

Attachment C

This page intentionally left blank.

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 THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

SUBJECT, HOWEVER TO THE FOLLOWING INTERESTS WHICH CANNOT RIPEN INTO A FEE, THE SIGNATURES OF WHICH ARE NOT REQUIRED PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT .

RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED OCTOBER 13, 1890 IN BOOK C, PAGE 260 OF PATENTS.

AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE OF AN EXISTING CEMETERY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 17, 2004 AS INSTRUMENT NO. 2004133808 OF OFFICIAL RECORDS.

A PERMIT APPROVAL NOTICE RECORDED JUNE 26, 2012 AS INSTRUMENT NO. 2012031050 OF "OFFICIAL RECORDS"

A NOTICE RECORDED JUNE 26, 2012 AS INSTRUMENT NO. 2012031051 OF "OFFICIAL RECORDS"

A FLOODPLAIN NOTICE RECORDED JULY 9, 2012 AS INSTRUMENT NO. 2012034309 OF "OFFICIAL RECORDS"

A WATER CONSERVATION AND LANDSCAPING NOTICE RECORDED JULY 9, 2012 AS INSTRUMENT NO. 2012034310 OF "OFFICIAL RECORDS"

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CONDITIONAL WASTEWATER TREATMENT AND DISPERSAL AGREEMENT RECORDED AUGUST 01, 2012 AS INSTRUMENT NO. 2012044580 OF "OFFICIAL RECORDS"

SAUL V. VILLANUEVA AND MARIA D. VILLANUEVA, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE VILLANUEVA FAMILY TRUST DATED 05/28/1998, AMENDED AND RESTATED ON 02/21/2006

[Signature] SAUL V. VILLANUEVA, TRUSTEE

[Signature] MARIA D. VILLANUEVA, TRUSTEE

DEED OF TRUST

FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED AUGUST 5TH, 2005 AS INSTRUMENT NO. 2005080636 OF "OFFICIAL RECORD" OF MONTEREY COUNTY, CALIFORNIA.

SIGNATURES OF THE TRUSTEES OR THE BENEFICIARIES OF THE ABOVE DEED OF TRUST ARE OMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66445 (e) OF THE SUBDIVISION MAP ACT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } COUNTY OF Santa Clara } S.S.

ON December 17, 2012, BEFORE ME, Andrea Zarour, A NOTARY PUBLIC, PERSONALLY APPEARED SAUL V. VILLANUEVA AND MARIA D. VILLANUEVA WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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] NOTARY PUBLIC



COUNTY SURVEYOR'S STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF MONTEREY COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY MINOR SUBDIVISION COMMITTEE ON FEBRUARY 9, 2012. THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED: JUNE 6, 2014

[Signature]

MICHAEL K. GOETZ - PLS 5667 COUNTY SURVEYOR



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 SAUL AND MARIA VILLANUEVA IN DECEMBER, 2012. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]

LICENSED LAND SURVEYOR - 3304



COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__ AT _____ IN VOLUME _____ OF "PARCEL MAPS" AT PAGE _____ AT THE REQUEST OF H.D. PETERS COMPANY, INC. & ASSOCIATES.

FEE _____ DOC. NO. _____

STEPHEN VAGNINI-COUNTY RECORDER

BY: _____ DEPUTY COUNTY RECORDER

PLN 060043

PARCEL MAP

OF LANDS OF VILLANUEVA

BEING A PORTION OF SECTION 2, T. 23 S., R. 8 E, M.D.B.#M. MONTEREY COUNTY, CALIFORNIA

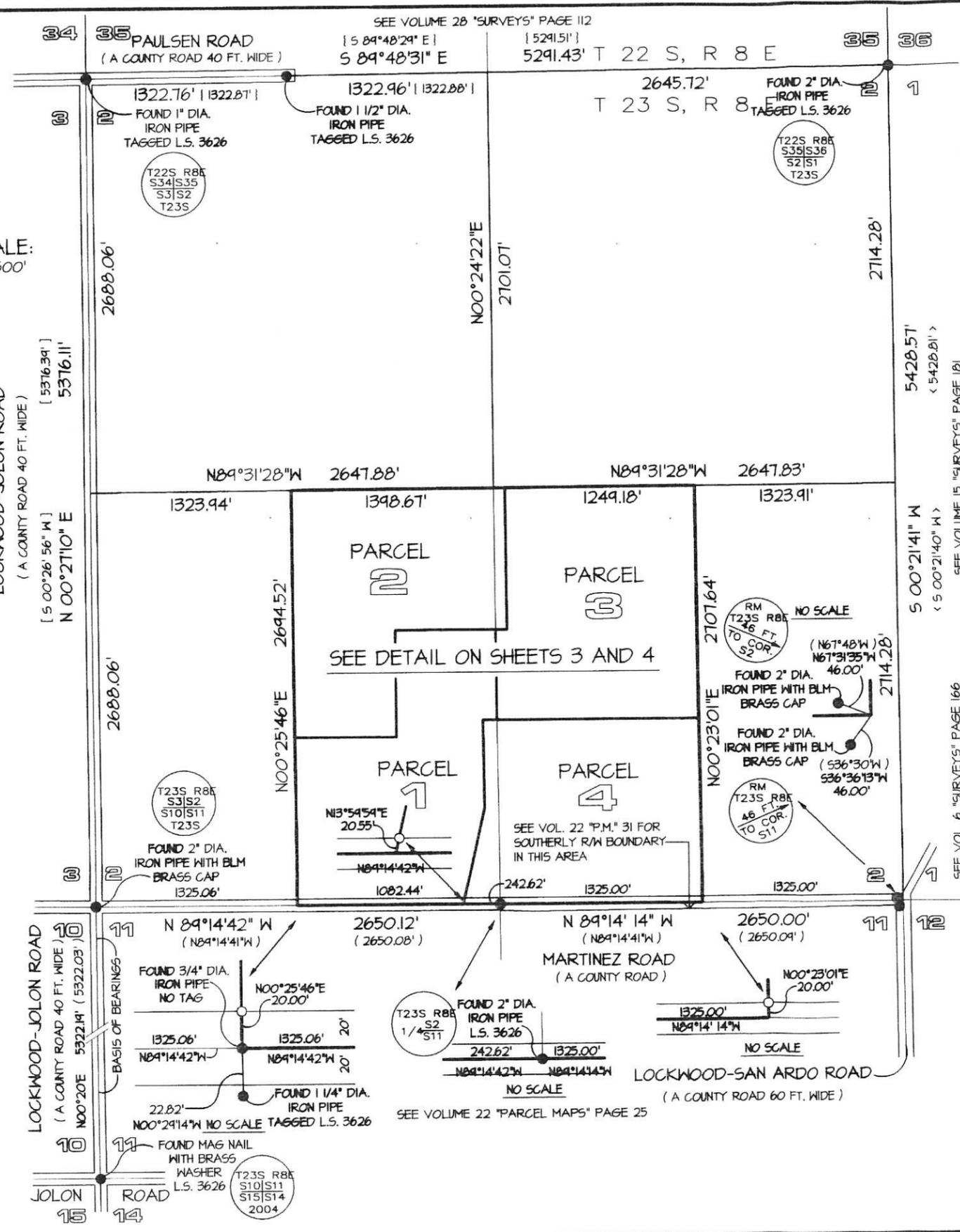
PREPARED FOR SAUL AND MARIA VILLANUEVA BY H.D. PETERS CO., INC. & ASSOCIATES SALINAS - CALIFORNIA

