDER

BY: _____

DEPUTY

SERIAL No. _____

FEE _____



BASIS OF BEARINGS:

THE BEARING OF NORTH 05°40'58" EAST BETWEEN MONUMENTS ALONG THE WESTERLY LINE OF THE LOT 65 HOMELAND BOUNDARY PER THE TRACT MAP FILED IN VOLUME 20 OF CITIES AND TOWNS AT PAGE 8, SHEET 28, AS FOUND MONUMENTED AND SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

OWNERS' ADDRESS:

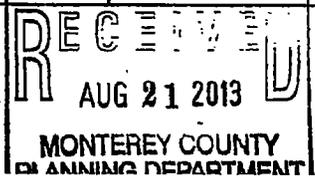
THE VARDELL FAMILY LIVING TRUST
PO BOX 1261
ALAMO, CA 94507-7261

AMENDED FINAL MAP
OF
SANTA LUCIA PRESERVE, PHASE A
A PRIVATE ROAD SUBDIVISION
OF
RANCHO EL POTRERO DE SAN CARLOS RANCHO SAN FRANCISCO, ETC.
SHOWING THE ADJUSTED HOMELAND BOUNDARY OF LOT 65
AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 8
AND THE ADJUSTED HOMELAND BOUNDARY OF PARCEL 2
AS FILED IN VOLUME 30 OF SURVEYS AT PAGE 70
RECORDS OF MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
L&S ENGINEERING AND SURVEYING, INC.
2480 Gordon Road, Suite C
Monterey, California 93940
P: 831.855.3723 F: 831.855.3425
Landsurveyors.com

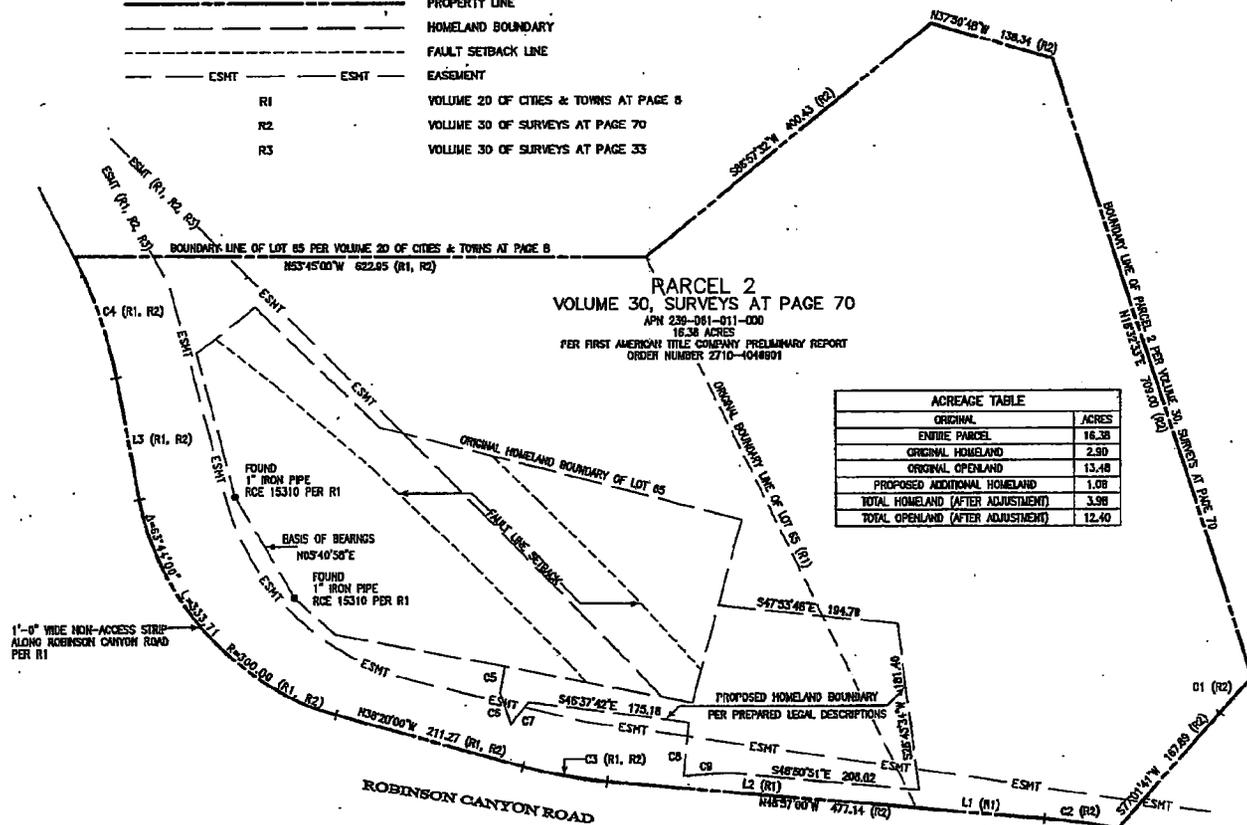
PREPARED FOR:
THE VARDELL FAMILY LIVING TRUST
POST OFFICE BOX 1261
ALAMO, CALIFORNIA 94507-7261

