

Exhibit B

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Exhibit B
DRAFT RESOLUTION

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

In the matter of the application of:

THE RANCH CLUB, INC. (PLN220088)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission recommending that 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:
 - 1) 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”);
 - 2) Santa Lucia Preserve Phase B Subdivision Final Map Amendment (Lot 98) to redesignate areas “Homeland” to “Rancholand” and re-configure the “Openlands” boundary; and
 - 3) Administrative Permit to allow installation of a driveway in the Site Plan Review “S” district.

[PLN220088 THE RANCH CLUB, INC., 14 Arroyo Sequoia, Carmel Valley (APN: 239-091-023-000) Carmel Valley Master Plan]

The Ranch Club, Inc. application (PLN220088) came on for a public hearing before the Planning Commission of the County of Monterey on October 29, 2025 and June 10, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Board approve the project with reference to the following findings and evidence:

FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County received and processed a Combined Development Permit (HCD Planning File No. PLN990037; Planning Commission Resolution No. 99045).
- a) Application. An application was filed with the County on May 2, 2022 to allow the Santa Lucia Preserve and its members to use the Redwood Grove on Lot GG for events and social gatherings (County File No. PLN220088).
 - b) Background. On August 11, 1999, the County of Monterey Planning Commission approved a Combined Development Permit (Resolution No. 99045), consisting of a Use Permit to allow development of the Country Club and construction of accessory structures for social gatherings and events, an Administrative Permit for Site Plan Approval and Design Review for construction of accessory structures. At the time of approval, the project did not include the Redwood Grove as an approved location for the Preserve’s social gatherings. The Redwood Grove has historically been used for events such as weddings, group lunches, or educational lectures. Events held at the Redwood Grove are limited to residents of the Preserve and/or its guests. The site is not available to the general public.
 - c) The project also includes the construction of a formal driveway to access the Redwood Grove. Construction of the formal driveway will allow shuttling of guests in larger transportation vehicles from the Hacienda to the site.
 - d) The project planner conducted a site inspection on April 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.
2. **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;
 - Comprehensive Development Plan for the Santa Lucia Preserve;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Subdivision Ordinance (Title 19).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The project consists of an Amendment to a previously approved Combined Development Permit, consisting of a Use Permit that allowed construction of Santa Lucia Preserve’s County Club and accessory structures, and the use of those structures for dining and social events. The proposed Amendment would modify this prior permit to allow

historical social and community gathering to occur at an additional event space on Lot GG (owned by Santa Lucia Preserve). 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.), etc. 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 from “Homeland” to “Rancholand” and reconfigure the designated “Openlands” area on the property. This reconfiguration would allow installation of a formalized driveway on Lot 98, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings. This driveway would also provide access to existing hiking trails on Lot GG. This driveway will allow passenger vehicles for family use and provide a design that would allow larger transportation vehicles for seasonal community functions. Guests would be shuttled to the project site from the Sporting Center at 81 and 85 Rancho San Carlos Road for larger community and family gatherings. 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.

- c) Allowed Use. The property is located at 14 Arroyo Sequoia (APN 239-091-023-000) within the Greater Monterey Peninsula Area Plan. The parcel is zoned “Resource Conservation, 40-acre minimum, Design Control, Site Plan Review” or “RC-40/D-S”. The previously approved Use Permit (PLN990037), the Preserve established uses of various locations throughout the Preserve for social events and gatherings. The Redwood Grove has historically been used as one of the event locations; however, through this project, it is being formally recognized as an approved location to host events, such as weddings for residents and/or their guests. RC zoning allows accessory uses (driveway access) to any permitted use (PLN990037). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its current configuration as lot 98 on the map of Tract No. 1333 “Santa Lucia Preserve Phase B” on file with the County of Monterey in Volume 20, Page 33, of the 1999 “Cities and Towns”. Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Site Plan Review District (S District). The installation of driveway access to the site is consistent with the purpose of the S District as specified in Section 21.45.010 of Title 21, which states that the district provides regulations for review of development in areas where, 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. As an accessory

structure not impacting any resources, an Administrative Permit is not required in this case.

- f) Greater Monterey Peninsula Area Plan. The text, policies, and regulations in the Greater Monterey Peninsula Area Plan have been evaluated during the course of review of applications. No conflicts were found to exist.
- g) Santa Lucia Preserve Comprehensive Plan. The text, policies, and regulations in the Santa Lucia Preserve Comprehensive Plan (CDP) have been evaluated during the course of review of applications. No conflicts were found to exist. The CDP outlines resident serving community uses in CDP Sections 1.4.2.2, resident and member use and recreational uses in CDP Section 1.4.2.4. Visitor accommodation uses, including dining facilities, are outlined in Section 1.4.2.3 and include The Hacienda and The Lodge. Recognition of the Redwood Grove on Lot GG, where events have historically occurred, would not be in conflict with the SLP CDP. The SLP CDP recognizes “Homelands” as “all of the residential building envelopes” and “Rancholands” as “all the non-residential development lots” (and typically community-owned). The assumed buildout of Lot GG, which was created with a Homeland boundary, was the construction of a two-story single-family dwelling and the removal of up to 3 trees. 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.
- h) Ranch Club Operations. The previously approved Use Permit allowed construction of Santa Lucia Preserve’s County Club and accessory structures, and the use of those structures for dining and social events. The Redwood Grove located on Lot GG had historically been used as one of the event locations considered under PLN990037, however it had not been specifically named or listed as an event location in the approved resolution. The events include, but are not limited to, private weddings and/or events for residents and their guests. The events held on site at the various locations are not open to the public, and no new events or locations are proposed through implementation of this application. The applicant has prepared an updated Operations Plan (attached) to include all locations and describe the events held at each location. Memorializing of the Redwood Grove is the only change to the operations plan; all other even locations and types are authorized through PLN990037. The application does not propose any new construction or intensification of any previously considered uses; therefore, the establishment of the Redwood Grove is consistent with what was considered under PLN990037.
- i) Tree Removal. No trees are proposed to be removed as part of the project. To assure protection of nearby trees while construction of the driveway is ongoing, Condition 5 requires the applicant to install tree and root protection measures to nearby trees, to prevent inadvertent damage from construction-related activities.
- j) Archaeological Resources. According to Monterey County GIS, the subject property is located in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural

activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- k) Land Use Advisory Committee (LUAC) Review. 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. Additionally, the GMP LUAC does not currently hold a quorum to consider projects, therefore the project was referred to the Planning Commission.
- l) The project planner conducted a site inspection on April 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

3. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The Monterey County Geographic Information System (GIS) indicates that there is potential for erosion and fire hazard areas on the site. The project plans include a sediment and erosion control plan that was reviewed and approved by HCD Environmental Services. Additionally, staff with Monterey County Regional Fire Department have reviewed the plans and found no concerns, deeming the project complete with no conditions. The site is within a high archaeological sensitivity zone. Staff identified no potential impacts to protected resources, as the project does not involve the construction of any new structures and only minimal grading. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.
 - c) Staff conducted a site inspection on April 17, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

4. 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 proposed assemblages of people as part of the project application was reviewed by HCD-Planning, HCD- Engineering Services, HCD- Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Control District. The respective agencies have 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.
 - b) Events held on Lot GG, and the related vehicular traffic on the project site (Lot 98), would be temporary in nature. All events would last no more than a single day, and no more than 30 events per calendar year. No permanent public facilities are required. The application materials demonstrate that potable water for the event will be provided at nearby community facilities, and restroom facilities will be provided for social gatherings by chemical toilet facilities, pursuant to MCC section 15.20.040.
 - c) Necessary public facilities such as flush toilets are located off-site at the nearby parking areas. Potable water dispensing stations and temporary facilities such as chemical toilets and handwashing stations will be provided for events expected to be longer than one hour (Condition No. 6).
 - d) Food and beverage. Food and beverages will not be provided on Lot 98 or Lot GG as there are licensed food service facilities in close proximity. Potable water is located at nearby community service facilities at the Hacienda, the Bard, or Hacienda Annex. As approved under PLN990037, the existing other social gathering event spaces (County Club, Hacienda, etc.) do facilitate dining events, where food and beverage would be provided.
 - e) Emergency Access. In order to ensure access to the site and parking during the event does not impact emergency services, an events plan shall be prepared and include logistics for management of site access and on-site parking, attendance shuttle program, and the prohibition of parking along paved subdivision roads (Condition No. 6). Implementation of this plan shall reduce the volume of vehicles traveling to the site, and prevent vehicles from parking along Arroyo Sequoia and other paved roads.
 - f) Noise. Event plan shall comply with MCC section 10.60.040 regulates nighttime noise and prohibits loud or unreasonable sounds from 9:00 p.m. to 7:00 a.m. (Condition No. 6).
 - g) Staff conducted a site inspection on April 17, 2024 to verify that the site is suitable for this use.
 - h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

5. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 17, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

6. FINDING: **CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to 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 Environmental Impact Report for the Santa Lucia Preserve Subdivision was prepared and certified by the Board of Supervisors on February 6, 1996 (EIR #94-005/Resolution #96-059).
 - b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence “c” and “d”. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit E of the June 10 2026, staff report to the Planning Commission and reflects the County’s independent judgement and analysis.
 - c) Santa Lucia EIR indicates each residential lot’s homeland boundary was created based on 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 for Lot 98. As proposed, the project involves redesignating Lot 98 from “Homeland” to “Rancholand” and reconfiguration of the designated “Openlands” area on the property. This reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot 98 by providing formalized access through construction of a driveway to Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings. Redesignation of the “Homeland” boundary to “Rancholands”, and reconfiguration of the “Openlands” area would not impact any other natural resources, including archaeological, biological, or geological.
 - d) Pursuant to CEQA Guidelines section 15162(a)(1), no substantial changes to the project scope analyzed under the EIR are proposed that

would require major revisions to the EIR due to the involvement of new significant environmental impacts. 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" 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 scope of work analyzed under the EIR remains stable and the proposed project scope requires no major revisions to the EIR or that would involve new significant environmental impacts.

- e) Pursuant to CEQA Guidelines sections 15162(a)(2), no substantial changes have occurred with respect to the circumstances under which the proposed project is being taken that would require major revisions to the EIR due to the involvement of new significant environmental impacts. Further, pursuant to CEQA Guidelines section 15162(a)(3), no new information has been presented to warrant further environmental review. Development of the proposed driveway would not impact any other natural resources, including forest, archaeological, biological, or geological.
- f) Staff conducted a site inspection on April 17, 2024, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- g) The Planning Commission has considered the Addendum together with the Environmental Impact Report for the Santa Lucia Preserve Subdivision and recommends that the Board of Supervisors find that there is no substantial evidence that the project warrants subsequent environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- h) Staff conducted a site inspection to verify that the site and proposed project meet the criteria for an exemption.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

7. **FINDING:** **FINAL 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.
- a) A Final Map Amendment is required to amend the recorded building envelope pursuant to the County of Monterey's Subdivision Ordinance

(Chapter 19.08.015 County Code) and the Subdivision Map Act (Section 66469 and 6647.1 Government Code).

- b) The proposed project (HCD-Planning File No. PLN220088) consists of an amendment to the Santa Lucia Preserve Phase B Subdivision Final Map, filed as Volume 20, Cities and Towns, Page 8. The amendment redesignates Lot 98 from “Homeland” to “Rancholand” and proposes to reconfigure the designated “Openlands” area on the property. This reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot 98 by providing formalized access through construction of a driveway to Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings
- d) The modification of the Homeland Boundary would not impose any burden on the fee owner for the subject property, and the modification to the boundary has been requested by the Santa Lucia Preserve. The Santa Lucia Preserve & Conservancy reviewed the Ranch Club’s request for the homeland boundary adjustment and agreed to a memorandum of understanding to carry out this project and approved amending the property’s Deed of Conservation Easement (rancholands boundary and the openlands boundary). This agreement has been signed by all parties and shall be recorded concurrently with the recordation of the Final Map Amendment, which is subject to the Board of Supervisors’ approval.
- e) The map, as modified, conforms to the provisions of Government Code 66474. None of the findings for denial of the map amendment under Government Code section 66474 can be made.
- f) 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. Following the Planning Commission’s consideration, the project will be referred to the Board of Supervisors.
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby recommend that the Board of Supervisors of the County of Monterey:

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 the Combined Development Permit to: 1) Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve’s Country 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”); 2) Santa Lucia Preserve Phase B Subdivision Final Map Amendment (Lot 98) to redesignate areas “homeland” to “Rancholand” and reconfigure the “Openlands”

boundary; and 3) Administrative Permit to allow installation of a driveway in the Site Plan Review "S" district.