DECEMBER, 2012 SHEET ONE OF FIVE SHEETS

SCALE:
1" = 500'

SEE VOLUME 22 "SURVEYS" PAGE 16
LOCKWOOD-JOLON ROAD
(A COUNTY ROAD 40 FT. WIDE)
[53°16'39"]
53°16.11'
[5°00'26" 56" W]
N 00°27'10" E

LOCKWOOD-JOLON ROAD
(A COUNTY ROAD 40 FT. WIDE)
N 00°20'E 53°22.14' (53°22.03')
N 00°20'E
BASIS OF BEARINGS



LEGEND

THE BORDER LINE SHOWN THIS INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED WITHIN THE PARCELS BEING CREATED BY THIS MAP.

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

BEARINGS AND DISTANCES SHOWN THIS (.....) REFER TO DATA PER VOLUME 22 "PARCEL MAPS" AT PAGE 25

BEARINGS AND DISTANCES SHOWN THIS [.....] REFER TO DATA PER VOLUME 22 "SURVEYS" AT PAGE 16

BEARINGS AND DISTANCES SHOWN THIS {.....} REFER TO DATA PER VOLUME 28 "SURVEYS" AT PAGE 112

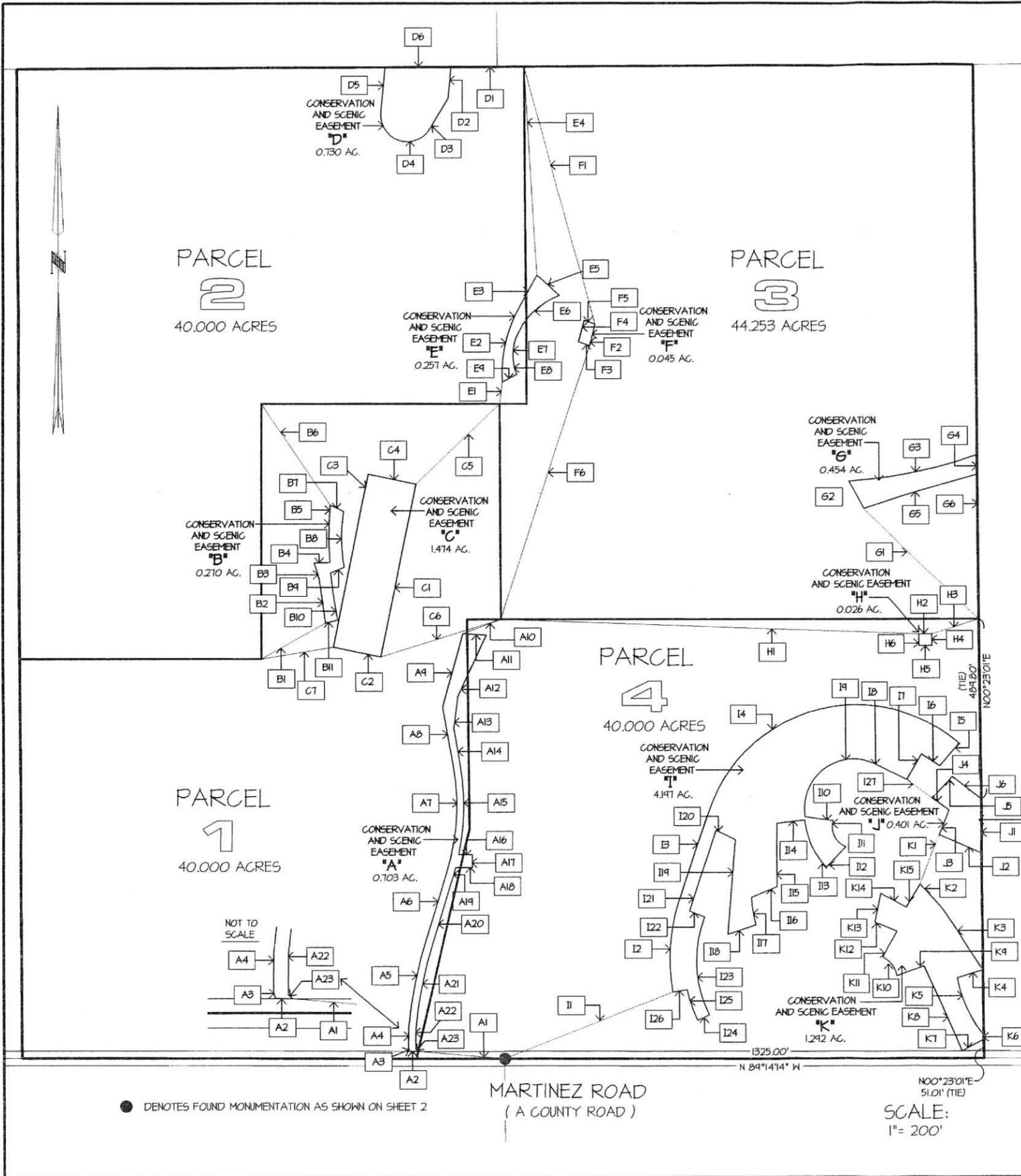
BEARINGS AND DISTANCES SHOWN THIS <.....> REFER TO DATA PER VOLUME 15 "SURVEYS" AT PAGE 181