AUGUST 2013 SHEET 1 OF 3



LEGEND

	PROPERTY LINE
	HOMELAND BOUNDARY
	FAULT SETBACK LINE
	EASEMENT
ESMT	ESMT
R1	VOLUME 20 OF CITIES & TOWNS AT PAGE 8
R2	VOLUME 30 OF SURVEYS AT PAGE 70
R3	VOLUME 30 OF SURVEYS AT PAGE 33



PARCEL 2
VOLUME 30, SURVEYS AT PAGE 70
 APN 239-061-011-000
 16.38 ACRES
 PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT
 ORDER NUMBER 2710-1048901

ACREAGE TABLE	
ORIGINAL	16.38
ENTIRE PARCEL	16.38
ORIGINAL HOMELAND	2.90
ORIGINAL OPENLAND	13.48
PROPOSED ADDITIONAL HOMELAND	1.08
TOTAL HOMELAND (AFTER ADJUSTMENT)	3.98
TOTAL OPENLAND (AFTER ADJUSTMENT)	12.40

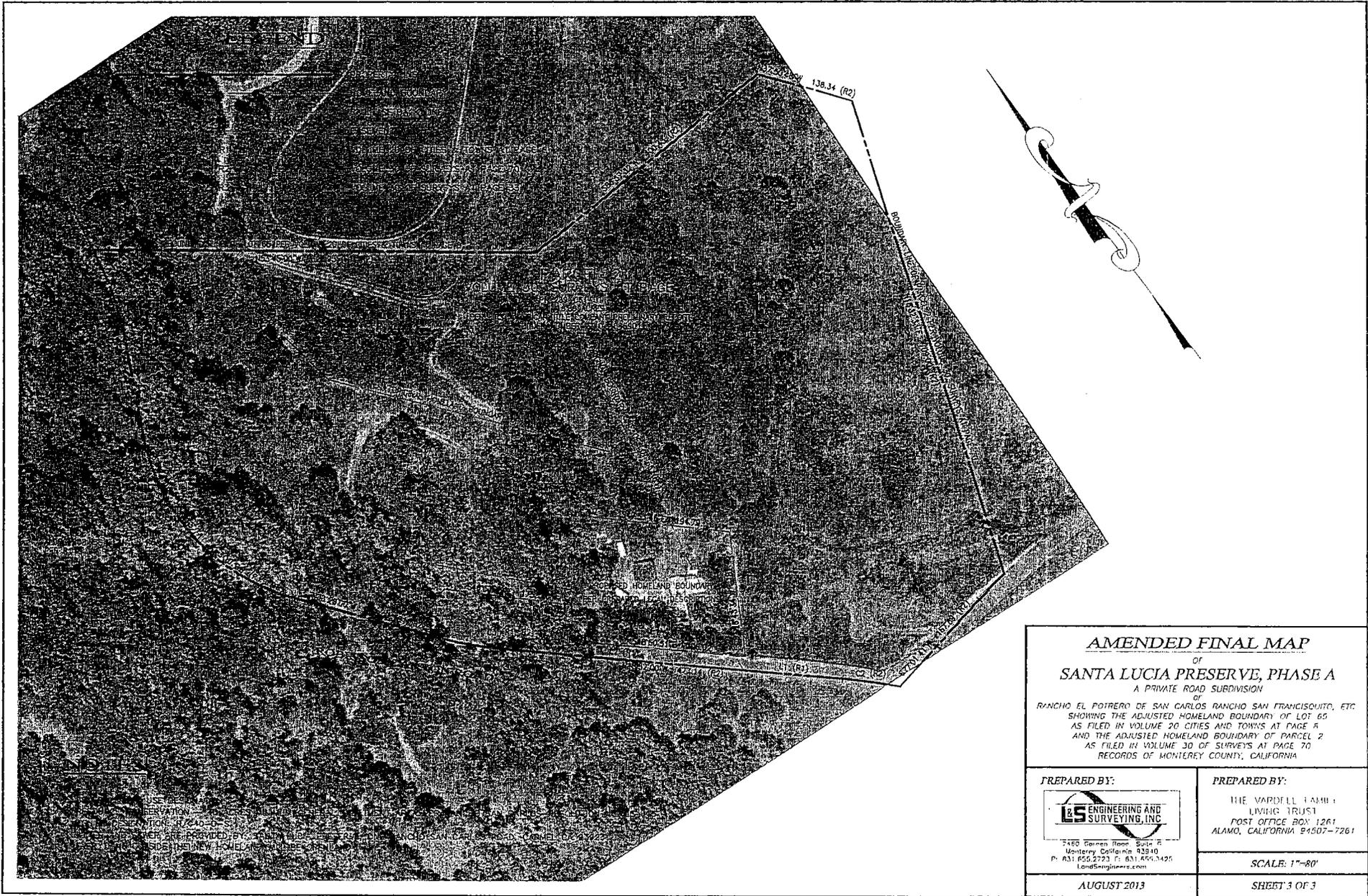
COURSE TABLE			
LINE/CURVE	BEARING/Delta	DISTANCE/LENGTH	RADIUS
L1	N48°57'00"W	141.22	
C1	04°08'43"	50.64	700.00
C2	05°31'30"	81.48	845.00
L2	N48°57'00"W	336.92	
C3	10°37'00"	92.65	580.00
L3	N25°24'00"E	137.40	
C4	18°12'00"	141.37	500.00
C5	S44°11'18"W	28.25	
C6	S16°27'37"W	35.59	
C7	N05°17'29"E	30.68	
C8	S44°48'02"W	80.05	
C9	S58°04'21"E	48.24	

