



County of Monterey

Item No.4

Planning Commission

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 26-061

June 10, 2026

Introduced: 6/3/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN220088 - THE RANCH CLUB, INC.

Public hearing to consider an amendment to Santa Lucia Preserve Phase B Subdivision Final Map to redesignate Lot 98's "Homeland" boundary to "Rancholand" and re-configure its "Openlands" boundary; 2) installation of a driveway on Lot 98; and 3) Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve's County Club and accessory structures, and the use of these structures for dining and social events. This Amendment would allow the use of a redwood grove adjacent to Lot 98 as an additional social event location.

Proposed Location: 14 Arroyo Sequoia, Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Consider an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (FEIR No. 94-005), as amended, and find that no additional environmental review is warranted pursuant to CEQA Guidelines section 15164.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution recommending the Board of Supervisors:

- 1) Consider an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (FEIR No. 94-005), as amended, and find that no additional environmental review is warranted pursuant to CEQA Guidelines section 15164; and
- 2) Approve a Combined Development Permit consisting of:
 - a. Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve's County Club and accessory structures, and the use of these structures for dining and social events. This Amendment would allow for an additional social event location ("Redwood Grove");
 - b. Amendment to the Santa Lucia Preserve Phase B Subdivision Final Map (Lot 98) to redesignate areas "Homeland" to "Rancholand" and re-configure the "Openlands" boundary; and
 - c. Administrative Permit to allow installation of a driveway in the Site Plan Review "S" district.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 6 conditions of approval.

PROJECT INFORMATION:

Owner: The Ranch Club, Inc.

Agent: Maureen Wruck Planning Consultant, LLC

Project Location: 14 Arroyo Sequoia

APN: 239-091-023-000

Parcel Size: 6.11 acres or 266, 151 square feet

Zoning: Resource Conservation, Design Control, Site Plan Review or “RC 40/D-S”

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

Project Planner: McKenna Bowling, Associate Planner

BowlingMR@countyofmonterey.gov, 831-755-5298

SUMMARY/DISCUSSION:

The subject property is located at 14 Arroyo Sequoia, and is subject to the policies and regulations of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance Title 21. The project site is also located within the Santa Lucia Preserve Comprehensive Development Plan (CDP) Plan Area. The Plan was approved by the County of Monterey Board of Supervisors on February 6, 1996, under PC94067.

HCD-Planning File No. PLN990037 allowed the construction of Santa Lucia Preserve’s (SLP) Country Club and other facilities. Facilities include: the Hacienda Dining Room, Hacienda Patio, Hacienda Courtyard, Hacienda Bar, Hacienda Garden, Ranch House, Ranch House Courtyard, Preserve Room, Polo Pools, Nest Coffee House, Moore’s Lake, and various recreational courts and trails. This prior Combined Development Permit also authorized SLP (and related entities, such as Ranch Club) to host various events at these facilities. Events and social gatherings include dining, equestrian, aquatics & lake activities, recreational activities/classes, Club events, private events, ceremonies, receptions, and weddings. Certain facilities (e.g., Hacienda, Ranch House, Glamping Tents, and Lake Cabin) also provide overnight accommodation to SLP residents and their guests.

On August 23, 2023, the project applicant filed a request to amend the previously approved Combined Development Permit (PLN990037). The Amendment proposes to allow historical social and community gatherings to occur at a Redwood Grove on Lot GG (owned by an entity of the Santa Lucia Preserve, “Ranch Club”). The range of activities that would occur on Lot GG, as they have historically occurred, would include educational lectures, group lunches, family milestones (weddings, etc.), and other similar events. See **Exhibit B2** for the full list of activities offered at various SLP spaces, including the Redwood Grove on Lot GG. **Exhibit C** includes a map of all event/community gathering locations and existing trail networks.

To provide adequate access to Lot GG, the project includes a Final Map Amendment to Tract No. 1333 of the Santa Lucia Preserve Phase B Subdivision to change the designation of Lot 98 (an adjacent lot to Lot GG) from “Homeland” to “Rancholand” and reconfigure the designated “Openlands” area on the property. The proposed “Openlands” area would change from 4.58 acres to 4.79 acres. Redesignation of this lot’s buildable area from “Homeland” to “Rancholand” will reduce the overall residential buildout of SLP by one unit. Allocated tree removal with Lot GG will remain with the lot.