- DENOTES FOUND MONUMENTATION AS SHOWN ON MAP
- DENOTES A SET 1/2 INCH DIAMETER STEEL BAR THE TOP OF WHICH IS SET TO GRADE, TAGGED L.S. NO. 3304

BASIS OF BEARINGS

THE BEARINGS OF N.00°20'E. SHOWN AS THE WESTERLY BOUNDARY OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 8 EAST, M.D.B. # M. ON MAP FILED FOR RECORD IN VOLUME 22 OF "PARCEL MAPS" AT PAGE 25 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP AND WAS TAKEN FROM FOUND MONUMENTS MARKING SAID WESTERLY BOUNDARY.

PLN 060043
PARCEL MAP
OF
LANDS OF VILLANUEVA
BEING A PORTION OF
SECTION 2, T. 23 S., R. 8 E, M.D.B.#M.
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
SAUL AND MARIA VILLANUEVA
BY
H.D. PETERS CO., INC. & ASSOCIATES
SALINAS - CALIFORNIA
DECEMBER, 2012 SCALE AS SHOWN
SHEET TWO OF FIVE SHEETS
3612-LOCKWOOD\3612RS.DWG



CONSERVATION AND SCENIC EASEMENT "A"		CONSERVATION AND SCENIC EASEMENT "F"		CONSERVATION AND SCENIC EASEMENT "I" CONT.	
A1	N84°25'48"W 238.21' (TIE)	F1	N14°40'24"W 121.03' (TIE)	I19	N05°34'04"E 251.76'
A2	N89°14'42"W 24.28'	F2	N14°50'55"E 60.30'	I20	N63°44'31"W 60.41'
A3	N16°34'53"W 9.41'	F3	N10°55'31"W 32.55'	I21	N19°13'52"E 231.86'
A4	N00°59'33"E 52.04'	F4	N15°15'47"E 60.63'	I22	N68°08'01"W 44.73'
A5	R=1233.11' A=11°40'02" L=251.23'	F5	N10°17'31"W 32.14'	I23	R=334.41' A=47°03'35" L=274.61'
A6	N18°07'26"E 185.11'	F6	N18°54'12"E 184.33' (TIE)	I24	N64°48'24"E 35.00'
A7	R=625.00' A=21°32'58" L=300.52'	CONSERVATION AND SCENIC EASEMENT "G"		I25	R=369.41' A=13°52'58" L=89.51'
A8	N04°25'32"W 160.01'	G1	N45°51'08"W 438.38' (TIE)	I26	N80°21'30"E 39.76'
A9	N16°45'54"E 208.26'	G2	N29°24'07"W 86.88'	I27	N52°54'51"W 85.81' (TIE)
A10	N10°24'55"E 110.68' (TIE)	G3	R=1305.92' A=16°07'28" L=367.52'	CONSERVATION AND SCENIC EASEMENT "J"	
A11	N85°31'43"W 63.90'	G4	N00°23'01"E 53.38'	J1	N00°23'01"E 147.81'
A12	N25°54'10"E 186.18'	G5	R=5014.55' A=3°43'13" L=329.50'	J2	N66°20'39"W 128.23'
A13	N08°22'11"E 85.99'	G6	N00°23'01"E 344.24' (TIE)	J3	N22°48'34"E 72.81'
A14	N09°25'32"W 97.76'	CONSERVATION AND SCENIC EASEMENT "H"		J4	N53°31'54"W 55.40'
A15	R=645.00' A=22°11'30" L=249.82'	H1	N81°17'01"W 1160.46' (TIE)	J5	N43°36'14"E 80.35'
A16	N89°18'20"W 37.04'	H2	N89°18'20"W 35.41'	J6	N52°03'22"W 100.62'
A17	N00°41'40"E 35.00'	H3	N13°42'00"E 135.29' (TIE)	CONSERVATION AND SCENIC EASEMENT "K"	
A18	N89°18'20"W 45.55'	H4	N00°41'40"E 32.44'	K1	N21°02'52"E 142.95' (TIE)
A19	R=645.00' A=2°04'21" L=24.29'	H5	N89°18'20"W 35.41'	K2	R=676.68' A=11°28'59" L=135.62'
A20	N18°07'26"E 185.11'	H6	N00°41'40"E 32.44'	K3	N82°28'21"W 154.42'
A21	R=1213.11' A=11°37'20" L=246.21'	CONSERVATION AND SCENIC EASEMENT "I"		K4	N14°04'13"E 75.13'
A22	N00°59'33"E 55.61'	I1	N69°26'05"E 448.18' (TIE)	K5	R=370.59' A=26°51'54" L=173.76'
A23	N51°39'52"W 8.35'	I2	R=500.00' A=28°46'22" L=251.09'	K6	N00°23'01"E 12.18'
CONSERVATION AND SCENIC EASEMENT "B"		I3	N19°13'52"E 249.68'	K7	N63°33'11"E 67.82'
B1	N61°37'30"E 201.51' (TIE)	I4	R=436.86' A=112°08'38" L=855.06'	K8	N22°53'41"W 252.96'
B2	N01°21'32"W 119.19'	I5	N41°22'30"E 82.26'	K9	N11°28'43"E 81.23'
B3	R=269.58' A=10°02'13" L=47.22'	I6	N54°43'47"W 57.64'	K10	R=69.18' A=56°10'56" L=67.84'
B4	N87°18'56"E 42.82'	I7	N32°02'08"E 81.29'	K11	N30°55'54"E 81.79'
B5	R=1081.89' A=8°15'21" L=155.92'	I8	N63°55'54"W 101.59'	K12	N68°04'48"W 67.46'
B6	N33°48'50"W 334.24' (TIE)	I9	R=136.87' A=124°09'11" L=246.59'	K13	N12°38'02"E 80.67'
B7	N64°20'34"W 41.61'	I10	N81°20'42"W 77.54'	K14	N61°55'56"W 83.56'
B8	R=430.60' A=20°19'52" L=152.80'	I11	R=58.63' A=85°25'04" L=87.41'	K15	532°11'42"W 74.20'
B9	N68°44'51"E 41.21'	I12	N44°13'32"E 75.56'		
B10	R=1081.89' A=6°52'47" L=129.91'	I13	R=208.86' A=34°46'44" L=145.00'		
B11	N11°08'47"E 35.34'	I14	N84°22'43"E 76.99'		
CONSERVATION AND SCENIC EASEMENT "C"		I15	N00°21'28"E 172.46'		
C1	N12°24'43"E 480.54'	I16	N68°02'55"E 75.79'		
C2	N11°35'17"W 133.63'	I17	R=299.91' A=14°31'49" L=76.06'		
C3	N12°24'43"E 480.54'	I18	N12°55'04"E 83.44'		
C4	N11°35'17"W 133.63'				
C5	N47°19'36"E 317.17' (TIE)				
C6	N13°34'15"E 346.47' (TIE)				
C7	N81°14'52"E 200.90' (TIE)				
CONSERVATION AND SCENIC EASEMENT "D"					
D1	N89°31'28"W 201.98'				
D2	N05°59'48"E 85.66'				
D3	N32°21'26"E 98.31'				
D4	R=72.93' A=153°32'22" L=195.44'				
D5	N05°59'48"E 123.58'				
D6	N89°31'28"W 182.87'				
CONSERVATION AND SCENIC EASEMENT "E"					
E1	N08°12'26"E 59.69' (TIE)				
E2	R=365.52' A=34°21'41" L=219.22'				
E3	N30°12'55"E 44.63'				
E4	N02°46'56"W 567.71' (TIE)				
E5	N47°05'05"W 83.14'				
E6	R=203.82' A=44°35'36" L=176.42'				
E7	R=157.93' A=24°32'29" L=67.65'				
E8	R=76.81' A=22°11'30" L=29.75'				
E9	N62°24'24"E 45.14'				