NOTES

- GENERAL PLAN USE DESIGNATION: RESOURCE CONSERVATION - 40 ACRES MINIMUM/GENERAL TREATMENT AREA PER RANCHO SAN CARLOS-RESOLUTION No. 93-115
- ZONING DESIGNATION: R/O40-D-S
- WATER AND SEMER ARE PROVIDED BY: SANTA LUCIA PRESERVE, ONE RANCHO SAN CARLOS ROAD, CARMEL CA 93923
- EVERYTHING OUTSIDE THE NEW HOMELAND WILL BE OPENLAND

AMENDED FINAL MAP
 OF
SANTA LUCIA PRESERVE, PHASE A
 A PRIVATE ROAD SUBDIVISION
 OF
 RANCHO EL POTRERO DE SAN CARLOS RANCHO SAN FRANCISCO, ETC.
 SHOWING THE ADJUSTED HOMELAND BOUNDARY OF LOT 65
 AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 8
 AND THE ADJUSTED HOMELAND BOUNDARY OF PARCEL 2
 AS FILED IN VOLUME 30 OF SURVEYS AT PAGE 70
 RECORDS OF MONTEREY COUNTY, CALIFORNIA

PREPARED BY: 3180 Garden Road, Suite C Monterey California 93948 Ph. 401.655.3733 F. 431.455.3425 Land@enghsurv.com	PREPARED BY: THE VARDELL FAMILY LIVING TRUST POST OFFICE BOX 1261 ALAMO, CALIFORNIA 94507-7261
AUGUST 2013	SCALE: 1"=80' SHEET 2 OF 3



<p>AMENDED FINAL MAP OF SANTA LUCIA PRESERVE, PHASE A A PRIVATE ROAD SUBDIVISION OF RANCHO EL POTRERO DE SAN CARLOS RANCHO SAN FRANCISCO, ETC. SHOWING THE ADJUSTED HOMELAND BOUNDARY OF LOT 65 AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 6 AND THE ADJUSTED HOMELAND BOUNDARY OF PARCEL 2 AS FILED IN VOLUME 30 OF SURVEYS AT PAGE 70 RECORDS OF MONTEREY COUNTY, CALIFORNIA</p>	
<p>PREPARED BY:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>LS ENGINEERING AND SURVEYING, INC.</p> <p><small>7480 Gorman Road Suite B Monterey California 93940 P: 831.655.2723 F: 831.494.1426 LandSurveyors.com</small></p> </div>	<p>PREPARED BY:</p> <p>THE VARDILL FAMILY LIVING TRUST POST OFFICE BOX 1261 ALAMO, CALIFORNIA 94507-7261</p>
<p>AUGUST 2013</p>	<p>SCALE: 1"=80' SHEET 3 OF 3</p>

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 SIDENSTEIN, FRIEDL
 AND ASSOCIATES