This recommendation is subject to 7 conditions of approval, and general conformance with the attached sketch, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of June, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Sarah Wikle, Principal Planner for
Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS RECOMMENDATION MAILED TO APPLICANT ON _____.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220088

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220088) allows a Final Map Amendment to Tract No. 1333, San Lucia Preserve Phase B, filed in Volume 20 Cities and Towns Pg. 33 to change the designation of Lot 98 from "Homeland" to "Rancholand" and re-configure the designated "Openlands" on the property, an Administrative Permit to allow development in the Site Plan Review "S" district, consisting of installing driveway access to a redwood grove for low intensity recreational hiking and a Use Permit to allow Assemblages of People . The property is located at 14 Arroyo Sequoia (Assessor's Parcel Number 239-091-023-000), Carmel Valley Master 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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Board of Supervisors for Assessor's Parcel Number 239-091-023-000 on XXXXX. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During grading/construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PDSP001-OPERATIONS PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to ensure access to the Ranch Club's various event and community gathering locations, and parking during event held at those locations, do not impact emergency services or the residing public, an master events plan shall be prepared and include logistics for management of site access and on-site parking, event shuttle program, restroom facilities, and the prohibition of parking along paved subdivision roads. Potable water dispensing stations and temporary facilities such as chemical toilets and handwashing stations will be provided for events expected to be longer than one hour. The event plan shall be accompanied by a site plan illustrating the various event locations and event typers per location. This plan shall be adhered to on an on-going basis. HCD shall be informed of any changes.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, the Applicant/Owner shall submit a master event plan to HCD-Planning for review and approval.

The event plan shall be adhered to on an on-going basis.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

The Ranch Club Operations Plan

Overview

The Ranch Club's mission is to provide exceptional recreational, social, and dining experiences in a welcoming, well-maintained, and community-focused environment. This Operations Plan outlines high-quality service delivery across all departments: Dining, Equestrian, Aquatics, Lake Activities, Recreation (Courts & Trails), Accommodation, Fitness, Events & Social Programming.

Departmental Operations

A. Dining Operations

Facilities: 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.

Service Schedule:

- Breakfast
 - Lunch
 - Dinner
 - Brunch
 - Light Meals
 - Member Events
 - Private Events
 - Coffee
-

B. Equestrian Operations

Facilities: Barns, Arenas, Turnout Pastures, Exercise Track, and Trails

Service Schedule:

- Horse Boarding
- Daily Exercise Programs
- Lessons

- Cattle Work
 - Kids Camps
 - Equestrian Events
 - Movie Nights
 - Social Events
-

C. Aquatics & Lake Operations

Facilities: Hacienda Pool, Polo Pools, Moores Lake

Service Schedule:

- Year-round swimming
 - Water Slide
 - Hot Tub
 - Steam Room
 - Cold Plunge
 - F & B offerings
 - Private Events
 - Member Events
 - Kayaking
 - Pedal Boats
 - Row Boats
 - Stand Up Paddle Boarding
 - Fishing
 - Star Gazing
 - Glamping tents and cabin.
-

D. Recreation (Courts & Trails)

Facilities: Tennis, Pickleball, Basketball Court, All Purpose Sports Court, Bocce, Horse Shoe Softball Field, and hiking/biking trails.

Service Schedule:

- Tennis
 - Pickleball
 - Lawn Tennis
 - Basketball
 - Softball Games
 - Soccer
 - Flag Football
 - Archery
 - Croquet
 - Bocce
 - Horse Shoes
 - Lawn Bowling
 - Hiking
 - Food and Beverage
 - Kids Camps
 - Gym
 - Group Exercise Classes
 - Pilates
 - Weight Room
 - Personal Training
 - Recreational Bikes
-

E. Social & Event Programming

Facilities: Event barn, Hacienda, Hacienda Garden, Hacienda Lawns & Redwood Grove,

Service Schedule:

- Club Events
- Private Events
- Ceremonies
- Receptions

- Weddings

E. Accommodation

Facilities: Hacienda, Ranch House, Glamping Tents, Lake Cabin

Service Schedule:

- Sleeping Rooms
- Glamping

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
 - THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY MONTEREY COUNTY
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS", THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- PROJECT IS LOCATED IN FEMA ZONE "X". FEMA FIRM PANEL: 06053C0520G.
- MONTEREY COUNTY NOTE: INTENTION OF GRADING: CONSTRUCTION OF SERVICE ROAD AND ASSOCIATED SITEWORK.
- MONTEREY COUNTY NOTE: ESTIMATED START: JUNE 2023, ESTIMATED COMPLETION: SEPTEMBER 2023.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- MONTEREY COUNTY NOTE: STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
 - IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

EARTHWORK AND AREA ESTIMATES

C = 40 CY
 F = 55 CY
 IMPORT = 15 CY
 ESTIMATED AREA OF SOIL DISTURBANCE = 0.25 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON A FIELD SURVEY CONDUCTED IN MARCH, 2021. BENCHMARK: SET MAG & WASHER IN SOUTHEAST EDGE OF IN ASPHALT AT ARROYO SEQUOIA. ELEVATION = 1528.87 (ASSUMED DATUM).
- ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BUILDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES OR A DEPTH AS DETERMINED BY THE GE, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
 - ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 4 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
 - IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SIEVE
 - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
 - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