PLN 060043

PARCEL MAP

OF

LANDS OF VILLANUEVA

BEING A PORTION OF

SECTION 2, T. 23 S., R. 8 E, M.D.B.#M.

MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

SAUL AND MARIA VILLANUEVA

BY

H.D. PETERS CO., INC. & ASSOCIATES

SALINAS - CALIFORNIA

FEBRUARY, 2012 SCALE AS SHOWN

SHEET FOUR OF FIVE SHEETS

3672-LOCKWOOD\3612RS.DWG

● DENOTES FOUND MONUMENTATION AS SHOWN ON SHEET 2

SCALE:
1" = 200'

3 CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING CONSTRUCTION, THE FOLLOWING STEPS WILL BE TAKEN. THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL 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.

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, COSTONONANS/OHLONE AND CHUMASH TRIBAL GROUPS, AS APPROPRIATE, TO BE THE MOST LIKELY DESCENDANT.

THE MOST LIKELY DESCENDANT MAY MAKE RECOMMENDATIONS TO THE LAND OWNER 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 50941.9 AND 50941.913, OR

WHERE THE FOLLOWING CONDITIONS OCCUR, THE LAND OWNER OR HIS AUTHORIZED REPRESENTATIVES SHALL REBURY THE NATIVE AMERICAN REMAINS AND ASSOCIATED GRAVE GOODS WITH APPROPRIATE DIGNITY ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE.

- 1. THE NATIVE AMERICAN HERITAGE COMMISSION IS UNABLE TO IDENTIFY A MOST LIKELY DESCENDANT OR THE MOST LIKELY DESCENDANT FAILED TO MAKE A RECOMMENDATION WITHIN 24 HOURS AFTER BEING NOTIFIED BY THE COMMISSION.
- 2. THE DESCENDANT IDENTIFIED FAILS TO MAKE A RECOMMENDATION, OR
- 3. THE LAND OWNER OR HIS AUTHORIZED REPRESENTATIVE REJECTS THE RECOMMENDATION OF THE DESCENDANT, AND THE MEDIATION BY THE NATIVE AMERICAN HERITAGE COMMISSION FAILS TO PROVIDE MEASURES ACCEPTABLE TO LAND OWNER.

(RMA - PLANNING DEPARTMENT)

7 GRADING WINTER RESTRICTION

NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES DEPARTMENT.

(RMA - PLANNING DEPARTMENT AND BUILDING SERVICES DEPARTMENT)

8 GEOTECHNICAL CERTIFICATION

PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

(RMA - PLANNING DEPARTMENT AND BUILDING SERVICES DEPARTMENT)

9 EROSION CONTROL PLAN

THE APPROVED DEVELOPMENT SHALL INCORPORATE THE RECOMMENDATIONS OF THE EROSION CONTROL PLAN AS REVIEWED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF BUILDING SERVICES. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION DURING THE COURSE OF CONSTRUCTION, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA - PLANNING AND BUILDING SERVICES. THE IMPROVEMENT AND GRADING PLANS SHALL INCLUDE AN IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION AND DUST DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED. THIS PROGRAM SHALL BE APPROVED BY THE DIRECTOR OF RMA-PLANNING AND DIRECTOR OF RMA-BUILDING SERVICES.

(RMA - PLANNING DEPARTMENT AND BUILDING SERVICES DEPARTMENT)

10 STUDIES

A "PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE OF ASSESSOR'S PARCEL 423-041-018-000, LOCKWOOD, MONTEREY COUNTY, CALIFORNIA" (LIB110150), WAS PREPARED BY ARCHAEOLOGICAL CONSULTING, DATED MAY 19, 2006.