The proposed reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around. This would facilitate the recreational/ community use of Lot GG by providing formalized access to an area that is used for various day-use recreational activities and social and community gatherings, including hiking trails. This driveway would accommodate passenger vehicles for family use and provide space for larger vehicles for

seasonal community functions. Guests would be shuttled from the Sporting Center at 81 and 85 Rancho San Carlos Road to the project site for larger community and family gatherings. Once dropped off, guests would walk a short distance on an existing trail to Lot GG for events at the Redwood Grove. Lot 98 would not be used for events, but simply provide access to Lot GG, where social and community activities would primarily coincide with weekends, primarily being day uses, though the Ranch Club may also host an occasional evening use. The site will also continue to be available to members of the Santa Lucia Preserve and their guests. The site is not available to the general public.

There are no trees to be removed as a result of the project. The attached site plan indicates that the exact alignment of the driveway may change to avoid impact on the trees located on the site. Condition No. 5 has been applied to ensure that the applicant installs tree and root protection measures to assure the nearby trees will be protected from inadvertent damage.

Title 19, Section 19.08.015.A.7 requires that the Final Map Amendment be considered at consecutive hearings by the appropriate decision-making body(s) that approved or recommended the original tentative map. County staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) recommending that the Board of Supervisors approve the project as proposed and conditioned. Following the Planning Commission's consideration, the project will be referred to the Board of Supervisors.

Events

Sanitary needs will be met through the provision of temporary toilet facilities and handwashing stations. Permanent restroom facilities are available off-site at nearby parking. For events exceeding one hour, potable water dispensing stations, chemical toilets and handwashing stations will be required as a condition of approval. No food or beverage service will occur on-site. Licensed food service establishments are located in close proximity, and potable water is accessible at nearby community facilities including the Hacienda, the Bard, and Hacienda Annex.

All outdoor gatherings will be subject to a special events permit issued by the permitting department as a condition of approval to address traffic, emergency access, noise, and lighting. To ensure emergency access is maintained, the events plan shall include provisions for site access control, on-site parking management, a shuttle program for attendees, and a prohibition on parking along paved subdivision roads. These measures are expected to reduce vehicle volume and prevent congestion along Arroyo Sequoia and adjacent roadways.

Events will comply with Monterey County Code Section 10.60.040, which regulates nighttime noise and prohibits loud or unreasonable sounds between 9:00 p.m. and 7:00 a.m. Lighting provisions will be addressed in the events plan to minimize impacts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The Santa Lucia Preserve Final Environmental Impact Report was certified February 6, 1996, through the adoption of Board of Supervisors Resolution No. 96-059 (**Exhibit E**). This Addendum to Santa Lucia Preserve's previously certified Environmental Impact Report was prepared pursuant to 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 (**Exhibit F**).

The EIR for SLP Phase A-C analyzed the creation of 297 market-rate residential lots, all of which were designed with specific homeland boundaries that are designated for residential development. The remainder of the created lots were conveyed as open space through Conservation Easements. The EIR anticipated that each of these residential lots would be constructed with a single-family dwelling and associated accessory structures. The proposed project is limited to redesignating Lot 98's "Homeland" boundary to "Rancholands", reconfiguring the "Openlands" boundary, and the construction of a driveway (within an access easement) leading to an adjacent Redwood Grove. The proposed project does not increase the number of lots analyzed under the EIR and does not increase the subject property's anticipated development potential. In fact, the overall buildout of SLP is reduced by one unit through the implementation of this project. Therefore, the proposed project scope requires no major revisions to the EIR, nor would it involve new significant environmental impacts. Further, no new information has been presented to warrant further environmental review.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

HCD staff coordinated with HCD-Environmental Services, Environmental Health Bureau, Monterey County Regional Fire Department, and HCD Engineering Services.

LUAC

The proposed project did not require referral to the Greater Monterey Peninsula Land Use Advisory Committee for review due to the project not involving a Design Approval subject to a public hearing as part of this application.

Prepared by: McKenna Bowling, Associate Planner, 831-755-5298

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Sarah Wikle, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

- Conditions of Approval
- Statement of Operations
- Site Plans

Exhibit C - Ranch Club Facilities & Trail Map

Exhibit D - Use Permit PLN990037

Exhibit E - Santa Lucia Preserve EIR

Exhibit F - Addendum

Exhibit G - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Department; HCD- Environmental Services; HCD- Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Maureen Wruck Planning Consultant, LLC, Agent; The Ranch Club, Inc., Owner; Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN220088.