- 100--- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - - HOMELAND BOUNDARY
- EASEMENT LINE
- CENTER LINE
- ▲100 CONTROL POINT
- BM BENCHMARK
- F3P L50000 FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- CUM BM#301 FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BH-1 BORE HOLE / BORING LOCATION
- + 928.30 SPOT GRADE
- 12" OAK TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- 100.00 WATER SURFACE ELEVATION
- FLOW LINE
- AREA OF 25% OR GREATER SLOPE
- SIGN
- OH OVERHEAD UTILITY LINE(S)
- E UNDERGROUND ELECTRIC LINE
- UP UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT LIGHT, ELECTROLIER
- TS TRAFFIC SIGNAL
- G GAS LINE
- GV ICV GAS VALVE, IRRIGATION CONTROL VALVE
- SD STORM DRAIN LINE
- DS DOWNSPOUT
- SS SANITARY SEWER LINE (GRAVITY)
- SSCO CLEANOUT
- T UNDERGROUND TELEPHONE LINE
- W WATER LINE
- WELL
- WV WATER VALVE
- PIV POST INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- HB HOSE BIB
- BFP BACKFLOW PREVENTION DEVICE

ABBREVIATIONS

- ± PLUS OR MINUS; APPROX
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- APPROX APPROXIMATE
- ASB AGGREGATE SUBBASE
- BC BEGIN CURVE
- BVC BEGIN VERTICAL CURVE
- BVC ELEVATION
- BVS BOTTOM OF STAIR
- C&G CURB AND GUTTER
- C CENTERLINE
- CL CENTERLINE; CLASS
- CLR CLEAR
- CMP CORRUGATED METAL PIPE
- CO CLEANOUT
- CONC CONCRETE
- CONST CONTINUOUS
- DEMO DEMOLISH AND DISPOSE OF
- D.G. DECOMPOSED GRANITE
- DI DRAIN INLET
- DIA DIAMETER
- DS DOWNSPOUT
- (E) EXISTING
- END CURVE
- EG EXISTING GRADE
- EJ EXPANSION JOINT
- ELEC ELECTRIC
- ELEV ELEVATION
- EDGE OF TRAVELED WAY
- EVC END VERTICAL CURVE
- EVC ELEVATION
- EVC STATION
- EX EXISTING
- FACE OF CURB
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GB ELEVATION
- GB STATION
- GS GAS METER
- GRT GRAT
- GV GAS VALVE/VAULT
- HP HIGH POINT
- HORIZONTAL
- INVERT
- JOINT UTILITY POLE
- LINEAR FEET
- LP LOWER FINISH FLOOR
- LP LOW POINT
- LEFT
- LT MATCH EXISTING GRADE
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- N.I.C. NOT IN CONTRACT (BY OTHERS)
- OG ORIGINAL GROUND
- P.A. PLANTER AREA
- PC POINT OF CURVATURE
- P.O.C. POINT OF CONNECTION
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PVI POINT OF VERTICAL INTERSECTION
- R RADIUS
- R.C. RELATIVE COMPACTION
- RT RIGHT
- RW RECYCLED WATER
- SD STORM DRAIN
- SS SANITARY SEWER
- STA STATION
- SW SIDEWALK
- TC TOP OF CURB
- TFC TOP OF FLUSH CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL
- UG UNDERGROUND
- UP UTILITY POLE
- UNKN UNKNOWN
- VAR VARIES
- VERT. VERTICAL
- W WATER
- WM WATER METER
- WV WATER VALVE

SITE ADDRESS & APN

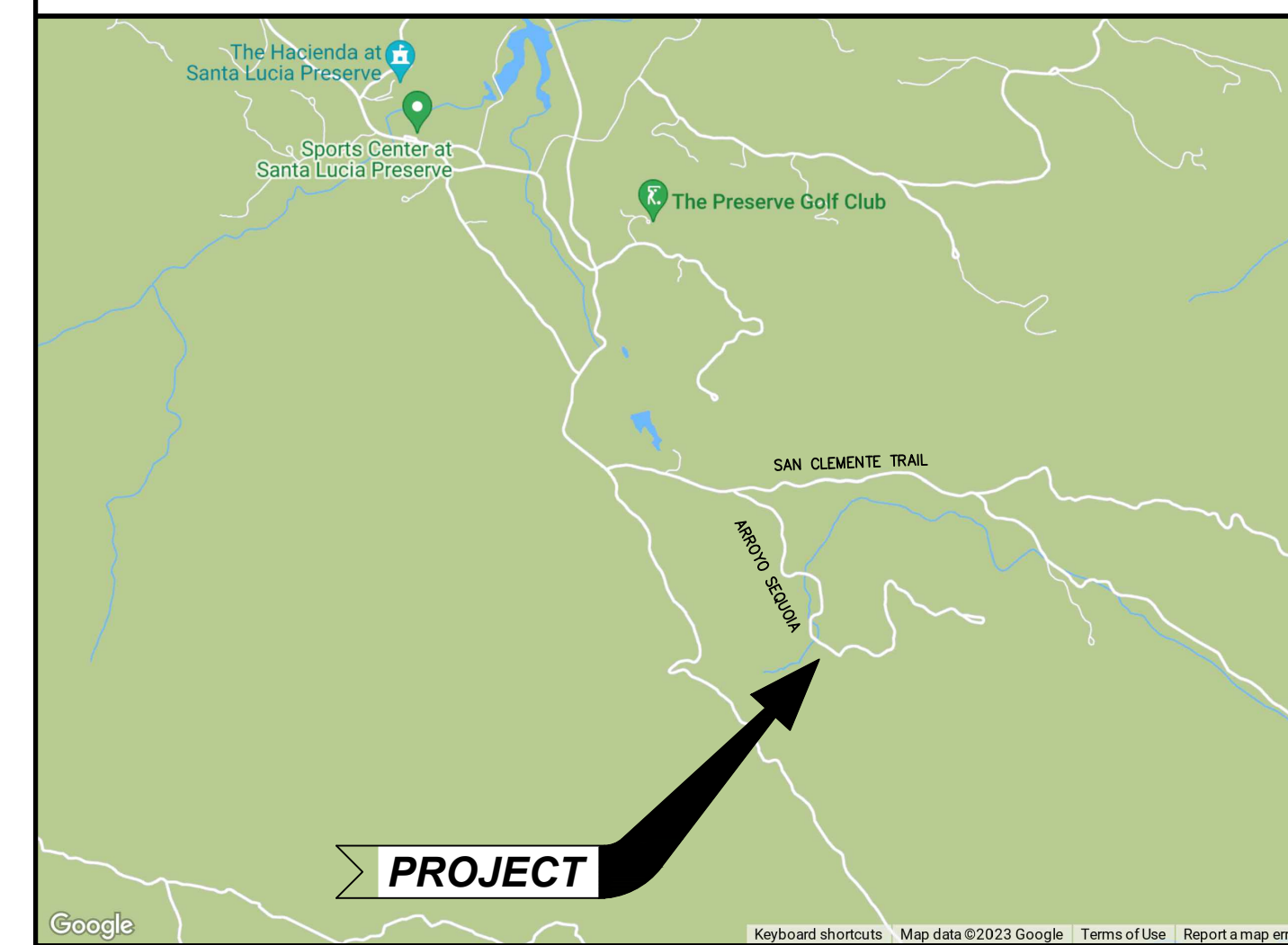
14 ARROYO SEQUOIA
 CARMEL BY THE SEA, CA 93923
 APN: 239-091-023-000