AN "HISTORIC STRUCTURES ASSESSMENT OF THE VALDEZ RANCH, 50403 MARTINEZ ROAD, LOCKWOOD, CA APN 423-041-018-000" (LIB110151) PREPARED BY GRMS (CULTURAL RESOURCE MANAGEMENT SERVICES), DATED MAY 22, 2011.

A "GEOTECHNICAL AND PERCOLATION INVESTIGATION REPORT" (LIB 110152), WAS PREPARED BY SOIL SURVEYS, DATED AUGUST 16, 2006.

A "BIOLOGICAL ASSESSMENT" (LIB 110243), WAS PREPARED BY ED MERCURIO, BIOLOGICAL CONSULTANT, DATED JULY 10, 2011.

A "BIOLOGICAL ASSESSMENT", WAS PREPARED BY ED MERCURIO, BIOLOGICAL CONSULTANT, DATED MAY 16, 2011.

A "BIOLOGICAL ASSESSMENT", WAS PREPARED BY ED MERCURIO, BIOLOGICAL CONSULTANT, DATED OCTOBER 10, 2006.

THE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND THE RECOMMENDATIONS CONTAINED IN SAID REPORTS SHALL BE FOLLOWED IN FURTHER DEVELOPMENT OF THIS PROPERTY.

(RMA - PLANNING DEPARTMENT)

12 DEED NOTICE

1. SAN JOAQUIN KIT FOX: IN ORDER TO DETERMINE THE PRESENCE OF SAN JOAQUIN KIT FOX ON THE PROJECT SITE, A PRE-CONSTRUCTION PROTOCOL LEVEL BIOLOGICAL SURVEY FOR SAN JOAQUIN KIT FOX SHALL BE CONDUCTED BY A COUNTY-APPROVED QUALIFIED BIOLOGIST ON EACH PARCEL, NO MORE THAN ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY OR ISSUANCE OF ANY PERMIT. IF SAN JOAQUIN KIT FOX OR ITS HABITAT IS DETERMINED TO BE PRESENT ONSITE BY THE PRE-CONSTRUCTION SURVEY, CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL CALIFORNIA DEPARTMENT OF FISH AND GAME IS CONSULTED AND APPROPRIATE MEASURES ARE ESTABLISHED TO AVOID IMPACTS TO SAN JOAQUIN KIT FOX. IF THE PRE-CONSTRUCTION SURVEY DETERMINES THAT THE PROJECT WILL NOT HAVE AN ADVERSE AFFECT ON SAN JOAQUIN KIT FOX, CONSTRUCTION ACTIVITIES MAY OCCUR. SITE PREPARATION (GRADING OR SITE DISTURBANCE) SHALL TAKE PLACE DURING LATE SUMMER THROUGH FALL TO BEST AVOID IMPACTS TO BREEDING AND/OR YOUNG WILDLIFE.

2. SPECIAL STATUS OR LISTED PLANTS: IN ORDER TO ADEQUATELY DETERMINE THE PRESENCE OF SPECIAL STATUS PLANTS WITHIN THE AREA OF ANY SOIL DISTURBANCE, THE APPLICANT SHALL CONDUCT A SEASONALLY-TIMED BIOLOGICAL SURVEY OF ANNUAL PLANTS, AND OTHER SPECIAL STATUS SPECIES, AS DESCRIBED IN THE BIOLOGIST'S REPORT DATED JULY 10, 2011, TO BE PREPARED BY A COUNTY-APPROVED BIOLOGICAL CONSULTANT PRIOR TO THE RECORDDATION OF THE PARCEL MAP. A SPRING SURVEY OF ANNUAL PLANT SPECIES, PREFERABLY DURING MID APRIL TO MID MAY IS REQUIRED ON THE NEW PARCELS. IF NO PLANTS ARE FOUND, THE PROJECT MAY PROCEED WITHOUT ANY FURTHER ASSESSMENT. IF SPECIAL STATUS PLANTS SPECIES ARE IDENTIFIED THEN ALTERNATIVE BUILDING SITES SHALL BE IDENTIFIED AND IMPLEMENTED IN COORDINATION WITH A COUNTY-APPROVED BIOLOGICAL CONSULTANT. ALTERNATIVE BUILDING SITES COULD INCLUDE OTHER AREAS WITHIN THE PROPERTY THAT ARE DISTURBED AND DO NOT CONTAIN SPECIAL STATUS SPECIES. NO DEVELOPMENT SHALL OCCUR WITHIN 100-FEET OF ANY SENSITIVE HABITAT OR SENSITIVE PLANT SPECIES. COMPLIANCE ACTION: NO MORE THAN 30-DAYS PRIOR TO START OF ANY GRADING OR CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT, CONDUCT A PRE-CONSTRUCTION BIOLOGICAL SURVEY FOR PRESENCE OF SPECIAL STATUS PLANTS AND ANIMALS. PRIOR TO ANY GRADING AND CONSTRUCTION AND ISSUANCE OF ANY GRADING AND BUILDING PERMITS, A SEASONALLY-TIMED SURVEY SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. ATTACH A LETTER FROM A QUALIFIED BIOLOGIST WHICH STATES THAT THE SURVEY FOLLOWS THE RECOMMENDATIONS MADE IN THE BIOLOGICAL SURVEY PREPARED FOR THE SITE. IF SPECIAL STATUS SPECIES ARE IDENTIFIED WITHIN THE PROPOSED BUILDING AREA, THEN THE APPLICANT SHALL SUBMIT PLANS FOR AN ALTERNATIVE BUILDING SITE TO THE RMA - PLANNING DIRECTOR FOR REVIEW AND APPROVAL. ACCOMPANYING THE PLANS SHALL BE A LETTER FROM A QUALIFIED BIOLOGIST WHICH CERTIFIES THAT THE ALTERNATIVE AREA WILL NOT IMPACT SPECIAL STATUS SPECIES.