OWNER

SLPCSD
 1 RANCHO SAN CARLOS ROAD
 CARMEL, CA 93923
 TEL: 831-620-6700
 ATTN: FORREST ARTHUR

CIVIL ENGINEER/SURVEYOR

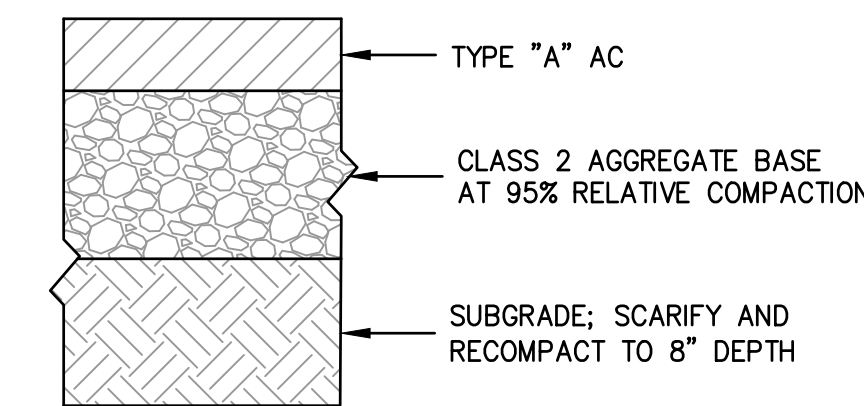
WHITSON ENGINEERS
 6 HARRIS COURT
 MONTEREY, CA 93940
 TEL: (831) 649-5225



VICINITY MAP

CIVIL SHEET INDEX

C001	CIVIL COVER SHEET
C101	CIVIL GRADING PLAN
C201	VEHICLE TRACKING TURNING
C301	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C302	TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

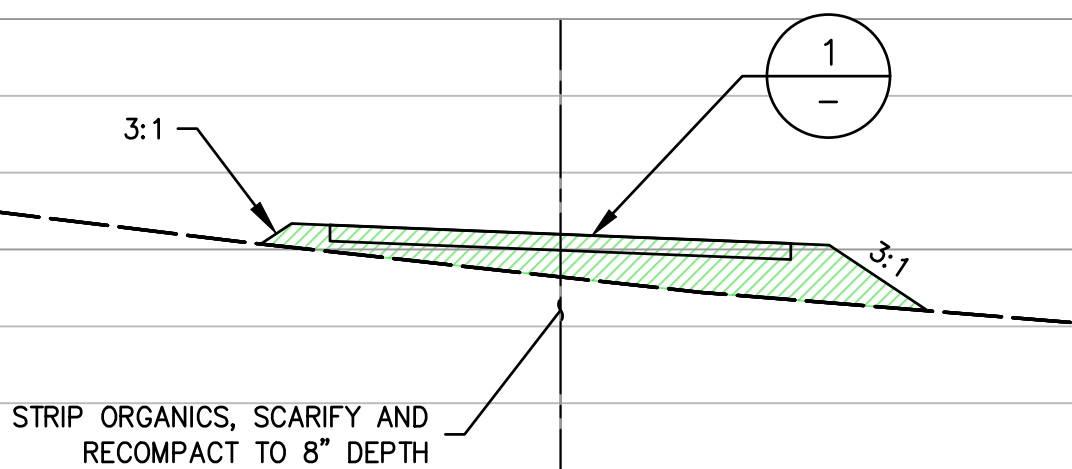


LOCATION	T.I.	HMA	CLASS 2 AB
ALL VEHICLE PAVING	6.0	2.5"	6"

NOTE: VALUES BASED ON SUBGRADE R=45

1 HMA PAVEMENT

SCALE: NONE



2 TYPICAL ROADWAY SECTION

SCALE: 1"=10'

NOTE: EXACT ROAD ALIGNMENT MAY REQUIRE ADJUSTMENT TO SAVE TREES. IF TREES CANNOT BE SAVED, SANTA LUCIA PRESERVE COMMUNITY SERVICE DISTRICT SHALL DETERMINE WHICH TREE TO BE REMOVED AND ADJUST ALIGNMENT ACCORDINGLY TO SAVE THE OTHER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	



Civil Engineering
 Land Surveying
 6 Harris Court
 Monterey, California
 831.649.5225
 whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 55219
 STATE OF CALIFORNIA

SUBMITTAL / REVISION

Carmel, California

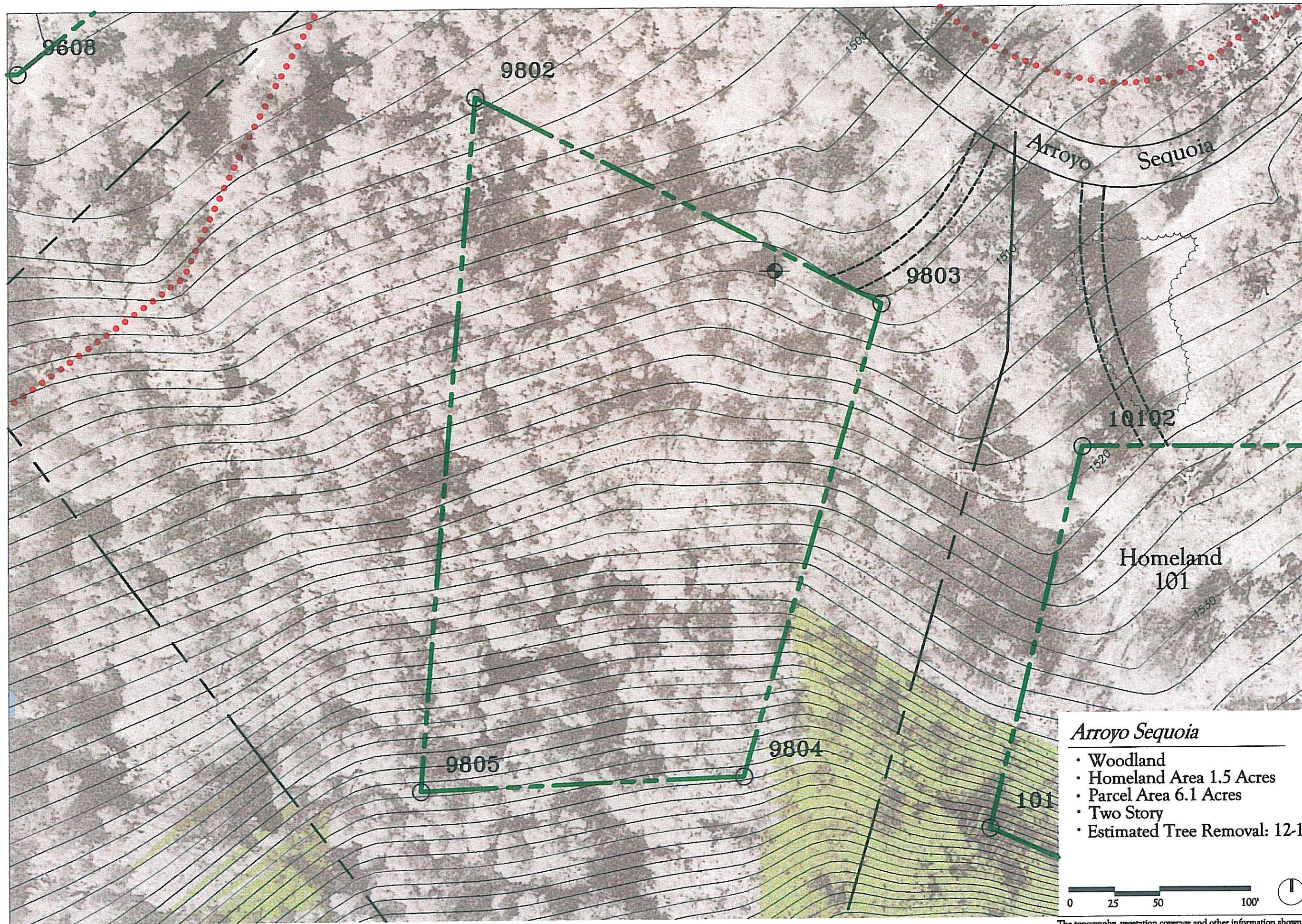
APN: 239-091-023-000

SLP-LOT 98

COVER SHEET

NOT FOR CONSTRUCTION

SCALE: NONE
 DRAWN: RPW
 JOB No.: 4341.00
 SHEET
C001
 OF



LEGEND

- Homeland Boundary
- Proposed Driveway
- Trail Location
- Wetlands
- Riparian Corridor
- Archaeological Sites
- 30% Slopes
- Dormant/Active Landslide Area
- Fault Trace
- Potential Silhouette Ridgelines
- Utility Drop Point
- Septic Envelope Location

SANTA LUCIA PRESERVE

HART/HOWERTON
Planners, Architects and
Landscape Architects
San Francisco New York

- Arroyo Sequoia*
- Woodland
 - Homeland Area 1.5 Acres
 - Parcel Area 6.1 Acres
 - Two Story
 - Estimated Tree Removal: 12-14



HOMELAND FOR PARCEL
98
March 2000

The topography, vegetation coverage and other information shown on this Homeland Diagram is based upon 1996 aerial survey data and may not accurately reflect current conditions. While suitable for general planning purposes, the Design Review Guidelines require that the information be confirmed and updated by the owner, and that the Design Review submittals contain accurate current survey information.

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 LOT 98, 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 AMENDMENT TO THE SUBDIVISION AS SHOWN.

AS OWNER:
THE RANCHO CLUB, INC.,

DONAL DALY, GENERAL MANAGER

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 THE RANCHO CLUB, INC., IN SEPTEMBER 2022. 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 AMENDED FINAL MAP SUBSTANTIALLY CONFORMS TO THE ORIGINAL FINAL MAP.

RICHARD P. WEBER
P.L.S. NO. 8002

DATE



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 FINAL MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS, ON _____; 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.

MICHAEL K. GOETZ, PLS 5667
COUNTY SURVEYOR
MONTEREY COUNTY, CALIFORNIA

DATE: _____

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 _____)
COUNTY OF _____)
ON _____ ,
BEFORE ME, _____ , NOTARY PUBLIC

PERSONALLY APPEARED _____, 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 _____
NOTARY PUBLIC'S NAME: _____
COUNTY OF BUSINESS: _____
COMMISSION EXPIRATION DATE: _____
COMMISSION NUMBER: _____

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 AMENDED FINAL MAP ON THE _____ DAY OF _____, 2022.

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 _____, 2022, AT _____, M., IN VOLUME _____ OF CITIES AND TOWNS, AT PAGE _____, AT THE REQUEST OF WHITSON ENGINEERS.