NO MORE THAN 30 DAYS PRIOR TO START OF ANY GRADING OR CONSTRUCTION AND THE ISSUANCE OF A GRADING OR BUILDING PERMIT, CONDUCT A SEASONALLY TIMED BIOLOGICAL SURVEY FOR PRESENCE OF SPECIAL STATUS PLANTS AND ANIMALS AND SUBMIT IT TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL. ATTACH A LETTER FROM A QUALIFIED BIOLOGIST WHICH STATES THAT THE SURVEY FOLLOWS THE RECOMMENDATIONS MADE IN THE BIOLOGICAL SURVEY PREPARED FOR THE SITE. IF SPECIAL STATUS SPECIES ARE IDENTIFIED WITHIN THE PROPOSED BUILDING AREA, THE APPLICANT SHALL SUBMIT PLANS FOR AN ALTERNATIVE BUILDING SITE TO THE RMA - PLANNING DIRECTOR FOR REVIEW AND APPROVAL. ACCOMPANYING THE PLANS SHALL BE A LETTER FROM A QUALIFIED BIOLOGIST THAT CERTIFIES THAT THE ALTERNATIVE AREA WILL NOT IMPACT SPECIAL STATUS SPECIES.

(RMA - PLANNING DEPARTMENT)

13 DEED NOTICE

3. AMERICAN BADGER, MONTEREY DUSKY-FOOTED WOOD RAT AND BURROWING OWL: IN ORDER TO DETERMINE THE PRESENCE OF THESE SPECIES A PRE-CONSTRUCTION OCULAR BIOLOGICAL SURVEY SHALL BE CONDUCTED BY A COUNTY APPROVED BIOLOGIST WITHIN THE PROPOSED BUILDING ENVELOPES AND AREA OF ANY SOIL DISTURBANCE, NO MORE THAN TEN DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF A MONTEREY DUSKY-FOOTED WOOD RAT NEST IS FOUND TO BE PRESENT WITHIN AN AREA THAT COULD POTENTIALLY BE AFFECTED BY DEVELOPMENT, CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL THE NESTING SEASON HAS CONCLUDED, AND APPROPRIATE MEASURES ARE ESTABLISHED TO AVOID IMPACTS TO NESTING. IF THE PRE-CONSTRUCTION SURVEY DETERMINES THAT THE PROJECT WILL NOT HAVE AN ADVERSE AFFECT ON THE DUSKY-FOOTED WOOD RAT, CONSTRUCTION ACTIVITIES MAY OCCUR. SITE PREPARATION (GRADING OR SITE DISTURBANCE) SHALL TAKE PLACE DURING LATE SUMMER THROUGH FALL TO BEST AVOID IMPACTS TO BREEDING AND/OR YOUNG WILDLIFE.

(RMA - PLANNING DEPARTMENT)

NO MORE THAN TEN DAYS PRIOR TO START OF ANY GRADING OR CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT, CONDUCT A PRE-CONSTRUCTION VISUAL BIOLOGICAL SURVEY FOR PRESENCE OF AMERICAN BADGER, MONTEREY DUSKY-FOOTED WOOD RAT AND BURROWING OWL WITHIN AN AREA THAT COULD POTENTIALLY BE AFFECTED BY DEVELOPMENT OF THE DISTURBANCE, AND ATTACH A LETTER FROM A QUALIFIED BIOLOGIST THAT STATES THAT THE SURVEY FOLLOWS THE RECOMMENDATIONS MADE IN THE BIOLOGICAL SURVEY PREPARED FOR THE SITE BY A QUALIFIED BIOLOGIST. SUBMIT THE SURVEY AND LETTER TO THE RMA - PLANNING DIRECTOR FOR REVIEW AND APPROVAL. THE DEED NOTICE SHALL BE RECORDED ON EACH NEW PARCEL CONCURRENTLY WITH RECORDING THE PARCEL MAP. THE DEED NOTICE SHALL BE SUBMITTED TO THE RMA - PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

14 DEED NOTICE

BEST MANAGEMENT PRACTICES AS RECOMMENDED BY THE BIOLOGIST SHALL BE INCORPORATED AS A CONDITION OF APPROVAL TO PROTECT THE NATURAL HABITAT VALUES PRESENT ON THE SITE, IMPLEMENTED AS A NOTE PLACED ON THE PARCEL MAP AND A DEED NOTICE RECORDED ON THE DEED OF EACH NEW PARCEL. STATING AS FOLLOWS: 1. NATIVE WILDLIFE SHOULD BE PROTECTED. MAINTENANCE OF HEALTHY PREDATOR POPULATIONS IS THE BEST WAY TO INSURE THAT PREY SPECIES SUCH AS MICE, RATS AND OTHER RODENTS DO NOT INCREASE THEIR NUMBERS TO THE POINT WHERE THEY BECOME PESTS. IN ALL CASES, PROTECTION OF GARDEN PLANTS FROM ANIMAL DAMAGE FROM SHOULD BE ACCOMPLISHED WITHOUT POISONS. THIS IS ESPECIALLY IMPORTANT IN THIS AREA, SINCE IT IS POSSIBLE SAN JOAQUIN KIT FOX HABITAT AND THERE IS EVIDENCE FOR THE PRESENCE OF MONTEREY DUSKY FOOTED WOOD RATS. PROTECTION FROM MAMMALIAN PESTS, IF NECESSARY, SHOULD BE ACCOMPLISHED THROUGH BARRIERS, BY FRIGHTENING THEM (ODORS, ETC.) OR BY TRAPPING RATHER THAN BY POISONING. PROTECTION FROM AVIAN PESTS, IF NECESSARY, SHOULD BE ACCOMPLISHED THROUGH BARRIERS OR BY FRIGHTENING THEM AWAY.