STEPHEN L. VAGNINI
RECORDER
MONTEREY COUNTY, CALIFORNIA

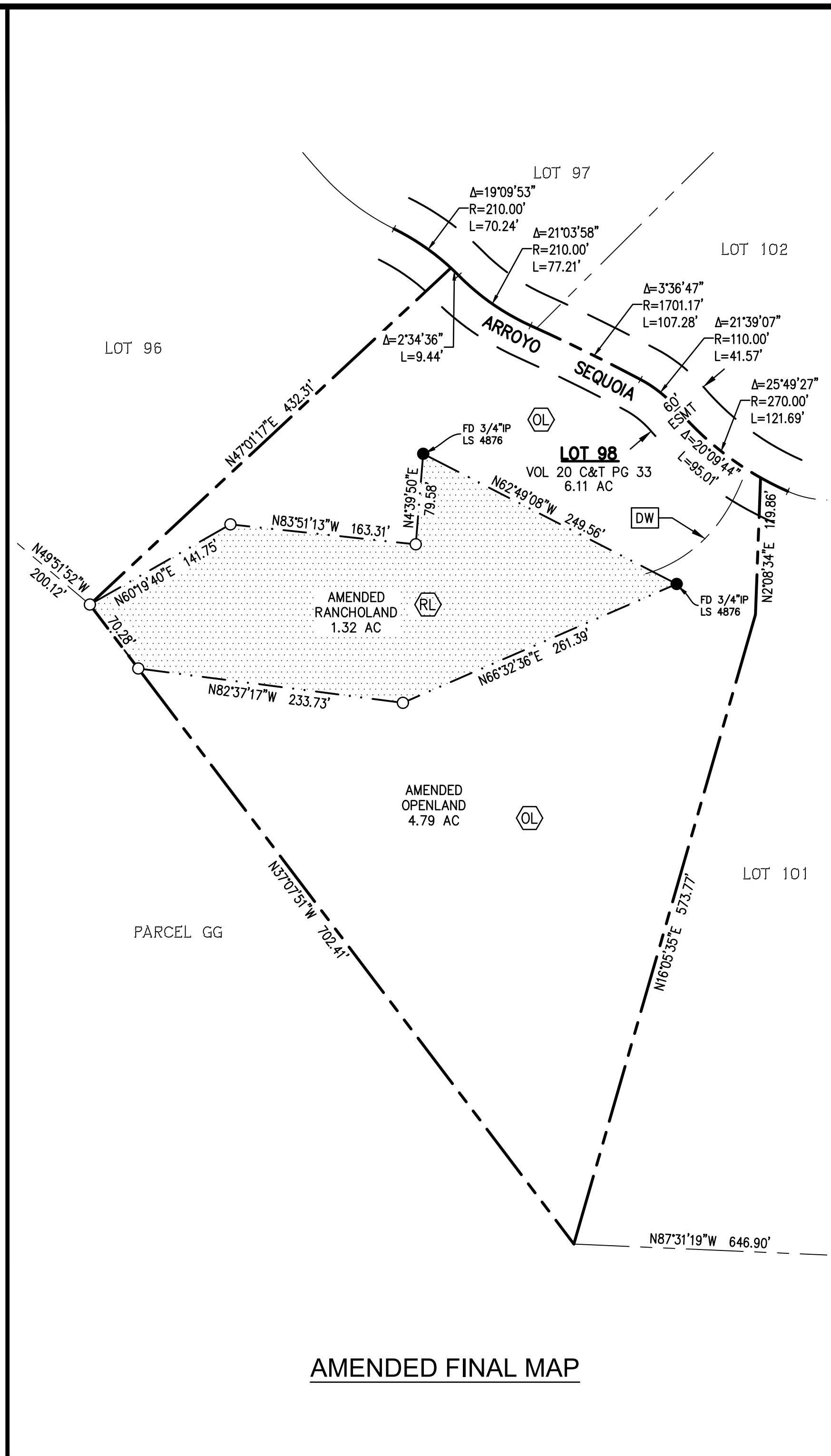
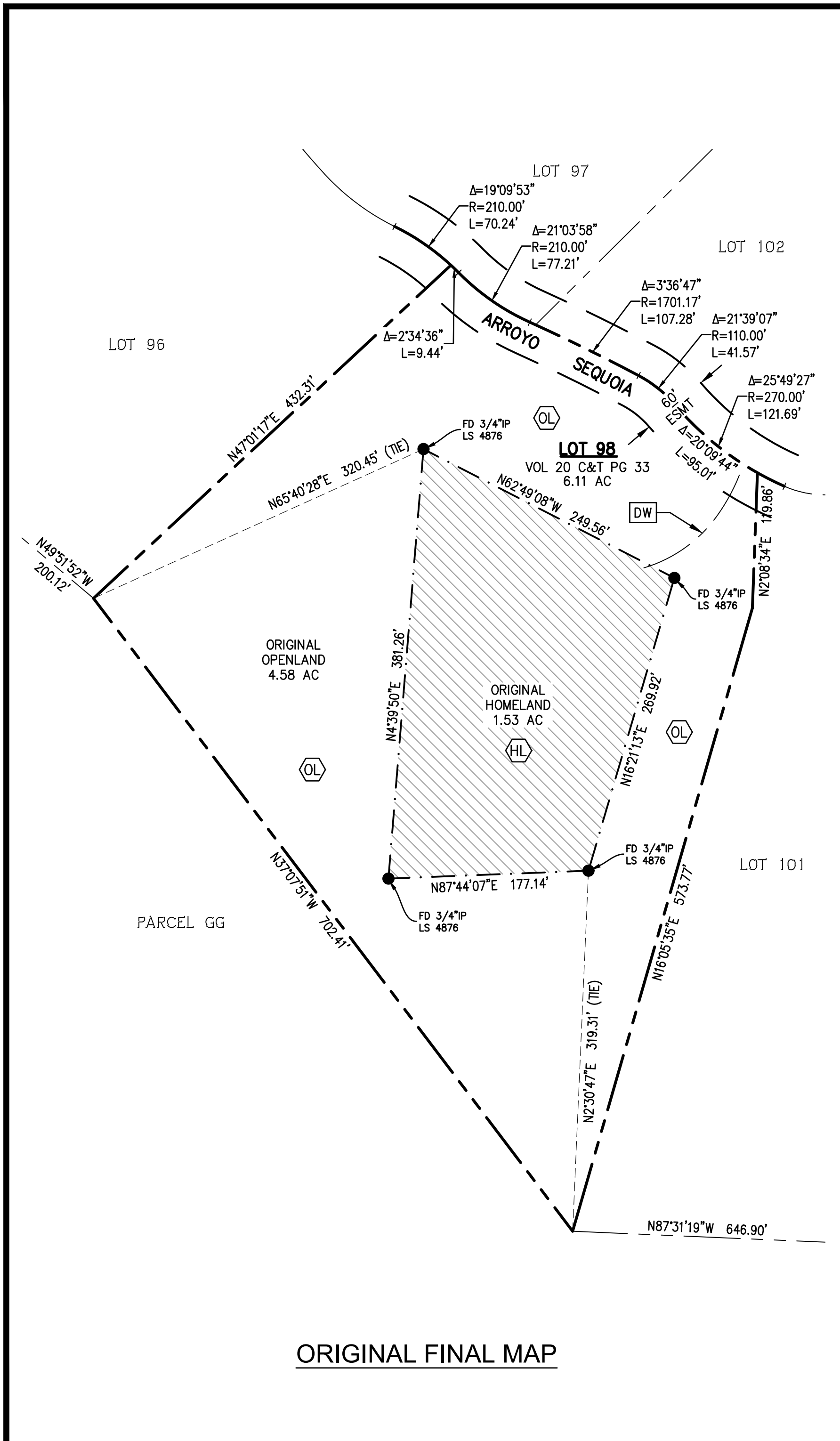
BY: _____
DEPUTY RECORDER