2. CHEMICAL HERBICIDES AND CHEMICAL PESTICIDES SHOULD ONLY BE USED ON THE PROPERTY WHEN ALL OTHER OPTIONS FOR CONTROL HAVE BEEN EXHAUSTED. IF USED, CARE SHOULD BE TAKEN TO KEEP THEM CONFINED TO THE IMMEDIATE AREAS OF USE. IN ALL CASES, IF IT BECOMES NECESSARY TO USE CHEMICALS, THEY SHOULD BE TYPES THAT QUICKLY BREAK DOWN INTO HARMLESS COMPOUNDS. PESTICIDE USE, IF NECESSARY, SHOULD BE PART OF AN INTEGRATED PEST MANAGEMENT PROGRAM IN WHICH ALL OTHER NATURAL MEANS OF CONTROL ARE ALSO USED AND PESTICIDE USE IS INFREQUENT AND TIMED TO COINCIDE WITH PERIODS OF MAXIMUM PEST VULNERABILITY.

3. BLUE OAKS AND NATIVE SHRUBS ON THE PROPERTY SHOULD BE PROTECTED FROM DAMAGE. CARE SHOULD BE TAKEN TO INSURE THAT THEY DO NOT RECEIVE MORE WATER THAN NATURAL CONDITIONS PROVIDE. CARE SHOULD BE TAKEN TO INSURE THAT COMPACTION OF SOIL FROM SUCH ACTIVITIES AS VEHICLE USE OR CHANGES IN SOIL LEVELS DO NOT OCCUR UNDER DRIP LINES OF TREES AND SHRUBS AND THAT DRAINAGE SLOPES AWAY FROM TRUNKS. LESS THAN ONE THIRD OF BRANCHES SHALL BE REMOVED FROM ANY NATIVE TREE OR SHRUB THAT MAY NEED TO BE TRIMMED. LESS THAN ONE THIRD OF AREA UNDER THE DRIFLINE OF ANY NATIVE TREE OR SHRUB SHOULD BE PAVED. THERE SHOULD BE NO PAVEMENT CLOSER THAN FOUR FEET FROM THE TRUNKS OF TREES UNLESS PERMEABLE PAVEMENT IS USED IN THESE AREAS AND SURFACE ROOTS ARE DEEP ENOUGH TO ALLOW PAVING WITHOUT THEIR EXTENSIVE REMOVAL.

4. CLEARING OF NATURAL VEGETATION ON THE PROPERTY SHOULD ONLY BE DONE IN ORDER TO BE IN COMPLIANCE WITH FIRE LAWS. SENSITIVE PLANT SPECIES CAN REMAIN IN FIRE CLEARANCE ZONES AS LONG AS THEIR FUEL LOAD IS PROPERLY REDUCED. AS MUCH NATURAL VEGETATION AS POSSIBLE SHOULD BE ALLOWED TO REMAIN ON THE PROPERTY.

5. LANDSCAPING SHOULD EMPHASIZE NATIVE PLANTS OR DROUGHT TOLERANT PLANTS WITH SIMILAR REQUIREMENTS TO OUR NATIVE VEGETATION. MANY SUITABLE PLANTS FOR DROUGHT-TOLERANT LANDSCAPING IN OUR LOCAL AREA ARE LISTED ON PAMPHLETS AND WEBSITES AVAILABLE FROM THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY, THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AND OTHER AGENCIES.

(RMA - PLANNING DEPARTMENT)

15 DEED NOTICE

6. NO INVASIVE SPECIES OF PLANTS SHOULD BE PLANTED ON THE PROPERTY. INVASIVE PLANTS INCLUDE SUCH SPECIES SUCH AS PAMPAS GRASS (CORTADERIA JIBATA), FRENCH BROOM (GENISTA MONSPESULANA) AND RELATED PLANTS, HOTTENTOT FIG, SEA FIG OR ICE PLANT (CARPOBROTUS SP), CERTAIN KINDS OF EUCALYPTUS SUCH AS BLUE GUM (EUCALYPTUS GLOBULUS), CERTAIN KINDS OF ACACIAS SUCH AS THE HATTLES AND GROUND COVERS SUCH AS PERIWINKLE (VINCA SP) AND GAPEWEED (ARCTOTHECA GALENDOULA). THESE PLANTS AND OTHERS LIKE THEM CAN QUICKLY SPREAD THROUGH LOCAL NATURAL HABITATS AND SERIOUSLY DEGRADE THEM.

7. CURBS, IF PRESENT AT THE EDGES OF ROADS, PARKING AREAS, OR DRIVEWAYS, SHOULD BE ROLLED. ROLLED CURVES ARE AT A LOW ANGLE, 40° TO 50° OR LESS, TO ALLOW INVERTEBRATES, AMPHIBIANS, REPTILES AND OTHER SMALL ANIMALS TO CROSS THEM EASILY. 8. ANY FENCING ERECTED IN THE FUTURE ON THE PROPERTY OTHER THAN AROUND THE YARD AND GARDEN AREAS, SHOULD BE OF A TYPE TO ALLOW WILDLIFE TO CROSS. WIRE FENCING SHOULD HAVE A CLEARANCE OF EIGHTEEN INCHES BETWEEN THE GROUND AND THE FIRST WIRE AND CAN BE ANY HEIGHT. BOARD FENCING CAN BE OF ANY HEIGHT AND SHOULD HAVE AT LEAST TWO PANELS ON A SIDE, OR EVERY TEN FEET, WITH AT LEAST FIFTEEN INCHES BETWEEN BOARDS.

8. ANY FENCING ERECTED IN THE FUTURE ON THE PROPERTY OTHER THAN AROUND THE YARD AND GARDEN AREAS, SHOULD BE OF A TYPE TO ALLOW WILDLIFE TO CROSS. WIRE FENCING SHOULD HAVE A CLEARANCE OF EIGHTEEN INCHES BETWEEN THE GROUND AND THE FIRST WIRE AND CAN BE ANY HEIGHT. BOARD FENCING CAN BE OF ANY HEIGHT AND SHOULD HAVE AT LEAST TWO PANELS ON A SIDE, OR EVERY TEN FEET, WITH AT LEAST FIFTEEN INCHES BETWEEN BOARDS.

9. NO MOTORIZED VEHICLES SHOULD BE USED FOR OFF-ROAD RECREATIONAL ACTIVITIES ON AREAS OF NATURAL HABITAT ON THE PROPERTY.

(RMA - PLANNING DEPARTMENT)

17 NOTE ON MAP AND DEED NOTICE

A PHASE I HISTORICAL ASSESSMENT WAS COMPLETED FOR THE PROJECT BY GRMS AND IS ON FILE AT THE RMA- PLANNING DEPARTMENT. THE REPORT CONCLUDED THAT THE HISTORIC RESOURCE WHICH INCLUDES THE STRUCTURES THAT MAKE UP THE RANCH COMPLEX AND THE ASSOCIATED CEMETERY, ARE SIGNIFICANT AND ARE ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER AND THE COUNTY REGISTER OF HISTORIC RESOURCES. THE RANCH IS CONSIDERED ELIGIBLE FOR LISTING ACCORDING TO THE CRITERIA FOR THE CALIFORNIA REGISTER OF HISTORIC RESOURCES AND ACCORDING TO CEQA GUIDELINES SECTION 15064.5(A)(3). THE RANCH COMPLEX AS WELL AS THE FAMILY CEMETERY HAVE BEEN PLACED ON THE STATE HISTORIC RESOURCES INVENTORY AND A SITE RECORD HAS BEEN FILED. THE RANCH NOW HAS THE TRINOMIAL DESIGNATION OF CA-MNT2250 AND AN ASSIGNED PRIMARY NUMBER OF P-002860. FOR ANY FUTURE DEVELOPMENT ON LOTS 1 AND 3 A PHASE 2 HISTORIC ASSESSMENT WILL BE REQUIRED FOR RECOMMENDATIONS OR MITIGATION MEASURES CONCERNING THE HISTORIC RESOURCE AND MAY BE SUBJECT TO CEQA. FUTURE DEVELOPMENT ON LOTS 1 AND 3 SHALL AVOID RESULTING IN A SUBSTANTIAL ADVERSE IMPACT TO THE VALDEZ FAMILY CEMETERY ON LOT 3, INCLUDING A MINIMUM SETBACK FOR ANY DEVELOPMENT FROM THE RESOURCES AS RECOMMENDED BY A QUALIFIED HISTORIAN.

(RMA - PLANNING DEPARTMENT)

19 NOTE ON MAP AND DEED NOTICE

PRIOR TO ANY GRADING OR BUILDING PERMITS AN ARCHAEOLOGICAL RECONNAISSANCE SURVEY SHALL BE CONDUCTED. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE RECOMMENDATIONS IN THE REPORT.

(RMA - PLANNING DEPARTMENT)

20 UTILITIES - UNDERGROUND

ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

(RMA - PLANNING DEPARTMENT)

21 UTILITIES - SUBDIVISION

UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION IN ACCORDANCE WITH CHAPTER 19.10.045, TITLE 19 OF THE MONTEREY COUNTY CODE

(RMA - PLANNING DEPARTMENT)

23 HISTORIC STRUCTURES

AT SUCH TIME THAT THE BUILDINGS AND CEMETERY ON LOTS 1 AND 3 BECOME LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND/OR ON THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, THE PROPERTY OWNER SHALL APPLY TO THE COUNTY OF MONTEREY TO HAVE THE PROPERTY ON LOTS 1 AND 3 REZONED TO BE DESIGNATED WITH THE HISTORIC RESOURCES "HR" OVERLAY ON THE ZONING MAP.

(RMA - PLANNING DEPARTMENT)

25 FIRE REQUIREMENTS FOR ROADS

IMPROVE ROADS IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL FIRE JURISDICTION.

(RMA - PUBLIC WORKS DEPARTMENT)

28 REGIONAL TRAFFIC FEE

TO ADDRESS CUMULATIVE TRAFFIC IMPACTS TO THE REGIONAL ROADWAY SYSTEM, THE APPLICANT SHALL PAY THE TRANSPORTATION AGENCY OF MONTEREY COUNTY'S (TAMC) REGIONAL DEVELOPMENT IMPACT FEE. PRIOR TO ISSUANCE OF BUILDING PERMITS, APPLICANT SHALL PAY THE REGIONAL DEVELOPMENT IMPACT FEE. (RMA - PUBLIC WORKS DEPARTMENT)

33 PERCOLATION TESTING REPORT

A SOILS AND PERCOLATION REPORT HAS BEEN PREPARED FOR THIS PARCEL BY SOIL SURVEYS, DATED AUG 16, 2006 AND IS ON RECORD AT THE ENVIRONMENTAL HEALTH BUREAU, MONTEREY COUNTY, FILE NUMBER PLN060043. ALL PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THIS REPORT AND THE RECOMMENDATIONS THEREIN, INCLUDING THE RECOMMENDATIONS REGARDING SITE LOCATIONS ON PAGES 11 AND SITE PLAN FIGURE 2, SHEET 1. (ENVIRONMENTAL HEALTH BUREAU)

38 FIRE ACCESS

FIRE DEPARTMENT ACCESS TO MEET REQUIREMENTS AS FOLLOWS:

- (1) ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF TWO 9-FOOT TRAFFIC LANES.
- (2) SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES.
- (3) SURFACES SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS.
- (4) GRADES SHALL NOT EXCEED 15%; GRADES OVER 8% SHALL BE PAVED.
- (4) GRADES SHALL NOT EXCEED 15%; GRADES OVER 8% SHALL BE PAVED.

NOTE:

THERE WILL NOT BE A WATER SYSTEM. EACH LOT WILL BE SERVED BY ITS OWN WELL.

PLN 060043

PARCEL MAP

OF

LANDS OF VILLANUEVA

BEING A PORTION OF

SECTION 2, T. 23 S., R. 8 E, M.D.B.#M,
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR

SAUL AND MARIA VILLANUEVA

BY

H.D. PETERS CO., INC. & ASSOCIATES

SALINAS - CALIFORNIA

DECEMBER, 2012

SHEET FIVE OF FIVE SHEETS

3612-LOCKWOOD\3612R5.DWG

This page intentionally left blank