FEE: _____ DOC NO. _____

**TRACT NO. 1333
AMENDING FINAL MAP**

THIS MAP AMENDS LOT 98 AS SHOWN ON THE FINAL MAP OF SANTA LUCIA PRESERVE - PHASE B A PRIVATE ROAD SUBDIVISION IN RANCHO SAN FRANCISQUITO, MOUNT DIABLO BASE & MERIDIAN, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 33 ON DECEMBER 7, 1999 AS PREPARED BY THOMPSON-HYSELL ENGINEERS FOR THE SANTA LUCIA PRESERVE, MONTEREY COUNTY CALIFORNIA AMENDMENT CONSISTS OF THE CONVERSION OF THE HOMELAND & OPENLAND TO RANCHOLAND AND OPENLAND. ALL INFORMATION SHOWN (EXCEPTING AMENDMENT) IS AS SHOWN ON THE RECORDED FINAL MAP

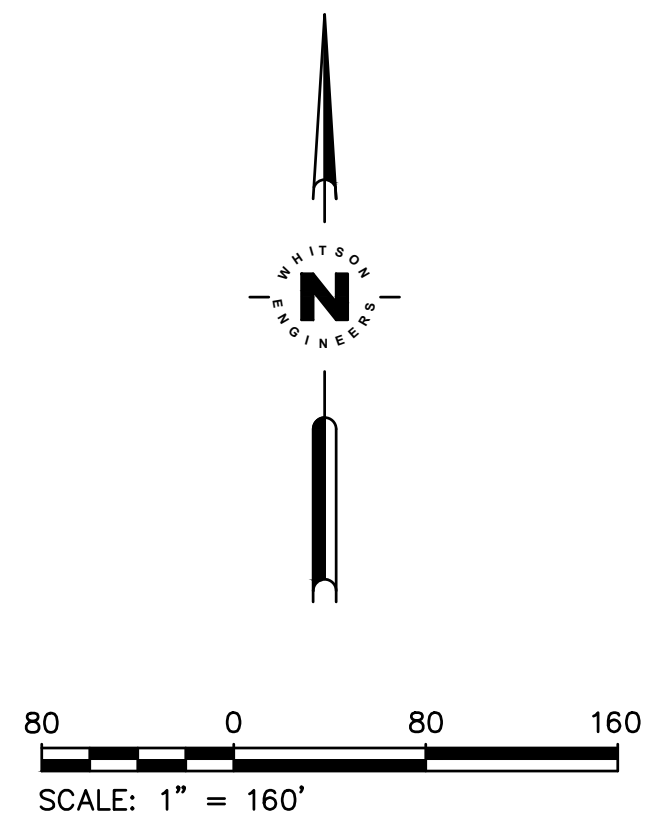
PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA



LEGEND

- SET 3/4" IRON PIPE WITH PLASTIC PLUG, "LS 8002"
- 1" IRON PIPE WITH PLASTIC PLUG, "LS 4876" PER VOL 22 C&T PG 33
- PROPERTY LINE
- ▨ ORIGINAL HOMELAND BOUNDARY
- ▤ AMENDED RANCHOLAND BOUNDARY
- - - TIE LINE
- (OL) OPENLAND
- (HL) HOMELAND
- (RL) RANCHOLAND
- AC ACRE
- SF SQUARE FEET
- DW DRIVEWAY EASEMENT PER 20-CT-33

NOTE
DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.



TRACT NO. 1333
AMENDING FINAL MAP

THIS MAP AMENDS LOT 98 AS SHOWN ON THE FINAL MAP OF
 SANTA LUCIA PRESERVE - PHASE B
 A PRIVATE ROAD SUBDIVISION IN RANCHO SAN FRANCISQUITO, MOUNT DIABLO BASE & MERIDIAN, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 33 ON DECEMBER 7, 1999 AS PREPARED BY THOMPSON-HYSELL ENGINEERS FOR THE SANTA LUCIA PRESERVE, MONTEREY COUNTY CALIFORNIA

AMENDMENT CONSISTS OF THE CONVERSION OF THE HOMELAND & OPENLAND TO RANCHOLAND AND OPENLAND. ALL INFORMATION SHOWN (EXCEPTING AMENDMENT) IS AS SHOWN ON THE RECORDED FINAL MAP

PREPARED BY:
WHITSON ENGINEERS
 6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4341.00 DATE: 9/20/22 SHEET 2 OF 2